

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W 51ST STREET
OCTOBER 18, 2022 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
- III. Public Hearing**
 - 1. Finding of Consistency for The Rocks TIF Project Plan
- IV. Discussion Items**
 - 1. Townhome Development Concept Discussion
- V. Other Matters Before the Planning Commission**
- VI. Adjournment**

Scheduled Meeting Dates

Item Number: Action Items- -1.
Committee 10/18/2022
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 10/12/2022
Submitted By: John Jacobson
Committee/Department: Neighborhood Services
Title: **Finding of Consistency for The Rocks TIF Project Plan**
Item Type: Presentation

Recommendation:

Staff recommends a finding that The Rocks TIF Project Plan is consistent with the intent of the City's Comprehensive Plan for development.

Details:

Per TIF statute, the Planning Commission shall consider if a TIF Project Plan is consistent with the intent of the City's Comprehensive Plan for development. The Commission shall make a finding and that finding shall be referred to the City Council.

Attached is the TIF Project Plan for The Rocks site for your consideration. The site is contained within TIF 4, an area that was removed from TIF 3 by the City Council in February of 2022 in anticipation of redevelopment of the Rocks site (ordinance establishing TIF4 attached).

The Future Land Use Map contained within the Comprehensive Plan (page 57) identifies the area at the northeast corner of Roe Boulevard and 48th Street (referred to as The Rocks) to be Mixed-Use Commercial. The TIF Project Plan for this site reflects a multistory multi-family residential use as the anchor with a retail/restaurant component endcap on the Roe Boulevard building elevation. Business office space supporting the multi-family land use is also contemplated on this same elevation. This type of land use mix is consistent with the "Mixed-Use Commercial" definition reflected in the City's Comprehensive Plan (page 53). Link below to the City's Comprehensive Plan:

Roeland-Park-Final-Report_2020-09-09_Reduced (roelandpark.org)

https://www.roelandpark.org/DocumentCenter/View/3557/Roeland-Park-Final-Report_2020-09-09_Reduced?bidId=

Financial Impact

Amount of Request: 0	
Budgeted Item?	Budgeted Amount: 0
Line Item Code/Description: N/A	

Additional Information

The developer will be available to answer questions related to the plan.

How does item relate to Strategic Plan?

Compliant with the general goals of the comprehensive plan and future land use projections.

How does item benefit Community for all Ages?

Adds to Roeland Park housing stock and provides additional housing options for the residents of the community. Provides diversification of dining/retail land use within the city.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> TIF4 Project Plan	Cover Memo
<input type="checkbox"/> Future Land Use Plan	Cover Memo
<input type="checkbox"/> Ordinance Establishing TIF4	Cover Memo
<input type="checkbox"/> EPC Presentation on Development Proposal	Cover Memo

CITY OF ROELAND PARK, KANSAS

REDEVELOPMENT DISTRICT NO. 4

**THE ROCKS SITE
NE CORNER OF 48TH AND ROE AVE**

**TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT PLAN**

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Exhibit A Legal Description and Project Area Map

Exhibit B District Ordinance

Exhibit C Estimated Project Costs

Exhibit D Site Plan

Exhibit E Estimated Calculation of TIF Revenues

I. INTRODUCTION

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended (the “TIF Act”), Kansas municipalities are authorized to establish redevelopment districts and tax increment financing (“TIF”) redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created in certain eligible areas, including property determined to be an “enterprise zone” (as defined in the TIF Act).

On February 21, 2022, the City Council of the City of Roeland Park, Kansas (the “City”), after conducting a duly noticed public hearing, found that the Property (defined herein) is located within an enterprise zone. Based in part on this finding, the City established the Property as a redevelopment district with a single project area.

In accordance with the TIF Act, RP Developers, LLC, a Kansas limited liability company, (the “Developer”) has delivered this project plan (the “Plan”) to the City. This Plan contemplates the development of a mixed-use development containing a multifamily community consisting of approximately 285 units, approximately 3,500 square feet of retail/restaurant space, parking improvements, and other various site amenities and improvements on the Property, all as further described herein.

II. PROJECT DESCRIPTION

A. The Developer

RP Developers, LLC
c/o Brendon O’Leary
EPC Real Estate Group
8001 Metcalf Ave. Ste #300
Overland Park, KS 66204

B. The Property

The proposed redevelopment project described herein and in the Development Agreement (defined herein) (the “Project”) encompasses approximately six (6) acres generally located at the northeast corner of 48th St. and Roe Ave (the “Property”; see Project area map and legal description of the Property attached as **Exhibit A**). Developer has filed an application requesting that Property be rezoned MXD to enable the Project to be constructed.

C. The Project

The Property is included within the redevelopment district (the “Redevelopment District”) approved by the City Council of the City on February 21, 2022, by Ordinance No. 1027

(the “District Ordinance,” attached hereto as **Exhibit B**). The City’s Public Works facility is currently located on the northern portion of the Property. The remainder of the Property is undeveloped.

In accordance with the Redevelopment District plan set forth in the District Ordinance, the Redevelopment District contains one project area contiguous with the boundaries of the Redevelopment District and devoted to the construction of a mixed-use development consisting of some or all of the following uses and improvements, without limitation: one or more commercial or residential facilities and all related infrastructure improvements, consisting of an approximately 296,000 square foot multifamily community containing approximately 285 units and an approximately 3,500 square foot retail/restaurant space, including site work, parking facilities, storm water, streets, sidewalks, sanitary sewers, water lines, gas lines, electric lines, landscaping, rock excavation, grading, retaining walls, and all related expenses to redevelop and finance the Project, and all other associated public and private infrastructure and other items allowable under the Act (collectively, as set forth in more detail on **Exhibit C**, the “Developer Improvements”). The proposed site plan depicting the Developer Improvements is attached hereto as **Exhibit D**.

D. Project Schedule

Construction of the Developer Improvements is expected to commence in the third quarter of 2023. Completion of the Developer Improvements is expected by the end of 2025.

III. REDEVELOPMENT PROJECT COSTS

A. Project Financial Overview

The Developer estimates that the total cost of the Developer Improvements is approximately \$75 million (excluding sales tax as a result of the City’s issuance of industrial revenue bonds proposed by Developer) as set forth in detail in **Exhibit C**. Developer will initially finance the costs of acquiring and constructing the Project, and a portion of such costs will be reimbursed to Developer on a pay-as-you-go basis from TIF revenues, subject to the TIF Cap (defined below) and certain other requirements and agreements contained in the Development Agreement.

The Developer’s projections estimate that the Redevelopment District will generate approximately \$16,500,000 of revenues that may be used to reimburse the Developer for Project costs that are “redevelopment project costs” as defined by the TIF Act and pursuant to the terms of the Development Agreement (the “Development Agreement”) to be entered into between the City and the Developer (the “Reimbursable Expenditures”), as shown in **Exhibit C**. Per the TIF Act, the collection of TIF revenues for payment of Reimbursable Expenditures is limited to 20 years following the effective date of this Plan, or such shorter period as set forth in the Development Agreement.

B. TIF Financing for the Project

1. TIF Act

The TIF Act allows for TIF revenues to be generated from both incremental ad valorem property taxes and sales taxes. However, the TIF revenues will only be generated from one hundred percent (100%) of the Project's TIF-eligible incremental ad valorem property taxes, and no TIF revenues will be generated by sales tax.

2. Amount of Requested Reimbursable Expenditures

The Developer will advance all costs of construction of the Project. The Developer is requesting that the City reimburse the Developer for certain Reimbursable Expenditures subject to the terms of the following paragraph and the limitations set forth in the Development Agreement (the "TIF Cap"). The City and Developer acknowledge that the amount reimbursed for the cost of relocating an electrical duct bank, as more specifically described in the Development Agreement, shall not count towards calculating the limitation on reimbursement of Reimbursable Expenditures to Developer set by the TIF Cap. A projection of such Reimbursable Expenditures is shown in the column labeled "Requested TIF Reimbursement" in the **Exhibit C**. The City shall be entitled to collect an administrative fee in an amount set forth in the Development Agreement. The City's administrative fee shall not decrease or be applied against the TIF Cap.

The costs in the "Requested TIF Reimbursement" column in **Exhibit C** are the only types of expenditures for which TIF reimbursement may be paid to Developer. However, the amounts listed in **Exhibit C** are not intended to be caps on each eligible line item in **Exhibit C**; rather, Developer may be reimbursed with TIF proceeds for any statutorily allowable TIF eligible cost within any of such eligible line items, all subject to the terms of the Development Agreement.

3. Funding of Costs and Methodology for Reimbursement

The Developer will be reimbursed for Reimbursable Expenditures up to the TIF Cap, subject to the terms of Section III.B.2. above and the Development Agreement. The Reimbursable Expenditures will be paid to Developer from 100% of the eligible incremental real property taxes (less the City administrative fee described in Section III.B.2. above) generated by the Project until the earlier of (a) reimbursement paid to the Developer in the amount of the TIF Cap, or (b) 20 years from the effective date of this Plan. If Developer is fully reimbursed in the amount of the TIF Cap prior to the 20th anniversary of the effective date of this Plan, the City may continue utilizing incremental real property taxes captured by the Redevelopment District to finance Reimbursable Expenditures in accordance with the TIF Act.

The Developer will be reimbursed from TIF revenues on a pay-as-you-go basis. No special obligation or general obligation bonds will be issued by the City in relation to the Project unless the City elects to do so in its sole discretion.

That portion of the total Project costs not reimbursed by TIF revenues will be funded by the Developer through private debt or equity.

