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

I. Roll Call

II. Approval of Minutes

III. Public Hearing

- 1. Redhair Acres
- 2. Rezoning and Preliminary Develpment Plan for The Rocks Site

IV. Action Items

- 1. Redhair Acres
- 2. Rezoning and Preliminary Development Plan for EPC Mixed Use Development
- 3. Final Plat- The Rocks Subdivision

V. Discussion Items

1. Row House Concept Revisions

VI. Other Matters Before the Planning Commission

VII. Adjournment

Scheduled Meeting Dates

Item Number: Committee Meeting Date: Public Hearing- III.-1. 11/15/2022

11/8/2022



City of Roeland Park

Action Item Summary

Date: Submitted By: Committee/Department: Title: Item Type:

John Jacobson Neighborhood Services **Redhair Acres** Presentation

Recommendation:

The plats have been submitted concurrently with no preliminary plat being previously approved, making a public hearing required.

Details:

Applicant is platting the parcel to secure a building permit in the future. Standards require platting before Building Permit issuance. Tract is currently filed under a meets and bounds description.

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

NA

How does item benefit Community for all Ages?

NA

Item Number: Committee Meeting Date: Public Hearing- III.-2. 11/15/2022



City of Roeland Park

Action Item Summary

Date:	11/10/2022
Submitted By:	John Jaocbson
Committee/Department:	Neighborhood Services
Title:	Rezoning and Preliminary Develpment Plan for The Rocks Site
Item Type:	Presentation

Recommendation:

Open then close public hearing

Details:

See Action Item

Financial Impact

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

Additional Information

See Action Items for Detail

How does item relate to Strategic Plan?

See Action Items for Detail

How does item benefit Community for all Ages?

NA

Item Number: Committee Meeting Date: Action Items- IV.-1. 11/15/2022



City of Roeland Park

Action Item Summary

Date: Submitted By: Committee/Department: Title: Item Type:

John Jaocbson Neighborhood Services **Redhair Acres** Presentation

11/10/2022

Recommendation:

Staff recommends approval of the Preliminary and Final Plats of Redhair Acres Subdivision.

Details:

The owners are platting the area in which they currently own/live as the property is simply a meets and bounds description.

Local code requires any lot applying for a building permit to be platted. This platting action will accomplish that for a future building permit application.

The city engineer and staff have reviewed the plats submittals. The surveyor has made revisions to address staff comments.

Financial Impact

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

Additional Information

See attached digital copies of plats

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

NA

ATTACHMENTS:

	Description	Туре
D	Preliminary Plat	Cover Memo
D	Final Plat	Cover Memo
D	Reveiw Response Letter	Cover Memo
D	Application and Submittals	Cover Memo
D	Cert R 1	Cover Memo
D	Cert R 2	Cover Memo
D	Cert R 3	Cover Memo

NA



Kansas Registered Land Surveyor No. 1376 D & A Surveying Incorporated 12225 Reinhardt Lane Leawood, Kansas 66209 Phone (913) 549-4766 Fax (913)549-4767 E-mail edward@dasurveying.com

OWNER

Eric & Katie Redhair 5006 Nall Avenue Roeland Park, Kansas 66202 Phone 913-820-3663 Contact Person: Eric Redhair E-mail eredhair@gmail.com





September 22, 2022

City of Roeland Park ATTN: John Jacobson, Building Official 4600 W 51st Street Roeland Park, Kansas 66208

RE: Redhair Acres 1st submittal comments

Mr. Jacobson,

We have addressed the following:

PRELIMINARY PLAT

- 1. In legal description aka, "recommended tract description:
 - a. The point of beginning starts at the East section line and the distances along the east West property lines appear to be 30 feet too short. Bearings and distances shown in the drawing appear to be correct.

RE: We have corrected the point of beginning to the existing right-of-way.

 Adjacent plat name appears to be "Walnut View" not "Walnutview". Please correct all instances.

RE: We have corrected the descriptions within the legal.

- c. Correct "to the" to read "to the" RE: Item has been corrected.
- d. Include comma between county name and state name and after state name where the sentence continues. For example, "...in the City of Roeland Park, Johnson County, Kansas, according...."

RE: Item has been corrected.



Surveying Incorporated

- Verify the listed front yard setback is correct. See codes section 16-407(a)(1) and 16-407(b)(1).
 RE: The front yard setback has been correct to indicate 30 feet as the front line exceeds 50 feet in width.
- List any non conformance or obtain variance from city. For example, existing porch appears to encroach on required front setback.
 RE: There is currently no encroachment based upon the right-of-way line that has been defined

by Johnson County and the revised front yard setback of being at 30 feet instead of the initially thought 35 foot distance.

- 4. In the floodplain statement:
 - a. FEMA is no longer under HUD. Recommend replacing "Secretary of Housing and Urban Development" with "Federal Emergency Management Agency".
 RE: Item has been updated.
 - b. Use language from the current Flood Insurance Rage Map (FIRM) regarding Zone X, which indicates "areas determined to be outside the 0.2% annual chance floodplain", not "an area of Minimal Flooding".

RE: Item has been updated.

- Codes section 16-1432(a)(10) indicates a description of existing streets, including types and widths of existing surface shall be included.
 RE: The information has been placed on the plat to indicate the distance from back of curb to back of curb along with an added asphalt describer"
- Codes section 16-1432(a)(16) indicates signature block need for appropriate City officials.
 RE: Signature blocks have been added.
- 7. Show existing right-of-way line.

RE: Discussion with Johnson County Public Works indicates the right-of-way line to be at the original right-of-way of 40 feet total width at this location, determining that the ½ right-of-way is at 20 feet from the section line. We have included information on the plats that show the items used to determine this.

 There are no utility easement shown on the proposed lot. Recommend minimum 5ft wide utility easements around the lot perimeter.
 RE: We have added the requested easement.

> ° 12225 Rinehardt Lane ° Leawood ° Kansas ° 66209 ° ° 913-549-4766 ° 913-549-4767 fax ° www.dasurveying.com



FINAL PLAT

- Correct the legal description per comments included under Preliminary Plat, item 1, above. RE: Item has been corrected.
- Correct the Flood Zone statement per comments included under Preliminary Plat, Item 4.
 RE: Item has been corrected.
- Per codes section 16-1432(a)(8), show front setback line and dimensions and show locations and dimensions of all necessary easements.
 RE: Items have been added.
- Provide certification per codes section 16-1436(a)(9).
- RE: Language has been added from the codes section and under the dedication statement block.
- In the Easement statement, City of Olathe is incorrectly included. Recommend direct copy of language provided in codes section 16-1436(a)(10).
 RE: Language has been updated.

Fee: # 158.00	
Rec'd By da	
Date Paid 10/11/22	
- 1	

APPLICATION FOR FINAL PLAT City of Roeland Park, Kansas PLEASE PRINT

Case N	lo.:	
Plannin	g Commission	
Date	11-15-24	

Applicant: Eric & Katie Redhair					
Owner: Eric & Katle Redhair					
Address: 5006 Nall Avenue		Phone:			
City: Roeland Park	State: Kansas	Zip: 66202			
Subdivision Subdivision Name: <u>Redhair Acre</u> Location: ⁵⁰⁰⁶ Nall Avenue	\$				
Range 25E Township <u>12S</u> Section	on: <u>5</u>	Quadrant NE			
Size (in acres) 0.4697	Num	per of Lots:			
Current Zoning: sfr	_ Proposed Use: <u>sft</u>				
Engineer/Surveyor/Architect: D & A Surveying	Incorporated				
Contact Name: Edward Dannewitz					
Address: 12225 Reinhard Lane		Phone: 913-549-4766			
City: Leawood	State: Kansas	Zip: ⁶⁶²⁰⁹			
Applicant signature	kepee	Date 6/25/22			
To be completed by the City:					
Proof of ownership and/or authorization of age	nt affidavit(s) submitted.	Date: 10-11-22			
Preliminary Plat Approved. Date: 11 A					
Technical studies required? Yes No					
If yes, what type and when submitted? <u>NA-</u>					
Assurances of adequate public facilities received. Date: $10 - 10 - 10$					
Surrounding property owners notified: _10-11		11. 11. 79.77-			
Date notices sent: 10-11-22		f publication: <u>10-78-77</u> Hearing date: <u>11-15-22</u>			
Planning Commission recommendation:					
City Council Action:		_ Date:			

Fee Schedule:

6 to 10 lots...........\$150.00 plus \$7.00 per lot 21 or more lots\$160.00 plus \$6.00 per lot

PROOF OF OWNERSHIP AFFIDAVIT

STATE OF COUNTY OF Wyundotte ISS being first duly sworn upon his/her oath deposes and states as follows: $\{1\}$ [FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF THE LEGAL OWNER] Eric Redhair and kate Redhair (Name of owner signing Affidavit; if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business) is/are the legal owner/authorized official of the legal owner of the property that is the subject of Rezoning No. _ ____/Special Use Permit No.___ /(Other) . (ALL OWNERS OF RECORD MUST FILE AN AFFIDAVIT). (2)[FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF A CONTRACT **PURCHASERI** That (Name of contract purchaser signing Affidavit; if a corporation or business, exact name and legal status of said corporation or business) is the holder of a contract to purchase the property that is the subject of Rezoning No. _____/ Special Use Permit No.____/(Other) from the owner(s) and is therefore a "landowner" within the meaning of the Zoning Regulations. Signature

20*2*.Z Q. Wals

My commission expires:

MARTHA A WOLSKI Notary Public, State of Kansas My Appointment Expire

Notary Public

Fidelity National Financial, Inc. Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

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We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links
 you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to
 detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you
 with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a
 governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

<u>Disclosure to Affiliated Companies</u> – We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties - We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, <u>FNF's current policy is to maintain</u> customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer Fidelity National Financial, Inc. 601 Riverside Avenue Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

COMMITMENT FOR TITLE INSURANCE

Issued by Chicago Title Insurance Company



CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

Attest:

Secretary



Chicago Title Insurance Company

(8ms reprise 1_

President

By:

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

Alta Commitment -- 2006 Cover Page (Arbitration Deleted) Form 1004-317

ORIGINAL



Schedule B (Continued)

Note: The foregoing exception will not appear in the Policy insuring a purchase-money Mortgage.

Because the proposed loan constitutes purchase-money financing only, the Company has not conducted any search for state court judgments and federal or state tax liens that may exist against the proposed buyer(s). If the proposed mortgage loan includes any non-purchase-money financing and/or if the proposed mortgage loan amount exceeds the contract purchase price, the Company must be so advised and reserves the right to make additional requirements.

- 14. The State of Kansas requires that deeds transferring real estate be accompanied by the Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from this Company. Photocopies of the official form will not be accepted.
- 15. The Company requires full payment of premiums as a condition to the issuance of the policies pursuant to this Commitment. If you request a split of this premium, please contact the title office immediately. Policy will not be issued unless full payment of premium is received.
- 16. If you have any questions concerning this Commitment, please contact the Customer Service Department at the phone number on the cover page.

ALTA Commitment (6/17/06)



Schedule B (Continued)

8. The following ordinance or resolution creating a district with the power to impose special assessments against the Land has been recorded in conformity with K.S.A. 40-1134: NONE

Note: For your information, the policy, when issued, does not insure against loss or damage arising from special assessments by any district having power to impose them, if they are not due and payable at the office of the County Treasurer.

Special assessments, if any, levied by the City of Roeland Park, which are not due and payable at the office of the County Treasurer.

9. A mortgage to secure an indebtedness as shown below

Amount: \$144,430.00 Dated: May 24, 2011 Mortgagor: Scott C William an unmarried man Mortgagee: Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Envoy Mortgage, Ltd. Recording Date: June 10, 2011 Recording No: Book 201106, Page 003148

- 10. The Company requires that any conveyance from the present titleholder recite his/her marital status, and, if married, that his/her spouse join in the execution of said conveyance.
- 11. The Company performed a 24 month chain of title and results are as follows:

Warranty Deed executed by Brandon Beyer and Cheryl L. Beyer, Husband and Wife as Joint Tenants, Grantor, to Scott C. William and Melinda L. William, Husband and Wife as Joint Tenants, Grantee, recorded June 13, 2003 at Book 9096, Page 87.

Note: By order of court in Case No. 08CV7578 filed in Johnson County District Court, Scott C. William received subject property.

12. Our Company e-records in all counties where this service is offered. An additional electronic recording service fee of \$4.50 per document will be assessed by the county at the time of recording.

Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please contact your closer. If your transaction does not involve a closer, please contact the title production office, Chicago Title Insurance Company at (913) 782-0041.

Escrow Closer: Lynda Barnard at 913-451-1200

13. Judgments, state tax liens, and federal tax liens, if any, against the party(ies) to be insured as owner(s). ALTA Commitment (6/17/06)



SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- 2. Rights or claims of parties in possession not shown by the public records.
- 3. Easements or claims of easements, not shown by the public records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 6. Taxes or special assessments which are not shown as existing liens by the public records.
- 7. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2013.

General taxes for the year 2012, in the amount of \$2,181.31, first half paid, last half due and unpaid, not delinquent until May 11, 2013.

