

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W 51ST STREET
SEPTEMBER 20, 2022 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - 1. July 19th minutes
- III. Discussion Items**
 - 1. Zoning code update considerations
 - 2. The Rocks Development Update
- IV. Other Matters Before the Planning Commission**
- V. Adjournment**

Scheduled Meeting Dates

Item Number: Approval of Minutes- II.-1.
Committee 9/20/2022
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 9/15/2022
Submitted By: Erin Winn
Committee/Department:
Title: July 19th 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
July 19 minutes	Cover Memo

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
July 19, 2022, 6:00 P.M.

The Roeland Park Planning Commission met on July 19, 2022.

Commissioners Present: Lisa Brunner (Ward 1)
Josey Shaw (Ward 2)
Mark Kohles (Ward 3)
Matthew Lero (Ward 4)
Haile Sims (Mayoral Appt.)
Macrina Abdouch (Mayoral Appt.)

Commissioners Absent: Darren Nielsen (Mayoral Appt)

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

I. ROLL CALL

Commissioner Brunner called the meeting to order at 6:00 p.m.

Ms. Winn called the roll noting that Commissioners Brunner, Shaw, Kohles, Lero, Sims, and Abdouch were present. Commissioner Nielsen was absent. Building Official John Jacobson and Ms. Winn.

II. Approval of Minutes

1. April 19th minutes

MOTION: COMMISSIONER SIMMS MOVED AND COMMISSIONER LERO SECONDED TO APPROVE THE MINUTES AS PRESENTED. (MOTION CARRIED 6-0)

III. Discussion Items

1. Zoning code update considerations

Ms. Winn stated that part of the City's budget objective is to do an update of the zoning code. As this is a major undertaking, it will be presented in sections to the Planning Commission with what staff believes are the highest leverage items to update and which will meet the goals of the Comprehensive Plan to focus on the "missing middle" while further looking at ways to diversify their housing stock. From the discussion they would like to develop some direction to take to the consultant as they begin the zoning updates.

Mr. Jacobson's presentation focused on the land use component. He wants the Planning Commission to develop a scope and what they want the consultant to consider. Currently Roeland Park has one single-family land use designation and Mr. Jacobson asked if they might want to add more noting that density is key.

Mr. Jacobson reviewed the Comprehensive Plan goals for their discussion and also reviewed the existing zoning uses for the surrounding cities of Westwood, Fairway, and Merriam. He also said the Commission will need to have a discussion and get specific on what they would like to see in the Johnson Drive area, understand what the Comprehensive Plan says and identify the type of development that is going on in the area.

Mr. Jacobson also pointed out the areas around Walmart and the Sunflower site as potential locations for multi-family, duplex/townhome, and special use development to include ADU (accessory dwelling unit).

Ms. Winn asked if there should be a density consideration in multi-family to accommodate for some of the duplex/townhouse trends.

Commissioner Lero asked if there were any duplexes in Roeland Park. Mr. Jacobson responded that in the existing classification there are one or two in town.

Commissioner Brunner asked if other municipalities had different designations for Townhouse and Duplex. Mr. Jacobson stated that traditionally multiple housing designations such as Duplex are usually driven by density.

Mr. Jacobson and the Planning Commissioners discussed the 55 and older, active adult options other than the common single-family zoning designation. Mr. Jacobson said in Merriam there are a lot of people waiting for that development to become available. He said it is important that Roeland Park be able to provide good options with that type of development such as walkability and accessibility to civic events, and local destinations.

Ms. Winn said that adding in these elements to Roeland Park makes them more competitive with the surrounding cities.

Mr. Jacobson the zoning designations are not only a useful tool to a development but to the community as well.

Commissioner Lero said it makes sense to expand the designations as there is a demand for it. Mr. Jacobson said they do not have the tools in place right now, but they should concentrate on areas where it is designated for in the Comprehensive Plan. Mr. Jacobson also suggested a Townhouse designation be tied in with density as well as multi-family.

Mr. Jacobson will put this information together in a scope for the consultant and will provide it to the Commission for their review before it is submitted.

Ms. Winn said it is nice to be able to have these discussions ahead of time and not be under a deadline. Commissioner Lero agreed and wants to make sure their zoning matches their planned development.

Mr. Jacobson said he wants to have a use matrix in the back of the ordinance that addresses every situation they can think of and be able to assign what zoning district it would be, and then also have the special use element addressed as well. He said the ADU element deserves more discussion.

