

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W 51ST STREET
MARCH 21, 2023 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - 1. 12-5-22 and 12.29-22 Minutes
- III. Public Hearing**
- IV. Action Items**
 - 1. Final Development Plan The Rocks
- V. Discussion Items**
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Scheduled Meeting Dates

Item Number: **Approval of Minutes- II.-1.**
Committee **3/21/2023**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 3/16/2023
Submitted By: John Jacobson
Committee/Department: Neighborhood Services
Title: **12-5-22 and 12.29-22 Minutes**
Item Type: Agreement

Recommendation:

Approve Minutes as submitted

Details:

Financial Impact

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

Additional Information

NA

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description
Dec 5th 2022 Minutes

Type
Cover Memo

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
November 15, 2022, 6:00 P.M.

The Roeland Park Planning Commission met on November 15, 2022.

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

Commissioners Absent: Darren Nielsen (Mayoral Appt.)
Macrina Abdouch (Mayoral Appt.)

Staff: Keith Moody, City Administrator
John Jacobson, Building Official
Steve Mauer, City Attorney

I. ROLL CALL

Vice-Chair Commissioner Brunner called the meeting to order.

Mr. Jacobson called the roll noting that Commissioners Nielsen and Abdouch were absent. Staff present was City Administrator Keith Moody, Building Official John Jacobson, and City Attorney Steve Mauer.

II. Approval of Minutes

There were no minutes for approval.

III. Public Hearing

1. Redhair Acres

Commissioner Brunner opened the public hearing.

There is a request to plat the property to meet City regulations and make it permissible to apply for a building permit in the future.

Commissioner Brunner asked if there were plans to build an accessory dwelling unit. The applicant responded that currently the land is unplatted and there is no current development plan. In order to obtain a permit, they will need to have the property platted.

There were no public comments made with regard to this item.

2. Rezoning and Preliminary Development Plan for The Rocks Site

Brendon O'Leary from EPC gave an updated presentation on the proposed 280 multi-family project at The Rocks site that will include a structured parking garage, restaurant space, plaza outdoor seating for the restaurant patrons and residents, a residents-only courtyard, a clubhouse area, and a leasing office. Mr. O'Leary reviewed the grading plan and how the buildings will be constructed. The design plans are included in the agenda packet and include different angle views of the residential units. Mr. O'Leary also spoke to the quality materials that will be used.

The Commissioners asked for a view of the parking garage. Mr. O'Leary said it will be a concrete garage structure, but the design renderings are not complete as they are still deciding on what treatments to use.

Commissioner Brunner asked about retail spaces on the site. Mr. O'Leary said retail space would be conditional on the size of the restaurant. If the restaurant is under 5,000 square feet, they would have some retail space available, and they are still working on who those tenants would be.

Commissioner Brunner followed up asking about the views from the drone. Mr. O'Leary responded they weren't as impactful as they had hoped.

A Commissioner asked if they need to do a traffic study. Mr. O'Leary said they have started a traffic study which will be part of the final development plan. Mr. Jacobson said there is an initial report complete with the engineer's comments that will be available with the larger traffic study.

There were no public comments made.

Commissioner Brunner closed the public hearing.

IV. Action Items

1. Redhair Acres

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER LERO SECONDED TO APPROVE THE PRELIMINARY AND FINAL PLATS OF THE REDHAIR ACRES SUBDIVISION. (THE MOTION CARRIED 4-0.)

2. Rezoning and Preliminary Development Plan for EPC Mixed Use Development

Mr. Jacobson said there are two variances to consider in their discussion. One is to allow the developer to construct parking between the street and retail along Roe Boulevard. The second is to allow the east façade of the parking garage to face the street. Mr. Jacobson said a future conversation could entail incorporating art into the façade of the structure.

There was more Commission discussion about the 1 percent for art requirement. City Administrator Moody said that City regulations state structured parking shall not have a side that fronts a building, so the parking garage cannot have a façade that faces a right-of-way. He noted the developer has done a good job obscuring it on three sides. When the final

development plan comes forward, they will be asked to employ screening to address the issue. This is difficult because the property has three rights-of-way adjacent to it.

There was Commission discussion about access to the restaurant from the parking garage. Mr. Jacobson said there is pedestrian access to the restaurant from the garage but not vehicle access. There will be designated parking access outside the restaurant.

Commissioner Sims asked for clarification on the second variance. Mr. Jacobson said they will need to screen the parking, but they need to be able to have that parking to make the restaurant a marketable property.

MOTION: COMMISSIONER LERO MOVED AND COMMISSIONER KOHLES SECONDED TO APPROVE THE REZONING FROM CP2 TO MXD AND PRELIMINARY DEVELOPMENT PLAN FOR THE EPC MIXED USE DEVELOPMENT AT THE ROCKS TO INCLUDE VARIANCE REQUEST 1: THE ABILITY TO CONSTRUCT PARKING FACILITIES BETWEEN THE STREET AND THE RETAIL AREA ALONG ROE BOULEVARD; AND VARIANCE REQUEST 2: TO ALLOW THE FAÇADE OF THE PARKING GARAGE TO FACE A STREET ON THE EAST ELEVATION. (THE MOTION CARRIED 5-0.)

3. Final Plat: The Rocks Subdivision

Mr. Jacobson said that once the preliminary plat is approved, they need to look to the final plat which is for subdivision of the land.

City Administrator Moody said the property must include no more than 10 percent of the site for parkland or in lieu of land dedication payment can be made at fair market value for the land, which is figured to be 0.726 acres.

The following three options were discussed by the Planning Commissioners:

- Consider the gathering space included in the EPC project site as parkland.
- Accept the lot east of Roe Parkway to satisfy the parkland requirement, although there are significant elevation changes and a stormwater detention facility that will limit the use of the land.
- Payment in lieu of parkland dedication in which those resources can be used for improvements to existing parks or to purchase more park land.