FOR INFORMATIONAL PURPOSES ONLY: Tax Code No.: PF251205-3001 Alt No.: 1005221 2012 Mill Levy: .125320000 2012 Assessed Value: \$16,572.00 (The assessed value is subject to change.) 2012 General taxes include the following installments for special assessments:

RPC TRASH Assessment for 2013 in the amount of \$150.48 included in 2012 general taxes

FOR YOUR INFORMATION:

According to the tax records, the street address is listed as: 5006 Nall Avenue Roeland Park KS, 66202 ALTA Commitment (6/17/06)



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Exhibit "A"

Beginning at a point 495 feet North of the Southeast corner of the Northeast Quarter of Section 5, Township 12, Range 25; thence West 396 feet; thence North 330 feet; thence East 396 feet; thence South 330 feet to the place of beginning, excepting the following described tract: Beginning 605 feet North of the Southeast corner of the Northeast Quarter of Section 5, Township 12, Range 25; thence North 220 feet; thence West 396 feet; thence South 330 feet; thence East 176 feet; thence North 110 feet; thence East 220 feet to the point of beginning, subject to any part thereof in streets, roads or highways.



SCHEDULE A

- 1. Effective Date: December 18, 2012 at 8:00 AM
- 2. Policy or Policies to be issued:

OWNER'S POLICY: ALTA OWNER'S POLICY 2006 (AMENDED 6/17/2006)

AMOUNT: \$157,000.00 Charge: \$528.00

AMOUNT: \$97,000.00 Charge: \$275.00

Proposed Insured: Eric Redhair

LOAN POLICY: ALTA LOAN POLICY (6/17/2006)

Proposed Insured: Golden Oak Lending

3. The estate or interest in the land described or referred to in the Commitment and covered herein is:

Fee Simple

- 4. Title to the estate or interest in the land is vested in:
 - Scott C. William
- 5. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT "A"

The Commitment is valid only if Schedule B is attached

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ALTA Commitment (6/17/06)

	200' Boundary	ERIC & KATIE REDHAIR	Accepted Hand Delivered Letter. Signature and Date of Home Owner
t	5001 REEDS RD Owner 1 Owner 2 Own Addr Line 1 Own Addr Line 2	PRICE, GRAYSON PRICE, AMY 5001 REEDS RD MISSION, KS 66202	7020 0090 0000 2847 9761
2	5630 W 50TH ST Owner 1 Own Addr Line 1 Own Addr Line 2	WULLBRANDT, LIA 5630 W 50TH ST ROELAND PARK, KS 66202	7020 0090 0000 2847 9778
a _y	5608 W 50TH ST Owner 1 Owner 2 Own Addr Line 1 Own Addr Line 2	CARMICHAEL, TRENTON B CARMICHAEL, CARRIE R 5608 W 50TH ST ROELAND PARK, KS 66202	7020 0090 0000 2847 9785
ч	5629 W 50TH ST Owner 1 Owner 2 Own Addr Line 1 Own Addr Line 2	GRINDEL, MAX W. GRINDEL, VIRGINIA M. 5629 W 50TH ST ROELAND PARK, KS 66202	Bernie Wilchel 10/29/2022- 7020 0090 0000 2847 9792
ς	5607 W 50TH ST Owner 1 Own Addr Line 1 Own Addr Line 2	NEWTON, GEORGE A 5607 W 50TH ST ROELAND PARK, KS 66202	7020 0090 0000 2847 9808
٤	5600 W 50TH ST Owner 1 Owner 2 Own Addr Line 1 Own Addr Line 2	BOOTH, JOHN W. BOOTH, KAREN 5600 W 50TH ST ROELAND PARK, KS 66202	/ Joren Booth 10/29/2022 7020 0090 0000 2847 9815
7	5004 NALL AVE Owner 1 Own Addr Line 1 Own Addr Line 2	THOMPSON, TREVOR 5004 NALL AVE ROELAND PARK, KS 66202	7020 0090 0000 2847 9822
g	5000 NALL AVE Owner 1 Own Addr Line 1	MACEK, MICHAEL V 5000 NALL AVE	Mich mart 7020 0000 0000 2847 9839

	4970 NALL AVE		
۲	Owner 1	WILSON, STEVE M	
	Own Addr Line 1	4970 NALL AVE	7020 0090 0000 2847 9846
	Own Addr Line 2	ROELAND PARK, KS 66202	
	4935 NALL AVE		
	Owner 1	MARTELLARO, ANGELA	
(0	Owner 2	MORAINE, DANIEL	7020 0090 0000 2847 9853
	Own Addr Line 1	4935 NALL AVE	
	Own Addr Line 2	ROELAND PARK, KS 66202	
	4945 NALL AVE		
	Owner 1	MACEK, MARK A.	
મ	Owner 2	MACEK, JOY D.	7020 0090 0000 2847 9860
	Own Addr Line 1	4945 NALL AVE	Mat maal
	Own Addr Line 2	MISSION, KS 66202	Minet I. Ko et
	E 420 MUE OTH CT		
	5420 W 50TH ST Owner 1		. You & Fallmen 10/20/2022
		FOLLMER, GARY K.	Sugar a Carmer 10/ 20/ Dova
12	Owner 2 Own Addr Line 1	FOLLMER, DONNA L.	
		5420 W 50TH ST	
	Own Addr Line 2	ROELAND PARK, KS 66205	
	5416 W 50TH ST		
	Owner 1	GERARD, KAITLYN	
3	Own Addr Line 1	5416 W 50TH ST	7020 0090 0000 2847 9877
	Own Addr Line 2	ROELAND PARK, KS 66205	
	5411 W 50TH ST		
14	Owner 1	FLAKE, JACKIE R.	
	Own Addr Line 1	5411 W 50TH ST	7020 0090 0000 2847 9884
	Own Addr Line 2	ROELAND PARK, KS 66205	
	5011 NALL AVE		1 Atto
	Owner 1	HARRIS, SCOTT	4
ត	Owner 2	FRONK, NICOLINE A	7020 0090 0000 2847 9891
	Own Addr Line 1	5011 NALL AVE	
	Own Addr Line 2	ROELAND PARK, KS 66202	
	5417 W 50TH ST		1 Inter here
	Owner 1	LAJOIE, ROBERT W	/ Win 10/20/2022
լս	Owner 2	LAJOIE, JANET S	7020 0090 0000 2847 9907
	Own Addr Line 1	5417 W 50TH ST	
	Own Addr Line 2	ROELAND PARK, KS 66205	

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<u>5416 W 50TH TE</u>	ER	
Owner 1	GUERRERO, ANGELA	7020 0090 0000 2847 9914
7 Own Addr Line 1		
Own Addr Line 2	ROELAND PARK, KS 66205	
	· · · ·	
5015 NALL AVE		
When 1	MARTELLA, JOSEPH W. JR	7020 0000 0000 2847 9921
Own Addr Line 1	5015 NALL AVE	
Own Addr Line 2	ROELAND PARK, KS 66202	
5012 NALL AVE		1
Owner 1	PARKS, DAVID	Q 1 D
9 Own Addr Line 1	5012 NALL AVE	Nand Fortz
Own Addr Line 2		10/26/22
	ROELAND PARK, KS 66202	- ivfq - id 2
5504 W 50TH		
TER		
Owner 1	DOWDEN, SEAN	(Phila)
Owner 2	ARNOLD, KIRIN	10/29/22
Own Addr Line 1	5504 W 50TH TER	
Own Addr Line 2	ROELAND PARK, KS 66202	
5508 W 50TH		
TER		
Owner 1	RIESTER, AMANDA	7020 0090 0000 2847 9938
Own Addr Line 1	5508 W 50TH TER	
Own Addr Line 2	ROELAND PARK, KS 66202	
5512 W 50TH		
TER		
Owner 1	GUZMAN, HANNAH	
Owner 2	GUZMAN, JORGE DIEGO	The second secon
Own Addr Line 1	5512 W 50TH TER	
Own Addr Line 2	ROELAND PARK, KS 66205	10-29.22
5516 W 50TH		
TER		
Owner 1	ATWOOD, JUSTIN	
Owner 2	ATWOOD, NICHOLE	7020 0090 0000 2847 9945
Own Addr Line 1	5516 W 50TH TER	
Own Addr Line 2	ROELAND PARK, KS 66202	

৻ৼ	5520 W 50TH TER Owner 1 Owner 2 Own Addr Line 1 Own Addr Line 2	ZIMMERMAN, CHELSI A DAVOREN, RYAN MICHAEL 5520 W 50TH TER ROELAND PARK, KS 66202	7020 0090 0000 2847 3011
~1	Own Addr Line 1 Own Addr Line 2	KNAPP, TERRI ALICE 5657 W 50TH ST MISSION, KS 66202	7020 0090 0000 2847 3028
ول	5037 REEDS RD Owner 1 Own Addr Line 1 Own Addr Line 2	NIEMANN, EMILY 5037 REEDS RD MISSION, KS 66202	7020 0090 0000 2847 3035
27	5049 REEDS RD Owner 1 Owner 2 Own Addr Line 1 Own Addr Line 2	GIATRAS, DENNIS S. GIATRAS, JOYCE L. 5049 REEDS RD MISSION, KS 66202	Joyce L. Gistre 10-29-22
28	5517 W 50TH TER Owner 1 Own Addr Line 1 Own Addr Line 2	ZIESMAN, CYNTHIA 5517 W 50TH TER ROELAND PARK, KS 66202	7020 0090 0000 2847 3042
27	5513 W 50TH TER Owner 1 Own Addr Line 1 Own Addr Line 2	BAEHLER, JULIE 5513 W 50TH TER ROELAND PARK, KS 66202	922 10-29-2022
s,º	5509 W 50TH TER Owner 1 Owner 2 Own Addr Line 1 Own Addr Line 2	DAHLKE, DENNIS L. TRUSTEE DAHLKE, KAREN K. TRUSTEE 14329 WOODEND RD BONNER SPRINGS, KS 66012-1391	7020 0090 0000 2847 3059
4 ¹	5505 W 50TH TER Owner 1 Owner 2 Own Addr Line 1	HANSEY, ERIK W HANSEY, JEANNIE 4609 W 76TH ST	7020 0090 0000 2847 3066

Own Addr Line	2 PRAIRIE VILLAGE, KS 66208	
5020 NALL AVE Owner 1 Own Addr Line Own Addr Line 2	MADER, FRANCIS WILLIAM, IV 5020 NALL AVE	7020 0090 0000 2847 3073







Item Number: Action Items- IV.-2. Committee Meeting 11/15/2022 Date:



City of Roeland Park

Action Item Summary

Date:	11/8/2022
Submitted By:	John Jacobson
Committee/Department:	Neighborhood Services
Title:	Rezoning and Preliminary Development Plan for EPC Mixed Use Development
Item Type:	Presentation

Recommendation:

Approval of Rezoning from CP-2 to MXD and Preliminary Development Plan for the EPC Mixed Use Development at the Rocks

Details:

The Preliminary Development Plan is too large of a file to attach in NOVUS, the link below takes you to the plan on the City website:

https://www.roelandpark.org/DocumentCenter/View/4978/Roeland-

Park_PrelimDevelopmentPlan_COMBINED_revised-221101-PM?bidId=

Roeland-Park_PrelimDevelopmentPlan_COMBINED_revised-221101-PM (roelandpark.org) The area being rezoned is consistent with the boundary of the Final Plat (document attached). STAFF REPORT

Completed By: John Jacobson, Building Official

REQUEST:

The applicant, EPC Real Estate Group is requesting a Zoning amendment/Preliminary Development plan approval changing zoning from CP-2 to MXD. This change is to facilitate the construction of mixed-use, multi-family and retail structure(s) at Roe Boulevard and 48th Street.

BACKGROUND: The site has been a focal point of re-development for the city for over 30 years. This proposal addresses a market need and provides housing options for those that are searching for an alternative to single family housing. The site, market need, and scale of this proposal make this development unique in the northeast Johnson county area.

The developer EPC is functioning as the applicant for the rezoning and development plan components of the proposal, while the city is acting as its own agent for platting actions.

Staff has reviewed the preliminary development plan and provided comment. The developer has responded and revised submittals accordingly. The review and responses are included as supporting documents. Preliminary technical studies have been submitted by the developer and reviewed by the City Engineer. Those comments have been attached for your review.

Pronosed Land Use: 280-unit multi family structure with 3500 sq. foot retail/commercial space

Requested Variance from performance standards:

- 1. The ability to construct parking facilities between the street and the retail area along Roe Boulevard.
- 2. To allow the façade of the parking garage to face a street on the east elevation

ANALYSIS:

CHAPTER XVI – ZONING and SUBDIVISION REGULATIONS

- Section 16-316. Consideration of Zoning Text Amendments
- Section Sec. 16-322. Preliminary Development Plans—When Required
- Sec. 16-323. Preliminary Development Plans—Submission Requirements and Contents
- Sec. 16-1436. Final Plats—Contents and Submission Requirements.
- Sec. 16-316. Consideration of Zoning Text Amendments.
- a. *Public hearing required.* Consideration of zoning text amendments shall require a public hearing before the Planning Commission following publication notice as provided in Section 16-312.
 - b. Action by Planning Commission. A majority of the members of the Planning Commission present and voting at the hearing shall be required to recommend approval, approval with conditions or denial of the zoning text amendment to the Governing Body. The Planning Commission's recommendation shall include a statement of the reasons for the recommendation.

Sec. 16-322. - Preliminary Development Plans—When Required.

(a) A preliminary development plan which meets the requirements of Section 16-322 shall be submitted in support of all applications for:

(1) **Rezoning**, pursuant to Section 16-317, except applications for rezoning to a single-family residence district and a duplex residence district;

(2) A special use permit, pursuant to Section 16-318, with the exception of applications for in-home daycare facilities; and

(3) A building permit for a project, which involves the construction of buildings on undeveloped land, or the redevelopment of previously developed land, in all zoning districts, excepts the single-family and duplex residence districts.

(b) A preliminary development plan shall be required as to Subsection (3) above only when a final development plan has not previously been approved for the project for which the building permit is being sought or if a final development plan has been approved and then abandoned, pursuant to Section 16-330.