IV. SUMMARY OF FEASIBILITY STUDY

K.S.A. 12-1770a(k), as amended, requires that before any redevelopment project is undertaken, a feasibility study must be completed. The feasibility study must demonstrate that the redevelopment project's benefits and tax increment revenue and other available revenues under K.S.A. 12-1774(a)(1), as amended, are expected to exceed or be sufficient to pay for the redevelopment project's costs. The City's financial advisor, Columbia Capital Management, LLC, prepared the feasibility study, as summarized below:

RP Developers, LLC, a Kansas limited liability company (the "Developer"), requests the City of Roeland Park ("City") approve a tax increment financing project plan at the northeast corner of 48th St. and Roe Ave (the "Plan"). The Plan would be part of a tax increment financing district created by the City in February 2022 (the "District") having boundaries coterminous with the project plan and would result in the development of a mixed-use development containing a multifamily community consisting of approximately 285 units, approximately 3,500 square feet of retail/restaurant space, parking improvements, and other various site amenities and improvements (the "Project"). According to the records of the Kansas Secretary of State, the Developer is in good standing as of October 13, 2022.

The Plan contemplates the capture of tax increment financing ("TIF") incremental property taxes within the District to reimburse eligible project costs in a pay-as-you-go structure. As a result, the Developer will be responsible initially for the financing of the Project in its entirety. The City reports its intention to limit total incentives to 25% of the costs of the Project. In addition to TIF, the Project contemplates the City's issuance of one or more series of taxable industrial revenue bonds to provide a sales tax exemption on construction materials and the creation of a coterminous community improvement district ("CID") to impose an additional two (2) cent sales tax within the District. The Developer reports a **\$76,749,377 total development cost** for the Project (before incentives).

Based upon information provided to us by the Developer, the sources of the funds for the Project are as follows:

SOURCE	
Developer/Bank Loans	\$ 48,647,486
Developer/Equity	25,952,493
Estimated Sales Tax Exemption	2,149,398
TOTAL SOURCES OF FUNDS	\$ 76,749,377

Over the life of the Project, the Developer anticipates CID proceeds will be produced in the amount of approximately \$1,000,000 and TIF proceeds will be produced in the amount of approximately \$16,443,129. The Developer anticipates reimbursement of eligible Project costs from a combination of such TIF and CID proceeds, all subject to the 25% public-to-private ratio referenced above.

Based upon our review of the information provided by the Developer, we find the following:

- the estimated costs of the Project are \$76,749,377
- the costs of the Project will be initially paid through a combination of Developer equity and private financing totaling at least \$74,599,979, with approximately \$2,149,398 in sales tax exemptions offsetting a portion of the Project cost
- the Developer expects to receive approximately \$17.4 million in TIF and CID proceeds over time to offset its development costs, with the amount of incentives (TIF, CID and sales tax exemption) limited by contract to approximately 25% of actual development costs, which is estimated, without limitation, at approximately \$19.1 million.

As such, the Plan's benefits and TIF revenue and other available revenues under subsection (a)(1) of K.S.A. 12-1774, and amendments thereto, are expected to exceed or be sufficient to pay for the Plan's project costs. The Plan will have no effect on any outstanding special obligation bonds payable from the revenues described in K.S.A. 12-1774(a)(1)(D), and amendments thereto.

V. RELOCATION ASSISTANCE PLAN

No businesses or occupants will be relocated as a result of this redevelopment which require relocation assistance. The City's Public Works facility will be relocated from the Property to an alternative location at the City's expense.

VI. CONCLUSION

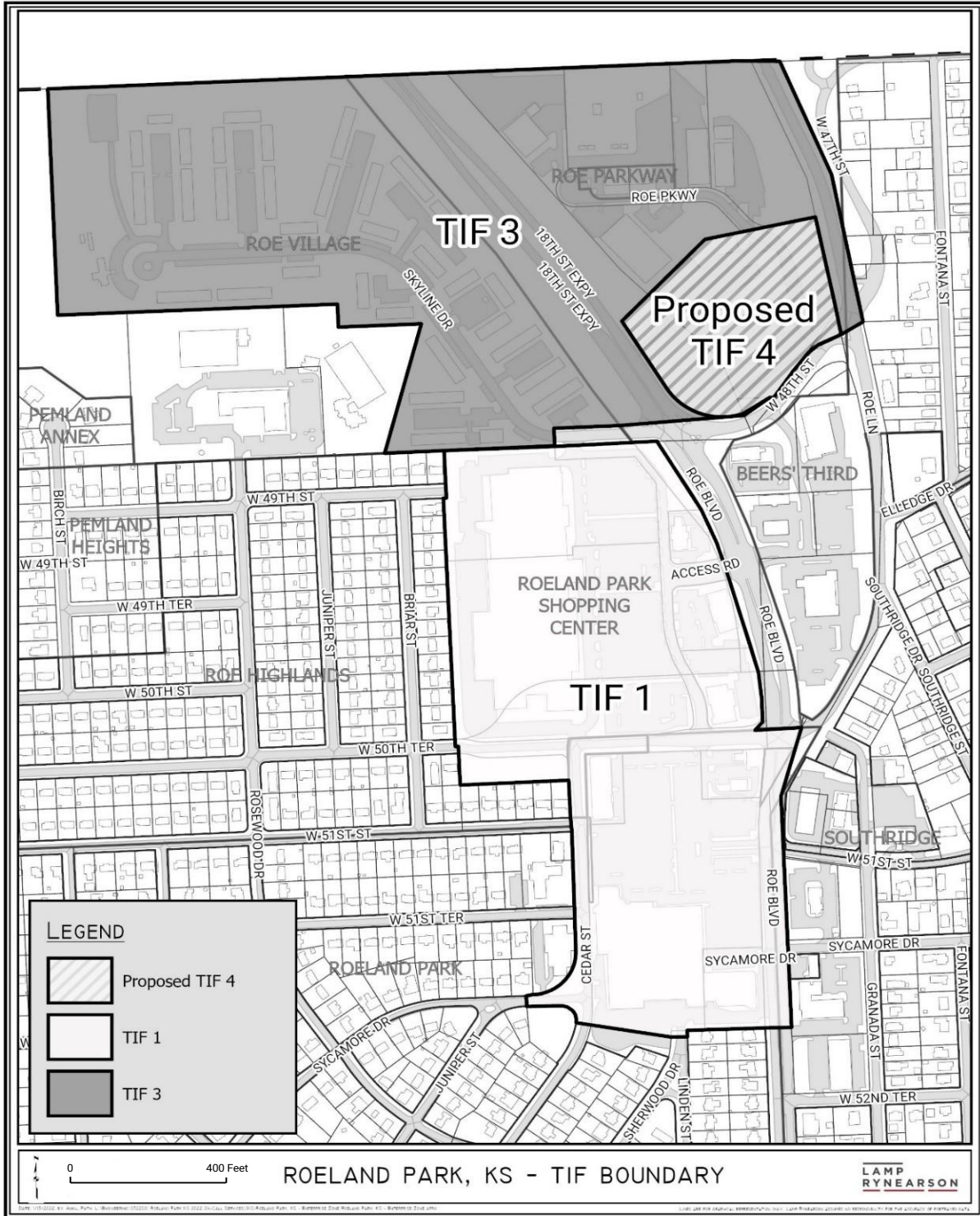
Based on the foregoing, the Plan proposes to utilize a portion of the incremental real property taxes to finance the Reimbursable Expenditures of the Project. More specific terms and conditions related to the City's obligation to reimburse the Developer shall be set forth in a Development Agreement to be entered into by the City and the Developer contemporaneously with the City's approval of this Plan.

The Developer hereby submits this Plan for public hearing and due consideration in accordance with the TIF Act.

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EXHIBIT A

LEGAL DESCRIPTION AND PROJECT AREA MAP



Legal description:

All of that part of the North Half of Section 4, Township 12 South, Range 23 East, situate in the City of Roeland Park, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence South $2^{\circ}31'58''$ East, along the East line of the Northwest Quarter of said Section 4, a distance of 594.35 feet to the Point of Beginning; thence North $78^{\circ}00'03''$ East, departing the East line of the Northwest Quarter of said Section 4, a distance of 247.12 feet to a point on the Western right-of-way line of Roe Lane, as now established; thence South $12^{\circ}03'57''$ East, along the Western right-of-way line of said Roe Lane, a distance of 317.23 feet to a point of intersection in the Western right-of-way line of said Roe Lane; thence South $12^{\circ}03'57''$ East, departing the Western right-of-way line of said Roe Lane, a distance of 100.00 feet; thence South $63^{\circ}47'03''$ West a distance of 79.73 feet; thence Southwesterly, along a curve to the left that is non-tangent with the exit of the last described course, having a radius of 300.00 feet, a central angle of $25^{\circ}01'43''$, and an arc distance of 131.05 feet to a point on the Northwestern right-of-way line of W. 48th Street, as now established; thence along the Northwestern right-of-way line of said W. 48th Street the following (5) courses: 1) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South $38^{\circ}45'18''$ West, a radius of 300.00 feet, a central angle of $1^{\circ}58'16''$, and an arc distance of 10.32 feet; 2) South $36^{\circ}46'32''$ West a distance of 112.40 feet; 3) South $52^{\circ}33'03''$ West a distance of 4.61 feet; 4) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South $43^{\circ}02'55''$ West, a radius of 210.00 feet, a central angle of $19^{\circ}00'11''$, and an arc distance of 69.65 feet; 5) South $52^{\circ}33'03''$ West a distance of 34.42 feet to the intersection with the Northeastern right-of-way line of Roe Boulevard, as now established; thence along the Northeastern right-of-way line of said Roe Boulevard the following three (3) courses: 1) North $20^{\circ}45'27''$ West a distance of 8.36 feet; 2) Westerly and Northwesterly along a curve to the right that is non-tangent with the exit of the last described course, having a radius of 210.00 feet, a central angle of $76^{\circ}28'50''$, and an arc distance of 280.32 feet; 3) thence North $32^{\circ}26'59''$ West a distance of 275.64 feet; thence North $44^{\circ}06'13''$ East, departing the Northeastern right-of-way line of said Roe Boulevard, a distance of 396.21 feet; thence North $78^{\circ}00'03''$ East a distance of 126.88 feet to the Point of Beginning. Containing 322,276 square feet, or 7.40 acres, more or less.

