

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W 51ST STREET
JULY 20, 2021 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - 1. Approve February 16, 2021 minutes
- III. Public Hearing**
- IV. Action Items**
- V. Discussion Items**
 - 1. Building Standards Zoning Text Amendments
 - 2. 47th Street Committee Ordinance Revisions
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Scheduled Meeting Dates

Item Number: **Approval of Minutes- II.-1.**
Committee **7/20/2021**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 7/13/2021
Submitted By: Erin Winn
Committee/Department:
Title: **Approve February 16, 2021 minutes**
Item Type:

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: Discussion Items- V.-1.
Committee 7/20/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 7/15/2021
Submitted By: John Jacobson
Committee/Department: Neighborhood Services
Title: **Building Standards Zoning Text Amendments**
Item Type: Discussion

Recommendation:

Review and comment on revised zoning ordinance text amendments related to Building Standards adoption.

Details:

Staff gave a presentation in June going over the proposed changes to Building Standard discussion that has been ongoing over the last year. The comments from that discussion have been incorporated into the presentation and proposed text content changes included. The consultant will be in attendance to answer any additional questions related to proposed text amendments.

If the Planning Commission come to agreement on text changes a joint meeting of the PC and City Council will be the next step in the process to adoption.

Financial Impact

Amount of Request: NA	
Budgeted Item?	Budgeted Amount: NA
Line Item Code/Description: NA	

Additional Information

How does item relate to Strategic Plan?

Policy formation goal form the last comprehensive plan cycle.

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 Text Amendments Presentation	Cover Memo



CITY OF

ROELAND PARK, KANSAS

SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

DRAFT 07.15.2021



RESIDENTIAL DESIGN STANDARDS



One tool communities have to regulate the construction of homes that are out of context to their surrounding neighbors, is applying residential design standards that apply to new home construction or home renovation. The goal of these standards is to allow for redevelopment but in a way that maintains and enhances Roeland Park's character and quality.

Residential Design Standards can limit the overall size of a home, regulate architectural details and materials, limit paving, and protect open space.



RESIDENTIAL DESIGN STANDARDS

In recent years, Roeland Park has experienced the renovation and expansion of homes within the community. Similar to what has happened in adjacent communities, some private landowners acquire consecutive properties and consolidate them into one larger parcel.

On these larger parcels, bigger homes are often constructed and have the potential to be a drastic departure from the character of the surrounding neighborhood. This can leave existing neighbors unhappy and uneasy about the impact such development has on their home.