(c) The Governing Body may waive the requirement for submission of a preliminary development plan for Subsection (3) above if it determines, in its sole discretion, that the nature or the content of the redevelopment does not warrant plan review.

Sec. 16-323. - Preliminary Development Plans—Submission Requirements and Contents

(a) Eight copies of the preliminary development plan shall be submitted in support of the application. The preliminary development plan shall contain the following information:

(1) North arrow and scale.

(2) With regard to the subject property only:

(i) Existing topography with contours at five-foot intervals and delineating any land areas within the 100-year flood plain.

(ii) Proposed location of buildings and other structures, parking areas, drives, walks, screening, drainage patterns, public streets and easements. The parking Garage Elevations will be detailed on the final development plan

(iii) Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan.

(iv) General extent and character of proposed landscaping.

(3) With regard to areas within 200 feet of the subject property:

(i) Any public streets which are of record;

(ii) Any drives which exist or which are proposed to the degree that they appear on plans on file with the City, except those serving single-family houses.

(iii) Any buildings which exist or are proposed to the degree that their location and size are shown on plans on file with the City. Single- and two-family residential buildings may be shown in approximate location and general size and shape.

(iv) The location and size of any drainage structures, such as culverts, paved or earthen

ditches or storm water sewers and inlets.

(4) Preliminary sketches depicting the general style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, a separate sketch shall be prepared for each type. These sketches shall include elevation drawings, but detailed drawings and perspectives are not required.

(5) A schedule shall be included indicating total floor area, land area, parking spaces and other quantities relative to the submitted plan in order that compliance with requirements of this chapter can be determined.

(6) Name and address of landowner.

(7) Name and address of architect, landscape architect, planner, engineer, surveyor, or other person involved in the preparation of the plan.

(8) Date of preparation of the plan.

(b) The following information shall be submitted in support of the application for the preliminary development plan approval:

(1) All studies as may reasonably be required pursuant to section 16-304.

(2) Assurances of adequate public facilities as required by section 16-305

This proposal envisions a large multi-family use with a commercial component with intent of a restaurant use. The plan calls for several commons areas to provide open recreation areas or gathering spots for tenants and attempts to utilize the existing topography to provide an architectural "Gateway" on the north end of the community.

IMPACTS: The development proposal adds diversity to current housing options, an issue raised by residents during the Comprehensive Plan update in 2020 and the Planning Sustainable Places process of 2019. The design incorporates pedestrian interconnectivity, greenspace and energy conservation elements that reflect goals in the current comprehensive plan. The location is within walking distance to dining, shopping and commercial services as well as being located adjacent to public transit. The building layout takes advantage of the 50' of elevation change on the site, reducing the amount of material to be hauled off or on site. This approach results in 8 floors that step up from the lower to the upper level of the site.

POLICY ISSUES: There are some details to the plans that will be addressed in the final development plan submittal such as the façade of the parking garage. Because this site is owned by the City, the Council has authority over final exterior design and finishes. There are required minimum criteria such as art placement that are being incorporated into the final design. In staff's opinion, there is no direct conflict with the minimum policy requirements. The submittal meets the spirit and intent of the ordinance.

RECOMMENDATION: The rezoning request and preliminary development plan are compliant with the current comprehensive plan's future land use map and are in line with the development goals for the site Staff would recommend a motion for approval on the zoning amendment from CP-2 to MXD and approval of the preliminary development plan as submitted for 4800 West Roe Parkway.

Financial Impact

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

Additional Information

Please note variances to parking location and parking garage elevation

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

	Description	Туре
D	Rezoning Area- Consistent with Final Plat Boundary	Cover Memo
D	EPC Presentation on Preliminary Development Plan	Cover Memo
D	Application and Submittals	Cover Memo
D	Notificatioon	Cover Memo
D	Certified List and Zoning Publication	Cover Memo
D	Will Serve Evergy	Cover Memo
D	Will Serve JCW	Cover Memo
D	Will Serve Kansas Gas	Cover Memo
D	Future Land Use Map	Cover Memo
D	Proof of Publication	Cover Memo
D	PDP Review Response	Cover Memo



KELLAN M. GREGORY, KS PLS #1577 LAMP RYNEARSON, KS CLS #350

THE ROCKS

PART OF THE NE QTR. OF THE NW QTR. AND PART OF THE NW QTR. OF THE NE QTR., SECTION 4. TOWNSHIP 12 SOUTH. RANGE 25 EAST. SITUATE IN THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS



NE 1/4 & NW 1/4 SECTION 4, T12S, R25E



LEGEND	
	BOUNDARY LINE
	PLATTED EASEMENT LINE
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EXISTING EASEMENT
(M)	MEASURED DIMENSIONS
(R)	RECORD DIMENSIONS
(CM)	CALCULATED FROM MEASUREMENTS
R/W	RIGHT-OF-WAY
JCW	JOHNSON COUNTY WASTEWATER
•	MONUMENT FOUND (ACCEPTED IN-PLACE UNLESS OTHERWISE NOTED)
Δ	SET 5/8"x24" REBAR W/ 3–1/4" DIA. ALUMINUM CAP STAMPED "SURVEY MARKER LAMP RYNEARSON KS CLS 350"
lacksquare	SECTION CORNER

DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL HEREAFTER BE KNOWN AS: 'THE ROCKS'

IN TESTIMONY THEREOF, WE THE UNDERSIGNED OWNER AND PROPRIETOR HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS

____, 2022 CITY OF ROELAND PARK, KANSAS, OWNER

MAYOR, MIKE KELLY

STATE OF))ss
COUNTY OF)
BE IT REMEMBERED, THAT ON THIS	
DAY OF	, 2022,

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MIKE KELLY, MAYOR OF THE CITY OF ROELAND PARK, KANSAS WHO IS PERSONALLY KNOWN TO BE TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENT, AND SUCH PERSONS DULY ACKNOWLEDGES THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY APPOINTMENT EXPIRES _____

NOTARY PUBLIC:

PRINT NAME:

LEGAL DESCRIPTION

All that part of the Northeast Quarter of the Northwest Quarter and all that part of the Northwest Quarter of the Northeast Quarter of Section 4, Township 12 South, Range 25 East, situate in the City of Roeland Park, Johnson County, Kansas, as prepared by Kellan M. Gregory, Kansas PLS #1577 on October 13, 2022, being described as follows:

Commencing at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 4, said corner monumented by a found, aged 1/2" rebar; thence South 87*33'31" West, along the South line of the Northeast Quarter of the Northwest Quarter of said Section 4. a distance of 3.63 feet to the intersection with the Southerly prolongation of the East right-of-way line of Roe Boulevard (formerly 18th Street Expressway) as established by a Deed of Dedication of Right of Way, filed with the Johnson County, Kansas Recorder of Deeds on November 11, 1993 in Book 4140 at Page 334, as now established; thence North 20°45'26" West, along the East right-of-way line of said Roe Boulevard and its Southerly prolongation, a distance of 89.20 feet to a found 1/2" rebar with a cap stamped "SKW KS LS 61", said point being the Point of Beginning; thence North 20°45'26" West, continuing along said East right-of-way line of Roe Boulevard, a distance of 8.56 feet to a set 5/8" rebar with a 3-1/4" dia. aluminum cap stamped "SURVEY MARKER LAMP RYNEARSON KS CLS-350"; thence Westerly and Northwesterly, departing the former East right-of-way line of said Roe Boulevard, on a curve that is non-tangent with the exit of the last-described course, having an initial tangent bearing of South 71°06'25" West, a radius of 210.00 feet, a central angle of 76°26'33", and an arc distance of 280.18 feet to a set 5/8" rebar with a 3-1/4" dia. aluminum cap stamped "SURVEY MARKER LAMP RYNEARSON KS CLS-350" in the new Easterly right-of-way line of Roe Boulevard; thence North 32°27'02" West, continuing along said new Easterly right-of-way line of Roe Boulevard, a distance of 275.51 feet to the intersection with the Southwesterly prolongation of the South line of a tract of land described in a Special Warranty Deed filed with said Recorder of Deeds on January 5, 2009 in Book 200901 at Page 000627, said point monumented with a set 5/8" rebar with a 3-1/4" dia. aluminum cap stamped "SURVEY MARKER LAMP RYNEARSON KS CLS-350"; thence North 44°06'17" East, along the Southwesterly prolongation of the South line of said tract of land and also said new Easterly right-of-way line of Roe Boulevard. a distance of 126.63 feet to the intersection with the East right-of-way line of said Roe Boulevard, said point monumented by a found 1-1/2" dia. aluminum cap stamped "LS 145"; thence North 44°06'17" East, continuing along the South line of said tract of land, a distance of 269.42 feet to a found 1-1/2" dia. aluminum cap stamped "LS 145"; thence North 77°59'31" East, continuing along the South line of said tract of land and also along the South line of a tract of land described in a Kansas Special Warranty Deed filed with said Recorder of Deeds on January 7, 2015 in Book 201501 at Page 000844, a distance of 374.46 feet to a point on the West right-of-way line of Roe Lane, as now established and also monumented by a found 1/2" rebar with a cap stamped "LS 1118"; thence South 11*59'59" East, along the West right-of-way line of said Roe Lane, a distance of 317.58 feet to a found 1-1/2" dia. aluminum cap stamped "LS 145"; thence South 7°27'38" West, continuing along the West right-of-way line of said Roe Lane, a distance of 30.11 feet to the intersection with the Northwest right-of-way line of W. 48th Street, as described in Johnson County, Kansas Condemnation Case No. 95C1229 and also now established, being monumented by a found 1-1/2" dia. aluminum cap stamped "LS 145"; thence along the Northwest right-of-way line of said W. 48th Street the following four (4) courses: 1) South 38'49'04" West a distance of 236.58 feet to a found 1-1/2" dia. aluminum cap stamped "LS 145"; 2) Southwesterly along a curve to the left that is non-tangent with the exit of the last-described course, having an initial tangent bearing of South 38°45'17" West, a radius of 300.00 feet, a central angle of 1°58'16", and an arc distance of 10.32 feet to a found 1-1/2" dia. aluminum cap stamped "LS 145"; 3) South 36'46'54" West a distance of 112.35 feet to a found 1-1/2" aluminum cap stamped "LS 145"; 4) South 52°34'57" West a distance of 108.36 feet to the Point of Beginning.

Containing 316,110 square feet or 7.26 acres, more or less.

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

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E." IS HEREBY GRANTED TO THE CITY OF ROELAND PARK, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE THE EASEMENT FOR THESE PURPOSES.

AN EASEMENT FOR DRAINAGE, INGRESS, EGRESS AND MAINTENANCE PURPOSES (HEREINAFTER REFERRED TO AS "DRAINAGE EASEMENT" OR "D/E") INCLUSIVE OF BORING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, OPERATING, UPGRADING AND FOREVER MAINTAINING THEREON A STORMWATER QUALITY TREATMENT BASIN AND/OR FLOOD CONTROL DETENTION BASIN, TOGETHER WITH ALL NECESSARY APPURTENANCES APPERTAINING THERETO, A PERPETUAL RIGHT-OF-WAY OVER, UNDER, UPON AND ACROSS ALL THAT REAL PROPERTY SHOWN HEREON AND DESIGNATED.

AN EASEMENT OR LICENSE TO LAY, CONSTRUCT, MAINTAIN, ALTER, REPAIR, REPLACE AND OPERATE ONE OR MORE SEWER LINES AND ALL APPURTENANCES CONVENIENT FOR THE COLLECTION OF SANITARY SEWAGE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, OVER AND THROUGH THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" OR "S/E" ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND THROUGH ADJOINING LAND AS MAY BE REASONABLY NECESSARY TO ACCESS SAID EASEMENT AND IS HEREBY DEDICATED TO JOHNSON COUNTY WASTEWATER OF JOHNSON COUNTY, KANSAS OR THEIR ASSIGNS. ALTERATION OF LAND CONTOURS WILL BE PERMITTED ONLY WITH THE EXPRESS WRITTEN APPROVAL OF JCW. ANY PLACING OF IMPROVEMENTS OR PLANTING OF TREES ON SAID PERMANENT RIGHT-OF-WAY WILL BE DONE AT THE RISK OF SUBSEQUENT DAMAGE THERETO WITHOUT COMPENSATION THEREOF.

THE UNDERSIGNED PROPRIETOR OF THAT PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON THAT PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON THOSE PARTS OF THE LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH. THE UNDERSIGNED PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF ROELAND PARK, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY EXISTING UTILITY INSTALLATIONS WITHIN THE PRIOR EASEMENT.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED LAND HEREBY CONSENTS AND AGREES THAT THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THOROUGHFARES, OR PART THEREOF, FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING OR ABUTTING ON SUCH DEDICATED PUBLIC WAY OR THOROUGHFARE.

THE FORMER RIGHT-OF-WAY OF ROE BOULEVARD HAS HEREBY BEEN VACATED BY WAY OF THIS PLAT. THE LIMITS OF DIRECT ACCESS DEFINED IN BOOK 390, PAGE 409 AND BOOK 3287, PAGE 797 (AS FILED WITH THE JOHNSON COUNTY, KANSAS RECORDER OF DEEDS) HAVE ALSO HEREBY BEEN VACATED BY WAY OF THIS PLAT.

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS.

