

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

I. Roll Call

1. Members

II. Approval of Minutes

1. Planning Commission Meeting Minutes - June 21, 2023
2. Planning Commission Meeting Minutes - October 17, 2023

III. Public Hearing

1. Approve Final Plat of 5400 Buena Vista

IV. Action Items

V. Discussion Items

VI. Other Matters Before the Planning Commission

VII. Adjournment

Scheduled Meeting Dates

Item Number: Roll Call- I.-1.
Committee 11/21/2023
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **Members**
Item Type: Other

Recommendation:

Darren Nielsen, Chair
Lisa Brunner, Vice Chair
Mark Kholes
Macrina Abdouch
Josey Shaw
Haile Sims
Matthew Lero

Details:

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: **Approval of Minutes- II.-1.**
Committee **11/21/2023**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 11/21/2023
Submitted By: Jennifer Jones-Lacy, Assistant City Administrator/Finance Director
Committee/Department:
Title: **Planning Commission Meeting Minutes - June 21, 2023**
Item Type: Other

Recommendation:

Approve the minutes from the June 21, 2023 meeting.

Details:

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
☐ Minutes 6.21.23	Cover Memo

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK, KANSAS
4600 W 51st Street, Roeland Park, KS 66205
June 21, 2023, 6:00 P.M.

The Roeland Park Planning Commission met on June 21, 2023.

Commissioners Present: Matthew Lero
Haile Sims
Darren Nielsen
Macrina Abdouch

Commissioners Absent: Lisa Brunner
Josey Shaw
Mark Kohles

Staff: Keith Moody, City Administrator
Wade Holtkamp
Steve Mauer, City Attorney

I. ROLL CALL

Mr. Holtkamp called the meeting to order. Commissioners Lero, Sims, Nielsen, and Abdouch were present. Commissioners Brunner, Shaw, and Kohles were absent.

II. Approval of Minutes

There were no minutes for approval.

III. Public Hearing

1. Southridge Church Rezoning

Wade Holtkamp said the Planning Commission is being asked to provide a recommendation to the Governing Body regarding a zoning application change for 5015 Buena Vista, previously Southridge Church, from R-1 residential to CP-1, Planned Restricted Business District. The impetus is The Barn Players Community Theater would like to purchase and convert the vacant church into a performing arts theater. After approval, they would seek to renovate the space, leaving the exterior, but doing some minor renovations to the interior of the building and set it up as a theater to provide performances. It would bring in approximately 60 to 100 patrons per performance. There is an understanding with Roesland School to provide overflow parking so as not to overburden on-street parking. The existing west side parking would be reserved for cast, staff, and orchestra. The music provided would not be a nuisance to the neighborhood and not exceed 60 decibels to the property line. The Barn Players would also like to have a summer camp for children on the site. Mr. Holtkamp reviewed The Barn Players' mission statement and their planned 2023 season.

As part of the application process, a development plan is attached. There is a survey attached to the report. Staff contacted the City Engineer to see if a traffic study was warranted, and the engineer indicated during the times the theater is in operation it would cause no undue nuisance to the neighborhood. Performances would be in the evenings with a Sunday matinee and most shows over by 10:30-11:00 p.m. The Barn Players would also be amenable to renting some space for meetings to Roeland Park residents.

The notification process included neighbors within 200 feet of the property. Certified mail notices were sent out and notice was published in the newspaper of the public hearing.

Concerns were indicated by staff for the rezoning. Rezoning would create a single-family zoning adjacent to commercial zoning without any kind of buffer. There are currently some residential properties that do directly abut a commercially zoned property. Another possible concern is the event parking could have an impact on street parking. Patrons would more than likely park close to the venue and not utilize the overflow parking. Most homes in the area have a limited amount of street parking. Other possible concerns could be noise levels, alcohol consumption, and trash. Other issues to take into consideration is for the site plan approval to include specific conditions to avoid conflicts of use. The school, for example, is more intense and has a high volume even though it is zoned R-1. It is recommended that they contemplate these situations for rezoning to Commercial in a residential area and its connection with residents and visitors.