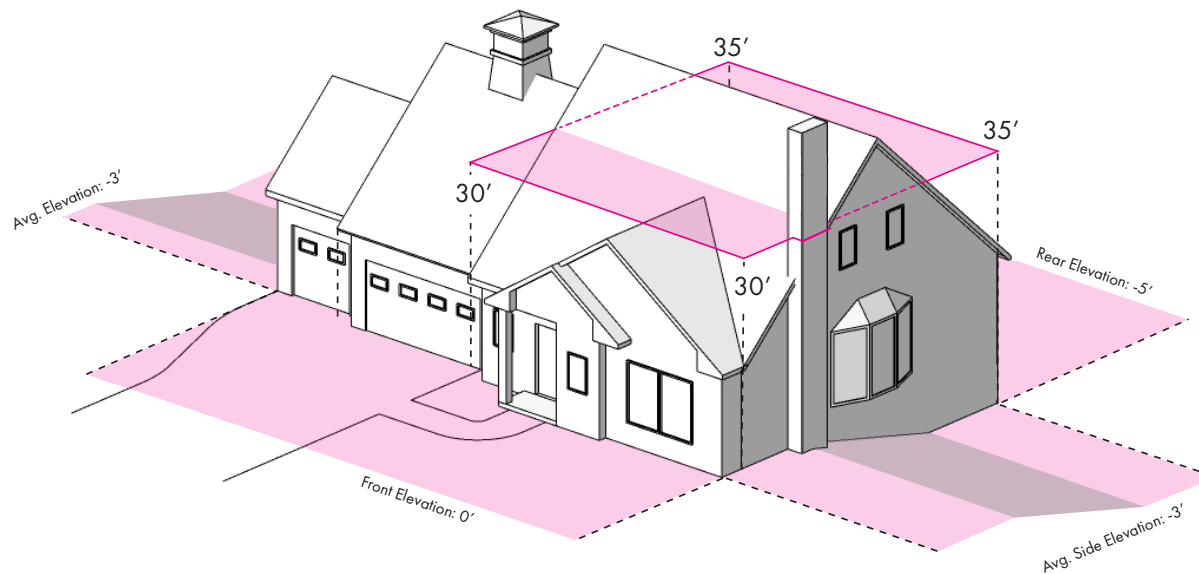
RESIDENTIAL MASSING

MAXIMUM BUILDING HEIGHT STANDARD

City code currently limits the front elevation height of a single-family dwelling to 35 ft.

Code update recommendation:

For single family residential dwellings, the max building height shall be 35 ft. Building height shall be the vertical dimension measured from the average finished grade along all building elevations to the ceiling line of the highest floor. This measurement does not include chimneys, cupolas, and similar elements.



Maximum Building Height Standard – Code Amendment

Sec. 16-201. - Definitions.

- (g) Building height is the vertical dimensions measured from the average elevation of the finished lot grade ~~at the front~~ along each side of the building to the highest point of ceiling or the top story in the case of a flat roof; to the deck line of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.

Sec. 16-407. - Single-Family Residence District; Dimensions.

- (e) Height: The maximum height of dwellings shall be two and one-half stories, not exceeding 35 feet. The height of accessory uses and structures shall not exceed the height of the dwelling. The height of non-residential structures shall not exceed 35 feet, except that the maximum height may be increased by one foot for each additional foot that yards are increased on all sides above minimum requirements, up to a maximum height of 75 feet.

RESIDENTIAL MASSING

GREEN SPACE STANDARD

City code currently requires single family residential properties have a minimum of 55% of the lot area maintained as a permeable or uncovered surface (pervious).

Code update recommendation:

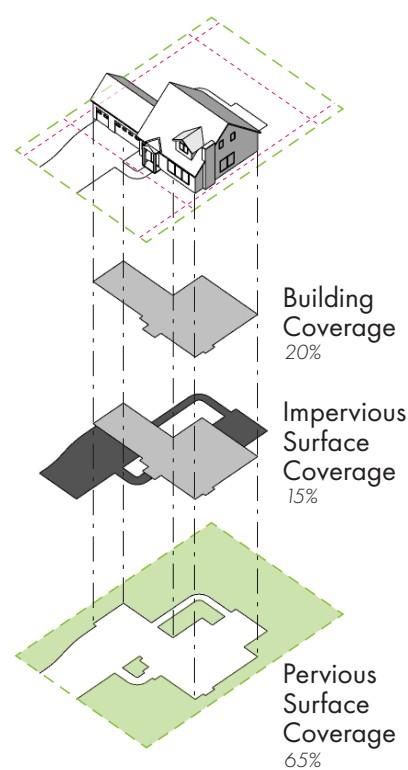
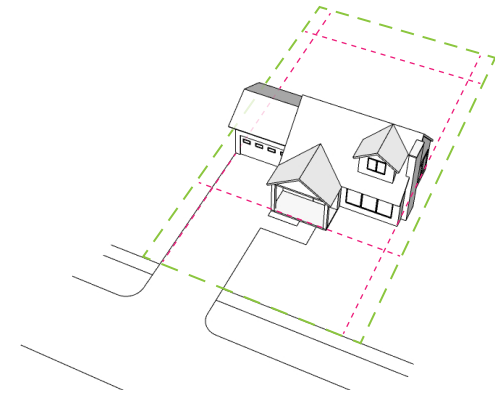
Single family lots shall maintain a minimum of 55% of the lot area as permeable, uncovered green space. No structures, garages, sheds, play structures, pools, decks, driveways, patios or other paved or hard-surfaced areas shall be permitted within this green space area. For the purposes of this section, permeable pavers and elevated decks shall be considered hard-surfaced or impervious areas.

Lots 15,000 square feet to 18,999 square feet shall maintain a minimum of 55% (plus an additional 1% for each 400 square feet of lot size that is over 15,000 square feet) of the lot area as greenspace as defined above.