_____ DAY OF _____ __, 2022

CHAIRMAN, DARREN NIELSEN APPROVED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS

_____ DAY OF _____ _, 2022

MAYOR, MIKE KELL

ATTEST CITY CLERK, KELLEY NIELSEN

LAMP RYNEAR	<u>S O N</u>
LAMPRYNEARSO OMAHA, NEBR, 14710 W. DODGE RD, STE. 100 FORT COLLINS, CC 4715 INNOVATION DR., STE. 10 KANSAS CITY, MI 9001 STATE LINE RD., STE. 200	ASKA (402)496.2498 DLORADC 0 (970)226.0342 SSOURI
KELLAN M. GREGORY, KS PL LAMP RYNEARSON, KS CLS	
FIAT	THE ROCKS ROELAND PARK, JOHNSON COUNTY, KANSAS
Available T Available T THERE IS N AVAILABLE T THERE IS N THE LOCATION SIZE OF EAA CORRECT. RESPONSIBLE LINES PRIOF Know what's below. Call before you dig. REVISIONS	S ARE SHOWN THE INFORMATION O THE ENGINEER. O GUARANTEE ALL RE SHOWN OR THAT NN, DEPTH, AND CH FACILITY IS THE CONTRACTOR IS E FOR LOCATING S AND SERVICE R TO CONSTRUCTION.
DESIGNER / DRAFTER KMG / RER DATE 10/21/2022 PROJECT NUMBER 0322001.06 BOOK AND PAGE	
SHEET	

THE ROCKS 4800 WEST ROE PARKWAY ROELAND PARK, KS

CONFIDENTIAL





Site Plan




Grading Plan





















Level 6-7 (3&4 Above Grade)





FLOOR PLAN LEVEL +/- 1006 SCALE 1' - 50'0'

FLOOR PLAN LEVEL +/- 995 SCALE 1' - 50'0'







South Elevation





North West Corner



VIEW OF COMMERCIAL SPACE FROM NORTHWEST VEHICULAR ACCESS





VIEW OF CORNER FROM ROE BLVD & 48TH STREET



Fee:	
Rec'd By	
Date Paid	

18 × 14 1

APPLICATION FOR DEVELOPMENT PLAN APPROVAL City of Roeland Park, Kansas PLEASE PRINT

Case No.:	
Planning Commission	
Date 11-15-22	_

Reque	sted Action:	Fee
X	Preliminary Development Plan	\$400.00
	Revised Preliminary Development Plan	\$400.00
	Final Development Plan	\$650.00
	Revised Final Development Plan	\$650.00
X	Landscaping Plan	\$125.00
	Site Plan (non-residential development in residential district)	\$150.00

Name of Development: ROELAND PARK MIXED-USE

Location: GENERALLY LOCATED AT NE CORNER OF	F ROE AVE & W. 48TH STREET
Range <u>25E</u> Township <u>12S</u> Section: <u>4</u>	Quadrant NW
Existing Zoning. CP-2	Present use of Property: ROELAND PARK PUBLIC WORKS DEPT
Is Property subject to rezoning? Yes No Applicant: EPC REAL ESTATE GROUP	Is Property subject to Special Use Permit? Yes No
Address: 8001 METCALF AVE, SUITE #300	Phone: 913-558-1014
City:OVERLAND PARKState:	KS Zip: 66204
Property Owner: <u>CITY OF ROELAND PARK</u>	
Address: 4600 W. 51ST STREET	Phone: 913-722-2600
City: ROELAND PARK State:	KS Zip: 66205
Engineer/Surveyor/Architect: DLR GROUP Address: 7290 W. 133RD STREET	Phone: 913-897-7811
City: OVERLAND PARK State:_State:_State	KS Zip: 66213
Applicant signature	Date 10 3 22
To be completed by the City: Fee Paid \$ 575.01	Date 10-4-22 Received by: D.C.
Proof of ownership and/or authorization of agent affidavit(s) submit Rezoning Case No Special Use Permit No City Engineer review and comment submitted	
Technical studies required? I Yes I No If yes, what type and whe	en submitted? Thatfyic, Maringer, Cooncinvic
Assurances of adequate public facilities received. If Yes I No If ye Supporting materials required:	Date Submitted:
Date application deemed complete:ID-7-22	
Surrounding property owners notified: 10-18-22	Date of publication: <u>10-18-22</u> Sign Posted <u>10-18-22</u>
Date notices sent: 16-18-22	Public Hearing date:
Planning Commission recommendation: City Council Action:	Date:
	Date:

PRELIMINARY DEVELOPMENT PLANS CHECKLIST [CODE 16-323]

Date Submitted

Name of Project ROELAND PARK MIXED-USE

__Case #_

Description/Type of Project: NEW MIXED-USE BUILDING WITH 280 RESIDENTIAL UNITS & 5K SF RESTAURANT

I, BRIAN CRAWFORD , (Contact Person's Name - Printed), hereby certify the attached and completed application contains the information as specified in accordance with the Roeland Park City Code. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application.

10/03/22

Date

Signature of Contact Person

NOTE: Some plans, because of their scale and complexity may require additional information not indicated on this checklist. You are encouraged to work closely with the Staff in advance of your actual application submittal. Please submit ONLY THOSE DRAWINGS necessary to provide information required by this checklist. Submission of construction drawings or other nonessential drawings may delay the review process. Please check appropriate boxes (I = Included or N/I = NotIncluded) as the form is completed.

XI 🗆 N/I

ré .

- 1. Application form
- 2. Eight copies of the preliminary site development plan that must include the following information:
- XI □ N/I GENERAL INFORMATION
 - a. North arrow:
 - b. Scale;
 - c. Date of plan preparation;
 - d. Name and address of landowner.
- XI IN/I SITE DEVELOPMENT
 - a. Location and dimension of buildings and other structures;
 - b. Location and dimensions of parking areas;
 - c. Location and dimensions of drives and walks;
 - d. Location and dimension of public streets and all easements;
 - e. General extent and character of proposed landscaping and screening;
 - f. Proposed drainage patterns.
 - g. Adjacent development (property within 200 feet) including lot lines, building footprints, access points and parking areas;
 - h. Existing topography with contours at 5-foot intervals, and delineating any land areas within the 100-year flood plain;
 - i. Location and size of any drainage structures, such as culverts, paved or earthen ditches or storm water sewers and inlets;
 - j. Preliminary sketch drawings of elevations and floor plans depicting the general style, size and exterior construction materials of the buildings.
- XI IN/I ADDITIONAL INFORMATION
 - a. Schedule indicating total floor area and land area;
 - b. Parking Schedule showing the number of space provided and required for all existing buildings, and all spaces required for proposed buildings;
 - c. Name and address of architect, landscape architect, planner, engineer, surveyor, or other person involved in the preparation of the plan.
 - 3. All required studies pursuant to section 16-304.
- XI II N/I TECHNICAL STUDIES
 - a. Traffic Study; (INCLUDED)
 - b. Parking Study; (INCLUDED AS PART OF TRAFFIC MEMO)
 - c. Lighting Study; (INCLUDED)
 - d. Drainage Study; (INCLUDED)
 - e. Geo-technical Study;(NOT INCLUDED)
 - f. Other (specify)_
 - Assurances of adequate public facilities as required by section 16-305.
 - 5. Assurances of proof of ownership and/or authorization of agent as required by section 16-302.

Fee: Rec'd By Date Paid	City of Roe	ON FOR REZONI Land Park, Kansas ASE PRINT		Case No.: Planning Commission Date
Applicant/Agent's Name(s) E	PC REAL ESTATE G	ROUP Phone:	913-558-101	4
Mailing Address 8001 METCALF Street	AVE, SUITE #300	OVERLAND PARK	KS State	66204 _{Zip}
Property Owner's Name(s)	CITY OF ROELAND	PARK Phone:	913-722-26	600
Mailing Address 4600 W. 51ST S	TREET ROE	LAND PARK	KS	66205
30 EEL		City	State	Zip
Requested Rezoning From:	CP-2 Present Zoning Distric	to	MX Proposed Zoning	
	Lot: N/A ^N	A Block: N/A		
Legal description Current Land Use ROELAND PARKS F Reasons for requesting zoning ZONI	PUBLIC WORKS DEPT Pro	(A	-	cription must be type
Current Land Use ROELAND PARKS F	PUBLIC WORKS DEPT Pro	(A posed Land Use: MIXED-L NEW DEVELOPMENT	USE BUILDING	cription must be type
Current Land Use ROELAND PARKS F Reasons for requesting zoning ZONII Applicant signature Note: For rezoning procedure, see To Be Filled in by the City: Proof of ownership and/or authoriz	PUBLIC WORKS DEPT Prop NG TO MEET CRITERIA FOR e application form for D Fee Paid \$ ation of agent affidavit(s	(A posed Land Use: MIXED-U NEW DEVELOPMENT Date Date Development Plan Appro Date) submitted. Date:	USE BUILDING	
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Current Land Use ROELAND PARKS F Reasons for requesting zoning ZONII Applicant signature Note: For rezoning procedure, see To Be Filled in by the City: Proof of ownership and/or authoriz Technical studies required? □ Yes Assurances of adequate public facilit Date application deemed complete:	PUBLIC WORKS DEPT Prop NG TO MEET CRITERIA FOR e application form for D Fee Paid \$ ation of agent affidavit(s I No If yes, what type ties received. I Yes I	(A: posed Land Use: MIXED-L NEW DEVELOPMENT Date Date Pevelopment Plan Appro Date) submitted. Date: and when submitted? No If yes, date received	val.	ру:
Current Land Use ROELAND PARKS F Reasons for requesting zoning ZONII Applicant signature Note: For rezoning procedure, see To Be Filled in by the City: Proof of ownership and/or authoriz Technical studies required? □ Yes Assurances of adequate public facilit Date application deemed complete: Surrounding property owners notifi	PUBLIC WORKS DEPT Prop NG TO MEET CRITERIA FOR e application form for D Fee Paid \$ ation of agent affidavit(s I No If yes, what type cies received. I Yes I ed:	Date Date Date Date Pevelopment Plan Appro Date) submitted. Date: and when submitted? No If yes, date received Date of publ	val.	
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REZONING CHECKLIST [CODE 16-317]

Name of Project ROELAND PARK MIXED-USE

Description/Type of Project: NEW MIXED-USE BUILDING WITH 280 RESIDENTIAL UNITS & 5K SF RESTAURANT

BRIAN CRAWFORD ____ (Contact Person's Name - Printed), hereby certify the attached and Ī,= completed application contains the information as specified in accordance with the Roeland Park City Code, I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application.

Signature of Contact Person

NOTE: Some plans, because of their scale and complexity may require additional information not indicated on this checklist. You are encouraged to work closely with the Staff in advance of your actual application submittal. Please submit ONLY THOSE DRAWINGS necessary to provide information required by this checklist. Submission of construction drawing's or other nonessential drawings may delay the review process. Please check appropriate boxes (I = Included or N/I = Not Included) as the form is completed.

The following items shall be submitted in support of any application for rezoning:

н 3°,

- 1. Legal description of the property;
- 2. A statement of the reasons why rezoning is being requested;
- 3. The written comments of the Redevelopment Committee on the concept plan, if applicable pursuant to section 16-322;
- 4. A preliminary development plan, except for rezonings to a Single-Family Residence District and Duplex Residence District;
- 5. All studies as may reasonably be required pursuant to section 16-304;
- Assurances of adequate public facilities as required by section 16-305. 6.

10/03/22

Date

Date Submitted

Case #

PROOF OF OWNERSHIP AFFIDAVIT

STATE O	F <u>Kansas</u>) OF <u>Johnson</u>) SS
	follows:
(1)	[FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF THE LEGAL OWNER]
	That
(2)	[FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF A CONTRACT PURCHASER]
	That
Subscribed	and sworn to before me this <u>3vd</u> day of <u>UCtOber</u> , 2022. Motary Public
My commis	sion expires:
1/27/2	O20 January 27, 2026

20. S. S.

Kimley»Horn

MEMORANDUM

- To: Austin Bradley EPC Real Estate Group
- From: Jeff Wilke, PE, PTOE Kimley-Horn and Associates, Inc.
- Date: September 30, 2022
- Subject: Roe Boulevard Mixed Use Traffic Assessment Roeland Park, Kansas

INTRODUCTION

Kimley-Horn has prepared the following traffic assessment for the proposed Roe Avenue Mixed Use development located at 4800 Roe Parkway, Roeland Park, Kansas. This study includes a description of the site, discussion of site access points and circulation, trip generation estimates for the proposed land uses, and traffic count data for roadways adjacent to the site.

PROPOSED DEVELOPMENT

The proposed development includes demolishing the existing Roeland Park Public Works Department Building in the northern portion of the site. A new multi-story building with 280 dwelling units will be constructed. A 5,000 square foot restaurant will be located at ground level in the northwest corner of the building. The new building will have a courtyard in the center of the building and a parking garage along the east side. There will be surface parking on the north and west edges of the site.

Access to the site is proposed via four driveways, one on Roe Boulevard and three driveways on Roe Parkway. The Right-In/Right-Out (RIRO) access on Roe Boulevard is to be located roughly 400 feet north of 48th Street. The RIRO access on Roe Boulevard will provide access to the surface lot on the northwest side of the site which serves the restaurant, leasing office, and residential guests. The three driveways on Roe Parkway will all provide full access. The south driveway is located approximately 70 feet north of 48th Street and will provide access to the parking garage. The middle driveway will be a trash and service driveway, located approximately 330 feet north of 48th Street. The north driveway will connect to the surface parking lot on the north side of the site and is located approximately 460 feet north of 48th Street.

The limited access driveway at Roe Boulevard will affect how drivers access the site. Most site traffic is expected to be traveling to/from I-35. Because of the RIRO access restriction at Roe Boulevard and the location of the parking garage access, the majority of site traffic is anticipated to access the development via Roe Parkway. Northbound traffic on Roe Boulevard may enter the site at the RIRO driveway if they are destined for the restaurant or surface parking. When exiting the site, drivers may use the RIRO access to travel north on Roe Boulevard to I-35. Traffic exiting the site to travel south on Roe Boulevard will follow Roe Parkway to 48th Street.