Commissioner Lero stated the ADU as a short-term rental is a bad idea. Mr. Jacobson agreed and stated that they have other ways to address that situation. He envisions the ADU as more an extension of the primary family, senior living, and a way to accommodate the needs of the family. He added that not all lots in Roeland Park are suitable for an ADU and, therefore, a blanket designation would be a problem and recommends the special use.

Commissioner Lero said he would like for them to have the ability to review a special use request on a case-by-case basis. , blanket designation a problem, special use. Lero want to review case by case. He recommended putting together a list of guidelines that they will be looking for to grant an approval.

Commissioner Shaw said a good example of an ADU was an Airbnb in Mission where a garage had been converted to an apartment. Commissioner Lero said he worked on that conversion. Commissioner Shaw said he agreed with the Commission having the ability to evaluate individually any special use requests.

Mr. Jacobson again discouraged the short-term rental under an ADU. He also asked for the Planning Commission to think about 10 to 12 criteria for an ADU special use that can be discussed with the consultant. He asked that it include items like range, access, buffering, lot size, and where it is located.

IV. Other Matters Before the Planning Commission

There were no other matters presented to the Planning Commission.

V. Adjournment

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER LERO SECONDED TO ADJOURN. (THE MOTION CARRIED 6-0.)

(Roeland Park Planning Commission Meeting Adjourned at 6:45 p.m.)

Item Number: Discussion Items- III.-1.
Committee 9/20/2022
Meeting Date:



City of Roeland Park
 Action Item Summary

Date: 9/15/2022
Submitted By: Erin Winn
Committee/Department: Neighborhood Services
Title: **Zoning code update considerations**
Item Type: Discussion

Recommendation:

To review example land use matrices and give staff recommendation on including in zoning code update

Details:

The purpose of the Zoning Code update is to address inconsistencies and inefficiencies in our current code with a specific lens toward broadening scope of residential options in our community.

At the last meeting, the Planning Commission discussed adding an additional zoning category to accommodate townhomes and allowing more range in what is considered 'multifamily' (ie - the difference between a duplex and a large apartment complex).

Staff has prepared some examples of land use matrices that could assist the Planning Commission in determining eligible uses within zoning districts. A matrix allows for some nuance and interpretation in regulations and allows a Planning Commission to respond to context and climate of a given request.

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

▣ Land use matrix example

Cover Memo

**Chapter 18.08
LAND USE MATRIX**

Sections:

18.08.010 Interpretation of land use matrix.

18.08.020 Land use matrix.

18.08.030 Marijuana uses prohibited.

18.08.010 Interpretation of land use matrix.

A. The land use matrix in this chapter identifies uses permitted in each individual zoning district. The zoning district is located on the vertical column and the use is located on the horizontal row of this matrix.

B. If the box at the intersection of the column and the row is empty, the use is not permitted in that district.

C. If the letter “P” appears in the box at the intersection of the column and the row, the use is permitted in that district.

D. If the letter “C” appears in the box at the intersection of the column and the row, the use is conditionally permitted subject to the conditional use permit review procedures and criteria specified in [BLMC 18.52.020](#).

E. If the letter “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory to the primary use.

F. If a footnote appears in the box at the intersection of the column and the row, the use may be permitted subject to the appropriate review process indicated above and the specific conditions indicated by the corresponding footnote.

G. All applicable requirements shall govern a use whether or not they are cross-referenced in the matrix. To determine whether a particular use is allowed in a particular zoning district and location, all relevant regulations must also be consulted in addition to this matrix.

H. If a use is not listed on the land use matrix that use is considered a prohibited use within the city of Bonney Lake. (Ord. 1568 § 12, 2017; Ord. 1416 § 10, 2011).

18.08.020 Land use matrix.

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Residential Uses												
Accessory dwelling unit ^[1]		A	A	A								

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF	
Adult family home		P	P	P	P	P	P			P	P		
Apartments/condominiums					P		p ^[2]			p ^[3]	P		
Duplexes				P	P								
Family day cares		A	A	A	A	A	A			A	A		
Home occupations ^[4]		A	A	A	A	A				A	A		
Mobile/manufactured homes ^[5]		P	P	P									
Mobile/manufactured home parks ^[6]							P						
Private docks, mooring facilities and boathouses ^[7]		A	A	A	A							P	
Residences in connection with a business establishment						P	C			p ^[3]	P		
Single-family residences		P	P	P		P							
Townhouses				P	P	C	C						
Educational Uses													
Dancing, music, art, drama and instructional schools	611610, 611620, 611630, 611691, 611692, and 611699	A ^[8]					P	P	P	P	p ^[3]	P	P
Elementary and secondary schools	611110		C	P	P	P	C						P
Business, technical, and trade schools	611410, 611420, 611430, 611511, 611512, 611513, and 611519		C	C	C	C	C		C	P	P	P	P
Cultural, Recreational, and Entertainment													
Adult entertainment facilities ^[9]	N/A							C					
Amphitheater	N/A						P						P
Arcade	713120								P				
Bars and taverns	722410					C	P		P	P	P		
Bed-and-breakfast inns ^[10]	721191	A	C	C	C	P							
Bowling alley	713950								P				