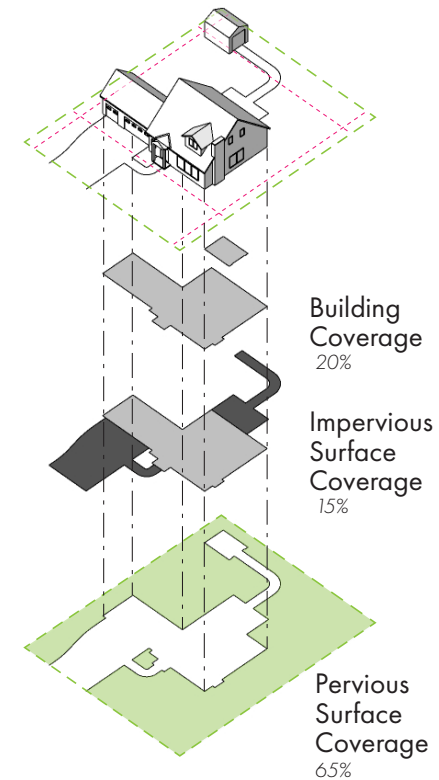
Lots 19,000 square feet and larger shall maintain a minimum of 65% of the lot area as greenspace as defined above.

SETBACK STANDARD

- ◇ Front Yard Setback: 30 to 35 ft
- ◇ Rear Yard Setback: 15 ft
- ◇ Side Yard Setback: 5 ft (building limited to max 80% of lot width)
- ◇ Height Limit: 38 ft



Total Lot Area: 15,625 SF



Total Lot Area: 17,500 SF

Green Space Standards – Code Amendment

Sec. 16-201. - Definitions.

- (?) *Green space* is an open area that is landscaped with turf grass, ornamental grasses, trees, shrubs, flowers, or vegetables and that contains no structures, garages, sheds, play structures, pools, decks, driveways, patios, walkways or other paved or hard-surfaced areas including permeable pavers or gravel.

Sec. 16-407. - Single-Family Residence District; Dimensions.

- (f) ~~Landscaping, screening and~~ Green space requirements: ~~Residential lots shall maintain a minimum of 55 percent of lot area as a permeable or uncovered surface.~~
- (1) Residential lots less than 15,000 square feet in size shall maintain a minimum of 55 percent of the lot area as green space.
- (2) Residential lots 15,000 square feet to 18,999 square feet in size shall maintain a minimum of 55 percent of the lot area as green space plus an additional 1 percent of green space area for each 400 square feet of lot size over 15,000 square feet.
- (3) Residential lots 19,000 square feet in size and larger shall maintain a minimum of 65 percent of the lot area as green space.

RESIDENTIAL MASSING

MAXIMUM LOT SIZE STANDARD

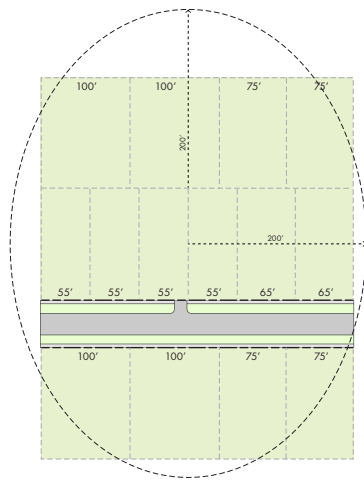
City code currently does not set a maximum lot size for a single-family lot or otherwise restrict lot merges.

Code update recommendation:

No single-family residential building nor accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted. All such lot mergers and re-platting should comply with the following:

- Does not create a through lot that has more than two street frontages.
- Does not create a lot with a width greater than 150% of the average lot widths of all the lots within 200 linear feet measured property line to property line.
- Does not create a lot with an area greater than 150% of average lot areas of all lots within 200 linear feet measured property line to property line.
- Exceptions to the above standards may be approved in order to address unique or special circumstances of the subject property.