The parking garage driveway is in close proximity to the Roe Parkway & 48th Street intersection. If southbound left-turn drivers experience delays at the intersection, queues could develop. Queues of three vehicles would block the parking garage driveway. For this reason, a southbound right-turn lane is

Kimley **»Horn**

TRIP GENERATION

Trip generation estimates were prepared for the proposed land use and the proposed land uses using *Trip Generation Manual*, 11th Edition published by the Institute of Transportation Engineers (ITE). The trip generation for the proposed land use is shown in **Table 1**. An internal capture reduction was calculated using the *Trip Generation Handbook*, 3rd Edition methodology due of the mixed use nature of the proposed development. Internal capture for this site would consist of residents and visitors at the apartments who are customers at the restaurant.

You diffee Decembrilian	ITE	ITE Intensity /	Daila	AM Peak Hour			PM Peak Hour		
Land Use Description	LUC	Units	Daily	In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	221	280 DU	1,289	26	86	112	67	43	110
High Turnover (Sit Down) Restaurant	932	5,000 SF	536	26	22	48	27	18	45
Total Trip Generation		1,825	52	108	160	94	61	155	
Internal Capture Reduction		-150	-6	-6	-12	-7	-7	-14	
Net Trip Gene	ration		1,675	46	102	148	87	54	141

TABLE 1: PROPOSED TRIP GENERATION

The internal capture reduction results in a reduction of 8.2% daily trips, 7.5% AM peak hour trips, and 9.0% PM peak hour trips. The proposed development plan is anticipated to generate 1,675 net daily trips, 148 AM peak hour trips, and 141 PM peak hour trips.

TRAFFIC COUNTS

Traffic count data was provided by the City of Roeland Park. **Table 2** provides daily traffic volumes for the various roadways near the proposed site. There has not been significant development in the area in the last six years, it is anticipated that the 2016 and 2017 AADTs are an adequate approximation for existing conditions.

TABLE 2: AADTs

Roadway	Location	AADT (vpd)	Year
Roe Boulevard	County Line to 48th Street	25,000	2017
Roe Boulevard	48 th Street to 55 th Street	18,350	2017
48th Street	Roe Boulevard to Roe Lane	10,300	2016
Roe Lane	Roe Boulevard to County Line	4,100	2016



3-31-17

Geotechnical Memorandum

TO:	Jeff Shoemaker – Pyramid Contractors, Inc.
FROM:	Steven M. Levorson, Ph.D., P.E Senior Principal
	Kole C. Berg, P.E. – Senior Associate 🎉
SUBJECT:	Roeland Park Mine Reclamation
DATE:	March 31, 2017

1.0 DESCRIPTION

This Geotechnical Memorandum presents our summary of the backfill placement and compaction operations completed to date for the Roeland Park Mine Reclamation project.

This Design Memorandum is based on:

- Terracon's understanding of the planned construction
- Plans and cross sections provided by the City
- Subsurface exploration and laboratory test results performed by others for the City

2.0 PROPOSED CONSTRUCTION

The project consists of removing the overburden soils and existing mine ceiling, stockpiling materials to be used in the mine reclamation, and backfilling the mined area to the grades shown in the City's proposed redevelopment grading plan. The grading plan provides for a permanent slope down from the north to the base of the mine on the south at an approximately 3:1 (H:V) slope. The reclaimed mine/permanent slope will be redeveloped by the City of Roeland Park for a proposed zip line park.

A large block retaining wall is planned to be constructed along the eastern boundary of the mine footprint to retain fill for future building pads between the eastern boundary of the mine and Roe Avenue. The planned retaining wall and fills for the future building pad sites have not yet been built and are not addressed in this memorandum.

The contractor's mine reclamation plan consisted of:

- Stripping and removing all existing vegetation within and above the mine.
- Stripping and stockpiling all overburden soils within the mine footprint along the eastern boundary of the site for use in final grading and slope dressing.
- Excavating and breaking the limestone mine roof using hydraulic rock breakers to approximately 2 foot, maximum sized, rock fragments, and stockpiling the broken limestone within the mine footprint. Existing limestone pillars within the mine footprint were to be left in place.

Terracon Consultants, Inc. 13910 West 96th Terrace, Lenexa, KS 66215 P [913] 492-7777 F [913] 492-7443 terracon.com **Geotechnical Memorandum**



Roeland Park Mine Reclamation Roeland Park, KS March 31, 2017 Terracon Project No. 02165402

- Excavating to the mine floor elevation and removing the existing, unsuitable fill materials that had been previously placed in the mine. Unsuitable fill materials encountered during excavation were to be removed from the site.
- Demolishing and removing all existing, previous structures within the mine.
- Backfilling the mine footprint with sound, durable, limestone rock fill in lifts, staging the backfilling operations in cells.

3.0 MINE BACKFILL AND CONSTRUCTION OBSERVATION

3.1 Backfill Material Specification

Based on our conversations with the contractor and our observations during construction, all overburden soils and any weathered shale materials that were encountered above the limestone mine roof were to be stockpiled for future use outside of the footprint of the mine reclamation backfill. The on-site backfill materials that were used to backfill the mine footprint consisted primarily of durable, moderately hard to hard limestone rock fragments with less than 20% clay soils.

The specification used for rock fill placement was based on the KDOT Standard Specifications for State Road and Bridge Construction, Section 205 (Excavation and Embankment for Highways) and guidance in USACE design manuals for rock fill dam construction. This specification was judged to be suitable for the materials planned for use as mine backfill and the intended purpose of providing a permanent, stable slope within the mine footprint.

Rock fill, for purposes of this project, was defined as sound, durable rock (limestone) fragments, compacted to produce interparticle contact within the rock fragment matrix, with no intervening layers of soil or non-durable shale. Rock fill was to be placed the full width of the mine excavation to avoid pockets of undrained rock fragments within the fill. The maximum particle size (D100) of rock fill was to be 2 feet. No more than 20% of the material shall be finer than 3/4 inch (D20).

Rock fill was placed in loose lifts, approximately 2 feet in thickness. Rock fill materials were typically dumped on the surface of the layer being placed and spread with a large crawler bulldozer by pushing the material over the advancing face of the lift. This dumping and spreading procedure created segregation within the lift, with the larger rock fragments in the bottom of the lift and smaller rock and fines at the surface. Segregation of the fill during placement was visually evaluated to assess that it was not excessive and that there were no large voids that would allow migration of fines. This method assists in maintaining the required lift thickness as the dozer operator maintains a level surface during spreading. It also promotes strong particle to particle contact of the larger rock fragments, increasing fill stiffness and frictional strength.

Compaction of the rock fill was accomplished by multiple passes of the dozer and other construction traffic until the lift exhibited no further consolidation and the fragments in the lift exhibited strong interparticle contact.





3.2 Backfill Zoning

The contractor prepared a backfill zoning plan to guide backfill placement prior to commencement of backfill operations. The intent of the zoning plan was to provide horizontal layer continuity of the various, available soil and rock materials and mixtures and to avoid random zones of fill with significant differences in compressibility. The zoning plan consisted of excavating and backfilling the mine in a sequence of cells defined by the existing mine pillars that remained in place.

3.3 Observation and Testing

All foundation preparation, removal of unsuitable existing fill materials, fill placement, and compaction was observed full-time by the Engineer's representative. Oversized material from the stockpiles was identified and further broken down prior to placement within the fill. Discrepancies with the planned placement specification and zoning plan were brought to the attention of the contractor's representative and rectified as they occurred.

Based on our observations during construction, the rock fill placed within the limits of the mine has been constructed in accordance with our recommendations and any outstanding discrepancies have been resolved.

3.4 Post-Construction Settlement Monitoring

Following completion of backfill operations, at least three survey monuments should be installed across the deeper fill sections. The monuments should be at least 1.5 feet by 1.5 feet in plan view, placed at a depth of at least 2 feet below grade and extending at least 4 inches above grade. A bolt or similar object should be cast into the top of concrete to use as the measuring point. Elevations of the survey monuments should be obtained at least weekly for a period of 2 months and submitted to the Engineer for review.

4.0 LIMITATIONS

Recommendations contained in this memorandum are applicable only for the portions of the project as described in this report. The enclosed recommendations are based upon the basis of design as presented in Sections 1.0 and 2.0, and on Terracon Consultants, Inc. present knowledge of the proposed construction.

If the scope of the proposed construction or the intended use of the project changes from that described in this report, Terracon should be consulted to review and update the enclosed recommendations and conclusions.

This report may be used only by Pyramid Contractors, Inc. and only for the purposes stated, within a reasonable time from its issuance, but in no event later than the contractual project completion date. Land or facility use, on and off-site conditions, regulations, or other factors may change over time, which would require additional work with the passage of time. Any party other than the client who wishes to use this report shall notify Terracon of such intended use. Based on the

Geotechnical Memorandum

1

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Roeland Park Mine Reclamation - Roeland Park, KS March 31, 2017 Terracon Project No. 02165402

intended use of the report, Terracon may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements, or use by an unauthorized party, will release Terracon from liability associated with such unauthorized use.

October 4th, 2022

SUBJECT:

15

Roeland Park Mixed-Use 4800 Roe Parkway Roeland Park, KS 66205 Johnson County, KS Kansas Uniform Parcel #: 0460620401006002000

PROJECT AREA: 5.79 Acres

INTRODUCTION:

This drainage memorandum (memo) provides a summary of the existing and proposed conditions, related to the development of the site located at 4800 Roe Parkway in Roeland Park, Kansas. The project is anticipated to include multi-family units, a restaurant, a structured parking garage, as well as surface parking. Additionally, it will include sew private access drives, storm sewer, erosion control, sanitary sewer, and waterline. The site will be served by an underground detention facility which was constructed by the city to account for future development of this site. The detention facility is located to the east of Roe Parkway. The overall project site is approximately 5.79 acres, and the project limits (disturbed area) will be approximately the same.

EXISTING CONDITIONS:

The site is located on the northeast corner of Roe Avenue and West 48th Street. The existing drainage areas can be found in the calculations section below. The site generally drains northwest to southeast, collecting at a low point in the southeast corner of the site and then entering an existing storm sewer system through curb inlets found along Roe Parkway. The storm sewer system connects to the existing underground detention that was designed to serve future development, as well as, a portion of the existing development directly north of the site along 18th Street Expressway. The underground detention consists of 6 rows of 60inch perforated HDPE pipe placed on a suitable foundation and surrounded by clean stone wrapped in a geotextile fabric. The water is detained within the perforated pipes and allowed to slowly release into the surrounding fill. It is then routed through the system's underdrains to a flow control structure, which ensures peak flows during the 2-,10-, and 100-year storms in the post-development condition will be at or below the peak flows in the pre-development condition. Prior to entering the underground detention system, the drainage is filtered through a debris-separating baffle box. The baffle box promotes water quality by routing a treatment flow (typically the first-flush volume) through a non-clogging screen and hydrodynamic separator to capture sediments and other pollutants. The sediment and other undesirable materials are filtered out of the runoff and removed during regular maintenance.

PROPOSED CONDITIONS:

The proposed development and associated site improvements will maintain the existing drainage patterns. Runoff will generally drain from west to east across the site. The water will be routed through new catch basins and private storm sewer system toward the existing storm inlets along Roe Parkway and into the existing detention facility. The volume and intensity of flow of the runoff from the proposed mixed-use development is adequately detained and released by the existing underground detention system. This is achieved by keeping the impervious area in the "actual" proposed development at or below the impervious area the underground detention facility was designed to treat from the "expected" proposed development. The runoff coefficient for the actual proposed development is **0.64**, while the runoff coefficient for the detention facility was designed for is **0.78**. Furthermore, the underground detention facility design accounts for water quality treatment by providing upstream baffle boxes and infiltration. Thus, additional water quality treatment measures are not necessary and are not provided as part of our design. The proposed area breakdowns for the proposed site can be found in the calculations section below.

	Exis	ting	Proposed		
Parameter	Area Area (SF) (AC)		Area (SF)	Area (AC)	
Impervious Area	48,776	1.12	62,295	1.43	
Building	9,867	0.23	82,239 1.89		
Pervious Area	193,551	4.44	107,660 2.47		
Total	252,194	5.79	252194 5.79		
Runoff Coefficient "C"	0.	44	0.64		

CALCULATIONS:

CLOSURE

-4

As discussed above, the site impacts due to the proposed project are within the scope of what was planned during the design of the underground detention facility. The amount of impervious surface area for the proposed development is lower than what was expected, resulting in reduced stormwater peak flow rates and volume that were expected to be exiting the site. The existing storm sewer and adjacent underground detention provide sufficient water quality treatment for the site; thus, no additional water quality treatment measures are provided as part of the proposed design. Because impervious surface area is not increasing compared to expected development, and drainage patterns as a whole remain unchanged, no additional stormwater management facilities or improvements are being proposed.

KIMLEY-HORN AND ASSOCIATES, INC.

Matthew Kist, P.E.

LEGAL DESCRIPTION:

PER FIRST AMERICAN TITLE INSURANCE COMPANY, LLC. COMMITMENT NUMBER: NCS-1107019-OMHA EFFECTIVE DATE: JANUARY 04, 2022, AT 8:00 A.M.