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Campgrounds	712110											C
Caterers and mobile food service	722320 and 72233							P				
Cinema	512131						P					
Coffee shops and cafes	722515					P ^[11]	P	P	P	P ^[11]	P ^[11]	A ^[11]
Golf courses	713910	C										C
Fitness centers and recreational centers	713940						P	P	P			P
Libraries	519120				P	P	P			P	P	P
Museums	712110	C	C			P	P			P	P	P
Parks, open space, and trails	712190	P	P	P	P	P	P			P	P	P
Public meeting halls	N/A			C	P	P	P	P				P
Recreation facilities	713990						P	P				P
Restaurants and eating establishments	722511, 722513, 722514, and 722515				A ^[11] [12]	C ^[11]	P	P	P	P ^[11]	P ^[11]	A ^[11] [13]
Theaters	711110, 711120, 711130, and 711190						P			P	P	
Public, Quasi-Public, and Social Service Facilities												
Adult day care centers and senior centers	624120						P					P
Executive, legislative, and other general government support	921130, 921140, and 921190		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P
Public safety facilities	922120, 922130, 922150, 922160, and 922190		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P
Administration of human resource programs	923110, 923120, 923130, and 923140		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P
Administration of environmental quality programs	924110 and 924120		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Administration of housing programs, urban planning, and community development	925110 and 925120		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P
Administration of economic programs	926110, 926130, 926140, and 926150		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P
Religious, philanthropic, and civic organizations	813110, 813211, 813212, 813219, and 813410	C	C	C	C	P	P	P		P	P	P
Social advocacy, business, professional, labor, and political organizations	813311, 813312, 813319, 813910, 813920, 813930, 813940, and 813990					C	P	P		P	P	P
Manufacturing, Wholesale and Industrial												
Assembly or processing of previously prepared materials in a fully enclosed building	N/A							C ^[14]				
Bakeries	311811, 311812, 311813, 311821, 311824, and 311830							P				
Food manufacturing	311911, 311919, 311920, 311930, 311941, 311942, 311991, and 311999							P				
Breweries, wineries, and distilleries	312120, 312130, and 312140					C	P	P	P	P	P	

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Cabinet and furniture shops	337110, 337121, 337122, 337124, 337125, 337127, 337211, 337212, and 337214							P				
Construction equipment and machinery sales	423810 and 423820							P				
Metal fabrication and product manufacturing	332114, 332119, 332215, 332216, 332311, 332312, 332313, 332321, 332322, 332323, 332510, 332613, 332618, 332710, 332721, 332722, 332811, 332812, 332813, and 332999						C	P				
Apparel manufacturing	315110, 315190, 315210, 315220, 315240, 315280, 315990, 316210, 316992, and 316998							P				

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Computer and electronics manufacturing	334111, 334112, 334118, 334210, 334220, 334290, and 334310							P				
Sporting and athletic goods manufacturing	339920							P				
Sign manufacturing	339950							P				
Medical equipment and pharmaceutical manufacturing	325411, 325412, 325413, 325414, 339112, 339113, 339114, 339115, and 339116							P				
Storage or distribution of sand, gravel, top soil, or bark	484220							P				
Couriers and messenger services	492110 and 492210							P				
Warehousing, distribution, and storage	484110, 484121, 484122, 493110, 493120, 493130, and 493190							P				
Construction and Resource												
Agriculture and orchards	N/A	P										