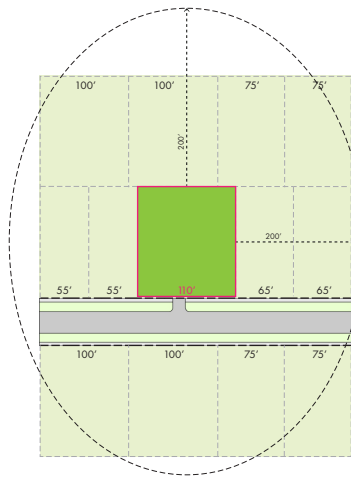
Existing Conditions



Average Lot Frontage: 75'

Allowable merged
lot frontage: 112.5'

Merged Lots



Average Lot Frontage: 75'

Allowable merged
lot frontage: 112.5'

Scenario B Merged
lot frontage: **110'**

Maximum Lot Size Standards – Code Amendment

Sec. 16-407. - Single-Family Residence District; Dimensions.

(d) Lot frontage and area: Every building hereafter erected, moved or altered shall provide a minimum lot frontage of 60 feet, or in the alternative, a minimum lot width at the setback line of 60 feet, and a lot area of not less than 7,500 square feet per dwelling. **No residential building nor accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted. All such lot mergers and re-platting should comply with the following:**

- (1) Does not create a through lot that has more than two street frontages.**
- (2) Does not create a lot with a width greater than 150 percent of the average lot widths of all the lots within 200 linear feet measured property line to property line.**
- (3) Does not create a lot with an area greater than 150 percent of average lot areas of all lots within 200 linear feet measured property line to property line.**
- (4) Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.**

RESIDENTIAL DESIGN

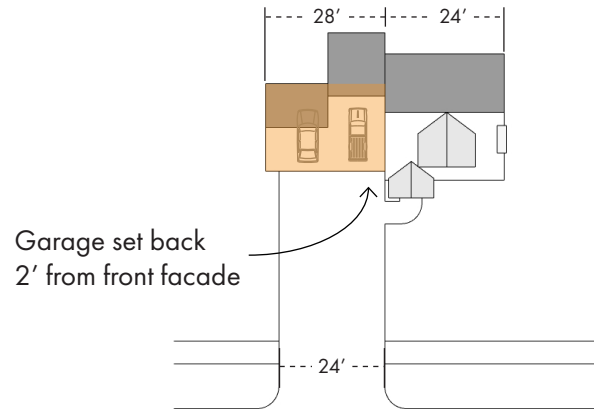
STREET FACING GARAGE DOOR STANDARDS

City code currently does not set limit for street facing garage doors for single family dwellings.

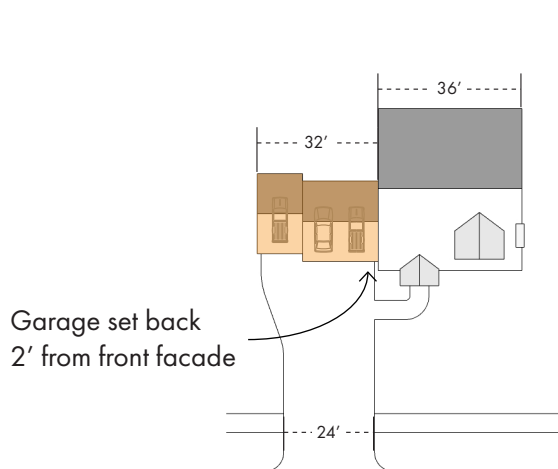
Code update recommendation:

For single family dwellings, street facing garage doors that either exceed 50% of the width of the street-facing facade or have a combined total width of 30-feet shall be architecturally treated and setback a minimum 2-ft from the front facade of the house.

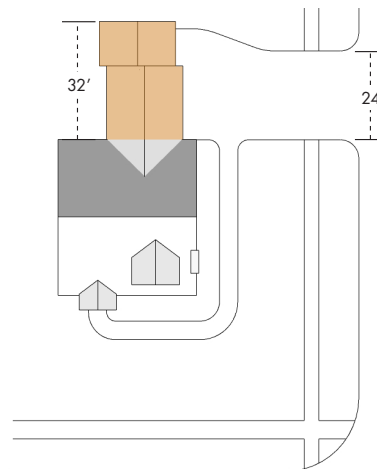
TWO-CAR GARAGE



THREE-CAR GARAGE



THREE-CAR GARAGE - CORNER LOT

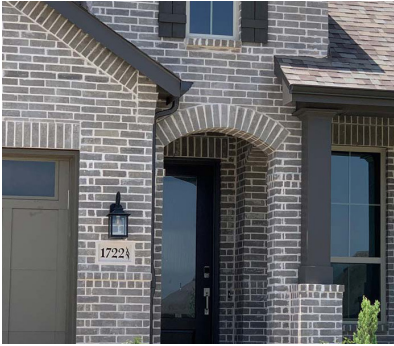


Street Facing Garage Door Standards – Code Amendment

Sec. 16-407. - Single-Family Residence District; Dimensions.

