

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W 51ST STREET
MARCH 15, 2022 6:00 PM**

I. Roll Call

II. Approval of Minutes

1. June 15th 2021 Minutes
2. July 20th 2021 Minutes
3. August 17th 2021 Minutes

III. Public Hearing

1. 47th Street Committee Ordinance Revisions

IV. Action Items

1. Direction on Illustrated Residential Design Guidebook
2. Approval of 47th Street Committee Ordinance Revisions

V. Discussion Items

VI. Other Matters Before the Planning Commission

1. 2022 Land Use Calendar

VII. Adjournment

Scheduled Meeting Dates

Item Number: **Approval of Minutes- II.-1.**
Committee **3/15/2022**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 3/11/2022
Submitted By: Erin Winn
Committee/Department:
Title: **June 15th 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?

ATTACHMENTS:

Description	Type
June 15th 2021	Cover Memo

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
June 15, 2021, 6:00 P.M.

The Roeland Park Planning Commission met on June 15, 2021.

Commissioners Present:	Paula Gleason (At-Large) Chair	Lisa Brunner (Ward 1)
	Brian Ashworth (At-Large)	Josey Shaw (Ward 2)
		Mark Kohles (Ward 3)
		Matthew Lero (Ward 4)

Commissioners Absent: Darren Nielsen (At-Large)

Staff: Erin Winn, Assistant City Administrator
 John Jacobson, Building Official

I. ROLL CALL

(Roll Call was not recorded.)

II. Approval of Minutes

No minutes were presented.

III. Public Hearing

There was no public hearing held.

IV. Action Items

There were no Action Items presented.

V. Discussion Items

1. Residential Design Standards Review

John Jacobson, the City's Building Official, the proposed Residential Design Standards created for Roeland Park.

The first item discussed were building heights. There was discussion that certain restrictions would preclude walkout basements and discourage potential development.

Mr. Jacobson said the goal is to have a uniform basic set of standards in which people will want to begin investing in Roeland Park.

Commissioner Gleason said that people will pay a lot of extra money for housing to be able to have a story and a half.

There was consensus to accept the 35-foot recommendations and forward this to the Governing Body.

For residential massing of properties, the standard would be for lots 15,000 square feet and larger that they must have a 65 percent area of greenspace. There was also some discussion that for smaller lots or for the addition of pools and patios, they would need to present their situation for a possible variance.

Commissioner Gleason said they need to make it easier to combine smaller lots to make the land more usable to make it where someone can build on the smaller lots.

Mr. Jacobson said this would be an opportunity for the Planning Commission to discuss having more than one residential zoning designation. He added that this would encourage development and act as a tool to accommodate those smaller lots to get a better selection of housing in the City. This wouldn't pertain to the massing standards but more to the zoning of districts.

The discussion moved briefly to text amendments and there was consensus to remove "staff approval" and replace with the "Planning Commission" for approval of lot lines. He said in the design standards this would be a guideline to help make decisions and not a mandate. The Commission also wanted to discuss this further at their joint meeting with the Governing Body.

There was consensus to accept as presented the items on street-facing garage door/driveway entrances, exterior building materials, wall articulation, window standards, and driveway widths.

It was agreed that the Planning Commission wanted to discuss further idea of additional residential zoning districts. Mr. Jacobson said that many of the surrounding communities all have more than one single-family zoning district and he will put together a presentation for the Commission.

VI. Other Matters before the Planning Commission

There were no other items presented.

VII. Adjournment

MOTION: COMMISSIONER BRUNNER MOVED AND COMMISSIONER KOHLES SECONDED TO ADJOURN. (MOTION CARRIED 4-0)

(Roeland Park Planning Commission Meeting Adjourned)

Item Number: **Approval of Minutes- II.-2.**
Committee **3/15/2022**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 3/11/2022
Submitted By: Erin Winn
Committee/Department:
Title: **July 20th 2021 Minutes**
Item Type: Other

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?

ATTACHMENTS:

Description	Type
□ July 20th 2021	Cover Memo

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
July 20, 2021, 6:00 P.M.

The Roeland Park Planning Commission met on July 20, 2021.

Commissioners Present:	Paula Gleason (At-Large) Chair Brian Ashworth (At-Large)	Matthew Lero (Ward 4)
------------------------	---	-----------------------

Commissioners Absent:	Darren Nielsen (At-Large) Brian Ashworth (At-Large)	Lisa Brunner (Ward 1) Josey Shaw (Ward 2) Mark Kohles (Ward 3)
-----------------------	--	--

Staff:	Erin Winn, Assistant City Administrator John Jacobson, Building Official
--------	---

I. ROLL CALL

Ms. Winn called the roll. Planning Commissioners Gleason, Ashworth, and Lero were present. They did not have quorum.

Staff members present were Assistant City Administrator Winn and Building Official John Jacobson. Chris Shires, the City's consultant from Confluence was also present.

II. Approval of Minutes

1. Approval of February 16, 2021, minutes

As there was no quorum, no vote was taken on the minutes.

III. Public Hearing

There was no public hearing held.

IV. Action Items

There were no Action Items presented.

V. Discussion Items

1. Building Standards Zoning Text Amendments.

Mr. Shires reviewed the changes to the Building Design Standards that were discussed at the previous Planning Commission meeting.

Regarding building heights, Ms. Gleason mentioned their discussion leaving a 35-foot height for the front, but also leaving the ability to have a walk-out basement to the rear yard.

Mr. Shires expanded the greenspace standards with a tiering percentage. Lots under 15,000 square feet and under would remain at 55 percent. Lots from 15,000 to 18,999 square feet would be required the 55 percent greenspace plus an additional 1 percent for every 400 square feet over 15,000. Lots 19,000 square feet or larger would maintain a 65 percent greenspace area.

For those that would like to install a pool or patio, they may need to seek out a variance if they cannot comply with the greenspace.

Mr. Shires also reviewed language pertaining to residential massing, lot size standards, street facing garage doors, exterior building materials, wall articulation, window standards, and driveway standards. The Planning Commission gave consensus on these items at their last meeting and the detailed report is provided in the agenda packet.

2. 47th Street Committee Ordinance Revisions

Ms. Winn said she is looking for one or two Planning Commissioners to volunteer to meet with commissioners from Westwood and the United Government to review the ordinance revisions for the 47th Street District. She said most of the work has been done but the item has stalled, and they would like to move this forward. Once approved, it will be brought back before the Planning Commission for final review.

VI. Other Matters before the Planning Commission

There were no other items presented.

VII. Adjournment

MOTION: COMMISSIONER ASHWORTH MOVED AND COMMISSIONER LERO SECONDED TO ADJOURN. (MOTION CARRIED 3-0)

(Roeland Park Planning Commission Meeting Adjourned)

Item Number: **Approval of Minutes- II.-3.**
Committee **3/15/2022**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 3/11/2022
Submitted By:
Committee/Department:
Title: **August 17th 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?

ATTACHMENTS:

Description	Type
□ August 17th 2021	Cover Memo

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
August 17, 2021, 6:00 P.M.

The Roeland Park Planning Commission met with a quorum on August 17, 2021.

Commissioners Present: Darren Nielsen (At-Large) Chair Lisa Brunner (Ward 1)
 Josey Shaw (Ward 2)
 Matthew Lero (Ward 4)

Commissioners Absent: Paula Gleason (At-Large) Vice-Chair
 Brian Ashworth (At-Large)
 Mark Kohles (Ward 3)

Staff: Keith Moody, City Administrator
 Erin Winn, Assistant City Administrator
 John Jacobson, Building Official
 Chris Verbrugge, Management Intern

I. ROLL CALL

Erin Winn called the roll. Commissioners Nielsen, Brunner, and Lero were present. Commissioner Shaw appeared virtually. City staff present were City Administrator Moody, Assistant City Administrator Winn, Building Official Jacobson, and Management Intern Verbrugge. Councilmembers Jan Faidley and Tom Madigan were also present virtually.

II. Approval of Minutes

MOTION: COMMISSIONER BRUNNER MOVED AND COMMISSIONER NIELSEN SECONDED TO TABLE APPROVAL OF THE MINUTES UNTIL THE NEXT MEETING. (MOTION CARRIED 4-0)

III. Public Hearing

1. Nall Park Community Center Platting

Mr. Jacobson said this item is for the platting of Nall Park and the Community Center. He said that nothing is changing but this will incorporate all the descriptions and encumbrances into a single document.

Commissioner Brunner asked if there will be any zoning changes or be approving any commercial items. Mr. Jacobson said it will not.

CMBR Faidley submitted a question asking if the area had ever platted before and Mr. Jacobson replied that it never has been.

Commissioner Nielsen opened the public and invited public comments on this item.

Ms. Winn read a comment from Whitney who asked if there were any proposals for changes to the area. Mr. Jacobson said there are no proposals for land use changes or proposed changes to anything else. He said only the existing encumbrances have been included in the platting process.