MOTION: COMMISSIONER NIELSEN MOVED AND COMMISSIONER SIMS SECONDED TO OPEN THE PUBLIC HEARING. (MOTION CARRIED 4-0)

Vida Bikales, Board President of The Barn Players, said their desire is to purchase the church to bring their community to the Roeland Park community. They are the oldest area theater and in their 68th season. It is a 501(c)(3) not-for-profit organization. The theater performs Broadway shows and musicals as well as offering a three-week summer session called Barn Kids. They would like to bring new life to the vacant church building that is starting to show decline and has had issues with vandalism. They want to create a community partnership with the City. Ms. Bikales also reviewed The Barn Players' operations, what they do, and what the volunteers do.

Commissioner Nielsen asked how much parking would be available. Ms. Bikales said there are 28 spots in the lot for their use with overflow parking across the street at Roeland Elementary. The agreement they would have would be similar to that of the church.

Commissioner Lero asked if they worked on a certain season or on a year-round schedule. Ms. Bikales said they currently have a season. If they were able to own the building, they would be able to offer year-round classes. Commissioner Lero asked if the existing parking would be sufficient, and Ms. Bikales said that it would be. She added that she has been amazed at the outpouring of communication from the residents in support of them being there. She noted that a lot of people are worried it would be torn down and multi-family going in and many are emotionally tied to the spot and are excited about being able to come back again.

The Barn Players Board Member Ile Haggins said that fears were assuaged with the residents when they realized all of their performances were inside as some had envisioned it to be similar to Theater in the Park. This will not be an outdoor venue.

Commissioner Sims inquired if they rented space would they maintain the hours to close. Ms. Bikales said they would, and a technical staff person would be on site to lock up and resolve any issues that might arise.

Commissioner Lero wanted to make certain that anyone holding meetings they would be sure to adhere to any regulations in place.

Commissioner Nielsen asked what they anticipate being the latest The Barn Players would be on site. Ms. Bikales said most performances are over by 10:00 to 10:15 and would expect the latest people would leave would be by 11:00 or so.

Commissioner Nielsen also wanted to know if there were plans for any exterior modifications to the building. Ms. Bikales said they would work on the marquee sign and noticed some cement work, but nothing that would change appearance of the building. She said they would also like to simplify some of the property landscaping.

Commissioner Nielsen noted there was a mention of serving alcohol and asked what those plans are. Ms. Bikales stated they do not sell it. It is usually a part of the ticket price when they have a special event or for a donation. They will not acquire a liquor license and only serve it sporadically at special events. It is only wine and no hard liquor.

Commissioner Nielsen then asked from where The Barn Players are relocating. Ms. Bikales replied that currently they are performing at the Johnson County Arts & Heritage Center, but there is no place to build sets or store items. All of their possessions are stored in an underground facility. They have to rehearse at Prairie Baptist Church in Prairie Village and hold their kids camp at Bishop Miege. They hold Zoom meetings or if they need to meet in person, they do that at the Corinth Library. The facility they rented previously closed due to COVID and now they are unable to do the big shows, sets, and costuming that they used to do.

Commissioner Nielsen asked if there were any other plans for other parts of the building and a possible sublet. Ms. Bikales said they will need to construct a green room on the lower level, a place for actors to stay while waiting to go on stage and a place to change costumes. The kitchen will also be converted into bathrooms.

Ms. Haggins said they are in conversations with the Kansas City Actors Theater who is interested in utilizing the building for rehearsal space. They currently perform at Union Station, but they are not able to rehearse there. There will also be meeting spaces available as well as storage and office space for the theater.

Ms. Bikales added that other theater companies are interested in sharing the space.

Public Comment:

Kelsey Strube (5020 Clark) Ms. Strube said she shares a property line with the church property. She asked if there were plans to remove the lead paint as that may impact her family. Barb Nichols, Board Vice President of The Barn Players, said that an inspection had been done and noted some mold issues and asbestos wrapped around pipes. She said they hoped to be able to address those issues, but did not see anything about lead paint and would be happy to share the report.

Ms. Strube asked about on-street parking and whether they would fully utilize the parking available at Roesland. She was concerned that theater patrons would block their driveways. She also wanted to make sure that after the shows, people would get in their cars and go and not congregate outside. Ms. Haggins responded and said they will be out there acting as crossing guards and directing traffic as they do not want to cause issues or concerns for the neighbors. Additionally, a majority of the people who come to their performances or are in them are working adults and it is not a place to hang out. It will be the responsibility of their house manager to make certain that people are leaving. The Barn Players will do everything they can to be exceptionally good neighbors.

Meg Hilburn (5004 Buena Vista) Ms. Hilburn said they never had a traffic problem when the daycare was there, and she is thrilled to have the theater in this location rather than a multi-plex.