The bearings in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD83.

This description prepared by:
Kellan M. Gregory, KS PLS #1577
Lamp Rynearson
9001 State Line Road
Kansas City, Missouri 64114
Kansas CLS-350

EXHIBIT B
DISTRICT ORDINANCE

ORDINANCE NO. 1027

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS MAKING FINDINGS AND ESTABLISHING A REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ., AND AMENDMENTS THERETO.

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the “Act”), the City of Roeland Park, Kansas (the “City”) is authorized to establish redevelopment districts within a defined area of the City which is an area within the City that was designated as an enterprise zone prior to July 1, 1992, and is therefore an “eligible area” as said term is defined in the Act; and

WHEREAS, the City Council (the “Governing Body”) adopted Resolution No. 695 on January 18, 2022, calling for a public hearing considering the establishment of a redevelopment district to be held by the Governing Body on February 21, 2022; and

WHEREAS, notice of the public hearing was given as required by the Act; and

WHEREAS, the public hearing was opened on February 21, 2022, and closed on the same date.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS:

SECTION 1. The Governing Body hereby finds that the real property described in **Exhibits A and B** (the “Redevelopment District”) attached hereto is an eligible area for being designated as a redevelopment district pursuant to the Act because the real property is an area within the City that was designated as an enterprise zone prior to July 1, 1992.

SECTION 2. The Governing Body hereby finds that the real property described in **Exhibits A and B** is the same real property designated in the notice of public hearing given as required by the Act and Resolution No. 695.

SECTION 3. The Governing Body hereby finds that the conservation, development or redevelopment of the Redevelopment District is necessary to promote the general and economic welfare of the City.


SECTION 4. The Governing Body hereby establishes the Redevelopment District, which shall consist of a single project area, depicted on the map attached hereto as **Exhibit A**. The district plan is hereby approved, and consists of buildings and facilities to be constructed within the Redevelopment District generally described as follows:

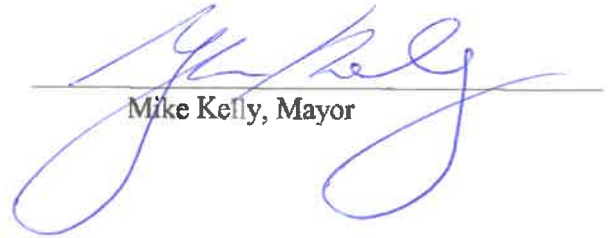
A redevelopment district containing up to two project areas consisting of some or all of the following uses: one or more commercial or residential facilities and all related infrastructure improvements, including site work, parking facilities, storm water, streets, sidewalks, traffic signals, sanitary sewers, water lines, gas lines, electric lines, landscaping, rock excavation, grading, retaining walls, and all related expenses to redevelop and finance the project, and all other associated public and private infrastructure and other items allowable under the Act.


SECTION 5. This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

PASSED by the Governing Body and **SIGNED** by the Mayor this February 21, 2022.

(SEAL)



Kelley Nielsen, City Clerk

Mike Kelly, Mayor

Steve E. Mauer, City Attorney

MAP OF REDEVELOPMENT DISTRICT



EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT

All of that part of the North Half of Section 4, Township 12 South, Range 23 East, situate in the City of Roeland Park, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence South 2°31'58" East, along the East line of the Northwest Quarter of said Section 4, a distance of 594.35 feet to the Point of Beginning; thence North 78°00'03" East, departing the East line of the Northwest Quarter of said Section 4, a distance of 247.12 feet to a point on the Western right-of-way line of Roe Lane, as now established; thence South 12°03'57" East, along the Western right-of-way line of said Roe Lane, a distance of 317.23 feet to a point of intersection in the Western right-of-way line of said Roe Lane; thence South 12°03'57" East, departing the Western right-of-way line of said Roe Lane, a distance of 100.00 feet; thence South 63°47'03" West a distance of 79.73 feet; thence Southwesterly, along a curve to the left that is non-tangent with the exit of the last described course, having a radius of 300.00 feet, a central angle of 25°01'43", and an arc distance of 131.05 feet to a point on the Northwestern right-of-way line of W. 48th Street, as now established; thence along the Northwestern right-of-way line of said W. 48th Street the following (5) courses: 1) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 38°45'18" West, a radius of 300.00 feet, a central angle of 1°58'16", and an arc distance of 10.32 feet; 2) South 36°46'32" West a distance of 112.40 feet; 3) South 52°33'03" West a distance of 4.61 feet; 4) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 43°02'55" West, a radius of 210.00 feet, a central angle of 19°00'11", and an arc distance of 69.65 feet; 5) South 52°33'03" West a distance of 34.42 feet to the intersection with the Northeastern right-of-way line of Roe Boulevard, as now established; thence along the Northeastern right-of-way line of said Roe Boulevard the following three (3) courses: 1) North 20°45'27" West a distance of 8.36 feet; 2) Westerly and Northwesterly along a curve to the right that is non-tangent with the exit of the last described course, having a radius of 210.00 feet, a central angle of 76°28'50", and an arc distance of 280.32 feet; 3) thence North 32°26'59" West a distance of 275.64 feet; thence North 44°06'13" East, departing the Northeastern right-of-way line of said Roe Boulevard, a distance of 396.21 feet; thence North 78°00'03" East a distance of 126.88 feet to the Point of Beginning. Containing 322,276 square feet, or 7.40 acres, more or less.

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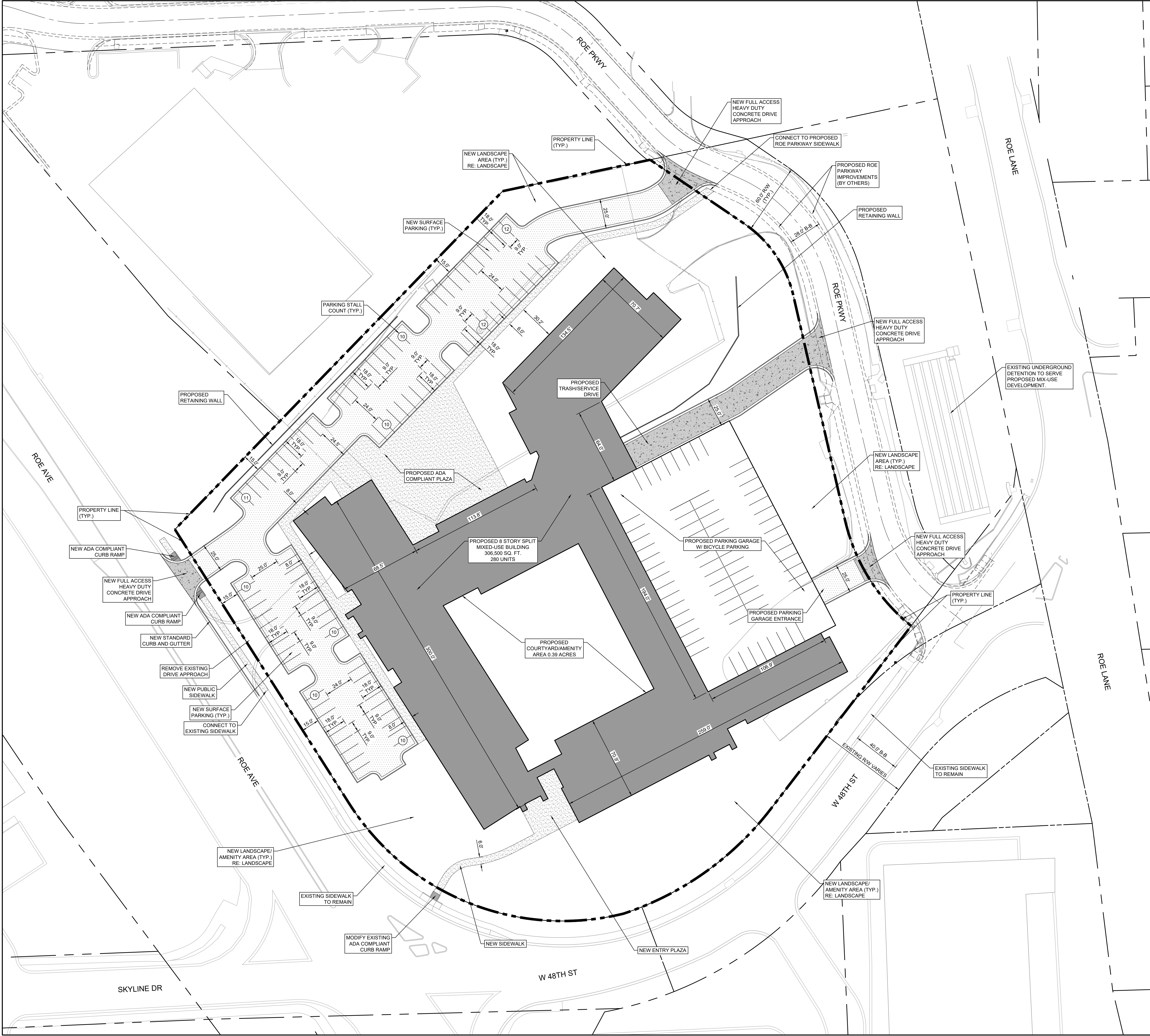
This description prepared by:
Kellan M. Gregory, KS PLS #1577
Lamp Rynearson
9001 State Line Road
Kansas City, Missouri 64114
Kansas CLS-350