Staff is recommending Option 3 as the best choice to meet the requirements of the City's regulations. The options were also presented to the Parks Committee and their preference was Option 3.

Commissioner Lero stated he is on the Parks Committee and in their conversations, they discussed the upcoming improvements to Nall Park and that the monies would be better suited on parks the City currently has versus trying to wedge in a park that would have an accessibility issue.

Commissioner Shaw suggested some nice plantings for the area but not as a park but instead for a greenspace.

Mr. Jacobson said there is substantial landscaping planned for around the site. Also, where the stormwater detention facility is no structures can be built and would by default remain a greenspace.

Mr. Jacobson said the Planning Commission's role is to make a recommendation to the Governing Body for their final decision.

Commissioner Shaw asked if the area is still a TIF district. City Administrator Moody said this area was placed into its own TIF district in anticipation of this development. The resources from the TIF will pay for the site development and parking structure. The payment for the parkland will come out of the proceeds when the City sells the ground. That anticipated dollar amount is included in the agenda packet.

MOTION: COMMISSIONER LERO MOVED AND COMMISSIONER SHAW SECONDED TO RECOMMEND APPROVAL BY THE GOVERNING BODY THE FINAL PLAT FOR THE ROCKS SUBDIVISION AND TO ACCEPT OPTION 3 TO ACCEPT PAYMENT IN LIEU OF PARKLAND DEDICATION. (THE MOTION CARRIED 5-0.)

V. Discussion Items

1. Roe House Concept Revisions

THE 5015 Buena Vista concept was presented to the Commissioners for their review. This will be discussed in depth at their Special Call Planning Commission meeting on December 6, 2022. Mr. Jacobson wanted to get this information to the Planning Commissioners so they can prepare for the meeting. There are also noted changes to the garages and their elevations.

Certified notices will be sent to surrounding property owners and there will be time for a protest period. They do anticipate public comments to be made at the public hearing. Once they pass that step, they will move on to the final development plan and plat.

Commissioner Shaw asked about art considerations for the site. Mr. Jacobson said that is something that goes before the Council, and is an area that is designated in the development plan. Commissioner Shaw said it would be nice to make some recommendations to have the art facing Roe. Mr. Jacobson said there are different options such as the art being incorporated into the structure versus a freestanding structure. They are anticipating seeing that on the development plan.

City Administrator Moody added that the 1 percent for art of a \$70 million is a large amount, and they never considered that large of an amount, noting there may be a combination of techniques that could be considered, but the final decision is that of the Council.

VI. Other Matters Before the Planning Commission

Mr. Jacobson reminded everyone of the Special Call Planning Commission meeting and said it is important that they have quorum, and to let him know if they are unable to attend the meeting.

VII. Adjournment

MOTION: COMMISSIONER SHAW MOVED AND COMMISSIONER KOHLES SECONDED TO
ADJOURN. (THE MOTION CARRIED 5-0.)

(Roeland Park Planning Commission Meeting Adjourned at 7:53 p.m.)

12-20-22 Planning Commission Meeting Minutes

PC members Present: Lisa Bruner / Macrina Abdouch / Darren Neilson / Matt Lero

Staff: Keith Moody, City Administrator / John Jacobson, Building Official

Meeting Called to Order: 6.02 By Chairman Neilson

Motion to approve minutes for Sept., Oct, Nov. 2022 By Lisa Bruner seconded by Matt Lero

Passed by voice vote

Public Hearing for the rezone and preliminary development plan Medwise Urgent Care Clinic

Developer gave a short presentation over the site plan and site development challenges

Discussion over sidewalk construction on the east side of Canterbury with staff recommending denial of a variance to omit construction of the sidewalk.

Resident who lives west of the proposed site construction asked several questions related to parking lot layout and future construction of a sidewalk on the western side of Canterbury. City Administrator Keith Moody addressed those concerns.

The public hearing was closed.

A motion to approve the rezoning action from Single Family Residential and Retail Business Districts to CP-2 Planned General Business and Preliminary Development Plan with denial of the sidewalk construction variance request was made by Lisa Bruner and Seconded by Matt Lero – Motion passed by voice vote.

January 2023 meeting was discussed and all present understood the meeting date was changed to January 18th to accommodate the holiday.

A motion to adjourn was made by Matt Lero and second ed by Lisa Bruner. Motion passed by voice vote.

Meeting adjourned at 6:31

Item Number: **Action Items- IV.-1.**
Committee **3/21/2023**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 3/16/2023
Submitted By: John Jacobson
Committee/Department: Neighborhood Resources
Title: **Final Development Plan The Rocks**
Item Type: Presentation

Recommendation:

Approved the Final Development Plan for the Rocks Mixed Use Development

Details:

The FDP is in substantial compliance with the preliminary Development Plan. The Landscape and screening requirements are in line original submittal and compliant with the MXD designation.

No Public Hearing is required

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?

How does item benefit Community for all Ages?

ATTACHMENTS:

| Description | | Type |
|---|-----------------------|------------|
|  | FDP The Rocks | Cover Memo |
|  | Mixed Use FDP Drawing | Cover Memo |
|  | Reports | Cover Memo |
|  | Reports 2 | Cover Memo |
|  | Report 3 | Cover Memo |
|  | Report 4 | Cover Memo |
|  | Report 5 | Cover Memo |
|  | Report 6 | Cover Memo |
|  | FDP Application | Cover Memo |