Mr. Jacobson read a question that asked if the City is platting the property because they are considering selling it. Mr. Jacobson said there is no plan to his knowledge and the platting is, again, to clean up encumbrances and address a single legal description for both parcels.

Ms. Winn read a question where the citizen wanted to know what prompted this. City Administrator Moody said they are trying to clean up the property as far as encumbrances.

Mr. Moody added that over time as easements have been granted for utilities it needs to be noted where the boundaries are. By platting the property and putting it on a map, it provides a visual indication of where easements exist. He said it is also a housekeeping matter and brings the City into compliance with their own regulations.

Cory wanted to make certain they were doing nothing with the Community Center, the parking lot, and the pool area. City Administrator Moody said they will be making parking lot improvements doing needed repairs, adding ADA parking, sidewalks, ramps, and access to the building. There are also storm drainage issues on the site they will be addressing. The Community Center Master Plan was completed in 2019 and they will also begin moving forward with recommend renovations inside of the building.

Megan asked if platting the property could help connect the property and make it a more walkable area to the shopping district. City Administrator Moody said one key element in that regard is to have the owners of the Boulevard complex to show an interest in approving their site.

CMBR Madigan asked if the Community Center and Nall Park would be platted as one property or separately. He also asked if this would affect their property taxes. City Administrator Moody said the property reflects two plats, one for Nall Park and the other will contain the Community Center, the pool, and the sports dome. The platting will not affect property taxes.

Whitney commented that at one time the City was contemplating moving Public Works to this area and wanted to know if that was still on the table. City Administrator Moody said that has not been discussed since it was last reviewed by the Council. They continue to look for a place to relocate Public Works in anticipation of development at The Rocks site.

CMBR Faidley asked for an update on a Public Works facility. City Administrator Moody said it is a budget objective for 2022. They contemplate that they will do a needs assessment for the Public Works space as well as an analysis of the area at The Rocks.

Commissioner Nielsen closed the public hearing following comments.

IV. Action Items

1. Nall Park Community Center Platting

MOTION: COMMISSIONER BRUNNER MOVED AND COMMISSIONER NIELSEN SECONDED TO APPROVE THE NALL PARK/COMMUNITY CENTER PLATTING. (MOTION CARRIED 4-0)

V. Discussion Items

There were no items presented.

VI. Other Matters before the Planning Commission

Mr. Jacobson said at upcoming meetings the Commission will be reviewing the proposed tree ordinance as well as finalizing the building standards.

Ms. Winn said there will be a Joint Planning Commission/City Council meeting on Tuesday, September 7th at 6:00 p.m. to which City Administrator Moody strongly encouraged the Commissioners attend.

VII. Adjournment

MOTION: COMMISSIONER BRUNNER MOVED AND COMMISSIONER LERO SECONDED TO ADJOURN. (MOTION CARRIED 4-0)

(Roeland Park Planning Commission Meeting Adjourned)

Item Number: Public Hearing- III.-1.
Committee 3/15/2022
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 3/7/2022
Submitted By: Erin Winn
Committee/Department: Neighborhood Services
Title: **47th Street Committee Ordinance Revisions**
Item Type: Other

Recommendation:

To continue the public hearing on the proposed 47th Street Ordinance Revisions

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: Action Items- IV.-1.
Committee 3/15/2022
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 3/7/2022
Submitted By: Erin Winn
Committee/Department: Neighborhood Services
Title: **Direction on Illustrated Residential Design Guidebook**
Item Type: Report

Recommendation:

To give staff direction on the illustrated residential design guidebook prepared by Chris Shires of Confluence Consulting.

Details:

This guidebook is the final step of the residential design standards process. The purpose is to provide residents and builders a design guidebook that will help builders, residents and staff easily interpret the code and understand what elements are required when new residential builds and substantial remodels/additions occur in Roeland Park.

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?

ATTACHMENTS:

Description	Type
 Illustrated Residential Design Guidebook	Cover Memo

Single-Family Residential Design Standards Guidebook



Roeland Park, Kansas

Single-Family Residential Design Standards

2022

February 15, 2022
Planning Commission Meeting

Table of Contents

- ❑ Building Setbacks and Lot Standards (R-1)
- ❑ Building Setbacks and Lot Standards (R-2)
- ❑ Building Heights
- ❑ Lot Coverage Standards
- ❑ Setback Requirements for Detached Garages, Sheds, and Accessory Structures
- ❑ Fences and Walls
- ❑ Front Porches
- ❑ Attached Garages
- ❑ Driveways
- ❑ Wall Articulation
- ❑ Window Coverage
- ❑ Exterior Building Materials
- ❑ Solar-Ready



Building Setbacks and Lot Standards

(R-1)

- A. Front yard setback: 35-ft (may be 30-ft as noted)
- B. Rear yard setback: 15-ft
- C. Side yard setback: 5-ft (building limited to max 80% of lot width)

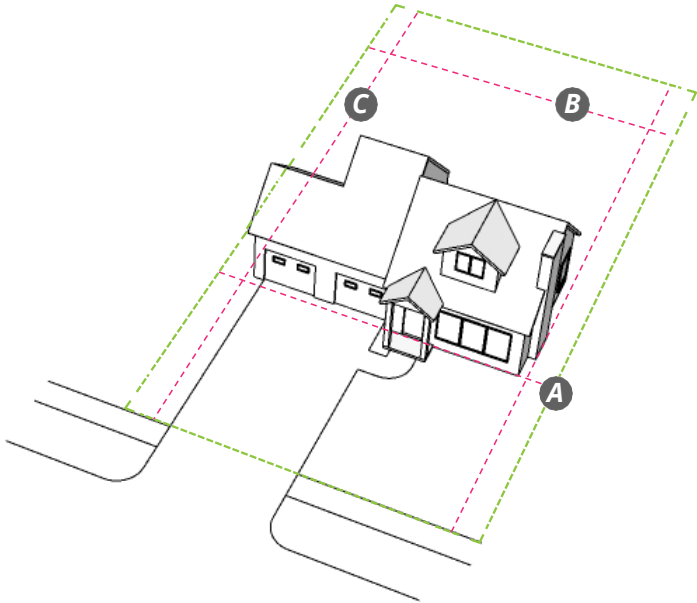


Figure 01 - Setback standards: R-1 single-family residence district

(R-2)

- A. Front yard setback: 25-ft
- B. Rear yard setback: 15-ft
- C. Side yard setback: 5-ft (building limited to max 80% of lot width)

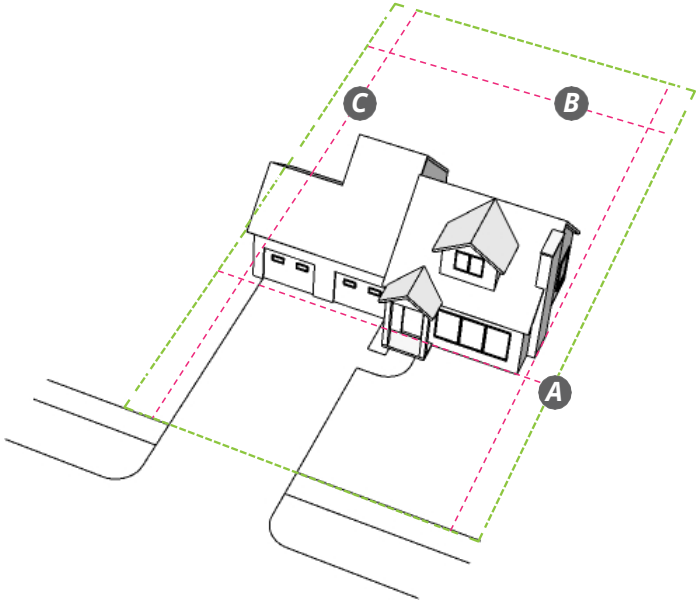
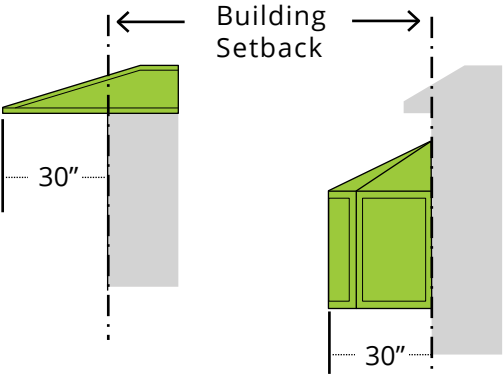


Figure 05 - Setback standards: R-2 single-family residence district

Figure 05 - Setback standards: R-2 single-family residence district



Roof and Wall Projections: Roof overhangs, eaves, chimneys, bay windows, and similar roof and wall projections may extend into a building setback no more than 30-inches.