EXHIBIT C
ESTIMATED PROJECT COSTS

TIF Development Budget			
Category	Total Cost	Requested TIF Reimbursement	Private
REAL PROPERTY ACQUISITION			
Land			
Land Acquisition	\$ 3,450,000	\$ 3,450,000	\$ -
Title Commitment / Closing Cost	\$ 60,000	\$ 60,000	\$ -
SUBTOTAL LAND COSTS	\$ 3,510,000	\$ 3,510,000	\$ -
HARD COSTS			
Building Construction			
Building	\$ 46,558,073	\$ -	\$ 46,558,073
Parking Garage	\$ 6,776,000	\$ 6,776,000	\$ -
BUILDING CONSTRUCTION	\$ 53,334,073	\$ 6,776,000	\$ 46,558,073
Site Construction			
Utilities	\$ 250,000	\$ 250,000	
Utility Relocations	\$ 550,000	\$ 550,000	\$ -
Site Work	\$ 4,115,200	\$ 4,115,200	\$ -
ON-SITE CONSTRUCTION	\$ 4,915,200	\$ 4,915,200	\$ -
Owner Hard Cost Contingency	\$ 1,333,352	\$ -	\$ 1,333,352
SUBTOTAL HARD COSTS	\$ 59,582,625	\$ 11,691,200	\$ 47,891,425
SOFT COSTS			
PLANNING & DESIGN	\$ 2,220,984	\$ 557,711	\$ 1,663,273
GENERAL DEVELOPMENT	\$ 4,641,680	\$ 1,165,573	\$ 3,476,108
LEGAL	\$ 250,000	\$ -	\$ 250,000
MARKETING	\$ 81,000	\$ -	\$ 81,000
LEASING COSTS	\$ 356,059	\$ -	\$ 356,059
REAL ESTATE TAXES	\$ 250,000	\$ -	\$ 250,000
INSURANCE	\$ 25,000	\$ -	\$ 25,000
FINANCING	\$ 5,080,144	\$ 1,061,741	\$ 4,018,404
SOFT COST CONTINGENCY	\$ 387,146	\$ -	\$ 387,146
INCOME FROM OPS DURING LEASE UP	\$ (1,784,659)		\$ (1,784,659)
SUBTOTAL SOFT COSTS	\$ 11,507,354	\$ 2,785,025	\$ 8,722,330
ESTIMATED TIF REIMBURSABLE EXPENSES		\$ 17,986,225	
TOTAL DEVELOPMENT INVESTMENT NO SALES TAX	\$ 74,599,979		\$ 56,613,754
TOTAL DEVELOPMENT WITH SALES TAX	\$ 76,749,377		
ESTIMATED SALES TAX EXEMPTION		\$ 2,149,398	

EXHIBIT D

SITE PLAN



SITE PLAN LEGEND

STANDARD DUTY ASPHALT PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

CONCRETE SIDEWALK

STANDARD CURB & GUTTER

Development Summary Table			
A	Zoning		
	Existing	CP-2	
B	Proposed	MXD	
	Total Land Area		
C	Existing	5.79	Acres
	Right-of-way		
	Existing	0.00	Acres
	Proposed	0.00	Acres
D	Net Land Area		
	Existing	5.79	Acres
	Proposed	5.79	Acres
	E	Proposed Uses	
Mixed-Use (Multi-Family, Restaurant, & Amenity)			
F	Structure Height & # of floors		
	Number of Floors	8	
	Structure Height	95 ft	
G	Gross Floor Area & # of Units		
	Total Building Count	1	
	Total Gross Floor Area (SF)	306,500	
	Total Unit Count	280	
H	Vehicle Parking		
	Parking Stalls Required*	330	
	Private Garage Stalls Provided	300	
	Public Surface Stalls Provided	95	
I	Total Parking Stalls Provided	395	
	Bike Parking		
	Stalls Required*	33	
	Stalls Provided	33	
J	Timeline		
	Estimated Start Date	6/1/2023	
	Estimated Completion Date	12/1/2024	
K	Requested Deviations		
	None		
	*Parking Notes:		
L	Multi-Family: 1.0 Stall/ 1 Bed Dwelling Unit		
	1.5 Stall/ 2 Bed Dwelling Unit		
	Restaurants: 6 Stall/ 1000 SF		
	Bike Parking: 1 Stall/ 10 Required Parking Stalls		

NORTH

GRAPHIC SCALE IN FEET

0153060

DLRGROUP

© DLR Group

NOT FOR CONSTRUCTION

Kimley»Horn

800 PRINCETON AVENUE, SUITE 150
KANSAS CITY, MO 64105
WWW.KIMLEY-HORN.COM
PROJECT #20192
EXP. 12/31/21

ROELAND PARK MIXED-USE PROJECT

EPC REAL ESTATE GROUP, LLC

PRELIMINARY DEVELOPMENT PLAN

10/04/22

12-22109-00

SITE PLAN

C2

EXHIBIT E
ESTIMATED CALCULATION OF TIF REVENUES

Rocks Site With Incentives
Multifamily
TIF - CID PROJECTIONS

Year of TIF (1)	Assessment Year	Distribution Year	Total Assessed Value 2.5% YoY	Base Year Assessed Value	Captured Assessed Value	Projected Property Tax Increment	% Captured	CID
0	2024							
1	2025	1	\$6,590,775	\$0	\$6,590,775	\$643,701	100%	\$45,455
2	2026	2	\$6,755,544	\$0	\$6,755,544	\$659,794	100%	\$45,455
3	2027	3	\$6,924,433	\$0	\$6,924,433	\$676,289	100%	\$45,455
4	2028	4	\$7,097,544	\$0	\$7,097,544	\$693,196	100%	\$45,455
5	2029	5	\$7,274,983	\$0	\$7,274,983	\$710,526	100%	\$45,455
6	2030	6	\$7,456,858	\$0	\$7,456,858	\$728,289	100%	\$45,455
7	2031	7	\$7,643,279	\$0	\$7,643,279	\$746,496	100%	\$45,455
8	2032	8	\$7,834,361	\$0	\$7,834,361	\$765,159	100%	\$45,455
9	2033	9	\$8,030,220	\$0	\$8,030,220	\$784,287	100%	\$45,455
10	2034	10	\$8,230,976	\$0	\$8,230,976	\$803,895	100%	\$45,455
11	2035	11	\$8,436,750	\$0	\$8,436,750	\$823,992	100%	\$45,455
12	2036	12	\$8,647,669	\$0	\$8,647,669	\$844,592	100%	\$45,455
13	2037	13	\$8,863,861	\$0	\$8,863,861	\$865,707	100%	\$45,455
14	2038	14	\$9,085,458	\$0	\$9,085,458	\$887,349	100%	\$45,455
15	2039	15	\$9,312,594	\$0	\$9,312,594	\$909,533	100%	\$45,455
16	2040	16	\$9,545,409	\$0	\$9,545,409	\$932,271	100%	\$45,455
17	2041	17	\$9,784,044	\$0	\$9,784,044	\$955,578	100%	\$45,455
18	2042	18	\$10,028,645	\$0	\$10,028,645	\$979,468	100%	\$45,455
19	2043	19	\$10,279,361	\$0	\$10,279,361	\$1,003,954	100%	\$45,455
20	2044	20	\$10,536,345	\$0	\$10,536,345	\$1,029,053	100%	\$45,455
21	2045	21						\$45,455
22	2046	22						\$45,455
Total Projected Property Tax Increment						\$16,443,129		\$1,000,000
Current Estimated Assessment:								
			Appraisal Value (b)	Assessment Rate	Assessed Value	100% R E Tax	Special Assessment	100% RE Tax
Residential			\$ -		\$ -	\$0	\$0	\$0
Anticipated Assessed and Appraised Values:								
Use	Year of Completion	75% Appraisal Value	Assessment Rate	Assessed Value		100% RE Tax	TIF Increment	
Apartments	2025	\$55,259,864	11.5%	\$6,354,884		\$808,132	\$0	
Retail	2025	\$943,563	25.0%	\$235,891		\$29,998	\$0	
Totals		\$56,203,426		\$6,590,775		\$838,129	\$0	
Total Residential						\$808,132		
Total Commercial						\$29,998		

Allowable Levy 2021	
Total Mill Per Tax Bill	127.17
General Education Levy	-20.00
State Mill Levy	-1.50
School Capital Outlay	-8.00
Minus state and school levy	97.67

ORDINANCE NO. 1027

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS MAKING FINDINGS AND ESTABLISHING A REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ., AND AMENDMENTS THERETO.

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the “Act”), the City of Roeland Park, Kansas (the “City”) is authorized to establish redevelopment districts within a defined area of the City which is an area within the City that was designated as an enterprise zone prior to July 1, 1992, and is therefore an “eligible area” as said term is defined in the Act; and

WHEREAS, the City Council (the “Governing Body”) adopted Resolution No. 695 on January 18, 2022, calling for a public hearing considering the establishment of a redevelopment district to be held by the Governing Body on February 21, 2022; and

WHEREAS, notice of the public hearing was given as required by the Act; and

WHEREAS, the public hearing was opened on February 21, 2022, and closed on the same date.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS:

SECTION 1. The Governing Body hereby finds that the real property described in **Exhibits A and B** (the “Redevelopment District”) attached hereto is an eligible area for being designated as a redevelopment district pursuant to the Act because the real property is an area within the City that was designated as an enterprise zone prior to July 1, 1992.