ROELAND PARK

MIXED-USE DEVELOPMENT
EPC REAL ESTATE GROUP
FINAL DEVELOPMENT PLAN

03.10.2023



NOT FOR
CONSTRUCTION

ROELAND PARK MIXED-USE PROJECT
EPC REAL ESTATE GROUP, LLC
ROE AVE AND W 48TH ST
ROELAND PARK, KS 66205

FINAL
DEVELOPMENT
PLAN
03/10/2023

12-22-109-00

COVER SHEET

A0.0



DEVELOPER
EPC REAL ESTATE GROUP
8001 METCALF AVE. SUITE #300
OVERLAND PARK, KS 66204
913-722-2600

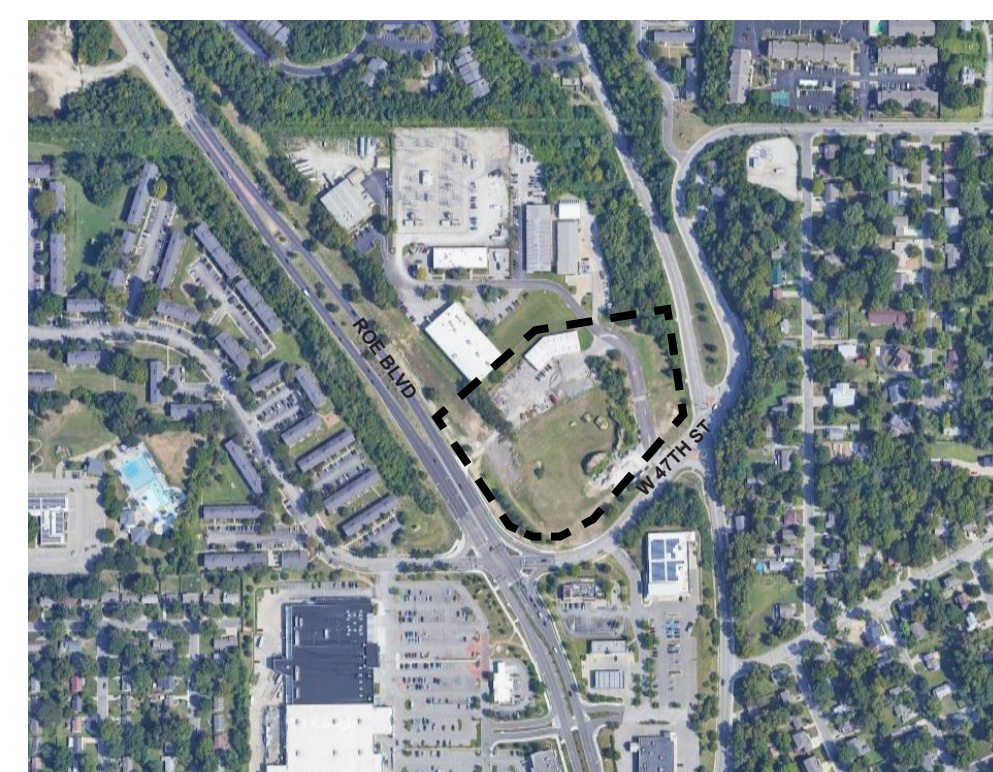
ARCHITECT
DLR GROUP
7290 W. 133RD ST
OVERLAND PARK, KS 66213
913-897-7811