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Construction contractors	237110, 237120, 237130, 237310, 237990, 238110, 238120, 238130, 238140, 238150, 238160, 238170, 238190, 238910, and 238990							P				
Building construction contractors	236115, 236116, 236117, 236118, 236210, 236220, 237210, 238210, 238220, 238290, 238310, 238320, 238330, and 238390						P ^[23]	P	P ^[23]			
Tree farms	N/A	P										
Raising of livestock, small animals and fowl	N/A	P ^[15]										
Communication and Utilities												
Public utility facility	N/A	P ^[16]	P ^[16]	P ^[16]	P ^[16]	P	P	P	P	P	P	P
WCF microcell	N/A	P	P	P	P	P	P	P	P	P	P	P
WCF mini	N/A					P	P	P	P	P	P	P
WCF macro	N/A					P	P	P	P	P	P	P
WCF monopole I	N/A	C	C	C	C	C	C	C	C	C	C	C
WCF monopole II and lattice tower	N/A						C	C	C	C	C	C
WCF small cell	N/A	P	P	P	P	P	P	P	P	P	P	P
Retail and Personal Services												

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Antique and used merchandise shops	453310					C	P		P	P	P	
Automobile dealer	441110 and 441120							P	C			
Automobile fueling stations	447110 and 447190						P	P	P			
Automotive parts and repair	441310, 441320, 811111, 811112, 811113, 811118, 811121, 811122, 811191, and 811198						P	P	P			
Baked goods store	445291					P	P	A	P	P	P	
Barber shops and beauty shops	812111 and 812112				A ^[12]	P	P		P	P	P	
Beer, wine, and liquor stores	445310					P	P		P	P	P	
Boat dealer	441222								C			
Bookstores	451211				A	P	P		P	P	P	
Car washes	811192						P		P			
Apparel, jewelry, luggage, and leather goods stores	448110, 448120, 448130, 448140, 448150, 448190, 448210, 448310, 448320					C	P		P	P	P	
Convenience stores	445120				A ^[12]	P	P	A	P	P	P	
Child care centers and preschools	624410				C	P	P		P			P
Department store, warehouse clubs, and supercenters	452111, 452112, 452910, and 452990						P		P			
Dry cleaning	812320					P	P		P	P	P	

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Electric vehicle charging stations – Level 1 and 2	N/A	P	P	P	P	P	P	P	P	P	P	P
Electric vehicle charging stations – Level 3	N/A	C	C	C	C	P	P	P	P	P	P	P
Florists	453110				A ^[12]	P	P		P	P	P	
Food markets, delicatessen and specialty food stores	445210, 445220, 445230, 445291, 445292, and 445299				A ^[12]	P	P	P	P	P	P	
Furniture and small household appliance repair	811412 and 811420						P	P	P			
Grocery stores	445110				A ^[12]	C	P		P	P	P	
Hardware stores	444120 and 444130						P		P	P	P	
Lawn and garden equipment and supplies	444210 and 444220						P ^[18]	P ^[18]	P ^[18]	P	P	
Linen and uniform suppliers	812331 and 812332							P				
Health and personal care stores	446110, 446120, 446130, 446191, and 446199					P	P		P	P	P	
Home centers, lumber yards, and building material stores	444110 and 444190						P ^[18]	P ^[18]	P ^[18]			
Home furnishing, electronic, and appliance stores	442110, 442210, 442291, 442299, 443141, and 443142						P		P	P	P	
Itinerant vendors	N/A	P	P	P	P	P	P	P	P	P	P	P
Kennels	812910	C		C	C	A	A		A			
Laundromats	812310					P	P		P			
Locksmiths and security alarm shops	561621 and 561622					P	P	P	P			
Massage therapy, day spas, nail salons, and tanning salons	812199					P	P		P	P	P	

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Novelty, art, and souvenir stores	453220, 453920, and 453998					C	P		P	P	P	A ^[13]
Office supply stores	453210						P		P	P	P	
Parking garages	812930						C	A	C	C		
Personal and household goods repair	811490					P	P	P	P	P	P	
Pet shop, grooming and supplies	453910 and 812910					P	P	P	P	P	P	
Photographic processing and supply	812921 and 812922						P	P	P	P	P	
Rental stores	532210, 532220, 532230, 532291, 532292, 532299, and 532310						P	P	P			
Recreational vehicle, motorcycle, ATV, and trailer dealers	441210 and 441228							P	C			
Shoe repair	811430					P	P		P	P	P	
Skating rink							P		P			
Sporting, hobby, music and game stores	451110, 451120, 451130, and 451140					C	P		P	P	P	
Stables and riding schools		P										P
Tobacco store	453991					P	P		P	P	P	
Vehicle rental	532111, 532112, and 532120								P			
Vending machine operators	454210							P				
Health Care												
Ambulance service	621910						C	P	C			
Hospitals	622110 and 622310						P		P			C
Offices of physicians	621111 and 621112				A ^[12]	P	P		P	P	P	