SECTION 2. The Governing Body hereby finds that the real property described in **Exhibits A and B** is the same real property designated in the notice of public hearing given as required by the Act and Resolution No. 695.

SECTION 3. The Governing Body hereby finds that the conservation, development or redevelopment of the Redevelopment District is necessary to promote the general and economic welfare of the City.


SECTION 4. The Governing Body hereby establishes the Redevelopment District, which shall consist of a single project area, depicted on the map attached hereto as **Exhibit A**. The district plan is hereby approved, and consists of buildings and facilities to be constructed within the Redevelopment District generally described as follows:

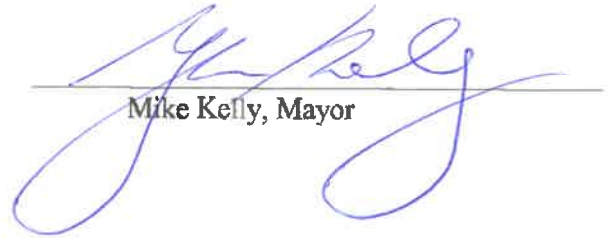
A redevelopment district containing up to two project areas consisting of some or all of the following uses: one or more commercial or residential facilities and all related infrastructure improvements, including site work, parking facilities, storm water, streets, sidewalks, traffic signals, sanitary sewers, water lines, gas lines, electric lines, landscaping, rock excavation, grading, retaining walls, and all related expenses to redevelop and finance the project, and all other associated public and private infrastructure and other items allowable under the Act.


SECTION 5. This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

PASSED by the Governing Body and **SIGNED** by the Mayor this February 21, 2022.

(SEAL)



Kelley Nielsen, City Clerk

Mike Kelly, Mayor

Steve E. Mauer, City Attorney

MAP OF REDEVELOPMENT DISTRICT



EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT

All of that part of the North Half of Section 4, Township 12 South, Range 23 East, situate in the City of Roeland Park, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence South 2°31'58" East, along the East line of the Northwest Quarter of said Section 4, a distance of 594.35 feet to the Point of Beginning; thence North 78°00'03" East, departing the East line of the Northwest Quarter of said Section 4, a distance of 247.12 feet to a point on the Western right-of-way line of Roe Lane, as now established; thence South 12°03'57" East, along the Western right-of-way line of said Roe Lane, a distance of 317.23 feet to a point of intersection in the Western right-of-way line of said Roe Lane; thence South 12°03'57" East, departing the Western right-of-way line of said Roe Lane, a distance of 100.00 feet; thence South 63°47'03" West a distance of 79.73 feet; thence Southwesterly, along a curve to the left that is non-tangent with the exit of the last described course, having a radius of 300.00 feet, a central angle of 25°01'43", and an arc distance of 131.05 feet to a point on the Northwestern right-of-way line of W. 48th Street, as now established; thence along the Northwestern right-of-way line of said W. 48th Street the following (5) courses: 1) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 38°45'18" West, a radius of 300.00 feet, a central angle of 1°58'16", and an arc distance of 10.32 feet; 2) South 36°46'32" West a distance of 112.40 feet; 3) South 52°33'03" West a distance of 4.61 feet; 4) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 43°02'55" West, a radius of 210.00 feet, a central angle of 19°00'11", and an arc distance of 69.65 feet; 5) South 52°33'03" West a distance of 34.42 feet to the intersection with the Northeastern right-of-way line of Roe Boulevard, as now established; thence along the Northeastern right-of-way line of said Roe Boulevard the following three (3) courses: 1) North 20°45'27" West a distance of 8.36 feet; 2) Westerly and Northwesterly along a curve to the right that is non-tangent with the exit of the last described course, having a radius of 210.00 feet, a central angle of 76°28'50", and an arc distance of 280.32 feet; 3) thence North 32°26'59" West a distance of 275.64 feet; thence North 44°06'13" East, departing the Northeastern right-of-way line of said Roe Boulevard, a distance of 396.21 feet; thence North 78°00'03" East a distance of 126.88 feet to the Point of Beginning. Containing 322,276 square feet, or 7.40 acres, more or less.

The bearings in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD83.

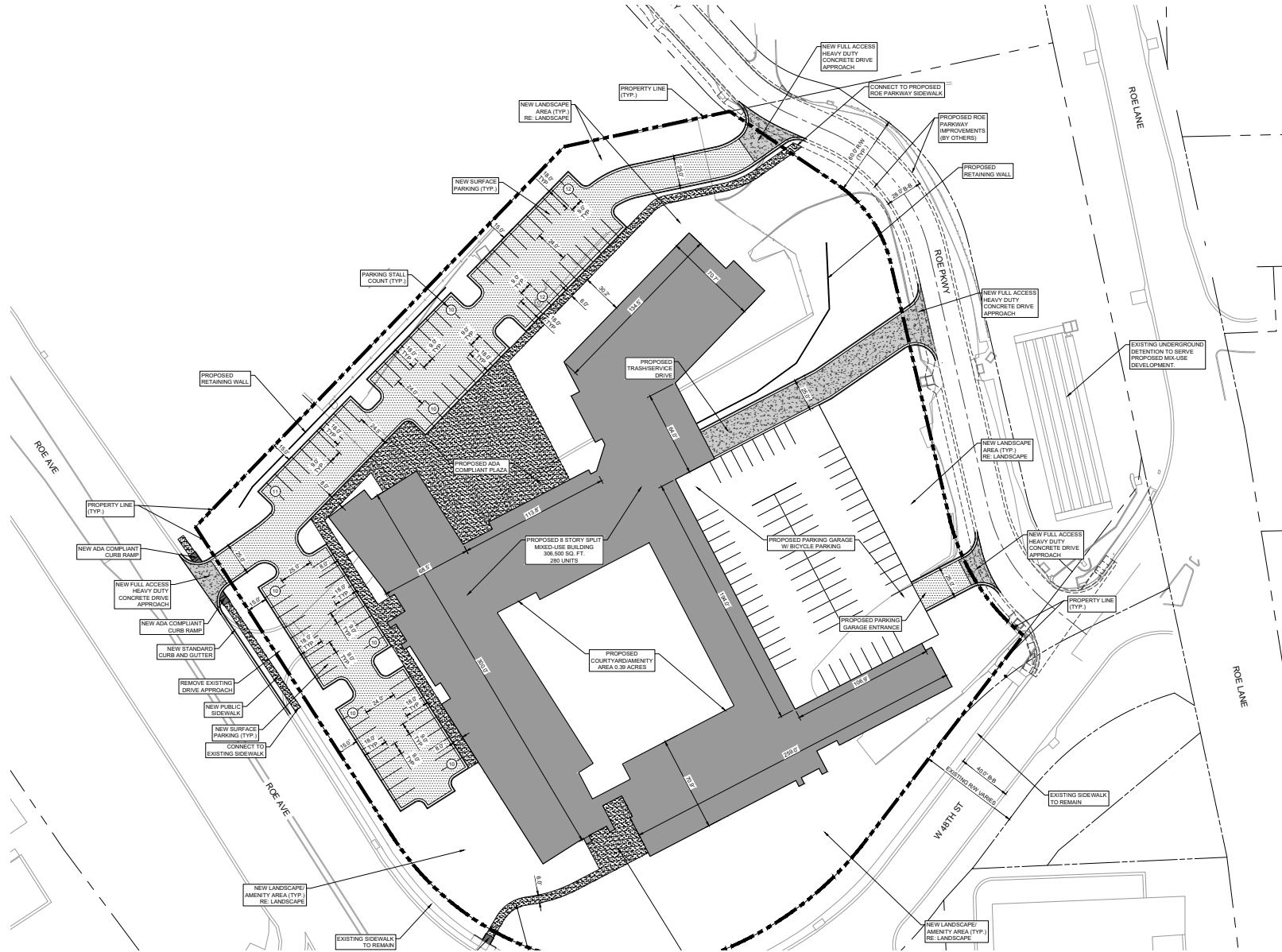
This description prepared by:
Kellan M. Gregory, KS PLS #1577
Lamp Rynearson
9001 State Line Road
Kansas City, Missouri 64114
Kansas CLS-350



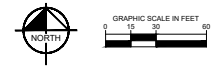
THE ROCKS | 4800 WEST ROE PARKWAY

ROELAND PARK, KS





Development Summary Table			
A	Existing	Zoning CP-2	
	Proposed	MXD	
B	Existing	Total Land Area	
	Proposed	5.79	Acres
C	Existing	Right-of-way	
	Proposed	0.00	Acres
D	Existing	Net Land Area	
	Proposed	5.79	Acres
Proposed Uses			
Mixed-Use (Multi-Family, Restaurant, & Amenity)			
F	Structure Height & # of Floors		
	Number of Floors	8	
G	Gross Floor Area & # of Units		
	Total Building Count	1	
H	Vehicle Parking		
	Total Gross Floor Area (SF)	308,500	
I	Bike Parking		
	Total Unit Count	280	
J	Timeline		
	Estimated Start Date	6/1/2023	
K	Requested Deviations		
	None		
*Parking Notes:			
Multi-Family: 1.0 Stall/ 1 Bed Dwelling Unit			
1.5 Stall/ 2 Bed Dwelling Unit			
Restaurants: 6 Stall/ 1000 SF			
Bike Parking: 1 Stall/ 10 Required Parking Stalls			



DLR GROUP
© DLR Group

NOT FOR
CONSTRUCTION

Kimley»Horn
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-452-0350
WWW.KIMLEY-HORN.COM
MO CERTIFICATE OF AUTHORITY #001512,
EXPIRES 12/31/21