- (g) Street facing garage doors that either exceed 50 percent of the width of the street-facing facade or have a combined total width of 30-feet shall be setback a minimum 2-feet from the front facade of the house and include windows or other architectural treatment. This standard does not apply to detached accessory structures.

RESIDENTIAL DESIGN



EXTERIOR BUILDING MATERIALS

City code currently requires single family dwellings have exterior buildings materials compatible with the immediate neighborhood. Exterior surfaces shall not be made of shiny metal or other reflective materials. Corrugated metal siding and roofing materials are prohibited.

Code update recommendation:

The exterior of single-family dwellings must be composed of quality, exterior grade materials customary for residential construction, such as the following:

- Brick and stone veneer
- Stucco - traditional Portland based
- Wood - panels, siding, and trim
- Cement fiberboard and composite wood - panels, siding, and trim
- Architectural grade metal and vinyl siding and trim designed for residential applications
- Exterior Insulation and Finish System (EIFS) - water managed
- Glass windows and doors, and glass block
- Concrete block and cast-in-place concrete - foundation walls only
- Roofing materials include:
 - Laminate style asphalt shingles (architectural asphalt shingles)
 - Standing seam metal roofing
 - Slate and tile (including synthetic and composite)
 - Solar energy collectors and panels and related apparatus

Exterior Building Materials Standards – Code Amendment

Sec. 16-406.1 - Single-Family Residence District; Exterior Surfaces, Materials and Finishes.

Exterior finish building and roofing materials shall be based on the quality of its design, relationship and compatibility to building materials in the immediate neighborhood. **The exterior of single-family dwellings must be composed of quality, exterior grade materials customary for residential construction, such as the following:**

- (a) Brick and stone veneer
- (b) Stucco - traditional Portland based
- (c) Wood - panels, siding, and trim
- (d) Cement fiberboard and composite wood - panels, siding, and trim
- (e) Architectural grade metal and vinyl siding and trim designed for residential applications
- (f) Exterior Insulation and Finish System (EIFS) - water managed
- (g) Glass windows and doors, and glass block
- (h) Concrete block and cast-in-place concrete - foundation walls only
- (i) Roofing materials include:
 - (1) Laminate style asphalt shingles (architectural asphalt shingles)
 - (2) Standing seam metal roofing
 - (3) Slate and tile (including synthetic and composite)
 - (4) Solar energy collectors and panels and related apparatus

The non-glass exterior surfaces of the dwelling shall not be made of shiny metal or other highly reflective materials and shall, in general, not reflect light to a greater extent than would a coat of semi-gloss enamel applied to wood. Copper, standing seam and other metal roofing materials are acceptable for use in residentially zoned areas and if used, must be installed over a solidly sheathed surface. Painted metal or steel roofing and siding materials shall be limited to earth tones or typical colors produced by composition shingle manufacturers. However, corrugated metal siding and roofing materials shall be prohibited.

RESIDENTIAL DESIGN

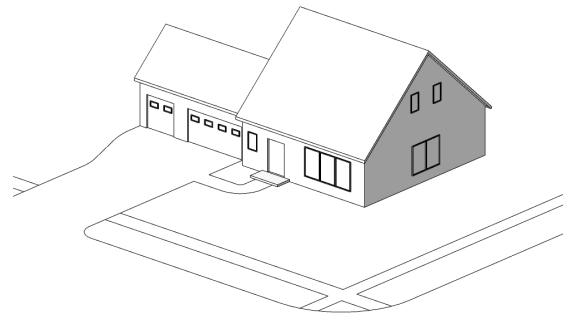
WALL ARTICULATION STANDARDS

City code currently does not require wall articulation for single-family dwellings.