TRACT 1:

ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 12, RANGE 25, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4, THENCE NORTH 18° 09' 30" WEST ALONG THE KANSAS HIGHWAY RIGHT-OF-WAY, A DISTANCE OF 155.52 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE NORTH 18° 09' 30" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 135.48 FEET; THENCE NORTH 43° 15' 30" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 330 FEET; THENCE NORTH 46° 42' 10" EAST, A DISTANCE OF 269.38 FEET; THENCE NORTH 80° 36' EAST, A DISTANCE OF 374 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF ROE BOULEVARD AS SAID BOULEVARD NOW EXISTS; THENCE SOUTH 09° 28' EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 623.37 FEET; THENCE DUE WEST AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 399.19 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS AND ROADS, AND EXCEPT:

A PARCEL OF GROUND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 25 EAST, IN JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 17° 313' 08" WEST, ALONG THE EASTERLY RIGHT-OF-WAY OF 18TH STREET EXPRESSWAY, AS ESTABLISHED AUGUST 31, 1956, BY A DEED FOR STREET AND HIGHWAY PURPOSES, FILED IN THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE IN BOOK 389, PAGES 335-342, A DISTANCE OF 155.52 FEET; THENCE SOUTH 89° 21' 39" EAST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 208.33 FEET. TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 40° 05' 53" EAST, A DISTANCE OF 68.07 FEET; THENCE ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 215.00 FEET, AN ARC DISTANCE OF 137.05 FEET: THENCE SOUTH 54° 46' 51" EAST, A DISTANCE OF 17.73 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ROE BOULEVARD AS SAID BOULEVARD NOW EXISTS: THENCE SOUTH 08° 49' 38" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 20.66 FEET; THENCE SOUTH 53° 31' 37" WEST, A DISTANCE OF 138.20 FEET; THENCE SOUTH 40° 01' 22" WEST, A DISTANCE OF 13.83 FEET; THENCE NORTH 89° 21' 39" WEST, AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 56.18 FEET, TO THE TRUE POINT OF BEGINNING, AND EXCEPT:

A PARCEL OF GROUND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 25 EAST, IN JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 17° 31' 08" WEST, ALONG THE EASTERLY RIGHT-OF-WAY OF 18TH STREET EXPRESSWAY, AS ESTABLISHED AUGUST 31, 1956, BY A DEED FOR STREET AND HIGHWAY PURPOSES, FILED IN THE JOHNSON COUNTY REGISTER OF DEEDS OFFICE IN BOOK 389, PAGES 335-342, A DISTANCE OF 155.52 FEET; THENCE SOUTH 89° 21' 39" EAST, AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 264.51 FEET, TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 40° 01' 22" EAST, A DISTANCE OF 13.83 FEET; THENCE NORTH 53° 31' 37" EAST, A DISTANCE OF 138.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ROE BOULEVARD AS SAID BOULEVARD NOW EXISTS; THENCE SOUTH 08° 49' 38" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 95.38 FEET; THENCE NORTH 89° 21' 39" WEST AND PARALLEL TO THE SOUTH LINEO F THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 134.68 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHT OF WAY.

TRACT 2:

A TRACT OF LAND IN THE NORTH ONE-HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2) OF SECTION 4, TOWNSHIP 12 SOUTH (T12S), RANGE 25 EAST (R25E), CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS, MORE PARTICULARY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 12 SOUTH (T12S), RANGE 25 EAST (R25E), CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS; THENCE NORTH 18 DEGREES 09 MINUTES 30 SECONDS WEST ON THE EASTERLY RIGHT-OF-WAY-LINE OF THE 18TH STREET EXPRESSWAY, AS NOW ESTABLISHED, 36.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 18 DEGREES 09 MINUTES 30 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, 119.59 FEET TO A POINT; THENCE SOUTH 89 DEGRESS 01 MINUTES 38 SECONDS EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 12 SOUTH (T12S) RANGE 25 EAST (R25E), 134.58 FEET TO A POINT; THENCE SOUTH 40 DEGREES 20 MINUTES 06 SECONDS WEST, 107.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 394.89 FEET, 40.61 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PART DEDICATED FOR PUBLIC STREET BY BOOK 4140 AT PAGE 334.

AND EXCEPT ANY OTHER PART USED OR DEDICATED FOR STREETS, ROADS AND PUBLIC RIGHTS OF WAY.

THE ABOVE TRACTS TO BE PLATTED AS THE ROCKS, A SUBDIVISION IN THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS.

CONFIRMATION

L99379

The Legal Record

1701 E. Cedar St., Ste. 111 Olathe, KS 66062-1775 Phone: (913) 780-5790

Attention: John Jacobson

Mailing Address:

ATTN: KELLEY NIELSEN CITY OF ROELAND PARK 4600 W 51ST STREET ROELAND PARK KS 66205-3500

Phone: 913-722-2600

We received the following legal notice for publication in The Legal Record. Please look over the publication dates below and the contact information above. Let us know if you have any changes.

Received By: Jayma Hetherington

Date Received: 10/14/22

Publication: Hearing - Rezoning, Preliminary Development Plan and Platting of the "Rocks" Subdivision

Case Number:

File Number:

Publication Dates: 10/18/22

EMAIL YOUR PUBLICATION TO US AT notices@thelegalrecord.net

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The Legal Record

1701 E. Cedar St., Ste. 111 Olathe, KS 66062-1775

> JOHN JACOBSON CITY OF ROELAND PARK 4600 W 51ST STREET ROELAND PARK KS 66205-3500



Kimley»Horn

October 17, 2022

Re: Property located at 4800 Roe Property. Roeland Park, KS proposed rezoning from Planned General Business District to MXD Mixed Use Development and Preliminary / Final Development Plan to allow for the constriction of building(s) and site for the purpose of operating a Multi-Family development with future commercial uses.

Dear Property Owner,

This letter is to notify you that the Roeland Park Planning Commission will hold a public hearing at 6:00 pm on November 15, 2022, at Roeland Park City Hall, 4600 W. 51st St., Roeland Park, KS to consider approval of the above referenced rezoning / Preliminary Development Plan and platting.

Attachment:

AL TA Survey and legal description for the subject property.

All interested property owners are invited to attend and be heard. More information on this application and copies of any submitted plans are available from the City or by contacting the undersigned.

Please do not hesitate to contact me if you have any questions concerning this matter.

Sincerely,

Jyle Wyrong

Tyler Wysong, P.E. Project Manager <u>Tyler.Wysong@kimley-horn.com</u> O) 816-652-2334















October 14, 2022

Tyler Wysong, P.E. Kimley-Horn 805 Pennsylvania Avenue, Suite 150 Kansas City, MO 64105

RE: Roeland Park Mixed Use Roe Ave and W 48th Street Roeland Park, KS, 66205

To Whom It May Concern:

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.

Sincerely,

Given Corches

Gwen Corches Field Design Supervisor Evergy 16215 W 108th St. Lenexa, KS, 66219 816-652-1842



October 14, 2022

Tyler Wysong, PE Kimley-Horn 805 Pennsylvania Avenue Suite 150 Kansas City, MO 64105

RE: Sanitary Sewer Availability for the Northeast Corner of 48th Street and Roe Avenue PID PF251204-3014

Dear Tyler,

Collection of sanitary sewer flows for parcel PID PF251204-3014 located at the northeast corner of 48th Street and Roe Avenue is available. However, JCW does not treat the sanitary flows at this area. Confirmation that flows can be treated from this development by the Unified Government of Wyandotte County will need to be provided before JCW will release sanitary connection permits for this site.

Sanitary main extension(s) and/or modification of the existing system may be required to be completed prior to the issuance of sanitary connection permits. Sanitary extensions and/or modifications required to serve this site must be completed by the developer or owner of the property in accordance with Johnson County Wastewater (JCW) procedures, standards, and specifications. Plans for extensions and/or modifications are reviewed and approved by JCW before construction can proceed.

Information on the sanitary main extension and/or modification plan review and permitting process, including fees, procedures, standards, and specifications are available on the Privately-Financed Sewer Main Projects page at https://www.jocogov.org/department/wastewater/developers-engineers-contractors/privately-financed-sewer-main-development. Documents required for review shall meet JCW's Minimum Plan Requirements for Gravity Sewer Main Projects.

A JCW sewer connection permit is required prior to construction of the building sewers. Requirements for JCW commercial building permitting are available on the commercial permitting page at https://www.jocogov.org/department/wastewater/developers-engineers-contractors/commercial-permitting. For commercial building construction and all tenant finish projects, complete the JCW online Commercial Connection Permit application and provide a copy of the completed JCW online application with a complete set of project plans (including all site and building plans) to JCW's

Commercial Plan Review Group to initiate the review process. The commercial permit submittals are to be made no later than the submittal to the City for building permitting. A connection fee schedule is also available on the Commercial Permitting page.

If you have any questions, please contact me at 913-715-8542.

Sincerely,

Shannon Parks, PE New Development Compliance Engineer



11401 West 89th Street Overland Park, KS 66214 kansasgasservice.com

October 17, 2022

Mr. Tyler Wysong Kimley-Horn 805 Pennsylvania, Suite 150 Kansas City MO 64105

Re: "Will Serve" Letter - W. 48th & Roe Parkway, Roeland Park, KS

Dear Mr. Wysong,

This letter is to confirm Kansas Gas Service has gas main facilities in the vicinity of . 48th & Roe Parkway, Roeland Park, KS. The best route to get service to the site, installation of new gas main, easements, relocation of existing pipe location or size, grade changes, location of gas meters, termination of old services, or any cost associated would still need to be determined. Please consult with us prior to finalizing your plans so Kansas Gas Service can determine the best route to provide service to the project, adequate space and safe locations for all gas meters. A map of our facilities is attached for your information.

Feel free to contact me if you have any questions.

Sincerely,

Bill Ahrens Project Manager III
GONE Gas

ONE Gas Map



Legend

Le	gena
	Designer Utility Easement
	Designer Abandon Service Line
	** to be Removed (Contains Gas)
	** to be Abandoned (Contains Gas)
	 Removed (No Longer Contains Gas
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R	Regulator Station
TBS	Town Border Station
	Distribution Main by Material
	 Bare Steel, Unprotected
	 Bare Steel, Anode Protected
	 Bare Steel, Rectifier Protected
	 Bare Steel, Undefined Protected
	 Coated Steel, Unprotected
	 Coated Steel, Anode Protected
	Coated Steel, Rectifier Protected
	Coated Steel, Undefined Protected
	— PE
	— ABS
	 Cast Iron
	- Copper
	- PVC
	 Wrought Iron
	Transmission Main - Main Line
	 Transmission
	— HPD
	Production
	Service Line by Material
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1	Pending
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Future Land Use Map

September 2020

CONFLUENCE



The Legal Record

1701 E. Cedar St., Ste. 111 Olathe, KS 66062-1775 (913) 780-5790

ATTN: KELLEY NIELSEN CITY OF ROELAND PARK 4600 W 51ST STREET ROELAND PARK KS 66205-3500

Proof of Publication

STATE OF KANSAS, JOHNSON COUNTY, SS; Maureen Gillespie, of lawful age, being first duly sworn, deposes and says that she is Legal Notices Clerk for The Legal Record which is a newspaper printed in the State of Kansas, published in and of general paid circulation on a weekly, monthly or yearly basis in Johnson County, Kansas, is not a trade, religious or fraternal publication, is published at least weekly fifty (50) times a year, has been so published continuously and uninterrupted in said County and State for a period of more than one year prior to the first publication of the notice attached, and has been entered at the post office as Periodicals Class mail matter. That a notice was published in all editions of the regular and entire issue for the following subject matter (also identified by the following case number, if any) for 1 consecutive week(s), as follows:

HEARING - PRELIMINARY DEVELOPMENT PLAN APPPLICATION AND REZONING ACTION FOR "THE ROCKS" SUBDIVISION 10/18/22

Maureen Gillespie, Legal Notices Billing Clerk Subscribed and sworn to before me on this date:

October 18, 2022 Notary Public

DEBRA VALENTI Notary Public-State of Kansas My Appt. Expires Aug. 21, 2023 First published in The Legal Record, Tuesday, Cricher 18, 2022. PUBLIC HEARING NOTICE

Notice is hereby given to any and all persons that a preliminary development plan, platting and a rezoning action affecting specific parcels located in the City of Roeland Park, Johnson County, Kansas, will be considered at a public hearing of the City of Roeland Park Planning Commission.

The developer has submitted a preliminary development plan application in compliance with the zoning regulations and as part of a rezoning action for "The Rocks" Subdivision, Roeland Park, Kansas. The properties are located at the north of 48th Street and West of Roe Lane, Roeland Park, Kansas. The request is to rezone the properties from CP-2 Planned General Business District to MXD Planned Mixed Use District. A legal description of the properties involved is:

Legal Desc. (abbreviated)

4-12-25 TR IN NW1/4 NE1/4 & NE1/4 NW1/4 BG SE CR NE1/4 NW1/4 NW 155.52' TO BG NW 135.48' NW 330' NE 269.38' NELY 374' SE ON RTWY 623.37' W 399.19' TO POB EX .1397 AC EX .1946 AC EX .16 AC & EX .6155 AC 5.2865 ACS M/L RPC 81 BTAO 4035 0

A formal legal description of the effected properties is available for public viewing in City Hall, Roeland Park, Kansas.

The public hearing will be held November 15, 2022, at 6:00 p.m. in the Council Chamber of Roeland Park City Hall, 4600 W.51st Roeland Park Kansas. At that time and place, all interested persons will be granted a hearing by the city of Roeland Park Planning Commission. 10/18

L99379 Publication Fees: \$12.17



DLR Group inc. a Kansas corporation

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7290 West 133rd Street Overland Park, KS 66213

November 1, 2022

John Jacobson Building Official City of Roeland Park Kansas 4600 W 51st Street Roeland Park, KS 66205

Re: Project Name: EPC Roeland Park Mixed Use Development- 4800 Roe Parkway DLR Group Project No.: 12-22109-00

Dear Mr. Jacobson:

This letter is written in response to your comments to the Preliminary Development Plan Submission issued on October 16, 2022. We have formatted this letter in a way that shows your comments with our response below in *blue bold/italics*.