ROELAND PARK MIXED-USE PROJECT
EPC REAL ESTATE GROUP, LLC

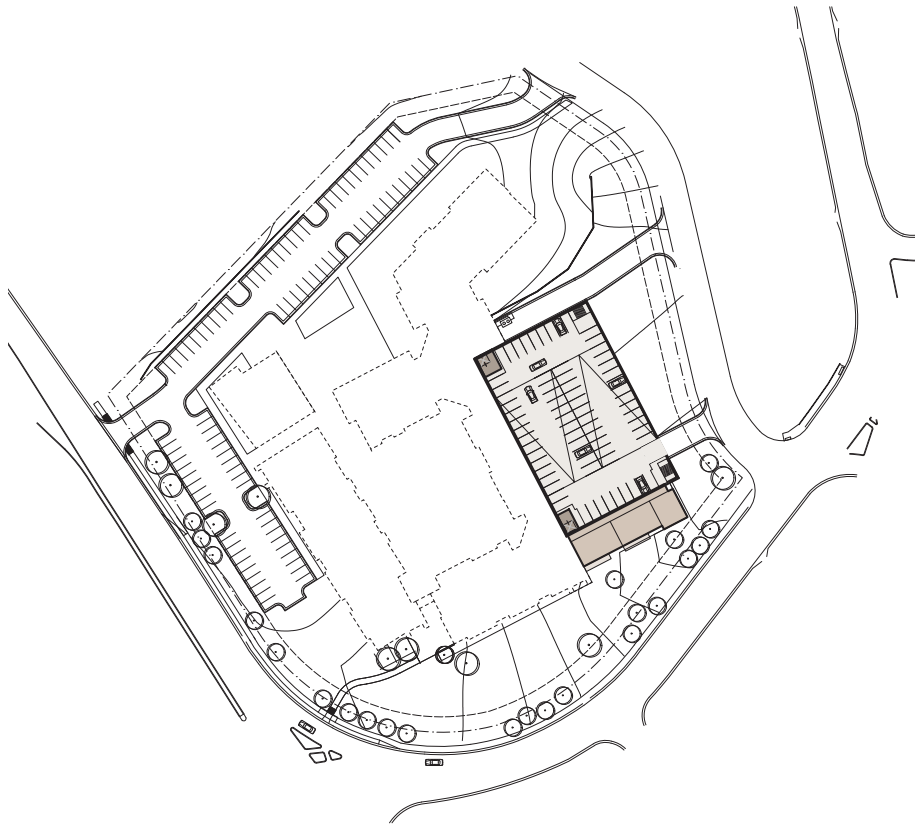
DOE AVE AND W 48TH ST
DOELAND PARK, KS 66206PRELIMINARY
DEVELOPMENT
PLAN
01/04/22

12-22109-00

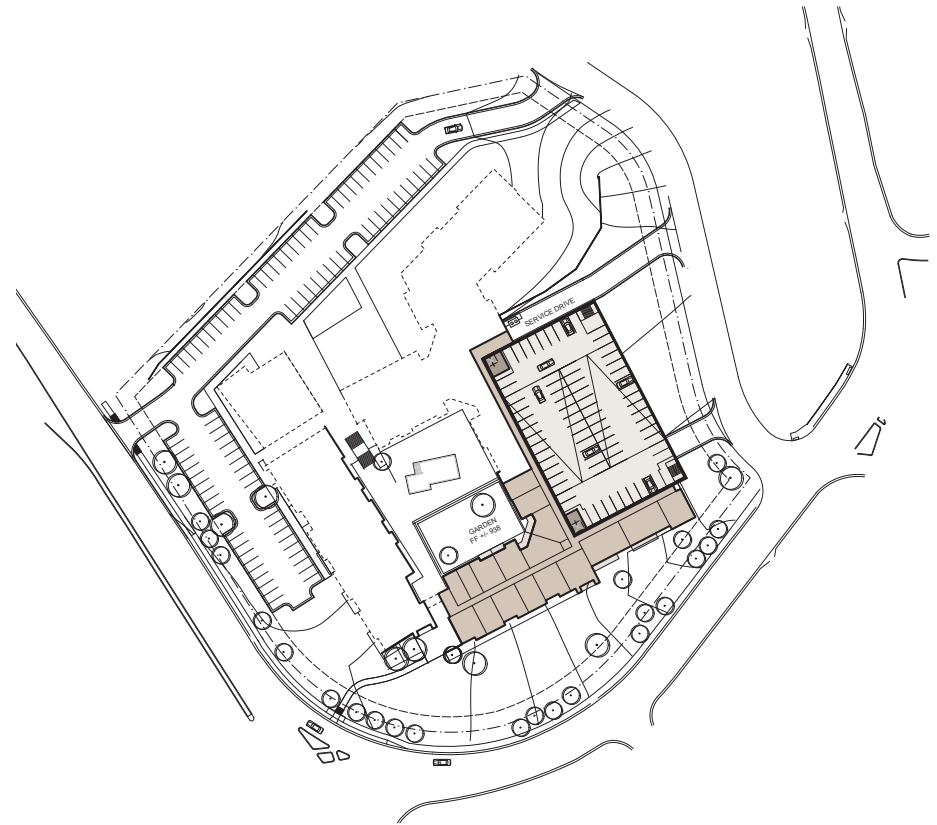


THE ROCKS | MIXED USE DEVELOPMENT

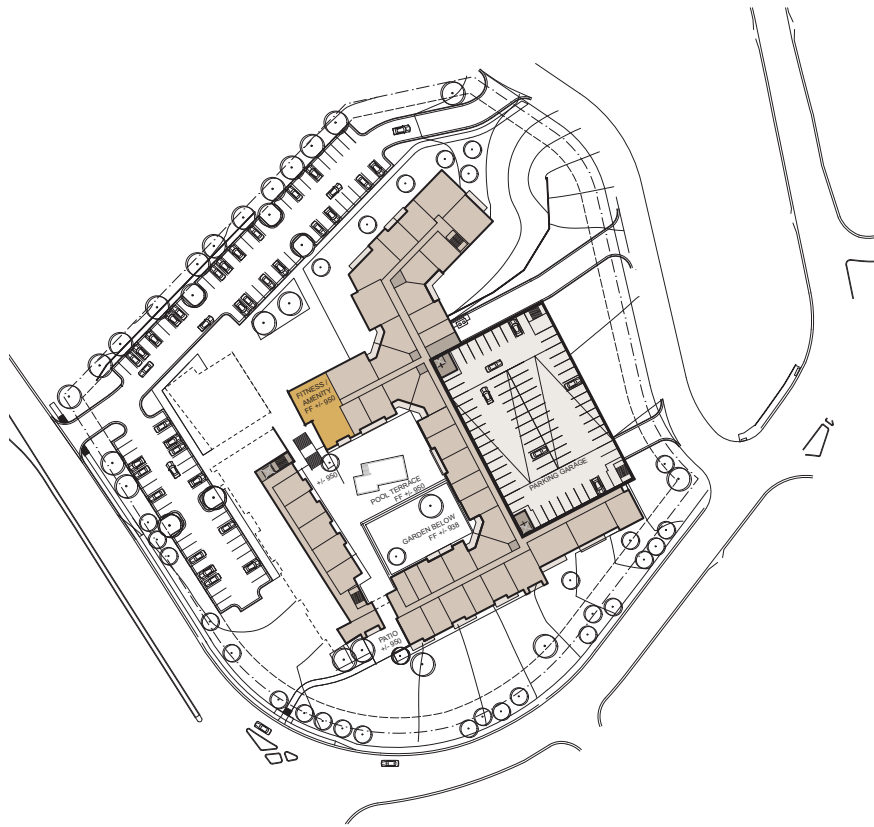
October 18, 2022



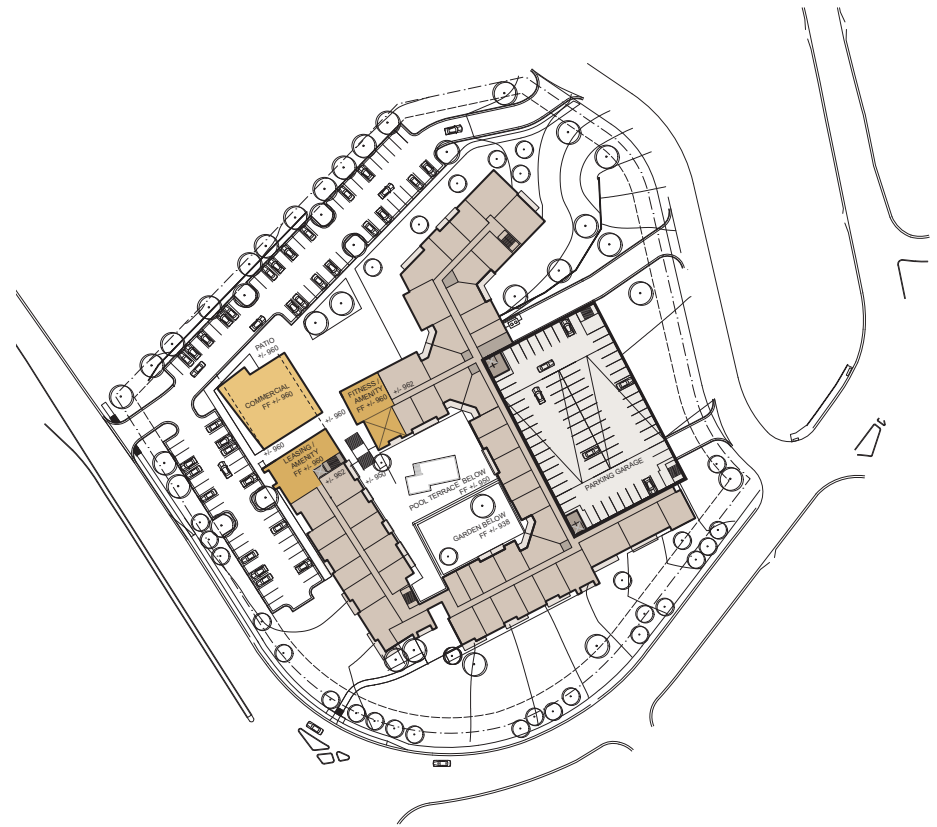
FLOOR PLAN
LEVEL +/- 929
SCALE: 1" = 50'-0"