MEP ENGINEER
SMITH & BOUCHER, INC.
25618 W 103RD ST
OLATHE, KS 66061
913-345-2127

CIVIL ENGINEER
KIMLEY HORN
805 PENNSYLVANIA AVENUE,
SUITE 150
KANSAS CITY, MO 64105
816-652-0350

LANDSCAPE ARCHITECT
RICHARD CLAYTON BARRETT
913-522-4259

KEY MAP



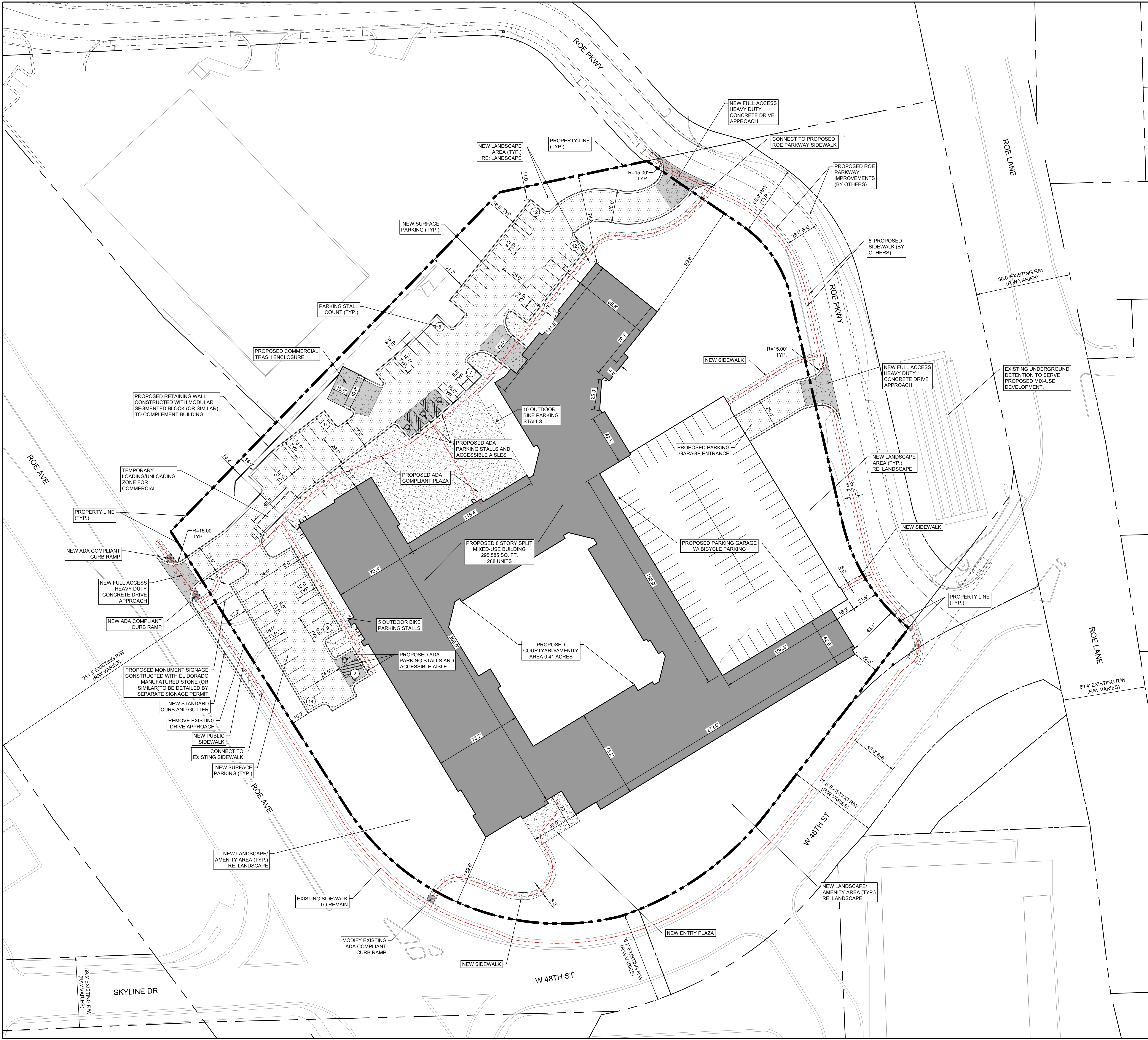
SHEET LIST

C1 EXISTING CONDITIONS
C2 SITE PLAN
C3 GRADING PLAN
L1.0 LANDSCAPE PLAN
ME2.0P PHOTOMETRIC PLAN

A1.0 ARCHITECTURAL FLOOR PLANS
A1.1 ARCHITECTURAL FLOOR PLANS
A1.2 ARCHITECTURAL FLOOR PLANS
A1.3 ARCHITECTURAL FLOOR PLANS
A1.4 ARCHITECTURAL FLOOR PLANS
A1.5 ARCHITECTURAL FLOOR PLANS

A1.6 ARCHITECTURAL FLOOR PLANS
A1.7 ARCHITECTURAL FLOOR PLANS
A1.8 ARCHITECTURAL FLOOR PLANS
A1.9 ROOF PLAN

A4.1 ARCHITECTURAL ELEVATIONS
A4.2 ARCHITECTURAL ELEVATIONS
A4.3 ARCHITECTURAL ELEVATIONS
A4.4 ARCHITECTURAL ELEVATIONS
A4.5 ARCHITECTURAL RENDERINGS
A5.1 BUILDING SECTIONS



SITE PLAN LEGEND

STANDARD DUTY ASPHALT PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

| Development Summary Table | | |
|---|---|------------|
| A | Zoning | |
| | Existing | MXD |
| B | Proposed | MXD |
| | Total Land Area | |
| C | Existing | 5.79 Acres |
| | Right-of-way | |
| | Existing | 0.00 Acres |
| D | Proposed | 0.00 Acres |
| | Net Land Area | |
| | Existing | 5.79 Acres |
| E | Proposed | 5.79 Acres |
| | Proposed Uses | |
| | Mixed-Use (Multi-Family, Commercial, & Amenity) | |
| F | Structure Height & # of floors | |
| | Number of Floors | 8 |
| | Structure Height | 95 ft |
| G | Gross Floor Area & # of Units | |
| | Total Building Count | 1 |
| | Total Gross Floor Area (SF) | 295,585 |
| | Total Unit Count | 288 |
| H | Vehicle Parking | |
| | Parking Stalls Required* | 338 |
| | Private Garage Stalls Provided | 300 |
| | Public Surface Stalls Provided | 73 |
| | ADA Parking Stalls Required | 5 |
| | ADA Parking Stalls Provided | 5 |
| I | Total Parking Stalls Provided | 373 |
| | Bike Parking | |
| | Stalls Required* | 33 |
| J | Stalls Provided | 33 |
| | Timeline | |
| | Estimated Start Date | 10/31/2023 |
| K | Estimated Completion Date | 8/31/2025 |
| | Requested Deviations | |
| | 1. Request to Allow Parking Between Structure and Roe Avenue Right-Of-Way | |
| | *Parking Notes: | |
| | Multi-Family: 1.0 Stall/ 1 Bed Dwelling Unit | |
| | 1.5 Stall/ 2 Bed Dwelling Unit | |
| | Restaurants: 6 Stall/ 1000 SF | |
| | Bike Parking: 1 Stall/ 10 Required Parking Stalls | |
| Handicap Parking: 1 Stall/ 25 Stalls Rounded Up | | |