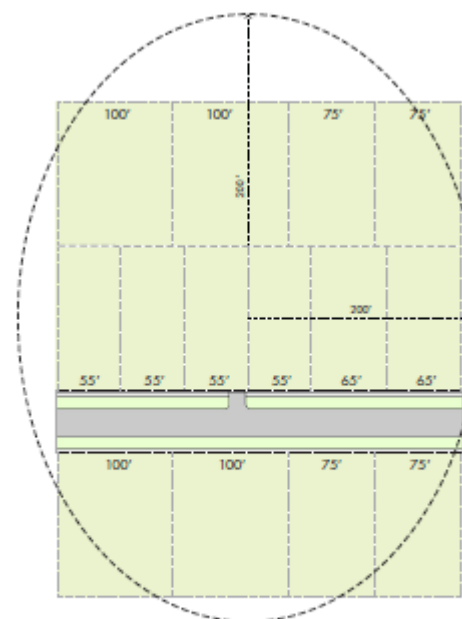
Lot Frontage and Area Standards + Lot Mergers

R-1 minimums: 60-foot lot width + 7,500 square foot lot area

R-2 minimums: 60-foot lot width + 6,000 square foot lot area

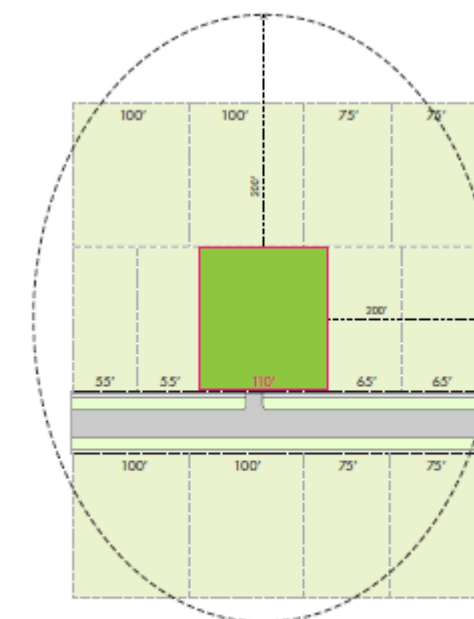
Lot Merger Standards:

- 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 to address unique or special circumstances of the subject property.



Average lot frontage: 75-feet
Allowable merged lot frontage: 112.5-feet

Figure 03 - Existing conditions



Average lot frontage: 75-feet
Allowable merged lot frontage: 112.5-feet
Scenario merged lot frontage: 110-feet

Figure 04 - Merged lots scenario

Building Heights

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.

Definition

Building Height is defined as the vertical dimension measured from the average elevation of the finished lot grade at the front 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.

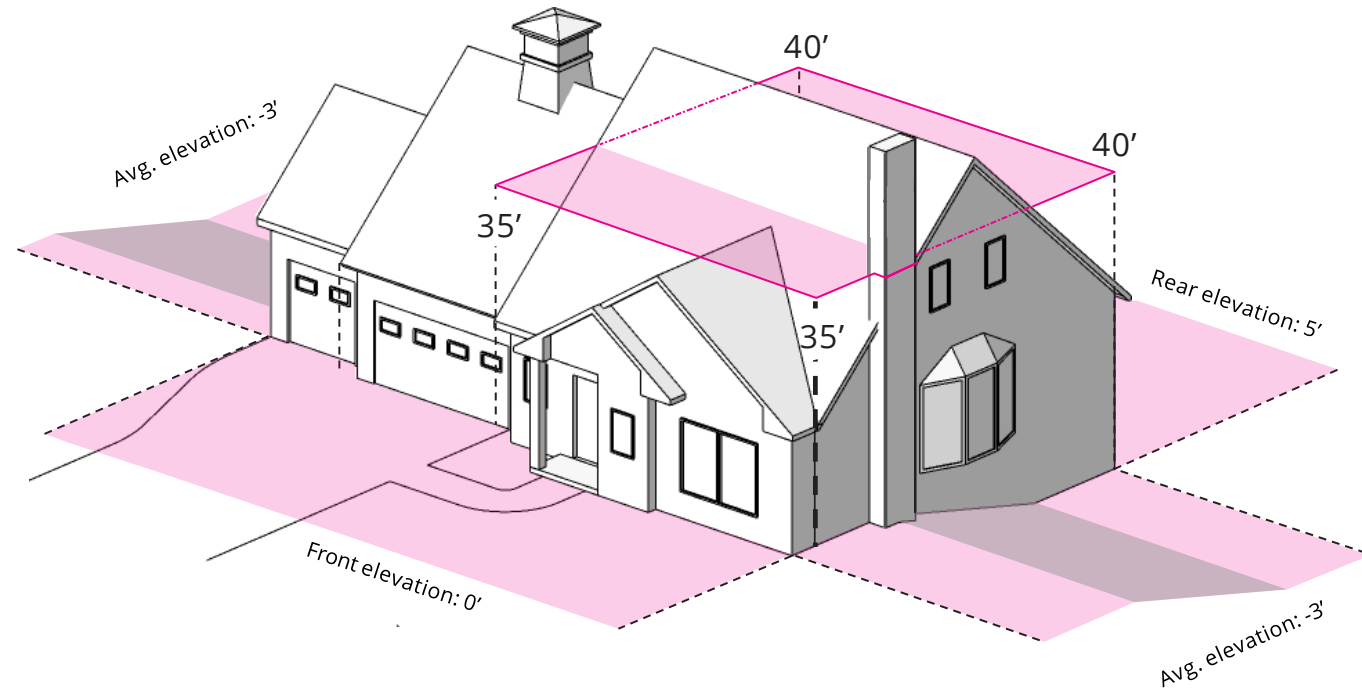


Figure 08 - Example of maximum building height standard calculation

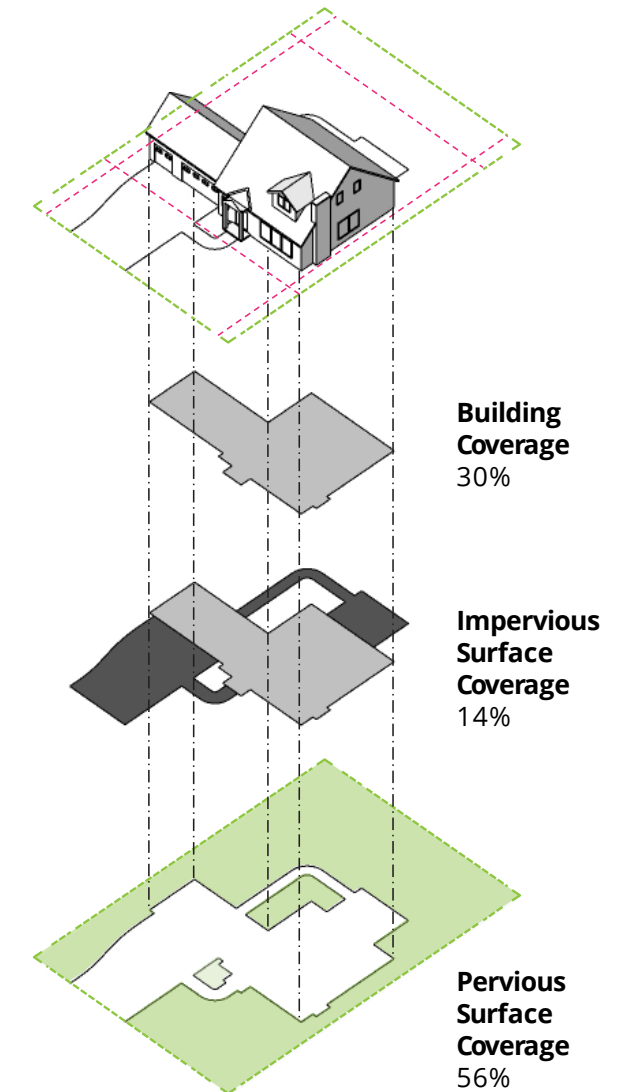
Lot Coverage Standards

- A. Residential lots less than 15,000 square feet in size shall maintain a minimum of 55% of the lot area as green space.
- B. Residential lots 15,000 square feet to 18,999 square feet in size shall maintain a minimum of 55% of the lot area as green space plus an additional 1% of green space area for each 400 square feet of lot size over 15,000 square feet.
- C. Residential lots 19,000 square feet in size and larger shall maintain a minimum of 65% of the lot area as green space.

Definition

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.