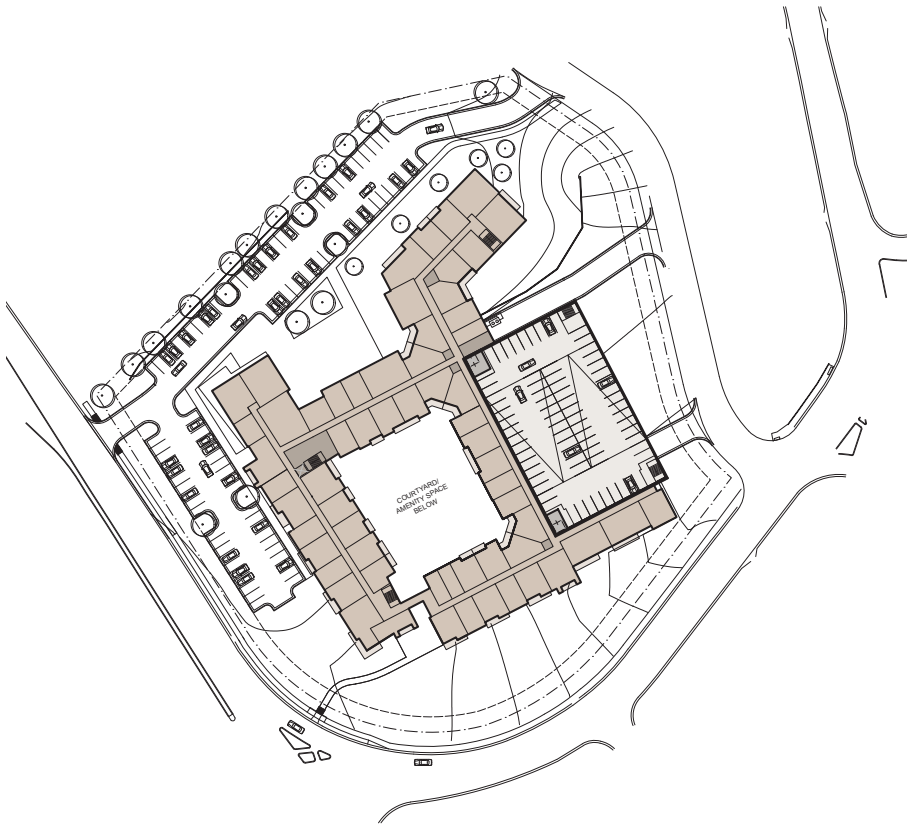
FLOOR PLAN
LEVEL +/- 940
SCALE: 1" = 50'-0"



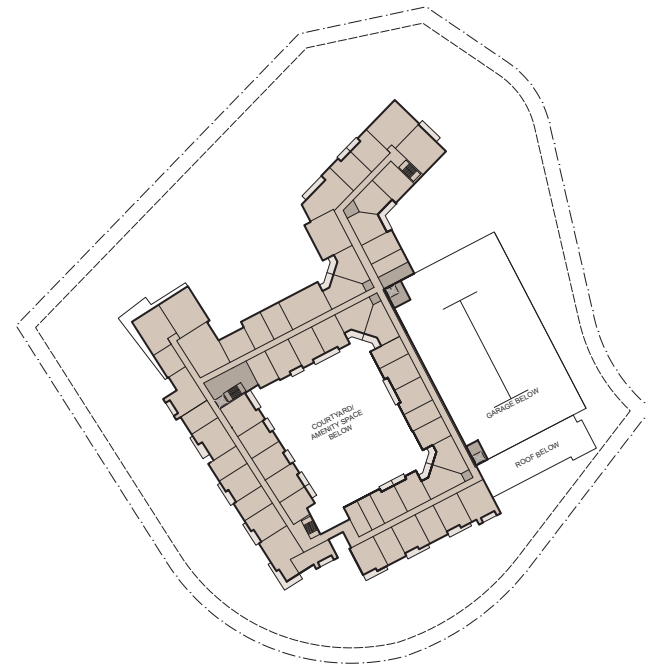
FLOOR PLAN
LEVEL +/- 951
SCALE: 1" = 50'-0"



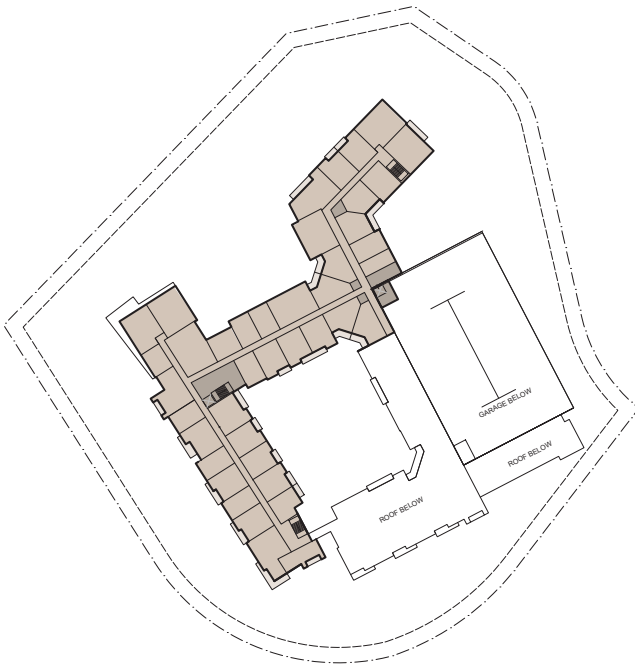
FLOOR PLAN
LEVEL +/- 962
SCALE: 1" = 50'-0"



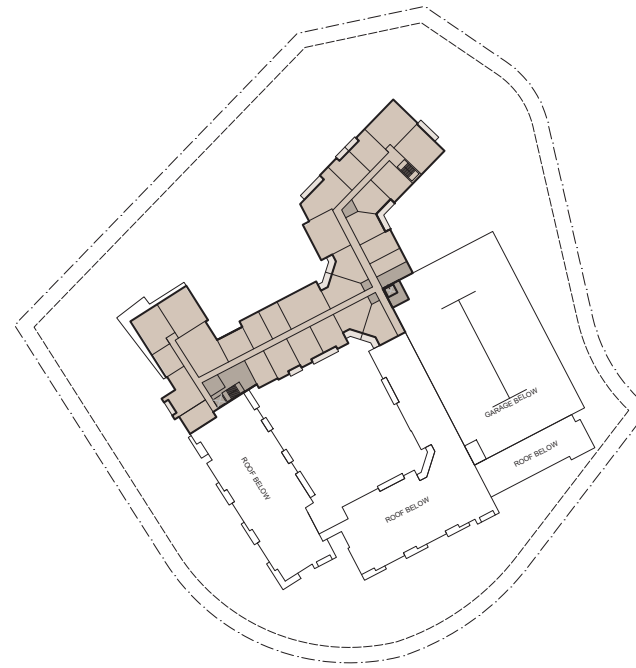
FLOOR PLAN ①
LEVEL +/- 973
SCALE: 1" = 50'-0"



FLOOR PLAN ①
LEVEL +/- 984
SCALE: 1" = 50'-0"



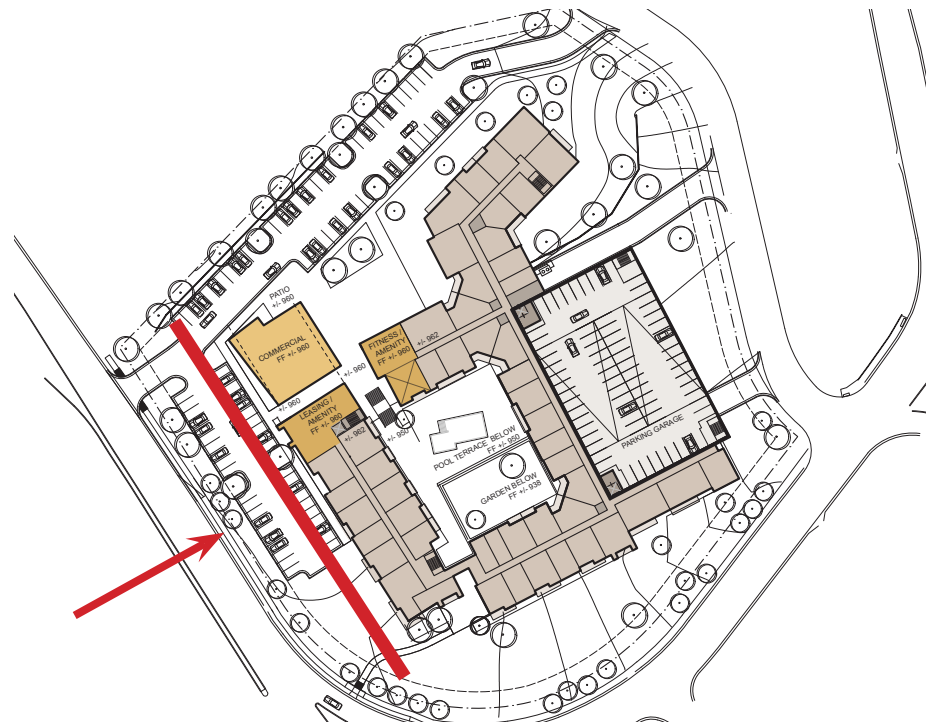
FLOOR PLAN
LEVEL +/- 995
SCALE 1" = 30'-0"



FLOOR PLAN
LEVEL +/- 1006
SCALE 1" = 30'-0"



WEST ELEVATION





SOUTH ELEVATION





VIEW OF COMMERCIAL SPACE FROM NORTHWEST VEHICULAR ACCESS



VIEW OF CORNER FROM ROE BLVD & 48TH STREET

Item Number: Discussion Items- IV.-1.
Committee 10/18/2022
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 10/14/2022
Submitted By: John Jacobson
Committee/Department: Neighborhood Services
Title: **Townhome Development Concept Discussion**
Item Type: Discussion

Recommendation:

Discussion of Townhome Concept

Details:

A developer has acquired property on Buena Vista and Clark currently occupied by a vacant church. The parcel is oddly shaped and does not lend itself well to traditional single family development.