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



WEST ELEVATION



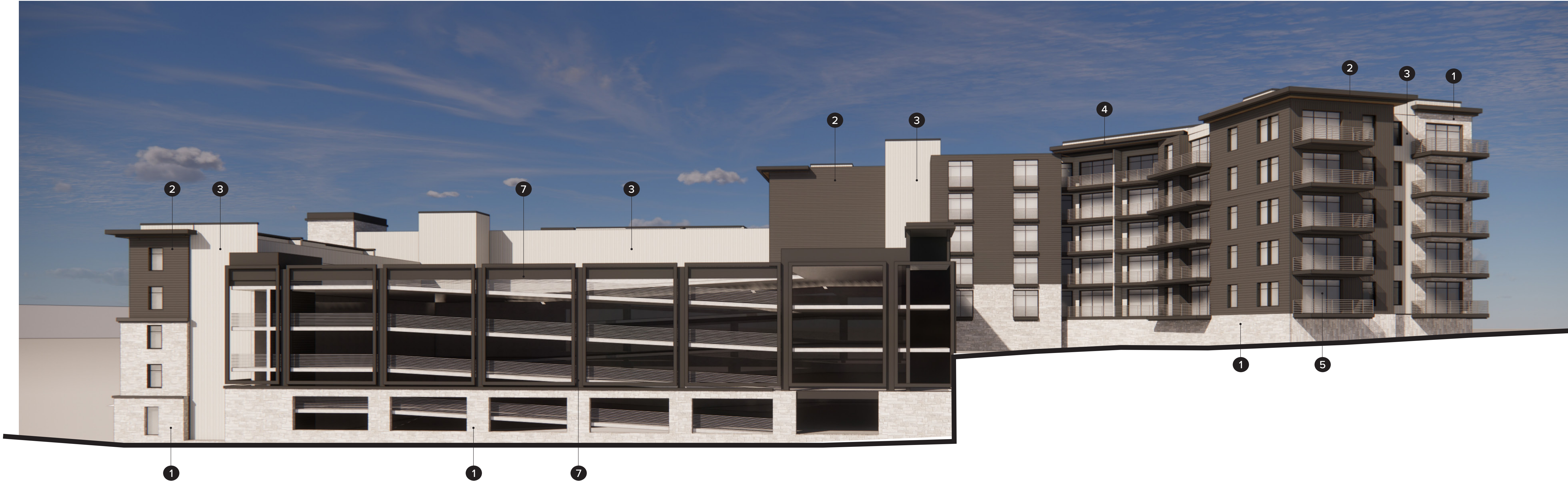
SOUTH ELEVATION

MATERIAL LEGEND

- 1 EL DORADO CULTURED STONE**
COLOR: WHITEBARK
TEXTURE: CLIFFSTONE
- 2 HARDIE BOARD LAP SIDING**
COLOR: TIMBER BARK
TEXTURE: CEDAR MILL
- 3 HARDIE BOARD + BATTEN SIDING**
COLOR: STONE BEACH
TEXTURE: SMOOTH
- 4 METAL FASCIA AND SOFFIT**
COLOR: HAZELNUT MICA
- 5 ALUMINUM STOREFRONT FRAMING**
COLOR: DARK BRONZE
- 6 HARDIE BOARD LAP SIDING**
COLOR: STONE BEACH
TEXTURE: CEDAR MILL
- 7 PRECAST CONCRETE**
COLOR: STONE BEACH
TEXTURE: SMOOTH



NORTH ELEVATION



EAST ELEVATION

MATERIAL LEGEND

- 1 EL DORADO CULTURED STONE
COLOR: WHITEBARK
TEXTURE: CLIFFSTONE
- 2 HARDIE BOARD LAP SIDING
COLOR: TIMBER BARK
TEXTURE: CEDAR MILL
- 3 HARDIE BOARD + BATTEN SIDING
COLOR: STONE BEACH
TEXTURE: SMOOTH
- 4 METAL FASCIA AND SOFFIT
COLOR: HAZELNUT MICA
- 5 ALUMINUM STOREFRONT FRAMING
COLOR: DARK BRONZE
- 6 HARDIE BOARD LAP SIDING
COLOR: STONE BEACH
TEXTURE: CEDAR MILL
- 7 PRECAST CONCRETE
COLOR: STONE BEACH
TEXTURE: SMOOTH



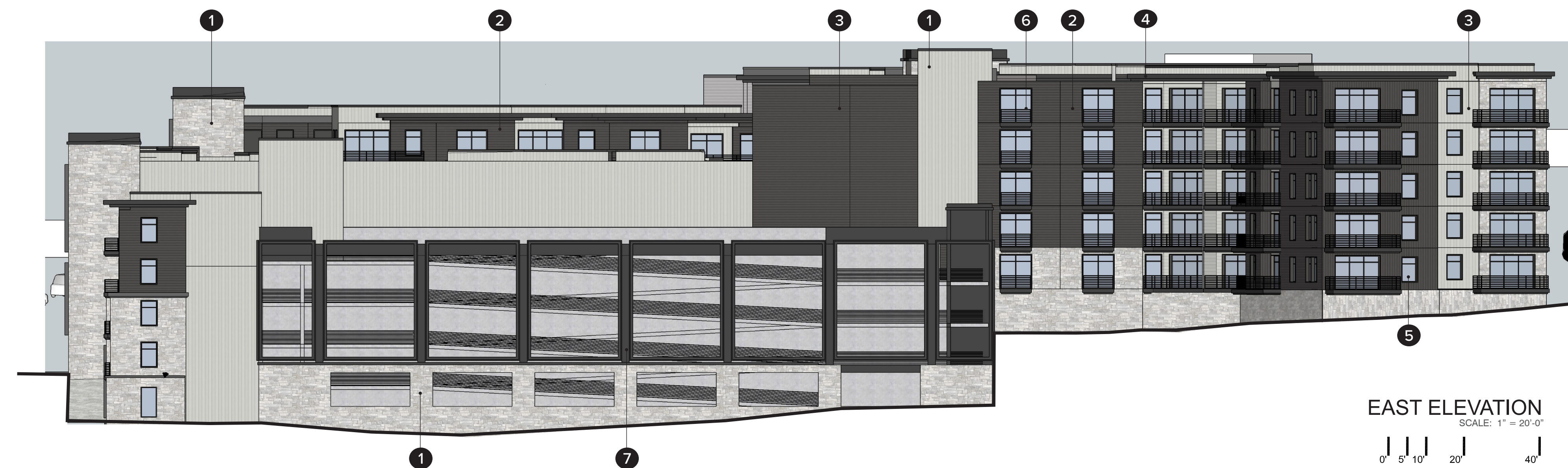
SOUTH ELEVATION
SCALE: 1" = 20'-0"

0' 5' 10' 20' 40'



WEST ELEVATION
SCALE: 1" = 20'-0"

0' 5' 10' 20' 40'



EAST ELEVATION
SCALE: 1" = 20'-0"