Figure 09 - Lot Coverage Example 1



Total lot area: 15,400 SF

Setback Requirements for Detached Garages, Sheds, and Accessory Structures

- A. The design and construction of any garage, carport or storage building shall be similar to or compatible with the design and construction of the main building. The exterior building materials and colors shall be similar to the main building or shall be commonly associated with residential construction.
- B. No more than one detached garage or covered carport not exceeding 250 square feet for each 3,000 square feet of lot area, for a maximum total of 1,200 square feet.
- C. A detached garage, carport, or storage building shall be setback no less than 5-feet from any property line and shall not encroach the front yard setback nor be located closer to the street right-of-way line than the principal structure. In the case of a corner lot, no accessory structure shall be closer than 20-feet from the street right-of-way line nor located closer to the street right-of-way line than the principal structure. In the case of a double frontage lot, no accessory structure shall be closer than 15-feet from the street right-of-way line located at the rear of the property.

Corner Lot Example

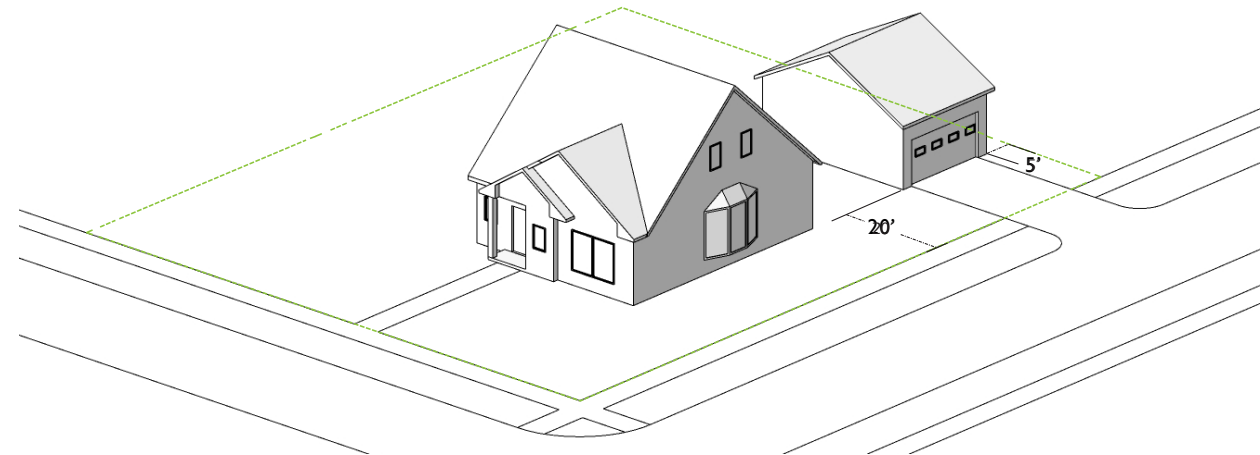


Figure 11 - Detached garage

Fences and Walls

- A. A decorative fence or wall not taller than 30-inches may be constructed in the front yard up to the property lines.
- B. A fence or wall up to 8-feet tall may be constructed within the rear yard up to the property lines. In the case of a double frontage lot, the fence may be no closer than 15-feet to the street right-of-way line at the rear of the property. In the case of a corner lot, the fence may be no closer than 15-feet to the street right-of-way line along the side of the property, except that a fence or wall no taller than 42-inches may be constructed up to this side street right-of-way line.
- C. In no case shall any fence conflict with the required sight distance triangle required at street intersections.
- D. All fences and walls shall be constructed with a finished side facing outward from the property. The posts and support beams shall be on the inside or shall be designed as an integral part of the finished surface.
- E. All fence segments abutting a designated thoroughfare, except on corner lots, shall provide one gate opening per lot to allow access to the area between the fence and the edge of the street for maintenance and mowing.

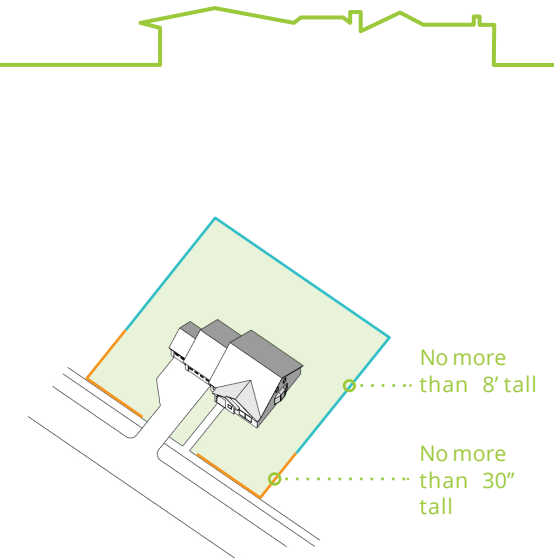


Figure 12 - Fence along property lines

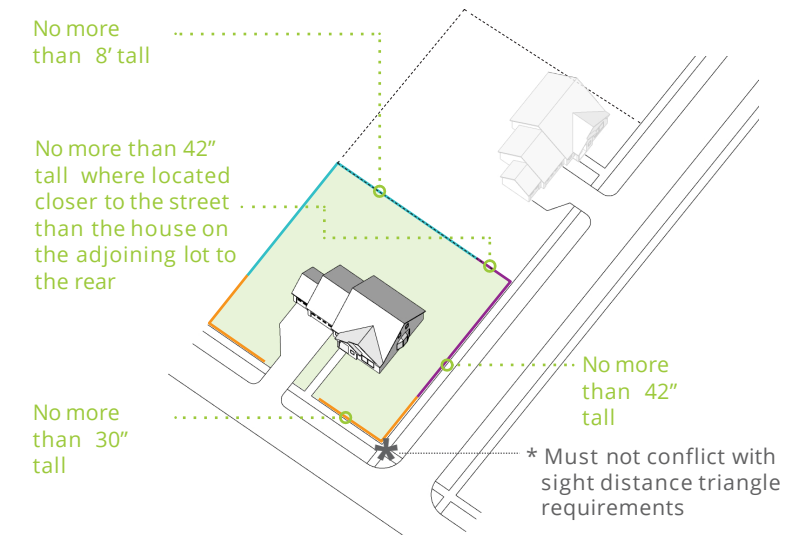


Figure 14 - Corner lot: fence along property line

Front Porches

Canopies or open porches having a roof area projecting a maximum of 8-feet into the required front yard setback and with a 120 square foot maximum floor area shall be allowed to be added on to single-family residential structures where they meet certain criteria:

- *Matches and attached to house.*
- *Roof pitch minimum of 3:12.*
- *Open porch design (no windows or screens).*
- *Decorative railings.*

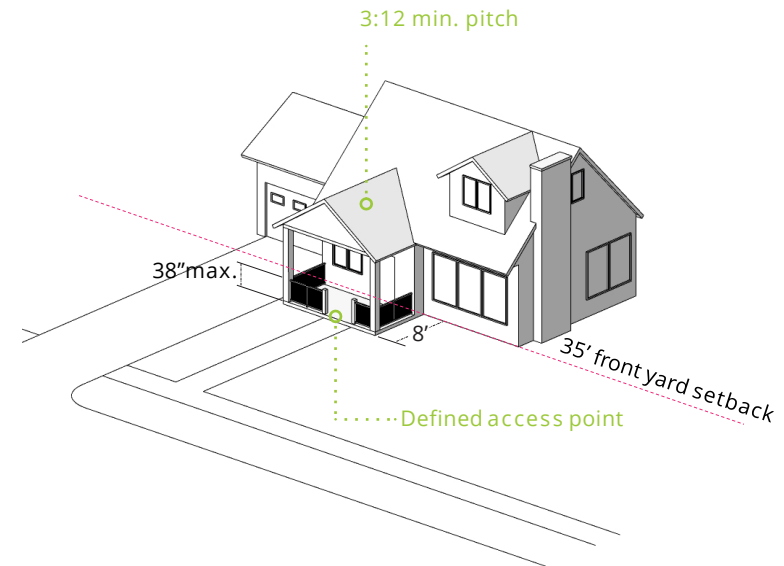


Figure 16 - Front porch standards

Attached Garages

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 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.