<u>General</u>

- 1) Please show any proposed signage in the project area. *DLR Group Response:* The signage has not been designed for the project and will be submitted with the Final Development Plan or under separate cover as a sign permit.
- 2) Indicate right of way width on both Roe Lane and Roe Parkway. Kimley-Horn Response: See revised plan sheet C1 & C2. Several locations were noted with the R/W width along Roe Lane, Roe Parkway, and other adjacent roadways. An additional note was added indicating where the R/W width varies.
- 3) Indicate width of planned extension of public sidewalk along the west side of Roe Parkway. *Kimley-Horn Response:* See revised plan sheet C2. Leader added denoting sidewalk width & sidewalk to be designed by others.
- 4) Show or provide a pedestrian network within the development area. *Kimley-Horn Response:* See revised plan sheet C2. A red dashed line is shown to dictate the pedestrian network within & around the development.
- 5) Please label any commons/park areas that will be available to the public. *DLR Group Response:* All outdoor common spaces are intended to be used by the residents and patrons of the development and are not considered public.

6) Please indicate Trash Enclosure locations.

Kimley- Horn Response: See revised plan sheet C2. Commercial & residential trash locations have been noted.

7) Please show parking garage elevations/materials.

DLR Group Response: The Façade of the parking garage is being developed to hopefully achieve the required open area to be a naturally ventilated garage. The design team is studying opportunities to incorporate public art on this façade to add visual interest, but also allow air to flow through it.

- 8) Indicate phasing (if proposed) of the uses on site- Specifically, the commercial component. DLR Group Response: The project is proposed to be built in a single phase. The commercial space will be built as exterior shell space, and the tenant will be responsible for the design and permitting within their interior space.
- 9) Indicate location for required art in the development area.

DLR Group Response: The location of the public art has not been determined yet, but the parking garage façade is one area that is being considered. More information will be provided with the Final Development Plan Submittal.

10) Submit a material board for exterior finishes.

DLR Group Response: The exterior materials and colors are conceptual in nature to provide the general character of the building per the submittal requirements. The final material palette will be submitted with the Final Development Plan.

Parking

- 1) Show bicycle racks within 50' of the main entrance. Kimley-Horn Response: See revised plan sheet C2. Bicycle racks noted, including long-term bicycle parking stalls for the residents within the parking garage structure.
- 2) Indicate variance request on plan sheet to request parking between the structure and right of way. Kimley-Horn Response: Acknowledged. See revised plan site plan summary table on sheet C2 which notes the requested variance.
- 3) Identify accessible stalls on plan sheet and in total counts. Kimley-Horn Response: See revised plan sheet C2 for clearly marked accessible stalls & aisles. Parking counts updated to reflect this change.
- Submit fire apparatus access report with approval from Fire District #2. Kimley-Horn Response: Evidence of exhibit prepared & email sent to Fire District #2 has been included. The exhibit shows fire truck turning movements & acceptable fire apparatus.
- 5) Show loading berths for commercial use. Kimley-Horn Response: See revised plan sheet C2 for commercial loading berth area.

November 1, 2022 Page 3

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FROM Lamp Rynearson letter dated October 20, 2022

Stormwater Memo

1) We concur with the memo's findings and have no comments.

Response: Acknowledged.

Traffic Impact Assessment

1) See attached review letter from Merge Midwest dated October 19, 2022. A traffic impact study is warranted for the project. The study may be submitted during the final development plan review process.

Response: Acknowledged, see note below from Merge Midwest

Engineering.

Preliminary Development Plan

- 1) The traffic impact assessment comments and subsequent traffic impact study recommendations may impact proposed driveway connection locations along Roe Parkway. *Kimley-Horn Response: Acknowledged.*
- 2) Include accessible parking spaces in the vehicle parking calculations and show accessible parking spaces and associated unloading spaces on the plan.

Kimley-Horn Response: See revised plan sheet C2 for clearly marked accessible stalls & aisles. Parking counts updated to reflect this change.

- All private service connections and locations must be reviewed and approved by utility providers during final design.
 Kimley-Horn Response: Acknowledged.
- 4) Proposed grading appears to add approximately 10.5 feet of fill at the existing Johnson County wastewater manhole at the southwest corner of the site. Any required manhole and main improvements due to the fill shall be reviewed and approved by JCW. Kimley-Horn Response: Acknowledged. Design team is currently having our preliminary grading plans reviewed by JCW to determine site development impacts would have to their sewer.
- 5) For final design, ensure runoff from project is distributed evenly to the existing water quality units to the east of Roe Parkway.

Kimley-Horn Response: Acknowledged.

November 1, 2022 Page 4

FROM MERGE MIDWEST ENGINEERING letter dated October 19, 2022

- The traffic assessment letter is very basic. Without volumes and capacity analyses, it is difficult to judge the impacts of the development on the roadway network. I would suggest requiring a full traffic study that would analyze the following:
 - a. Existing Peak-Hour Counts at the intersections of W 48th Street & Roe Parkway and W 48th Street & Roe Lane at a minimum. If operations for the westbound approach at the intersection of Roe Blvd & W 48th Street currently back-up, we may want to include that intersection as well.

Kimley-Horn Response: KH discussed need for full TIS with Merge Midwest. Merge Midwest was to discuss further with City. KH understood a brief traffic memo with trip generation is all that was required based on developer's conversations with the City.

b. Capacity analysis for the above-mentioned intersections as well as the driveway connections onto the public streets. I think we could get by with just an Existing and Existing + Site scenario. A future scenario may not be necessary. However, I would like to see the Existing + Site scenario analyzed with and without the proposed Roe Parkway extension to Roe Boulevard.

Kimley Horn Response: KH discussed need for full TIS with Merge Midwest. Merge Midwest was to discuss further with City. KH understood a brief traffic memo with trip generation is all that was required based on developer's conversations with the City.

2) The spacing of the proposed driveway into the parking garage is concerning as it is only 70' from the W 48th Street intersection. This could create issues with northbound traffic trying to turn into the site, especially if southbound queues block access. There would only be room to store 2 passenger cars before the queue would back into the W 48th Street intersection. Vehicles trying to turn right out of the parking garage could also have issues finding a gap if there are more than 2 vehicles queued southbound. Is there a way to reroute traffic to the connection north of the garage? Not sure if grades would prohibit that but it should strongly be considered.

Kimley Horn Response: Acknowledged. Traffic memo states Roe Parkway southbound right turn lane should be considered. KH to correspond with City engineer regarding Roe Parkway improvements to consider this turn lane.

3) Given the horizontal and vertical topography, intersection sight distance should be measured for the proposed driveways onto Roe Parkway.

Kimley Horn Response: Acknowledged. We recommend making this a condition of approval for building permit as grading & access locations may be adjusted throughout final design.

END OF COMMENTS AND RESPONSES

November 1, 2022 Page 5

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Please contact Brian Crawford if you have any questions regarding DLR Group's response. You can reach him at 913-685-5695 or bcrawford@dlrgroup.com

Sincerely, DLR Group

Bn Co

Brian Crawford, AIA, NCARB Project Manager | Senior Associate

Item Number: Action Items- IV.-3. Committee Meeting 11/15/2022 Date:



City of Roeland Park

Action Item Summary

Date:	11/8/2022
Submitted By:	John Jacobson
Committee/Department:	Neighborhood Services
Title:	Final Plat- The Rocks Subdivision
Item Type:	Presentation

Recommendation:

Staff recommends approval of the Final Plat for The Rocks Subdivision

Details:

STAFF REPORT

Completed By: John Jacobson, Building Official

REQUEST:

The city, as the land owner is acting as its own agent is proposing a final plat to reflect the current legal description and public improvements on the site to facilitate future development.

BACKGROUND: The site has been a focal point of re-development for the city for over 30 years. This proposal addresses a market need and provides housing options for those that are searching for an alternative to single family housing. The site, market need, and scale of this proposal make this development unique in the northeast Johnson county area.

The city is acting as its own agent for this platting action.

Staff has reviewed the plat and provided comment. The surveyor has responded and revised submittals accordingly.

ANALYSIS:

CHAPTER XVI – ZONING and SUBDIVISION REGULATIONS

Sec. 16-1436. - Final Plats—Contents and Submission Requirements.

- (a) Final plats shall be drawn to a scale of one inch to 100 feet, or at another scale acceptable to the City Engineer. Eight copies of the final plat shall be submitted in support of the application. The final plat shall contain the following information:
 - (1) North arrow and scale.
 - (2) Legal description.
 - (3) The name of the subdivision and adjacent subdivisions.
 - (4) A system of lot and block numbers in orderly sequence.
 - (5) The names of streets which shall conform to the existing pattern.
 - (6) A boundary survey of third order surveying accuracy (maximum closure error one in 5 000) with bearings and distances referring to section or fractional section corners or other

baseline shown on the plat and readily reproducible on the ground.

- (7) Calculation sheets containing the following data: length and radii of all curb, street and lot lines; bearings and length of all straight street and lot lines; and the area in square feet of each lot. Bearings and distances referring to section or fractional section corners or other baseline shown on the plat shall be readily reproducible on the ground.
- (8) The dimensions, in feet and decimals of feet, of setback lines along front and side streets and the location and dimension of all necessary easements.
- (9) Certification of dedication of all streets, highways and other rights-of-way or parcels for public park or other public use, signed by the owners and all other parties who have a mortgage or lien interest in the property.
- (10) A statement on the plat concerning utility easements as follows:
 - "An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E," is hereby granted to the City of Roeland Park, Kansas, and other governmental entities as may be authorized by state law to use the easement for these purposes."
- (11) A statement on the plat concerning prior easement rights as follows:
 - "The undersigned proprietor of that property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on that plat as streets, terraces, places, roads, drives, lanes, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on those parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Roeland Park, Kansas, from any expense incident to the relocation of any existing utility installations within the prior easement."
- (12) Location and elevations of the 100-year flood plain for all lots thereby affected shall be shown and shall include calculations.
- (13) Certification by a registered surveyor to the effect that the plat represents a survey made by him or her.
- (14) Name and address of landowner.
- (15) Name and address of the engineer and surveyor preparing the plat.
- (16) Date of preparation of the plat.
- (17) Signature block for appropriate City officials.
- (b) The following items shall be submitted in support of the application for final plat approval:
- All technical studies as may reasonably be required by the City Engineer.
- (2) Assurances of adequate public facilities as required by section 16-305.

PARKLAND Consideration

This proposal envisions a large multi-family use with a commercial component with intent on a small (3,500 sf) restaurant use. While the zoning classification is mixed use, the primary use of the site is residential in nature and as such has been reviewed for possible parkland dedication.

Subdivision regulations require not more than 10% of the gross acreage of a subdivision to be considered to fulfill the parkland dedication requirement. The land area contained in the final plat is 7.26 acres, inclusive of Roe Parkway right of way. Based upon the 10% limit, dedication of park land from this platted area would be limited to .726 acres.

Roeland Park has 4.37 acres of parkland per 1,000 population currently. If this site were to include 280 living units (current projection) with an average population per unit of 1.25 persons the total estimated population would be 350. Applying that 4.37 acre standard this development's population would require 1.53 acres of parkland (maintaining the city's current ratio). Note that this exceeds the 10% parkland dedication limit (.726 acres). The recreation and gathering space provided in the EPC project (central locations in green on the

attached plat sheet) for the residents of this community totals (26,150/43,560).60 acres. The green space (highlighted in yellow on the attach plan; NE= 7,555 sf and SW= 21,955 sf) areas total (29,510/43,560).68 acres, staff would allocate that area a 25% credit or .17 acres toward parkland credit for a combined parkland equivalent of .77 acres provided on site.

The City is selling 6.64 acres to EPC for \$3.45 million or \$519,578/acre. This is the market rate of the ground. Option 1: Consider the .77 acres of gathering, recreating and green space provided in the EPC project site as meeting the parkland dedication requirement (areas highlighted in green and yellow on attached plan); no additional dedication or payment in lieu of dedication would be required.

Option 2: The lot east of Roe Parkway (highlighted in blue on the attached plan) could be donated as park land, it includes .85 acres and would satisfy the .726 acre parkland dedication requirement. This lot does have significant elevation change and is the site of an inground storm water detention facility which limits land use. Option 3: The .726 acre parkland requirement could be addressed with a payment in lieu of parkland dedication (proceeds would come from the land sale) of \$377,213. These resources could be used to make improvements to our existing parks or be used to purchase a suitable park site.

The options above have been considered by the Parks and Trees Committee and the consensus from that group including the co-chairs, is that Option 3, the \$377,213 payment in lieu of the park requirement that could be used towards Parks, makes the most sense and is the best option.

Staff is looking for a recommendation concerning the parkland dedication from the Planning Commission to accompany the final plat to the City Council

IMPACTS: Right of way boundaries are cleaned up with numerous encumbrances addressed as part of the plat action. Easement for existing public improvements and existing utilities for maintenance purposes in the future and compliance with minimum plat standards. There are no public utility extension or public roadway extensions anticipated with the creation of the two lots reflected in the final plat. The existing road and public utilities are sufficient to service the two lots.

POLICY ISSUES: In staff's opinion, there is no direct conflict with the minimum policy requirements. The submittal meets the spirit and intent of the subdivision regulations

RECOMMENDATION: The final plat is compliant with the subdivision regulations and are in line with the development goals for the site.

Staff would recommend a motion for approval of the final plat for the Rocks Subdivision as submitted for 4800 West Roe Parkway.