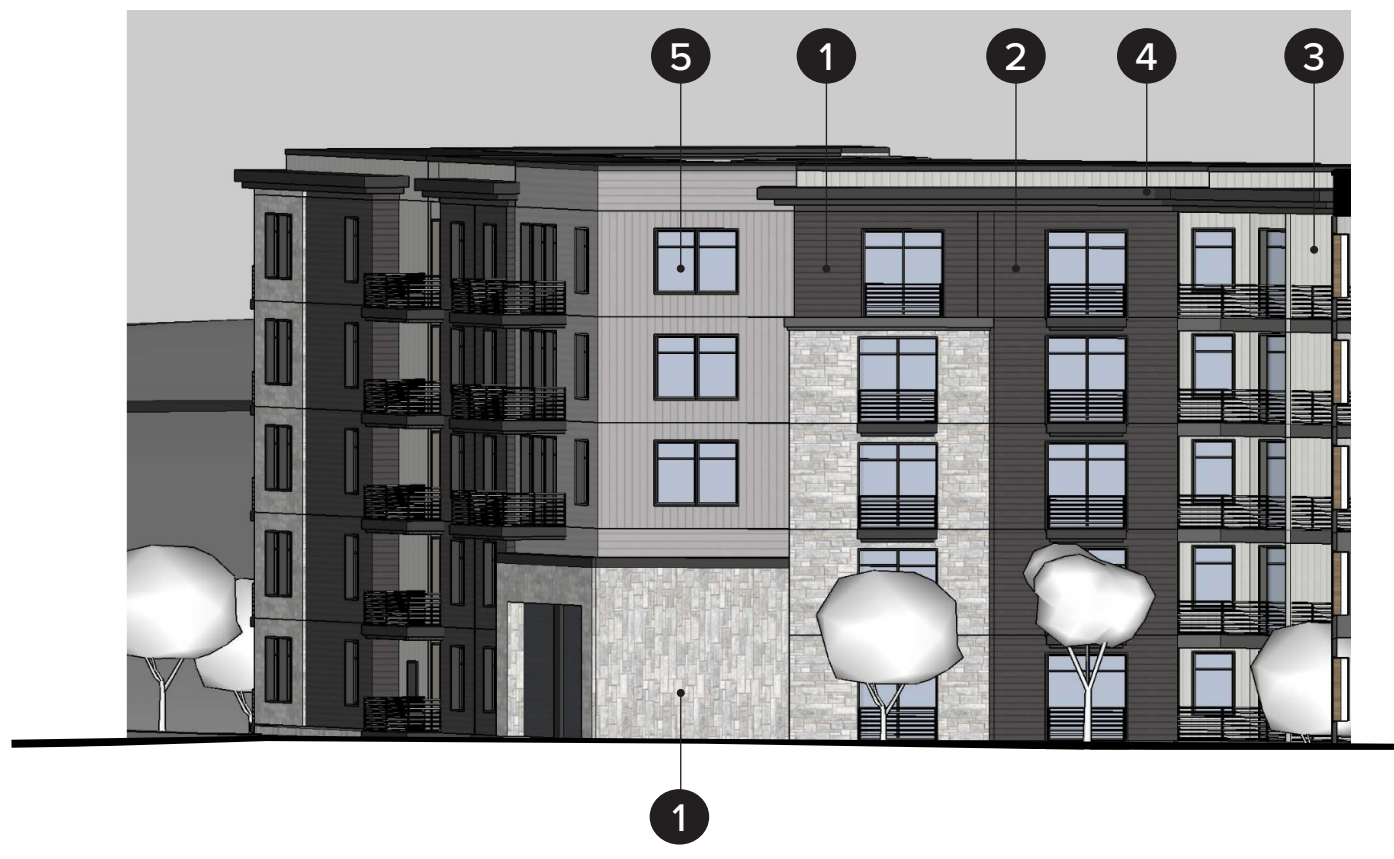
0' 5' 10' 20' 40'

MATERIAL LEGEND

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COLOR: WHITEBARK
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TEXTURE: CEDAR MILL
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COLOR: STONE BEACH
TEXTURE: CEDAR MILL
- 7 PRECAST CONCRETE
COLOR: STONE BEACH
TEXTURE: SMOOTH



PARTIAL NORTH ELEVATION
SCALE: 1" = 20'-0"



PARTIAL WEST ELEVATION
SCALE: 1" = 20'-0"



PARTIAL EAST ELEVATION
SCALE: 1" = 20'-0"



NORTH ELEVATION
SCALE: 1" = 20'-0"

MATERIAL LEGEND

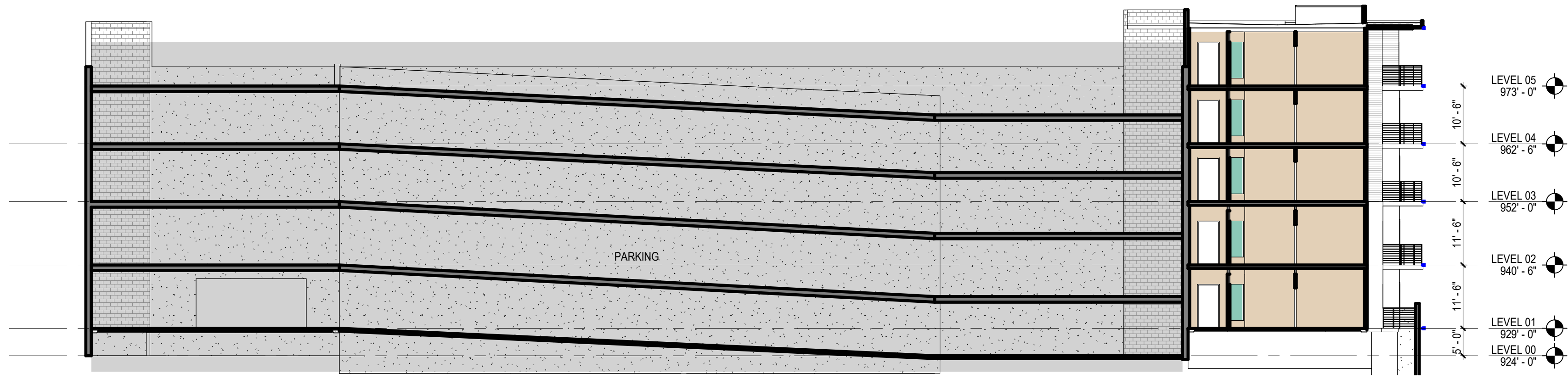
- 1 EL DORADO CULTURED STONE
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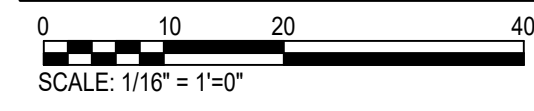
VIEW OF CORNER FROM ROE BLVD & 48TH STREET