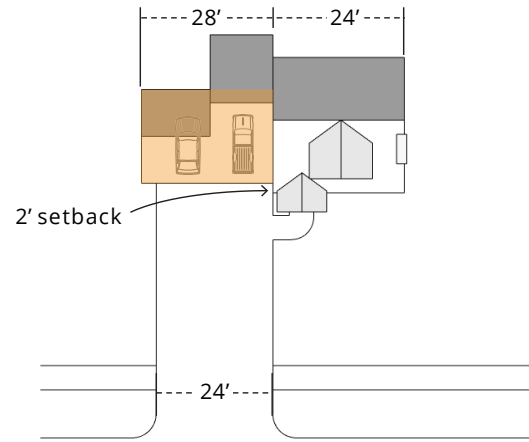


Figure 17 - Two-car garage

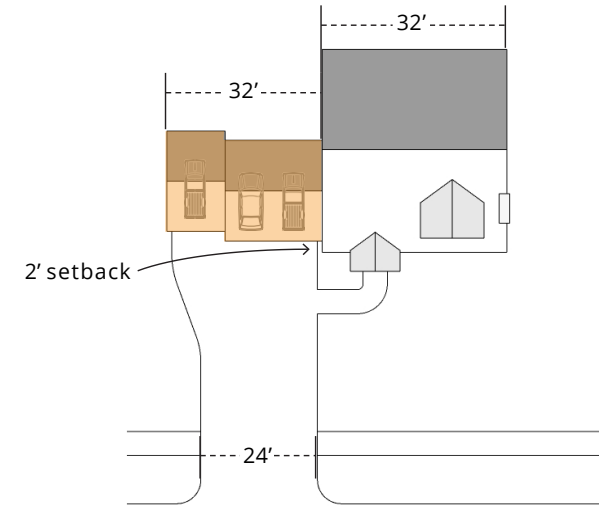


Figure 18 - Three car garage

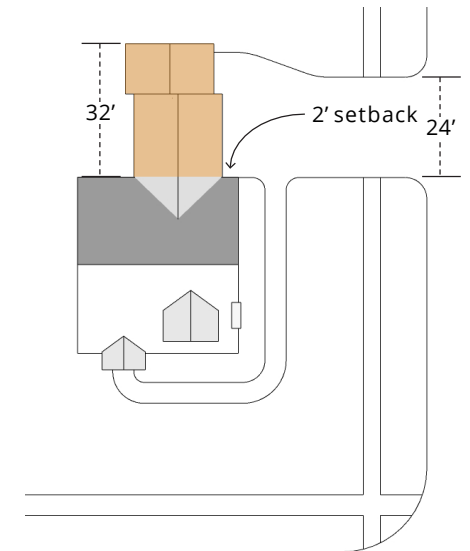


Figure 19 - Three-car garage - corner lot

Driveways

No driveway serving a one- or two-family dwelling shall be located within 2-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% 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% paved coverage maximum and 2-foot paving setback shall be maintained in all scenarios.

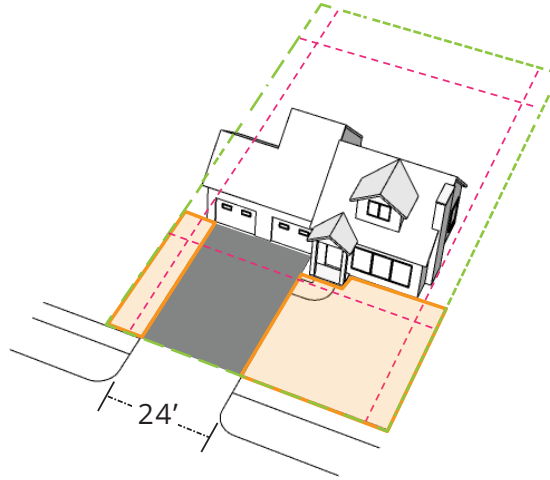


Figure 20 - Two-car driveway

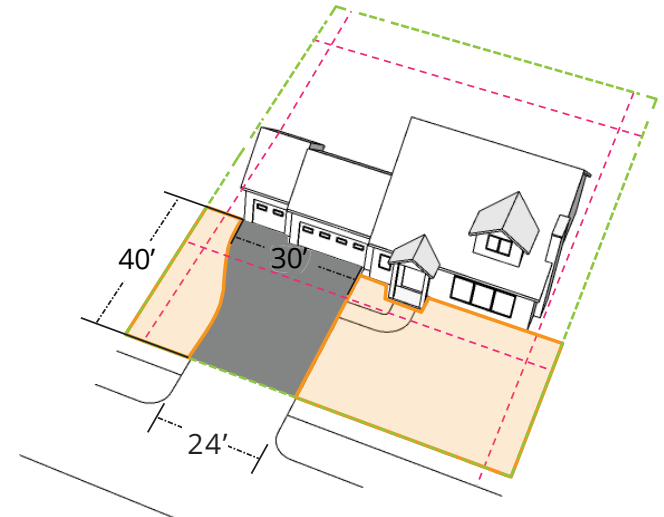


Figure 21 - Three-car driveway

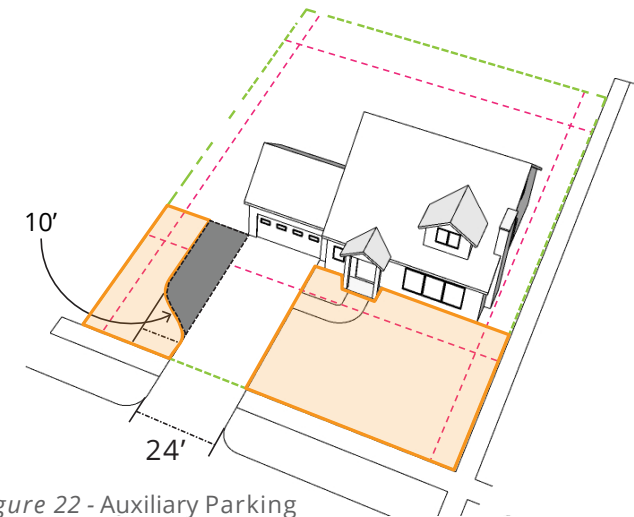


Figure 22 - Auxiliary Parking

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.

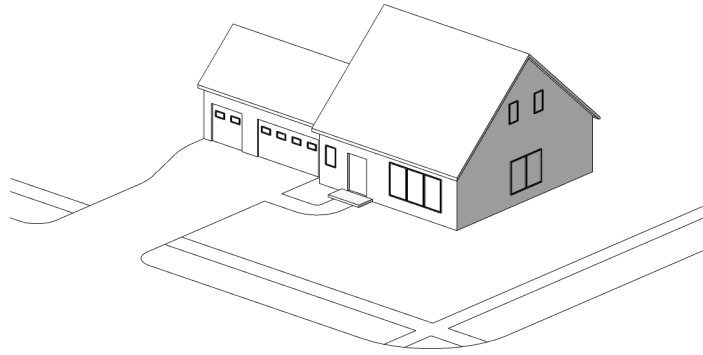


Figure 23 - Without wall articulation

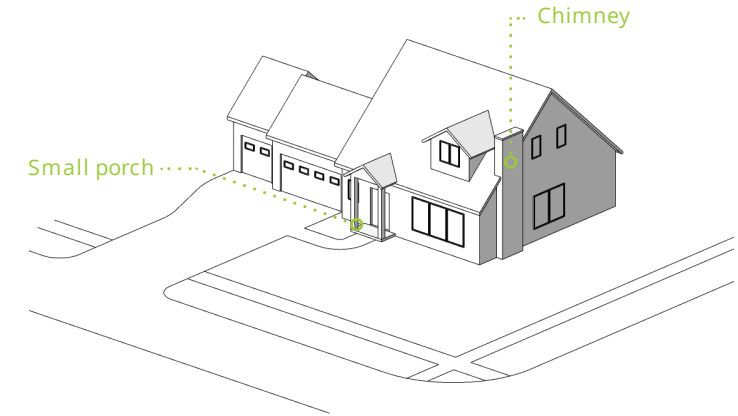


Figure 24 - With wall articulation: Variation 1



Figure 25 - With wall articulation: Variation 2

Window Coverage

Each street facing facade of a residential dwelling shall include window openings that comprise at least 10% of the total wall area of that facade.

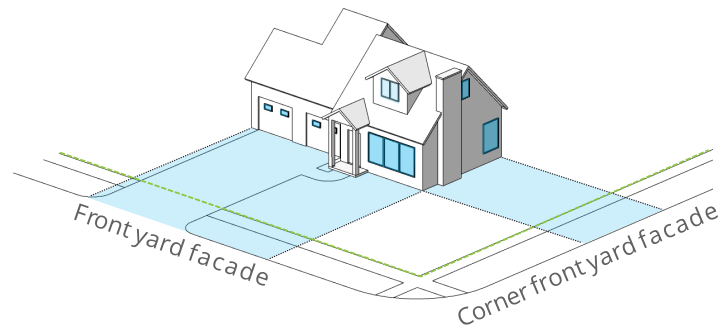


Figure 26 - Front and corner yard facade

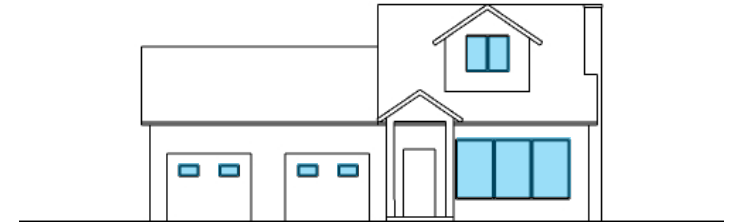


Figure 27 - Front yard facade (Minimum 10%)

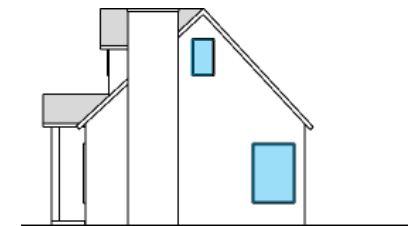


Figure 28 - Corner front yard facade (Minimum 10%)

Exterior Building Materials

- 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:
 - *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*



Figure 29 – Materials examples

Solar-Ready

Solar-Ready Zone: A solar-ready zone shall be located on the roof of buildings that are 5 stories or less in height above grade plane and are oriented between 110 degrees and 270 degrees of true north or have low-slope roofs. This shall include detached garages and carports. Solar-ready zones shall comply with applicable design standards.