Code update recommendation:

The walls on all sides of each single-family dwelling shall be varied by a combination of methods including window and door openings, dormers, changes in the wall plains, wall projections and off-sets, or changes in exterior building materials. No street facing building wall shall exceed 30-feet in width without a change of articulation in the wall plane by means of a horizontal off-set of at least 2 feet in depth or projection running vertically from top to bottom of the wall.

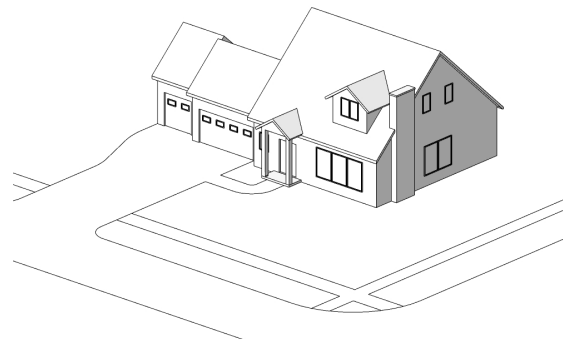
WITHOUT WALL ARTICULATION



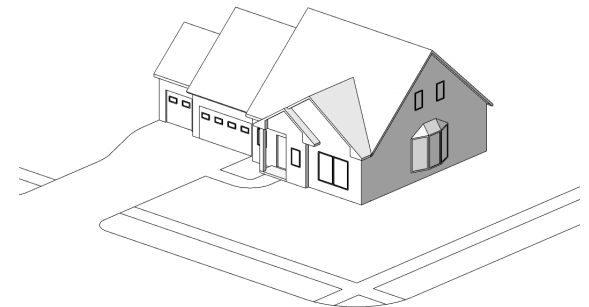
EXAMPLE OF ACCEPTABLE WALL ARTICULATION



WITH WALL ARTICULATION VARIATION 1



WITH WALL ARTICULATION VARIATION 2



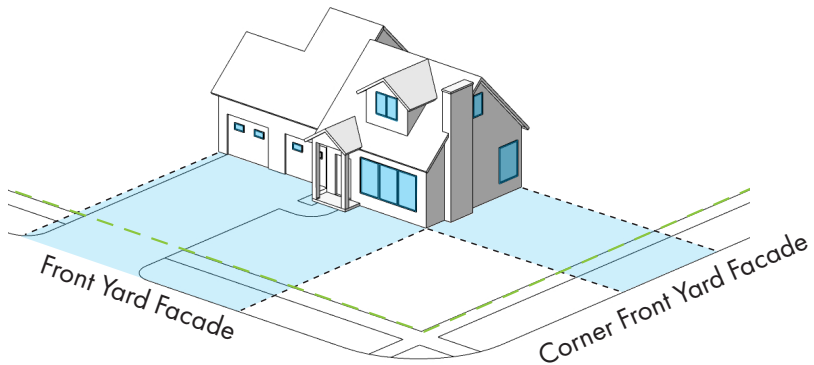
RESIDENTIAL DESIGN

WINDOWS STANDARD

City code currently does not require windows on the street-facing facades of a single-family dwelling.

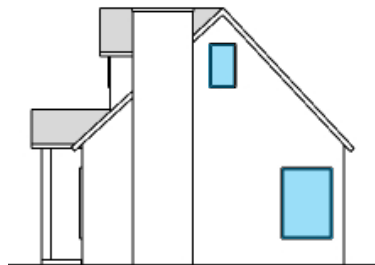
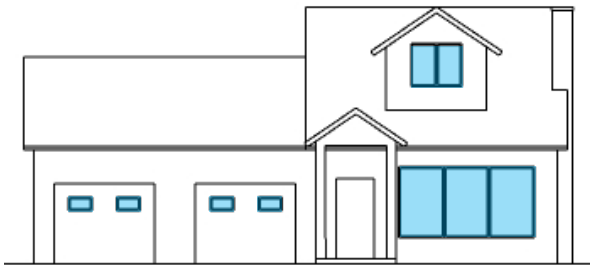
Code update recommendation:

All street facing facades of a single-family dwelling shall include window openings that comprise at least 10% of the total facade area.