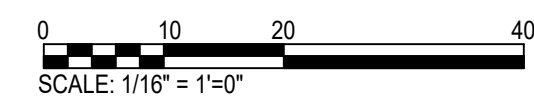
VIEW OF COMMERCIAL SPACE FROM NORTHWEST VEHICULAR ACCESS



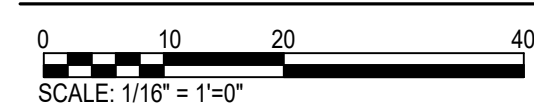
SECTION THROUGH PARKING



SECTION THROUGH COURTYARD



SECTION THROUGH COURTYARD



DRAINAGE MEMORANDUM

March 10th, 2023

SUBJECT:

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 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 the 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 60-inch 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 **0.63**, while the runoff coefficient that 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.

CALCULATIONS:

| | Existing | | Proposed | |
|-------------------------------|------------------|------------------|------------------|------------------|
| Parameter | Area (SF) | Area (AC) | Area (SF) | Area (AC) |
| Impervious Area | 48,776 | 1.12 | 46,704 | 1.07 |
| Building | 9,867 | 0.23 | 91,344 | 2.10 |
| Pervious Area | 193,551 | 4.44 | 114,146 | 2.62 |
| Total | 252,194 | 5.79 | 252,194 | 5.79 |
| Runoff Coefficient "C" | 0.44 | | 0.63 | |

CLOSURE

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.



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,

A handwritten signature in black ink that reads 'Gwen Corches' in a cursive script.

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

Wastewater

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/departments/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/departments/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



**Kansas
Gas Service™**

A Division of ONE Gas

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



Legend

- Designer Utility Easement
- Designer Abandon Service Line
 - ×× to be Removed (Contains Gas)
 - ×× to be Abandoned (Contains Gas)
 - ×× Removed (No Longer Contains Gas)
 - ×× Abandoned (No Longer Contains Gas)
- Designer Service Line
 - Status Not Available
 - New Design - Status Pending
 - Proposed
 - Approved
 - Under Construction
 - Operating
- Designer Abandon Mains
 - ×× to be Removed (Contains Gas)
 - ×× to be Abandoned (Contains Gas)
 - ×× Removed (No Longer Contains Gas)
 - ×× Abandoned (No Longer Contains Gas)
- Designer Mains
 - Status Not Available
 - New Design - Status Pending
 - Proposed
 - Approved
 - Under Construction
 - Operating
- Service Point
- 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
 - Null/Other
 - Decommissioned
 - Pending
 - ABS
 - BS
 - Protected BS
 - CI
 - CS
 - Protected CS
 - CU
 - DI
 - EXT

376.2 0 188.08 376.2

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

Feet

DISCLAIMER: This document and information herein is a visual representation and approximation of ONE Gas facilities and is subject to revision at any time without notice. It is an informational tool and is not guaranteed, warranted, or represented to be to scale, complete, accurate, or depicting depth. ONE Gas disclaims any and all liability for same. Call 811 by dialing 811 prior to and excavation.

Notes

1:2,257



October 18, 2022

Arrin Tieben
Kimley-Horn
805 Pennsylvania Ave, Ste 150
Kansas City, MO 64105

Re: Water Availability Letter – Roeland Park Mixed Use – NEC of 48th St & Roe Ave

Attn: Arrin Tieben,

This letter is in response to your inquiry about the water availability for property located at the NEC of 48th St & Roe Ave. There is an 8" water main on the east side of Roe Ave and a 6" water main on the west side of Roe Pkwy available to serve this property. The full project plans will need to be submitted to WaterOne as outlined on our website to determine the complete impact of water supply to the site.

If you have further questions, please let me know.

Thank you.

Sincerely,



Chris Anderson
Supervisor, Distribution Water Quality & New Services

March 3, 2023

Mr. Brian Crawford, AIA, NCARB
DRL Group
7290 West 133rd Street
Overland Park, KS 66213

Re: Traffic Review of Updated Site Plan
Roeland Park Mixed-Use development

Dear: Mr. Crawford:

Kimley-Horn is updating plans for the Roeland Park Mixed-Use development, located at the northeast corner of the 48th Street & Roe Boulevard intersection in Roeland Park, Kansas. A traffic impact study was prepared for the development on December 16, 2022. The study found that the proposed development is projected to generate 1,675 daily trips, 148 trips in the AM peak hour, and 141 trips in the PM peak hour. The study identified a short southbound right-turn lane on Roe Parkway at the intersection with 48th Street to mitigate the addition of development traffic.

As the design process has continued some changes have been made to the site plan since the traffic impact study was completed. The revised site plan is attached to this letter. The garage access driveway has been moved to the north and will intersect Roe Parkway roughly 230 feet north of 48th Street. This provides greater spacing from the 48th Street intersection. The service driveway along Roe Parkway has been removed. A service driveway will instead be provided along the north side of the proposed building and will be accessible from the north driveway. These changes will improve access management along Roe Parkway when compared to the previous site plan.

Originally, 280 residential units were included in the previous site plan. The number of residential units is expected to increase by eight or nine units in the revised plan. This is a minor change as it is only a three-percent increase in the number of units. This minor change will have a negligible impact on capacity analysis results presented in the traffic impact study. Therefore, the analysis presented in the traffic study is representative of conditions with the revised site plan as well.

We appreciate the opportunity to be of service to you. Please contact me if you have any questions.