Figure 30 - Examples of roof-mounted solar panels

Single-Family Residential Design Standards Guidebook



Roeland Park, Kansas

Single-Family Residential Design Standards

2022

February 15, 2022
Planning Commission Meeting

Item Number: **Action Items- IV.-2.**
Committee **3/15/2022**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 3/7/2022
Submitted By: Erin Winn
Committee/Department: Neighborhood Services
Title: **Approval of 47th Street Committee Ordinance Revisions**
Item Type: Ordinance

Recommendation:

To approve the ordinance revisions.

Details:

Background

In 2000, following the findings of a Neighborhood Community Impact Grant funded study, the City of Roeland Park, the City of Westwood and the Unified Government of Wyandotte County and Kansas City, KS established a multi-jurisdictional overlay district to govern development of the 47th Street Corridor. The ordinance established additional requirements for development in the area and established a multi-jurisdictional review committee as an additional layer of approval for any potential 47th Street development.

Original focus areas

- A common streetscape between the 3 jurisdictions
- Municipal gateways
- improved sidewalks- Within the 'Village' area, an urban sidewalk model was envisioned with wider sidewalks was proposed. Outside of the village, an emphasis on sidewalk continuity and appropriate buffers from the roadways was made.
- Street furniture, lighting, landscaping, and street trees were all addressed with the goal of a common palette
- Architectural character was addressed in detail, as was signage, screening of undesirable elements, and residential buffers.

Revisions

In 2016 members of the 47th Street Committee began studying the original ordinance and subsequent development activity to assess areas of improvement upon review of how the

language was interpreted and applied by developers. The review committee recommended the following changes:

- Clarifying the ordinance language where significant redundancies and unnecessary overlaps with the respective jurisdictions zoning language occurred.
- Removing references to the original study, it was deemed onerous to expect developers to review that study, in addition to the overlay district and underlying zoning district.
- Streamlining the committee review process
- Removing excessively restrictive language that has been difficult if not impossible to enforce over the years the ordinance has been in effect
- Addressing issues in the existing ordinance related to shared parking and overall parking capacity.
- Elimination of separation of Multi-Family and Commercial site design design standards, simplified to just site design standards addressing both uses, as the language was nearly identical between the two. Issues of MFR Density were already left to the local jurisdiction, and issues of Land Use are unchanged from the original text.

Staff and Planning Commissioners from all three jurisdictions have finalized a revised ordinance that will be consistent across all municipalities. The attached ordinance has passed both the Westwood Planning Commission and City Council and the UG Planning Commission and Board of Commissioners.

Council expressed their support for the revisions informally at the March 7th workshop. The ordinance will now be voted on by Council, complete with the Planning Commission's recommendation.

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?

ATTACHMENTS:

Description	Type
47th Street Revised Ordinance	Cover Memo

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF ROELAND PARK, KANSAS.

Section 1. Section 16-501 of the Roeland Park Municipal Code is hereby amended to read as follows:

“Section 16-501. 47th and Mission Road Design Review Overlay District

Purpose and Authority. The 47th and Mission Road Area Design Review Overlay District is established by this Zoning Ordinance, enacted to implement the goals and policies of the 47th and Mission Road Area Concept Plan, adopted by the cities of Westwood, Roeland Park, and the Unified Government of Wyandotte County and Kansas City, Kansas. The 47th and Mission Road Area Concept Plan was drafted pursuant to:

- i. the interlocal cooperation acts, Sections 12-2901 through 12-2909 of the Kansas Statutes Annotated;
- ii. section 12-744(c) of the Kansas Statutes Annotated; and
- iii. the interlocal agreement between the Cities of Roeland Park, Westwood, and the Unified Government of Wyandotte County/Kansas City, Kansas (collectively “Jurisdictions”).

This Ordinance translates the relevant portion of the plan within the boundaries of City into the Zoning Ordinance, in addition to all current regulations. This Ordinance will accompany a similar ordinance adopted by each jurisdiction to ensure consistent implementation of the 47th and Mission Road Area Concept Plan.

(A) Applicability

(1) Property.

- i. This Ordinance shall apply to all property within the City and within the 47th and Mission Road Area Design Review Overlay District, as shown in Section 15-601(L) below as the "Suggested District Boundary", which hereby replaces the "Original District Boundary" as shown. The official zoning map of The City is hereby amended to reflect the updated 47th and Mission Road Area Design Review Overlay District.
- ii. The standards in this Ordinance shall apply to all property currently or subsequently zoned for commercial or multi-family use within this overlay district.
- iii. Any property zoned for single-family residential use is included within this overlay district to indicate neighborhood areas to be protected by buffers and design enhancements established in this Ordinance for commercial or multi-family use. In addition, to further protect existing neighborhoods, any property currently zoned for single-family residential use within this overlay district which is subsequently

rezoned to multi-family or commercial uses must satisfy all design standards in this Ordinance.

- iv. Any legal nonconforming structure or use cannot increase its level of nonconformity without complying with this Ordinance.
- (2) *Type of Development.* These standards shall be applied to new development, redevelopment, or exterior modifications that alters the appearance of a building or site within the overlay district including, but not limited to, building additions, facade improvements, or landscaping improvements. Only those standards required by this Ordinance and directly related to proposed development, redevelopment, or exterior modification shall be applied.

Other Regulations

Within the overlay district, all City Code ordinances, policies, regulations, and plans shall apply. Where conflicts occur regarding development standards in this Ordinance, the standards established in this Ordinance shall supersede those in the conflicting ordinance, policy, regulation, or plan.

(B) Definitions.

For the purposes of this overlay Ordinance, the following terms and phrases shall have the meaning given in this section. All other terms and phrases shall use definitions given in the City Code Zoning Ordinance or other codes, unless context indicates that a standard dictionary definition is more appropriate. Terms and phrases not defined in this section or by any provision of the City Code shall have the standard dictionary definition.

Adjacent lot: a lot having a common border or endpoint with subject lot, or lots that would have a common border or endpoint in the absence of an existing right of way.

Development: the construction of man-made site elements on an improved or unimproved parcel of land.

Distinctly different hours of operation: uses with hours of operation where 50% or more of one use's hours of operation, including peak hours of operation based on a parking demand study, are mutually exclusive of the hours of operation of the other uses which it proposes to share parking.

Distinctly different peak hours of operation: the peak hours of operation, based on a parking demand study, of uses proposing to share parking are mutually exclusive.

Exterior modification: any maintenance, improvement, construction, or reconstruction of a structure or site, or any portion of a structure or site, that will result in an apparent change visible from the right of way or adjacent property.

Redevelopment: the reconstruction, enlargement, conversion, relocation of a manmade structure.

(C) **Uses.**

- (1) *Underlying Zoning Uses.* The uses allowed in the 47th and Mission Road Area Design Review Overlay District shall be those uses allowed by the current or any future underlying zoning classification, provided that all future development and redevelopment meets the standards established in this Ordinance. Any future rezoning shall be to a use district consistent with the 47th and Mission Road Area Concept Plan.
- (2) *Overlay uses.* In addition to those uses allowed by the underlying zoning, all property zoned for commercial use within the 47th Street and Mission Road, Area Design Review Overlay District shall be allowed residential uses as a supplemental use, subject to the following:
 - A. No property with an underlying zone for Commercial use may have residential uses on the ground floor or at street level.
 - B. No structures with supplemental residential uses may exceed 40 feet in height or 3 ½ stories, whichever is less.
 - C. All structures with supplemental residential uses, whether new or existing at the time of adoption of this Ordinance, must comply with all other standards established in this Ordinance in order to be eligible for supplemental residential uses.

(D) **Commercial Site Design Standards.** Commercial site design in the 47th and Mission Road Area Design Review Overlay District shall conform to the principles outlined in the 47th and Mission Road Concept Plan. The following design standards implement and shall be interpreted consistent with the Plan.

(1) *Building Placement.* Site design in the 47th and Mission Road Area shall conform to the following design standards. The provisions of this section shall apply to new development.