The developer has submitted a concept that incorporates surrounding building materials and uses into its architecture to compliment the established neighborhood. The developer's concept is provided as an informal submittal to seek feedback from the Planning Commission on a townhome development concept.

This concept provides an opportunity to diversify housing choices available within Roeland Park. Diversity of housing options has been identified as desirable during our Comprehensive Plan update process as well as during the Planning Sustainable Places planning process completed in 2019.

Financial Impact

Amount of Request: 0	
Budgeted Item?	Budgeted Amount: 0
Line Item Code/Description: NA	

Additional Information

Concepts have been attached for your review

How does item relate to Strategic Plan?

Diversification of housing stock.

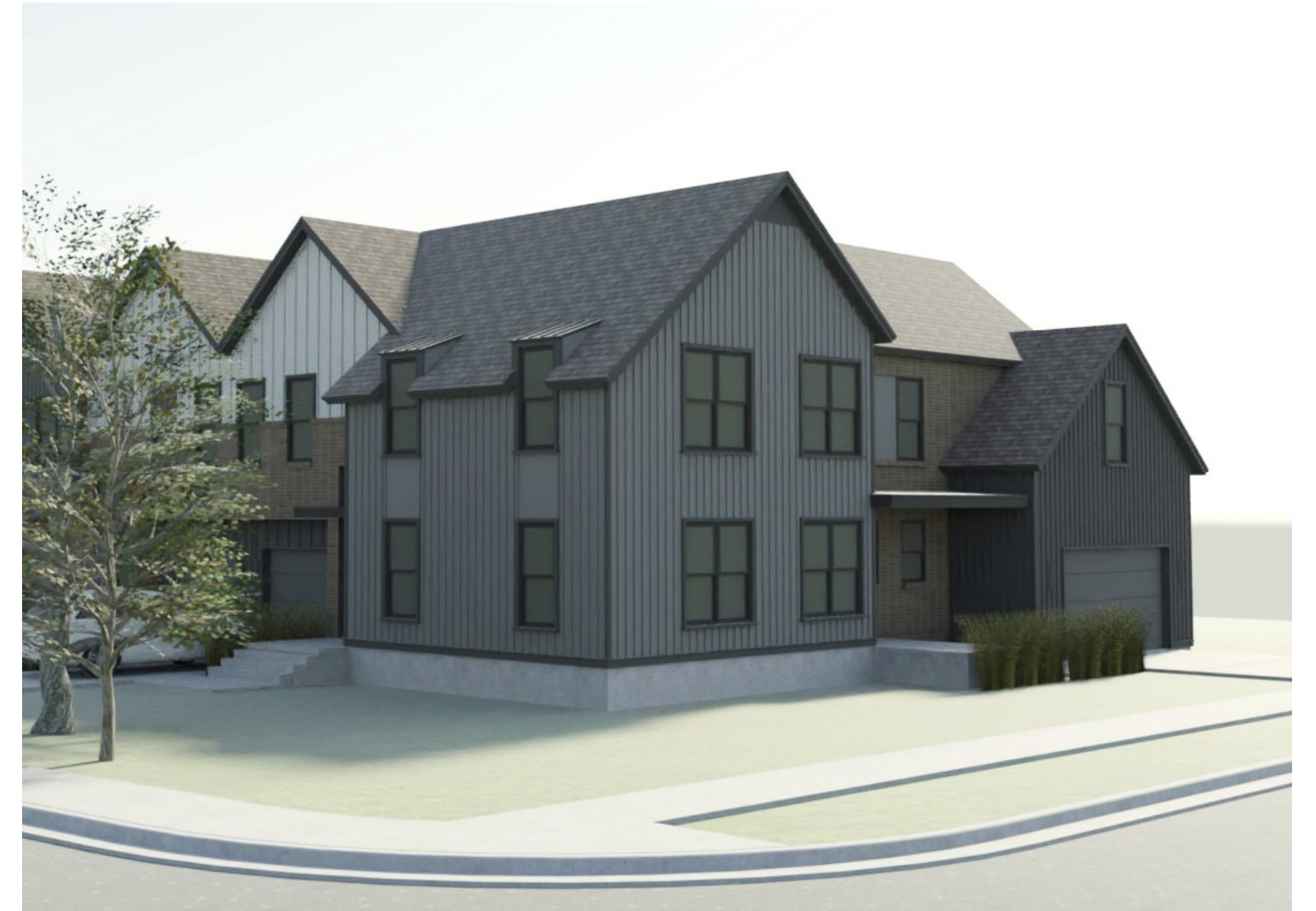
How does item benefit Community for all Ages?

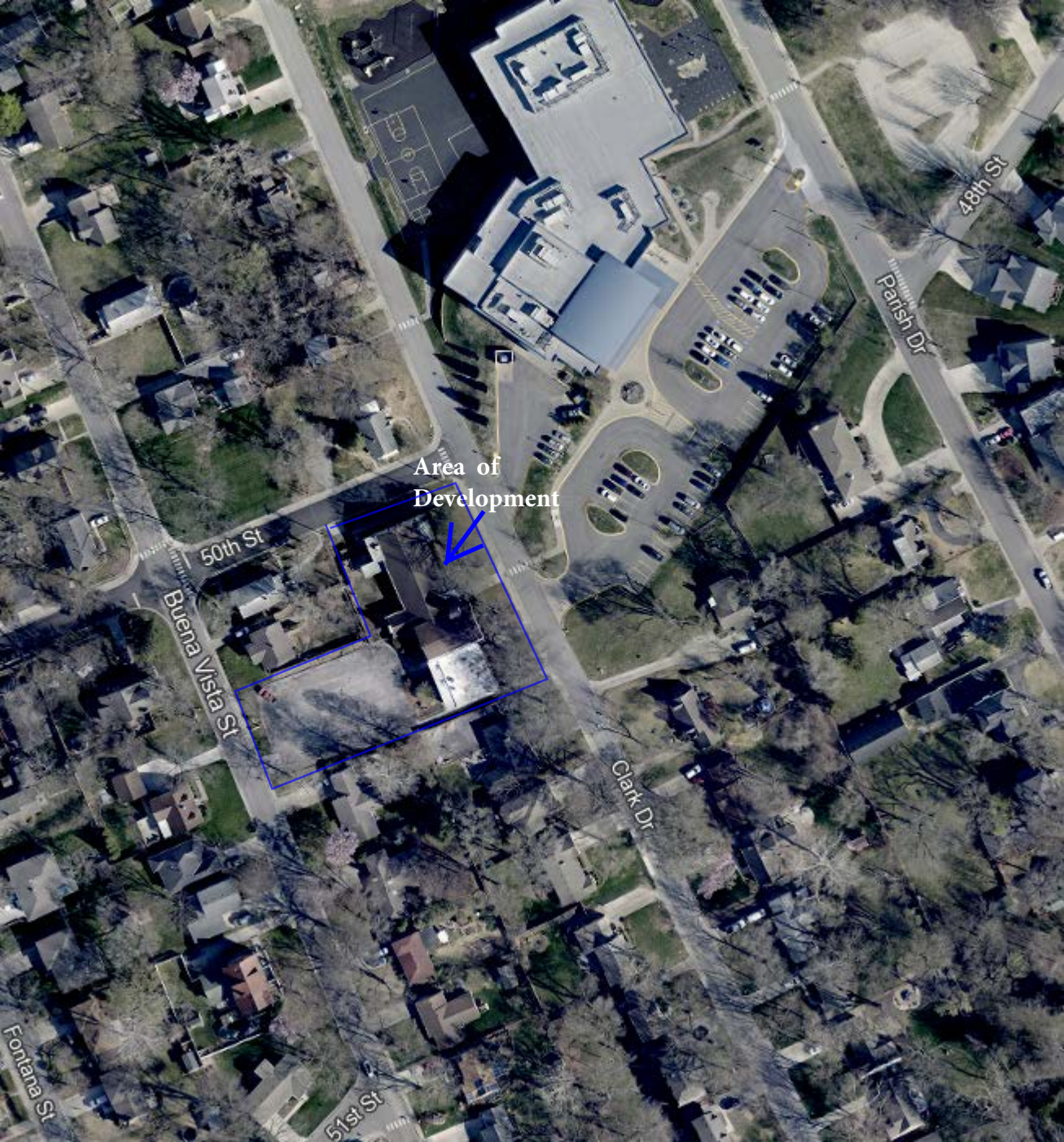
Provides a housing solution for those over 55 that have expressed interest in this alternative to traditional housing development.

ATTACHMENTS:

Description		Type
	Layout	Cover Memo
	TH Elevations	Cover Memo
	Existing Site	Cover Memo







Area of
Development

50th St

Buena Vista St

Clark Dr

51st St

Fontana St

48th St

Parish Dr