FRONT YARD FACADE

CORNER FRONT YARD FACADE



Wall Articulation and Window Standards – Code Amendment

Sec. 16-406.2 - Single-Family Residence District; Wall Articulation and Windows.

The following standards apply to residential dwellings and additions constructed after the date of this ordinance.

- (a) *Wall Articulation:* The walls on all sides of each residential dwelling shall be varied by a combination of methods including window and door openings, dormers, changes in the wall plains, wall projections and off-sets, or changes in exterior building materials. No street facing building wall shall exceed 30-feet in width without a change of articulation in the wall plane by means of a horizontal off-set of at least 2-feet in depth or projection running vertically from top to bottom of the wall.
- (b) *Windows:* Each street facing facade of a residential dwelling shall include window openings that comprise at least 10 percent of the total wall area of that facade.

RESIDENTIAL DESIGN

DRIVEWAY WIDTH STANDARDS

City code currently limits driveways and parking areas from covering more than 35% of the total area of the front yard. Driveways and parking areas must be setback a minimum of 2-ft from the adjoining property lines.

Code update recommendation:

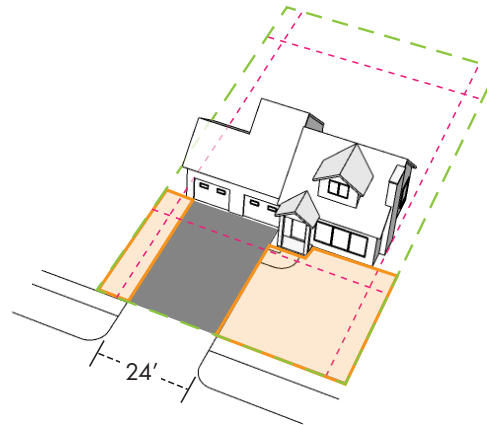
For single family dwellings, driveways shall be no greater than 24-feet wide or the width of a garage door opening that faces the street, whichever width is greater, and shall taper to no greater than 24-feet in width at the street right-of-way line.

Additional parking of vehicles may be permitted on a surfaced area off to one side of a driveway. This auxiliary parking area shall be no more than 10-feet in width and shall not encroach into the right-of-way.

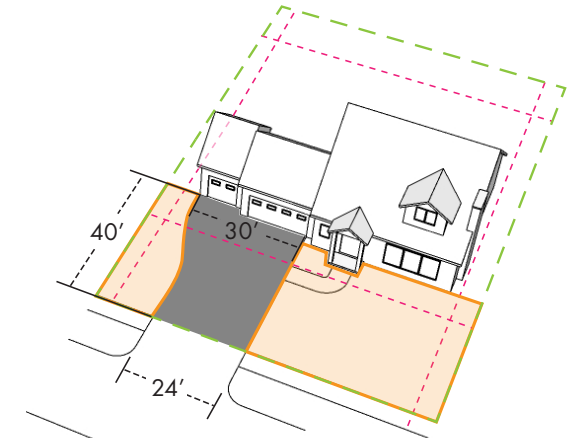
There shall be no more than one driveway approach per lot, except that a corner lot may have a second driveway approach subject to the street classification. The city may grant an exception to permit a circle drive for a home based on specific traffic considerations.

The 35% coverage maximum and 2-ft setback shall be maintained in all scenarios.