- i. Front Setback: All new buildings shall be built ~~into~~ into the right of way line unless an additional setback is required to meet the minimum sidewalk width and buffer requirements in the Pedestrian Access requirement in Section 2 titled Site Access.
- ii. Side Setbacks: The minimum side setbacks shall be:
 - a. Property abutting residential districts shall have a side setback equivalent to this of the abutting residential district. In this case, the side setback area shall be used to provide a buffer according to Section 5 of this Article.
- iii. Rear Setback: Minimum rear setbacks shall be as defined by the zoning regulations of the municipality that the property is located in, unless the property is abutting a residential zoned property on its rear yard property line. If abutting a residential zoned property, the setback shall be equal to the residential properties rear yard

setback requirements.

- iv. **Continuous Building Frontage:** Building facades on the street frontage should be maximized to provide continuous corridors within the overlay district. All lot frontages should be occupied by building frontages except for entrance drives or alleys to rear parking, courtyards or patios, or any side parking. In the case of courtyards and patios, or side parking, the appearance of a continuous building frontage shall be maintained by a 2½- to 4-foot fence or wall constructed out of the same material as the building facade, or by a continuous landscape element.
- v. **Main Entrance:** The main entrance of all buildings shall be oriented to the street. In the case of the corner lots, a building may have one entrance on each street or may have one corner entrance facing the intersection at a 45 degree angle.

(E) Site Access

(1) Pedestrian Access: All buildings shall have a continuous sidewalk along the frontage of the lot. The sidewalk shall be 7 feet wide. All sidewalks shall be buffered from vehicular traffic with a minimum 3 foot buffer zone that includes landscaping, street trees, street furniture, pedestrian lighting, bicycle facilities, or other amenities that provide physical separation from vehicular traffic. *Alternative.* Sidewalks outside the Village Area (as identified as the "Suggested Village Boundary" in the 47th and Mission Road Area Design Review Overlay District) may be a minimum of 5 feet in width, but the 3' buffer zone must be maintained. *Alternative:* Where unique site characteristics prevent a 7' sidewalk and 3' buffer zone from being achievable in the Village Area, sidewalk widths shall be maximized on that site.

i. **Vehicle Access:** Curb cuts in the 47th and Mission Road area should be minimized. Wherever possible, adjacent properties are encouraged to minimize curb cuts by use of shared parking or shared access to separate parking lots.

ii. **Connections:** Continuous pedestrian connections shall be provided through all parking lots and between parking lots and store-front sidewalks. These pedestrian connections shall primarily be pedestrian-only sidewalks but may include crosswalks across parking lot drive aisles and driveways where necessary. The following design elements shall be used to maintain pedestrian connections and minimize conflicts with vehicles:

1. Alleys, driveways, and parking lot drive aisles shall not exceed 24 feet for two-way access or 12 feet for one-way access.
2. "Bulb outs" for pedestrian-only travel should be used to minimize the distance of pedestrian walkways across driveways, alleys, parking lots, or other vehicle access ways.
3. All pedestrian walkways across driveway, alleys, parking lots,

or other vehicle access ways shall be distinguished from the vehicle access way by a visually identifiable path or distinctly textured surface.

(F) Parking

(1) Required Parking: The parking required for uses in the overlay district shall be established by the applicable standards for the underlying zoning district.

- (i) *Location:* Parking shall be provided primarily behind buildings in the Village Area. Parking on commercial lots outside the Village Area should be located primarily behind the building but may be located on the side of the building.
- (ii) *Shared Parking:* Parking requirements in the overlay district may be met through shared parking according to the following conditions and standards:
 - a. A written agreement for the joint use of the parking facilities shall be executed by the parties, approved by the City and recorded with the register of deeds for any county in which property subject to the agreement is situated. The agreement shall include any necessary cross access easements among property owners. Must meet all other shared parking standards of the said jurisdiction.
 - b. Parking requirements are cumulative except that parking may be shared based on uses either on the same site or on other sites that meet the requirements of this Section 16-501, at the sole discretion of City, according to the following standards:
 - c. When two or more uses have distinctly different hours of operation (e.g., commercial office and residential, or church and school), 100% of the required parking may be shared. Required parking shall be based on the use that demands the greatest amount of parking per the underlying Ordinance requirement.
 - d. When two or more uses have distinctly different peak hours of operation (e.g., office and restaurant / entertainment), 50% of the required parking spaces may be shared among the uses.
 - e. Shared parking shall meet jurisdiction standards. If the parking spaces are more than 800 feet from the main entrance of the building.

(2) Direct pedestrian access, meeting the requirements of Section 16-501, is required between any shared parking and the main entrance of any building proposing to share parking.

- a. Applicants for shared parking shall submit a statement indicating the ability of the proposed shared parking arrangement to meet the demands of all uses involved. The statement shall

include hours of operation, hours of peak operation, forecasted demand, and other data indicating the appropriateness of shared parking.

- b. Any change of use or other change causing violation of the shared parking agreement or these standards shall invalidate the shared parking eligibility, and the parking requirements of the underlying Zoning Ordinance shall be met. A plan for meeting the parking requirements of this Ordinance if the shared agreement is invalidated must be submitted with the proposed agreement.
- c. On-Street Parking: Any on-street parking, authorized by City and within 300 feet of the lot, may be credited towards the on-site parking requirements. A maximum of 10% of the required parking may be satisfied by on-street parking credits. On-street parking spaces may be counted by more than one user in meeting this requirement.
- d. Bicycle Parking: Bicycle parking facilities are required at a rate of one Bicycle for every 15 required vehicle parking spaces, with a minimum of two (2) bicycle parking spaces. Bicycle parking facilities may be counted by more than one property in meeting this requirement, as long as the facility is within 150 feet of the entrance and the total required parking is met for each property.
- e. Landscape Elements: Parking lots larger than 20 spaces shall incorporate at least one internal landscape island into the lot design. Landscape islands shall be at least 10% of the parking lot area. Each required landscape island shall be a minimum of 20 square feet and a maximum of 500 square feet. Landscape islands shall maintain a minimum 5-foot width at all times. Landscape islands shall be planted with landscape elements consistent with Section 5 of this Article. Landscape elements along the perimeter of a parking lot shall not count towards the landscape island requirement. Where a parking lot incorporates internal rows of parking, each row shall be terminated with a landscape element.
- f. Lighting: Exterior lighting on commercial properties shall be designed to have minimal light trespass onto adjacent residential properties.

(G) Lighting

- 1. All exterior lighting on the building must be full cut-off with non-adjustable heads to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street.
- 2. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be full cut-off with non-adjustable heads to direct light 90 degrees downward. Bare light bulbs shall not be permitted in view of adjacent property or public right-of-way.
- 3. Any light or combination of lights that casts light on a public street shall not exceed one foot-candle (meter reading) as measured from the centerline of the street. Any light or combination

of lights that cast light on adjacent residentially zoned property shall not exceed 0.5 foot-candles (meter reading) as measured from that property line.

4. Applicants shall be required to submit a base meter reading as part of their application materials.

(H) Architecture Features

1. *Enhanced Entrances*: All main entrances shall be enhanced by architectural details. Such details may include but are not limited to slightly protruding entrances, building material variations, color variations, or artistic elements and other special treatments.
2. *Windows*: All buildings shall be predominantly transparent at the street level, with a minimum of 40% and a maximum of 80% of the facade occupied by windows. Upper levels may be less transparent, with a minimum of 25% of the facade occupied by windows.
3. *Awnings and Canopies*: Awnings or canopies are encouraged on facades to provide weather protection and shade to pedestrians, and to add visual appeal to the 47th and Mission Road Area Design Review Overlay District. Awnings and canopies may project into the building setback or right of way provided they are a minimum of seven and one-half (7½) feet above grade. Any awnings provided shall be fabric and shall not be back-lit. Permanent canopies may be constructed if designed as an integral part of the structure. All awnings or canopies on a single block shall be hung at the same height above finished floor elevation of the building it is associated with.
4. *Facade Lighting*: Facade lighting is encouraged within the overlay district. Facade lighting may be used to highlight architectural features of a building, provide secondary light to the pedestrian zone, or to enhance visibility of signs. Facade lighting shall be shielded so that the light source is applied to the building and does not provide any direct light or glare on sidewalks or streets.
5. *Roof*: Flat and pitched roofs are allowed. Flat roofs shall incorporate a roof-screening element, such as a parapet or pediment, as part of the building design. Pitched roofs shall be complementary to the building design. All mechanical equipment shall be screened from view, preferably mounted to the roof and behind a parapet.

(I) Landscape Requirements and Screening

1. *Residential Buffers*. All commercial uses and multi-family residential uses shall provide a landscape buffer from any single-family uses. The landscape buffer shall be of a density to provide an all-season visual screen from the single-family property. Treatments may include any combination of earth berms, walls or fences approved by the jurisdiction having authority, and tree, bush, and shrub plantings. The buffer zone shall be a minimum of ten (10) feet in width.