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Offices of dentists	621210				A ^[12]	P	P		P	P	P	
Offices of health practitioners	621310, 621320, 621330, 621340, 621391, and 621399				A ^[12]	P	P		P	P	P	
Other health care services	621991 and 621999						P	P	P			
Outpatient care centers	621410, 621491, 621492, 621493, and 621498						P		P			
Medical and diagnostic laboratories	621511 and 621512						P	P	P			
Nursing and residential care facilities	623110, 623311, and 623312						C		P	P	P	
Finance, Insurance, Real Estate, and Professional Services												
Accounting and booking services	541211, 541213, 541214, and 541219						P	A	P	P	P	
Architectural, engineering, and related services	541310, 541320, 541330, 541340, 541350, 541360, 541370, and 541380						P	P	P	P	P	
Brokerage and investment offices	523110, 523120, 523140, 523910, 523920, 523930, 523991, and 523999						P		P	P	P	

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Building and ground services	561710, 561720, 561730, 561740, and 561790							P				
Computer services	541511, 541512, 541513, and 541519						P	P	P	P	P	
Design services	541410, 541420, 541430, and 541490						P	P	P	P	P	
Financial institutions	522110, 522120, and 522130				A ^[11] [12]	P ^[11]	P		P	P ^[11]	P ^[11]	
Insurance services	524210, 524291, 524292, and 524298						P		P	P	P	
Legal services	541110, 541120, 541191, and 541199						P		P	P	P	
Management and consulting services	541611, 541612, 541613, 541614, 541618, 541620, and 541690						P	P	P	P	P	
Mortgage and financial services	522220, 522291, 522292, 522293, 522310, and 522390						P		P	P	P	
Music studios	512210, 512220, 512230, 512240, and 512290						P		P	P	P	

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Printing, copying and mailing services	561431, 561439, and 561910						P	P	P	P	P	
Photography studios	541921 and 541922						P		P	P	P	
Property management	531110, 531120, 531190, 531311, and 531312						P		P	P	P	
Real estate agents, brokers, and appraisers	531210, 531320, and 531390						P		P	P	P	
Veterinary clinics, animal hospitals ^[19]	541940						P		P	P	P	
Essential Public Facilities												
Airports	481111, 481112, 481211, 481212, and 481219							C				
Public colleges and universities	611210 and 611310						P			P	P	P
State transportation facilities ^[20]	N/A							P	P	P	P	P
Transit facilities	485111, 485112, 485113, 485119		C	C	P	P	P	P	P	P	P	P
Correctional institutions	922140							C				C
Solid waste handling facilities	562111, 562112, 562119, 562211, 562212, 562213, and 562219							C				
Psychiatric and substance abuse facilities	622210, 623220, and 621420							C	C			
Group homes ^[21]	N/A	P	P	P								

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Secure community transition facilities ^[22]	N/A							C				
<p>The paragraphs listed below contain specific limitations that correspond with the bracketed [] superscript note numbers from land use matrix:</p> <p>[1] Subject to compliance with BLMC 18.22.090.</p> <p>[2] Subject to compliance with Chapter 18.31 BLMC, Commercial Development Standards.</p> <p>[3] A conditional use permit is required if residential units are located on the first floor of the building.</p> <p>[4] Subject to compliance with BLMC 18.22.010.</p> <p>[5] Subject to compliance with Chapter 15.08 BLMC, Manufactured Homes.</p> <p>[6] Provided, that the park was in existence at the time of annexation into the city.</p> <p>[7] Subject to compliance with BLMC Title 16, Division III, Shoreline Code.</p> <p>[8] Limited to stables and riding schools in association with a single-family home.</p> <p>[9] Subject to compliance with Chapter 18.32 BLMC, Adult Entertainment Facilities.</p> <p>[10] Subject to compliance with BLMC 18.22.030.</p> <p>[11] Drive-through facilities, services, or windows are prohibited.</p> <p>[12] Subject to compliance with BLMC 18.31.040.</p> <p>[13] Business can be open for no more than 150 days per year unless it is within the building with a permitted use.</p> <p>[14] Subject to compliance with BLMC 18.29.040.</p> <p>[15] Subject to compliance with BLMC 18.22.060.</p> <p>[16] Subject to the requirements of BLMC 18.22.050.</p> <p>[17] Subject to the provisions of Chapter 18.40 BLMC, Electric Vehicle Infrastructure.</p> <p>[18] Outdoor storage and sale of building materials and nursery stock is allowed as an accessory use.</p> <p>[19] Outdoor kennel space and/or dog runs are prohibited.</p> <p>[20] State transportation facilities are defined in RCW 47.06.140.</p> <p>[21] As required to comply with the Federal Fair Housing Act Amendments of 1988 (42 U.S.C. § 3601 et seq.) and RCW 35A.63.240.</p> <p>[22] Secure community transition facilities are defined in RCW 71.09.020.</p> <p>[23] Exterior storage of materials or equipment is prohibited. All materials and equipment shall be stored in an enclosed building.</p>												