Sincerely,



Jeffrey J. Wilke, PE, PTOE

Fee: _____
Rec'd By _____
Date Paid _____

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

Case No.: _____
Planning Commission
Date _____

Requested Action:

- | | <u>Fee</u> |
|--|------------|
| <input type="checkbox"/> Preliminary Development Plan | \$400.00 |
| <input type="checkbox"/> Revised Preliminary Development Plan | \$400.00 |
| <input checked="" type="checkbox"/> Final Development Plan | \$650.00 |
| <input type="checkbox"/> Revised Final Development Plan | \$650.00 |
| <input checked="" type="checkbox"/> Landscaping Plan | \$125.00 |
| <input type="checkbox"/> Site Plan (non-residential development in residential district) | \$150.00 |

Name of Development: ROELAND PARK MIXED-USE

Location: GENERALLY LOCATED AT NE CORNER OF ROE AVE & W. 48TH STREET

Range 25E Township 12S Section: 4 Quadrant NW

Existing Zoning: MXD

Present use of Property: ROELAND PARK PUBLIC WORKS DEPT

Is Property subject to rezoning? Yes ☐ No ☒

Is Property subject to Special Use Permit? Yes ☐ No ☒

Applicant: EPC REAL ESTATE GROUP

Address: 8001 METCALF AVE. SUITE #300

Phone: 913-558-1014

City: OVERLAND PARK

State: KS

Zip: 66204

Property Owner: CITY OF ROELAND PARK

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: KS

Zip: 66213

Applicant signature _____

Date 3/7/23

To be completed by the City: Fee Paid \$ _____ Date _____ Received by: _____

Proof of ownership and/or authorization of agent affidavit(s) submitted. Date: _____

☐ Rezoning Case No. _____ ☐ Special Use Permit No. _____ ☐ Previous Plan Approval: _____

☐ City Engineer review and comment submitted

Technical studies required? ☐ Yes ☐ No If yes, what type and when submitted? _____

Assurances of adequate public facilities received. ☐ Yes ☐ No If yes, date received _____

Supporting materials required: _____ Date Submitted: _____

Date application deemed complete: _____

Surrounding property owners notified: _____

Date of publication: _____ Sign Posted _____

Date notices sent: _____

Public Hearing date: _____

Planning Commission recommendation: _____

Date: _____

City Council Action: _____

Date: _____

FINAL DEVELOPMENT PLANS CHECKLIST [CODE 16-327]Date Submitted 3/10/2023Name of Project ROELAND PARK MIXED-USE

Case # _____

Description/Type of Project: NEW MIXED-USE BUILDING WITH 288 RESIDENTIAL UNITS & 5K SF RESTAURANT

I, Josh Doss (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.



Signature of Contact Person

3/9/2023

Date

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.

☒ I ☐ N/I

1. Application form.
2. Eight copies of the preliminary site development plan to be drawn to a standard engineer's scale. The actual scale used will depend on the development and shall be subject to the approval of the city engineer. The plans must include the following information:

☒ I ☐ N/I**GENERAL INFORMATION**

- a. North arrow;
- b. Scale;
- c. Date of plan preparation;
- d. Name and address of landowner;
- e. A small key map indicating the location of the property within the City.

☒ I ☐ N/I**SITE DEVELOPMENT**

- a. All existing and proposed adjacent public street right-of-way with centerline location;
- b. All existing and proposed adjacent public street and public drive locations, widths, curb cuts and radii;
- c. Location, width and limits of all existing and proposed sidewalks;
- d. Location, size and radii of all existing and proposed median breaks and turning lanes;
- e. Distance between all buildings. between buildings and property lines and between all parking areas and property lines;
- f. Location of all required building. and parking setbacks;
- g. Location, dimensions, number of stories and area in square feet of all proposed buildings;
- h. Area of land on site plan in square feet or acres.

☒ I ☐ N/I**PARKING**

- a. Location and dimensions of all driveways;
- b. Location and dimensions of all parking lots;
- c. Location and dimensions of all parking stalls and aisles;
- d. Location and dimensions of all loading and service areas and docks;
- e. Location, height, candle power and type of outside lighting fixtures for parking lots.

☒ I ☐ N/I**LANDSCAPE AND SCREENING**

- a. Location, size and materials to be used for all screening, including screening of outside trash enclosure areas.

☒ I ☐ N/I**GRADING AND DRAINAGE DESIGN PLAN**

- a. Finished grades or contours for the entire site at 2 foot contour intervals;
- b. Limits, location, size and material to be used in all proposed retaining walls;

☒ I ☐ N/I**ADDITIONAL INFORMATION**

- a. Location, height, candle power and type of outside lighting fixtures for buildings;
- b. Location, size, type of material and message of all proposed monument or detached signs;
- c. Pertinent peripheral information to include adjacent developments, alignment and location of public and private driveways and streets, medians, public and semi-public easements

☒ I ☐ N/I

One copy of the proposed site plan and one copy of the proposed building elevations shall be reduced onto 8-1/2

1. inch by 11 inch bond paper.
2. Assurances of adequate public facilities as required by section 16-305.
3. Proof of filing of the statement required by section 16-325 (a).
4. Deeds of dedication for all rights-of-way or easements required as a result of preliminary development plan approval if conveyance thereof is not to be made by plat or by the filing of the final development plan pursuant to Section 16-329.
5. A copy of all covenants and restrictions applicable to the development, if required by the terms of the preliminary development plan.
6. Evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of such agency required pursuant to approval of the preliminary development plan, if required by the terms of the approved preliminary development plan.
7. Evidence of satisfaction of any stipulations of the preliminary development plan approval which were conditions precedent to consideration of the final development plan.

PROOF OF OWNERSHIP AFFIDAVIT

STATE OF Kansas)
COUNTY OF Johnson) SS

Austin Beatty

, 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]

That

(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 PURCHASER]

That LEE RAE ESTATE GROUP, LLC

(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]
Signature

Subscribed and sworn to before me this 7 day of may, 20023.

Gina Johnson
Notary Public

My commission expires:

1/27/2026