2. *Screening*: Specialty equipment, such as antennas, satellite dishes, trash and recycling containers, meter and utility boxes, and HVAC equipment, shall be screened from direct view from streets, sidewalks, and other areas of regular public access. Ground-mounted equipment and trash enclosures shall be screened from view with year-round landscape coverage or masonry wall enclosure consistent with the main building material. Roof-mounted equipment shall be placed far enough from the roof edge, or shall be screened with architectural elements, such as parapets, incorporated into the design of the building, so as not to be seen from the sidewalk across any adjacent street.

(J) Signs

The following signs are allowed in the overlay district:

1. *Facade Sign*. One facade sign shall be allowed per building tenant, identifying the business or tenant. A facade sign shall be allowed on each facade fronting a street utilized for pedestrian or vehicular access, except no such sign should face a local street.
2. *Pedestrian Signs*. One pedestrian sign shall be allowed per building tenant, identifying the business of the tenant. Pedestrian signs may be suspended from canopies or awnings, or affixed perpendicular to a building. Pedestrian signs shall not be lower than 7 feet, 6 inches from grade level and shall not exceed 10 square feet. Building-affixed pedestrian signs shall not protrude more than 3 feet from the building surface.

(K) Murals. Murals are allowed in the overlay district.

1. *Definition*. A “mural” is a hand produced or machined graphic applied or affixed to the exterior of a building wall through the application of paint, canvas, tile, metal panels, applied sheet graphic or other medium generally so that the wall becomes the background surface or platform for the graphic, generally for the purpose of decoration or artistic expression, including but not limited to, painting, fresco or mosaic.
2. *Standards*.
 - a. Murals are not permitted on the primary facade. A primary facade is defined, for purposes of this section, as a building elevation that faces the adjacent street right-of-way and is the primary customer entrance. Buildings located on a block corner with the primary customer entrance located diagonally at the building corner to both intersecting streets has two primary facades.
 - b. On lots that share a property line with a residential zoning district, murals are not allowed on building walls that face a residential zoning district.
 - c. Up to 20 percent of a mural may include text or commercial copy. No more than five items of information may be included in the area used for text or commercial copy. However, murals should not include any textural reference to the associated business or shall be considered a sign.
 - d. The mural shall be kept in good condition for the life of the mural according to the

maintenance schedule and responsibilities approved by the director and incorporated into the sign permit. A mural is in a state of disrepair when 10 percent or more of the display surface area contains peeling, faded or flaking paint, or is otherwise not preserved in the manner in which it was originally created.

e. The display surface shall be kept clean, neatly painted, and free from corrosion.

f. Murals shall be subject to the jurisdiction ordinances and requirements.

(L) Public Improvements and Notification

Prior to placement of any public improvements on the Capital Improvements Program, or construction of public improvements within the 47th and Mission Road Area Design Review Overlay District, the City shall send notice of the intent to construct public improvements to each jurisdiction. This notice shall provide the opportunity for the jurisdictions to coordinate for construction of public improvements consistent with the 47th and Mission Road Area Concept Plan and Streetscape Design Concept Plans.

For any proposed development, re-zoning, variance, or other action within the overlay district that would require a public hearing and notification to neighbors, notification will also be sent to the other jurisdictions.

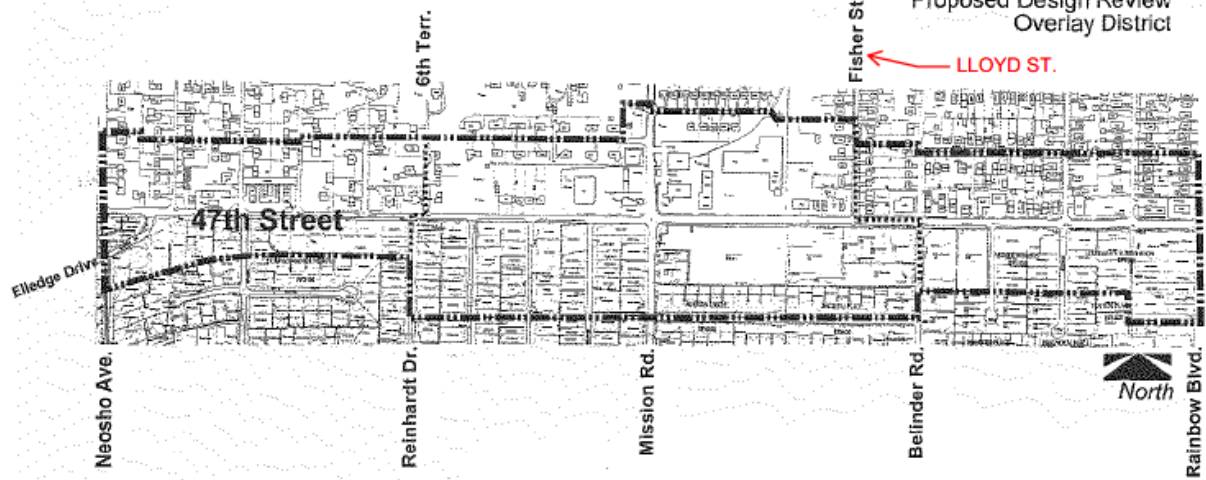
- (i) *Depiction of 47th and Mission Road Area Design Review Overlay District and 47th and Mission Road Area Concept Plan.* The 47th and Mission Road Area Design Review Overlay District is hereby amended such that the overlay district shall consist of that area identified below as the "Suggested District Boundary". The Village Area, as used in this overlay district Ordinance, shall mean that area identified below as the "Suggested Village Boundary".


Exhibit A:
Development and Management Committee
Zoning Overlay Recommendation



47th & Mission Road
Area Concept Plan

Proposed Design Review
Overlay District



 **47th & Mission Road Area Design Review Overlay District**
General Design Guidelines

 **47th & Mission Road Village Area**
General Design Guidelines + Urban Village Criteria

Item Number: Other Matters Before the Planning
Commission- VI.-1.
Committee Meeting Date: 3/15/2022



City of Roeland Park
Action Item Summary

Date: 3/7/2022
Submitted By: Erin Winn
Committee/Department: Neighborhood Services
Title: **2022 Land Use Calendar**
Item Type: Other

Recommendation:

Informational only.

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?

ATTACHMENTS:

Description	Type
<input type="checkbox"/> 2022 Land Use Calendar	Cover Memo

City of Roeland Park Planning Commission 2022

Planning Commission Meeting Date	Applicant's Deadlines				Staff's Deadlines	
	Application Deadline	Property Owner Notice	Final Revisions Deadline	Publish Packet	Newspaper Notice	City Council
3rd Tuesday of the Month**	30 Working Days Prior to Meeting	20 Clear Days Prior to Meeting	10 Working Days Prior to Meeting	4 Days Prior to Meeting	Submit Friday Before Pub-20 clear days	As Necessary
25-Jan	14-Dec	5-Jan	11-Jan	21-Jan	F: 12/31 T:1/4	7-Feb
15-Feb	4-Jan	26-Jan	1-Feb	11-Feb	F:1/21 T:1/25	21-Feb
15-Mar	1-Feb	23-Feb	1-Mar	11-Mar	F:2/18 T:2/22	21-Mar
19-Apr	8-Mar	30-Mar	5-Apr	15-Apr	F:3/25 T:3/39	2-May
17-May	5-Apr	27-Apr	3-May	13-May	F:4/22 T:4/26	6-Jun
21-Jun	10-May	1-Jun	7-Jun	17-Jun	F:5/27 T:5/31	5-Jul
19-Jul	7-Jun	29-Jun	5-Jul	15-Jul	F:6/24 T:6/28	1-Aug
16-Aug	5-Jul	27-Jul	2-Aug	12-Aug	F:7/22 T:7/26	6-Sept
20-Sep	9-Aug	31-Aug	6-Sep	16-Sep	F:8/26 T:8/30	3-Oct
18-Oct	6-Sep	28-Sep	4-Oct	14-Oct	F:9/23 T:9/27	7-Nov
15-Nov	4-Oct	26-Oct	1-Nov	11-Nov	F:10/21 T:10/25	5-Dec
20-Dec	8-Nov	30-Nov	6-Dec	16-Dec	F:11/25 T:11/29	2-Jan

A public hearing is required for rezoning, text amendments, special use permits, preliminary plats, preliminary development plans and some final development plans, and some types of preliminary site plans.

**Except when conflicts in schedule occur. These dates can be subject to change barring outstanding application review.

~These guidelines are provided to assure that all applications are treated as equal and that staff can properly evaluate each application.

~All applications must be complete upon submittal.

~Incomplete applications will not be scheduled until such time as they are complete.

~The applicant is responsible for communicating with their architects, engineers, planners, contractors, utilities, and consultants.