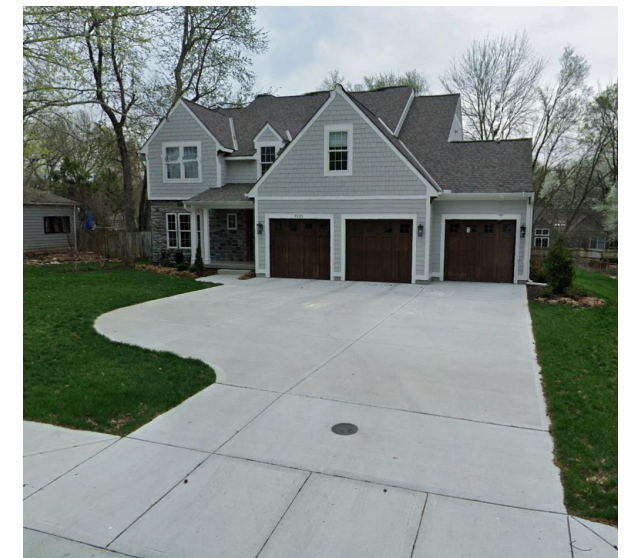
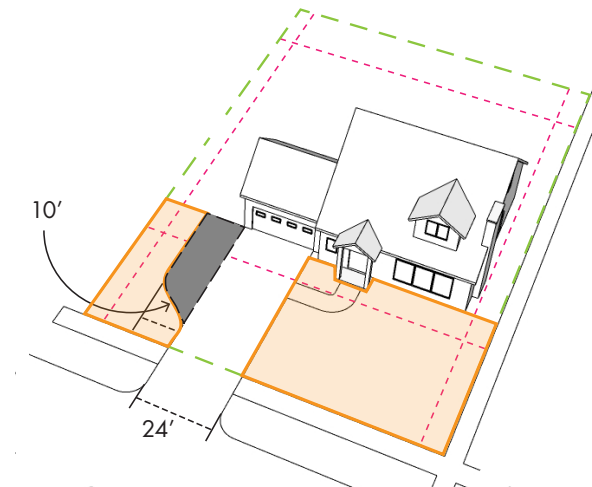
TWO-CAR DRIVEWAY



THREE-CAR DRIVEWAY



AUXILIARY PARKING



Driveway Width Standards – Code Amendment

Sec. 16-814. - Parking for One- and Two-Family Dwellings.

No driveway serving a one- or two-family dwelling shall be located within two feet of an adjoining lot line except for a driveway serving two properties. Paved parking areas or customary driveways in the required yards abutting streets shall not exceed 35 percent of the area of the yards.

Driveways shall be no greater than 24-feet in width or the width of the garage door opening that faces the street, whichever width is greater, and shall taper to no greater than 24-feet in width at the street right-of-way line. Additional parking of vehicles may be permitted on a surfaced area off to one side of a driveway. This auxiliary parking area shall be no more than 10-feet in width and shall not encroach into the right-of-way.

There shall be no more than one driveway approach per lot, except that a corner lot may have a second driveway approach subject to the street classification. The City may grant an exception to permit a circle drive for a home based on specific traffic considerations. The 35 percent paved coverage maximum and 2-foot paving setback shall be maintained in all scenarios.

Item Number: Discussion Items- V.-2.
Committee 7/20/2021
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/13/2021
Submitted By: Erin Winn
Committee/Department: Administration
Title: **47th Street Committee Ordinance Revisions**
Item Type: Discussion

Recommendation:

Appoint a member of the Planning Commission to participate in the 47th Street Overlay District ordinance revision process.

Details:

Background

In 2000, a study was commissioned by the cities of Roeland Park, Westwood, and the Unified Government of Kansas City, KS and Wyandotte County (UG) to encourage property development and improvement at the intersection of 47th street and Mission Road.

The final report recommended the creation of an overlay district and in late 2000, all three municipalities adopted identical ordinances to create the district. Areas of focus included:

- common streetscape
- municipal gateways
- improved sidewalks
- architectural detail

The study also recommended forming the 47th Street Committee, a standing, joint committee to review development proposals.

In 2018, members of the committee began reviewing the original overlay district ordinance language to assess areas of possible improvement. The proposed edits are summarized below:

- clarifying the ordinance language where significant redundancies and unnecessary overlaps with the respective jurisdiction's zoning language occurred.

- Removing references to the original study; deemed onerous to expect developers to review that study, in addition to the overlay district and underlying zoning district.
- Streamlining committee review process
- Removing excessively restrictive language that has been very difficult to enforce
- Addressing issues in the existing ordinance related to shared parking and overall capacity
- Elimination of separation of multi-family and commercial site design standards, simplified to just site design standards addressing both uses, as language was nearly identical. Issues of MFR density were already left to the local jurisdiction, issues of land use are unchanged.

Next Steps

The committee proposes forming a working group composed of a staff member and a Planning Commission member from each of the three municipalities to finalize the ordinance edits. Once the final version of the ordinance is ready, it will be presented to all three planning commissions and all three governing bodies for approval. The committee hopes to hold the working group meeting in mid August, with both an in-person and a hybrid option.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?