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

Complies with Comprehensive Plan goals and land use projections for the area.

How does item benefit Community for all Ages?

ATTACHMENTS:

	Description	Туре
D	Final Plat Application	Cover Memo
D	Final Plat	Cover Memo
в	Parkland Dedication Sunnorting Plan	Cover Memo

East	
Fee: Rec'd By	APPL
Date Paid	
Manual States of	———— City of Ro

APPLICATION FOR		
FINAL PLAT		
City of Roeland Park, Kansas		
PLEASE PRINT		

Case No.:	1
Planning Commission Date 11-15-22	
	I

Applicant: Lamp Rynearson, c/o Kellan Gregory, Pl	LS	
Owner: City of Roeland Park, KS		
Address: 4600 W. 51st Street	913 722 2600	
Pooland Dark	Phone: 913.722.2600	
City: State: KS	Zip:66205	
Subdivision Subdivision Name:THE ROCKS		
Location: 4800 Roe Parkway		
Range 25E Township <u>12S</u> Section:4	Quadrant_NW/NE	
Size (in acres)7.26	Number of Lots: 2	
Current Zoning:CP-2Proposed U	se:CP-2	
Engineer/Surveyor/Architect: Lamp Rynearson		
Contact Name: Kellan Gregory, PLS		
Address: _ 9001 State Line Rd., Ste. 200	Phone:_816.361.0440	
City: Kansas City State: M	0 Zip: 64114	
Applicant signature	Date11/3/22	
To be completed by the City:		
Proof of ownership and/or authorization of agent affidavit(s) submitted. Date:		
Preliminary Plat Approved. Date:		
Technical studies required? Yes No If yes, what type and when submitted?		
Assurances of adequate public facilities received. Date: Date application deemed complete:		
10 01 00	Date of publication: $\frac{10-18-22}{11-18-22}$	
Planning Commission many last		
City Council Action:	Date: Date:	

Fee Schedule:

0 to 5 lots \$150.00 plus \$8.00 per lot	6 to 10 lots\$150.00 plus \$7.00 per lot
	21 or more lots \$160.00 plus \$6.00 per lot

PROOF OF OWNERSHIP AFFIDAVIT

STATE OF MARCON) SS

, being first duly sworn upon his/her oath deposes and states as follows:

(1) [FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF THE LEGAL OWNER]

Keith Moody

(Name of owner signing Affidavit; if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business) is/are the legal owner/authorized official of the legal owner of the property that is the subject of Rezoning No. ____

____/(Other)

____/Special Use Permit No.__

. (ALL OWNERS OF RECORD MUST FILE AN AFFIDAVIT).

[FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF A CONTRACT PURCHASER]

That___

(Name of contract purchaser signing Affidavit; if a corporation or business, exact name and legal status of said corporation or business) is the holder of a contract to purchase the property that is the subject of Rezoning No. ______/ Special Use Permit No. /(Other)

______/ Special Use Permit No._____/(Other)______ from the owner(s) and is therefore a "landowner" within the meaning of the Zoning Regulations.

Signature

day of

Notary Public

Subscribed and sworn to before me this

My commission expires:

KELLEY NIELSEN Notary Public-State of Kansas My Appt. Expires

(2)



KELLAN M. GREGORY, KS PLS #1577 LAMP RYNEARSON, KS CLS #350

THE ROCKS

PART OF THE NE QTR. OF THE NW QTR. AND PART OF THE NW QTR. OF THE NE QTR., SECTION 4, TOWNSHIP 12 SOUTH, RANGE 25 EAST, SITUATED IN THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS



NE 1/4 & NW 1/4 SECTION 4, T12S, R25E



LEGEND

	BOUNDARY LINE	
	PLATTED EASEMENT LINE	
	EXISTING LOT LINE	
<u> </u>	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EXISTING EASEMENT	
(M)	MEASURED DIMENSIONS	
(R)	RECORD DIMENSIONS	
(CM)	CALCULATED FROM MEASUREMENTS	
R/W	RIGHT-OF-WAY	
JCW	JOHNSON COUNTY WASTEWATER	
•	MONUMENT FOUND (ACCEPTED IN-PLACE UNLESS OTHERWISE NOTED)	
Δ	SET 5/8"x24" REBAR W/ 3–1/4" DIA. ALUMINUM CAP STAMPED "SURVEY MARKER LAMP RYNEARSON KS CLS 350"	
•	SECTION CORNER	

DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL HEREAFTER BE KNOWN AS: 'THE ROCKS'

IN TESTIMONY THEREOF, WE THE UNDERSIGNED OWNER AND PROPRIETOR HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS

____, 2022 CITY OF ROELAND PARK, KANSAS, OWNER

MAYOR, MIKE KELLY

STATE OF))SS
COUNTY OF)
BE IT REMEMBERED, THAT ON THIS	
DAY OF	, 2022,

NOTARY PUBLIC:_____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MIKE KELLY, MAYOR OF THE CITY OF ROELAND PARK, KANSAS WHO IS PERSONALLY KNOWN TO BE TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENT, AND SUCH PERSONS DULY ACKNOWLEDGES THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY APPOINTMENT EXPIRES ____

PRINT NAME:

LEGAL DESCRIPTION

All that part of the Northeast Quarter of the Northwest Quarter and all that part of the Northwest Quarter of the Northeast Quarter of Section 4, Township 12 South, Range 25 East, situate in the City of Roeland Park, Johnson County, Kansas, as prepared by Kellan M. Gregory, Kansas PLS #1577 on October 13, 2022, being described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 4, said corner monumented by a found, aged 1/2" rebar; thence South $87^{\circ}33'31$ " West, along the South line of the Northeast Quarter of the Northwest Quarter of said Section 4, a distance of 3.63 feet to the intersection with the Southerly prolongation of the East right-of-way line of Roe Boulevard (formerly 18th Street Expressway) as established by a Deed of Dedication of Right of Way, filed with the Johnson County, Kansas Recorder of Deeds on November 11, 1993 in Book 4140 at Page 334, as now established; thence North 20°45'26" West, along the East right-of-way line of said Roe Boulevard and its Southerly prolongation, a distance of 89.20 feet to a found 1/2" rebar with a cap stamped "SKW KS LS 61", said point being the Point of Beginning; thence North 20°45'26" West, continuing along said East right-of-way line of Roe Boulevard, a distance of 8.56 feet to a set 5/8" rebar with a 3-1/4" dia. aluminum cap stamped "SURVEY MARKER LAMP RYNEARSON KS CLS-350"; thence Westerly and Northwesterly, departing the former East right-of-way line of said Roe Boulevard, on a curve to the right that is non-tangent with the exit of the last-described course, having an initial tangent bearing of South 71°06'25" West, a radius of 210.00 feet, a central angle of 76°26'33", and an arc distance of 280.18 feet to a set 5/8" rebar with a 3-1/4" dia. aluminum cap stamped "SURVEY MARKER LAMP RYNEARSON KS CLS-350" in the new Easterly right-of-way line of Roe Boulevard; thence North 32°27'02" West, continuing along said new Easterly right-of-way line of Roe Boulevard, a distance of 275.51 feet to the ntersection with the Southwesterly prolongation of the South line of a tract of land described in a Special Warranty Deed filed with said Recorder of Deeds on January 5, 2009 in Book 200901 at Page 000627, said point monumented with a set 5/8" rebar with a 3-1/4" dia. aluminum cap stamped "SURVEY MARKER LAMP RYNEARSON KS CLS-350"; thence North 44*06'17" East, along the Southwesterly prolongation of the South line of said tract of land and also said new Easterly right-of-way line of Roe Boulevard, a distance of 126.63 feet to the intersection with the East right-of-way line of said Roe Boulevard, said point monumented by a found 1-1/2" dia. aluminum cap stamped "LS 145"; thence North 44°06'17" East, continuing along the South line of said tract of land, a distance of 269.42 feet to a found 1-1/2" dia. aluminum cap stamped "LS 145"; thence North 77'59'31" East, continuing along the South line of said tract of land and also along the South line of a tract of land described in a Kansas Special Warranty Deed filed with said Recorder of Deeds on January 7, 2015 in Book 201501 at Page 000844, a distance of 374.46 feet to a point on the West right—of—way line of Roe Lane, as now established and also monumented by a found 1/2" rebar with a cap stamped "LS 1118"; thence South 11°59'59" East, along the West right-of-way line of said Roe Lane, a distance of 317.58 feet to a found 1-1/2" dia. aluminum cap stamped "LS 145"; thence South 7°27'38" West, continuing along the West right-of-way line of said Roe Lane, a distance of 30.11 feet to the intersection with the Northwest right-of-way line of W. 48th Street, as described in Johnson County, Kansas Condemnation Case No. 95C1229 and also now established, being monumented by a found 1-1/2" dia. aluminum cap stamped "LS 145"; thence along the Northwest right-of-way line of said W. 48th Street the following four (4) courses: 1) South 38°49'04" West a distance of 236.58 feet to a found 1-1/2" dia. aluminum cap stamped "LS 145"; 2) Southwesterly along a curve to the left that is non-tangent with the exit of the last-described course, having an initial tangent bearing of South 38°45'17" West, a radius of 300.00 feet, a central angle of 1°58'16", and an arc distance of 10.32 feet to a found 1-1/2" dia. aluminum cap stamped "LS 145"; 3) South 36°46'54" West a distance of 112.35 feet to a found 1-1/2" aluminum cap stamped "LS 145"; 4) South 52°34'57" West a distance of 108.36 feet to the Point of Beginning.

Containing 316,110 square feet or 7.26 acres, more or less.

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

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E," IS HEREBY GRANTED TO THE CITY OF ROELAND PARK, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE THE EASEMENT FOR THESE PURPOSES.

AN EASEMENT FOR DRAINAGE, INGRESS, EGRESS AND MAINTENANCE PURPOSES (HEREINAFTER REFERRED TO AS "DRAINAGE EASEMENT" OR "D/E") INCLUSIVE OF BORING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, OPERATING, UPGRADING AND FOREVER MAINTAINING THEREON A STORMWATER QUALITY TREATMENT BASIN AND/OR FLOOD CONTROL DETENTION BASIN, TOGETHER WITH ALL NECESSARY APPURTENANCES APPERTAINING THERETO, A PERPETUAL RIGHT-OF-WAY OVER, UNDER, UPON AND ACROSS ALL THAT REAL PROPERTY SHOWN HEREON AND DESIGNATED.

AN EASEMENT OR LICENSE TO LAY, CONSTRUCT, MAINTAIN, ALTER, REPAIR, REPLACE AND OPERATE ONE OR MORE SEWER LINES AND ALL APPURTENANCES CONVENIENT FOR THE COLLECTION OF SANITARY SEWAGE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, OVER AND THROUGH THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" OR "S/E" ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND THROUGH ADJOINING LAND AS MAY BE REASONABLY NECESSARY TO ACCESS SAID EASEMENT AND IS HEREBY DEDICATED TO JOHNSON COUNTY WASTEWATER OF JOHNSON COUNTY, KANSAS OR THEIR ASSIGNS. ALTERATION OF LAND CONTOURS WILL BE PERMITTED ONLY WITH THE EXPRESS WRITTEN APPROVAL OF JCW. ANY PLACING OF IMPROVEMENTS OR PLANTING OF TREES ON SAID PERMANENT RIGHT-OF-WAY WILL BE DONE AT THE RISK OF SUBSEQUENT DAMAGE THERETO WITHOUT COMPENSATION THEREOF.

THE UNDERSIGNED PROPRIETOR OF THAT PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON THAT PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON. UTILITY OR CORPORATION ON THOSE PARTS OF THE LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF ROELAND PARK, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY EXISTING UTILITY INSTALLATIONS WITHIN THE PRIOR EASEMENT.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED LAND HEREBY CONSENTS AND AGREES THAT THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THOROUGHFARES, OR PART THEREOF, FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING OR ABUTTING ON SUCH DEDICATED PUBLIC WAY OR THOROUGHFARE.

THE FORMER RIGHT-OF-WAY OF ROE BOULEVARD HAS HEREBY BEEN VACATED BY WAY OF THIS PLAT. THE LIMITS OF DIRECT ACCESS DEFINED IN BOOK 390, PAGE 409 AND BOOK 3287, PAGE 797 (AS FILED WITH THE JOHNSON COUNTY, KANSAS RECORDER OF DEEDS) HAVE ALSO HEREBY BEEN VACATED BY WAY OF THIS PLAT.

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS.

_____ DAY OF _____ _, 2022

CHAIRMAN, DARREN NIELSEN APPROVED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS

_____ DAY OF _____ _, 2022

MAYOR, MIKE KELL

ATTEST CITY CLERK, KELLEY NIELSEN





ROELAND PARK MIXED-USE DEVELOPMENT | CONCEPTUAL SITE PLAN



Item Number: Committee Meeting Date: Discussion Items- V.-1. 11/15/2022

11/10/2022



City of Roeland Park

Action Item Summary

Date: Submitted By: Committee/Department: Title: Item Type:

John Jacobson Neighborhood Services **Row House Concept Revisions** Presentation

Recommendation:

Review and comment on architects revision to concept

Details:

The architect has made changes based on the discussion at the last meeting and would further feedback on changes.

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description

B Row Home Design 2nd submittal

Type Cover Memo



Adam Anthony Pfeifer, NCARB

5015 Buena Vista Street Roeland Park Proposed Townhouse Development





Unit Type B2 3BR/ 2.5BA 2-Car Garage est. 2220 SF 25'-0" wide

QTY: 1

Project No.: 2022.31 Date: September 9, 2022