(Ord. 1676 § 2, 2022; Ord. 1658 § 2, 2021; Ord. 1657 § 3, 2021; Ord. 1651 § 2, 2021; Ord. 1644 § 7, 2020; Ord. 1584 § 1, 2017; Ord. 1568 § 13, 2017; Ord. 1533 § 15, 2016; Ord. 1520 § 3, 2015; Ord. 1483 § 1, 2014; Ord. 1416 § 10, 2011).

18.08.030 Marijuana uses prohibited.

A. Marijuana Cooperatives Prohibited. Notwithstanding any other provision of the Bonney Lake Municipal Code, or any state license or other recognition pursuant to RCW Title [69](#), marijuana cooperatives, as described by RCW [69.51A.250](#), are prohibited in all zoning districts.

B. Marijuana Producers, Processors, Retailers, and Researchers Prohibited. Notwithstanding any other provision of the Bonney Lake Municipal Code, or any state license or other recognition pursuant to RCW Title [69](#), marijuana producers, marijuana processors, marijuana retailers, and marijuana

researchers are prohibited in all zoning districts. (Ord. 1547 § 4, 2016; Ord. 1502 § 3, 2015; Ord. 1442 § 3, 2012).



The Bonney Lake Municipal Code is current through Ordinance 1677, and legislation passed through August 23, 2022.

Disclaimer: The City Clerk's Office has the official version of the Bonney Lake Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.ci.bonney-lake.wa.us/>

City Telephone: (253) 862-8602

[Code Publishing Company](#)

Item Number: Discussion Items- III.-2.
Committee 9/20/2022
Meeting Date:



City of Roeland Park
 Action Item Summary

Date: 9/14/2022
Submitted By: Erin Winn
Committee/Department: Administration
Title: **The Rocks Development Update**
Item Type: Discussion

Recommendation:

Informational only

Details:

The City signed a land purchase agreement with EPC for the Rocks site on September 6th. EPC intends to build a mixed-use multifamily complex on the site. There will be many steps in this process that require Planning Commission approval. Attached is an outline of the anticipated timeline of the development process; Planning Commission meetings and action items have been highlighted. Please note that all dates are subject to change.

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

□ Planning Commission action steps - EPC development

Cover Memo

Working Master Timeline for EPC Development Project					
Last Updated: 9-12-22					
Color Coding=		TIF	Development Procedure	IRB	Land Purchase
Tentative Date	Confirmed Date	Action	Owned By	Status	
10/4/2022		Draft TIF Project Plan submitted to City	Moody, Wempe Jacobson, Bradley		
		Preliminary Development Plan submitted to City	Bradley, Jacobson		
Oct 5 - Oct 14		City staff reviews Draft TIP Project Plan and provides comments/proposed revisions to developer.	Moody, Wempe Jacobson, Bradley		
		City staff reviews preliminary development plan and prepares recommendation for Planning Commission and City Council.	Winn, Jacobson, Miller, Moody		
10/18/2022		Planning Commission Meeting			
		make comprehensive plan consistency finding with regard to TIF project plan			
11/15/2022		Regular Planning Commission Meeting			
		-public hearing on rezoning	Winn, Jacobson, Moody	MXD Zoning Anticipated	
		-Consideration of preliminary development plan (includes technical studies)	Bradley, Winn, Jacobson, Moody		
		- Platting included with preliminary development plan process	Moody, Winn, Jacobson,	Plat to reflect entire site, including right of way vacation along Roe and 48th, as well as establishing Roe Parkway right of way. City will complete the platting concurrent with rezoning and development plan	
November 16 - 30		<i>Protest period of preliminary development plan</i>	Winn, Jacobson		
11/16/2022		Developer files IRB application with City Clerk	Bradley, Wempe, White, Mauer, Moody		
11/18/2022		Special Called City Council Meeting			
12/6/2022		Special Called Planning Commission Meeting			
		approves final development plan (includes plat)	Bradley, Winn, Jacobson, Miller, Moody		