Susan Carr-Dowell (4930 Clark) Ms. Carr-Dowell said there has been parking along Clark Drive when there have been events, and it has never been an issue. She added that she wants to support this project.

George Reichman (5215 Clark) Mr. Reichman said he supports this use, and it is an improvement over recent alternatives. He said the church is a part of Roeland Park history. He does understand the concerns about parking and asked what the use would be for the church lot and noted space on Parish for overflow for Roesland. Ms. Bikales said the church lot is for the cast and musicians and is about 20-30 people. She said they will need to train their patrons on where to appropriately park. Ms. Haggins said that training will go in the media they publish with a map on where to park and additionally, people will be out directing cars. They will also get an idea of how many people are coming from ticket sales as not many people buy tickets at the door. Mr. Reichman said in regards to the rezoning, if their venture does not work, as a commercial use there is a potential for a different type of business.

Mr. Holtkamp said the building could be demolished and something else put in. By rezoning the property, they are taking a chance that something could change.

James Hilburn (5004 Buena Vista) Mr. Hilburn said the opportunity of having The Barn Players is akin to a thriving theatrical enterprise in the City. They are of very good quality and would be a treasure to the community. He said this is a wonderful match for Roeland Park. He also noted that Roesland has overflow parking across the street. He thanked them for considering Roeland Park as a place to bring their theater.

Ms. Bikales said she hopes the Roeland Park citizens will just walk on over with no need to bring their cars.

UNIDENTIFIED SPEAKER (3510 West 47th Terrace) The speaker said that the Barn Players have not had a home for over 50 years, and they couldn't think of a more appropriate place than Roeland Park, which is committed to the arts, to be their permanent home.

Michelle Daugharthy (4146 Buena Vista) Ms. Daugharthy said the area is packed with families and children. She said the children are very active in the area and expressed concerns about increased traffic. Ms. Bikales said training their patrons will stress the need to leave when the production is over and there will not be a lot of verbal chit chat outside. She also said they have a lighter schedule in the summer and hopefully will be able to get the neighborhood children involved.

It was asked how long a production runs and Ms. Bikales said it is typically a two weekend run of eight performances all in the evening with the exception of the Sunday matinee.

Hope Meador (4012 Elledge) Ms. Meador said she feels good about the group being there and is excited about this opportunity.

Ms. Nichols said their season includes four musicals and a play. When they are in rehearsal it is just the case and that would not cause any traffic issues.

Elizabeth Daniel (5136 Catalina) Ms. Daniel asked if The Barn Players had the funding for the renovations. She also wanted to know if they left the site, would it revert back to R-1 residential. She also inquired about serving alcohol without a liquor license and how it was determined a traffic study was not warranted.

Commissioner Nielsen stated that if The Barn Players left, the zoning would not automatically revert back to R-1 and an action would need to be taken for that to happen.

Mr. Holtkamp stated the engineer said there were no high traffic generators during the weekend and there was nothing extraordinary about the use. He said this is not a high volume road in the neighborhood when compared to those such as Roe Boulevard and Mission Road.

(Audience and Commission back and forth discussion away from the microphones)

Ms. Bikales said they have a financial committee and a commitment from their board members and local matching grants for the renovations. They first would renovate the bathrooms and get the theater/church area up and running. If they sublet to other artists and theaters, they would be under the same umbrella, rules and requirements as The Barn Players group. Regarding serving wine, they do that on opening night as a welcome in a plastic cup. They do not do that with every performance, and they do not sell it. She said that Mr. Holtkamp or the City's legal staff can look into that further.

Linda Gardner (5220 Clark) Ms. Gardner expressed concern regarding changing the zoning from R-1 to Commercial. She lives on Clark and disagrees with the engineer and that studies do need to happen on Buena Vista and Clark. She noted that Roeland is open after hours to the community and many people go there.

Someone in the audience wondered what would happen next. Commissioner Nielsen responded they are being asked to make a recommendation to the Governing Body, but further approvals are still needed. A survey must be completed along with finalizing a more detailed development plan and a public notice is required by law to be published.

Ms. Bikales said their hope is this would be finalized this summer as they need to plan for their 2024 season. They would like to be in place by February 2024.

(Further conversation between the Commissioners and the audience)

Christi Brunner (5005 Buena Vista) Ms. Brunner asked if was possible to give them access and not zone it Commercial. Commissioner Nielsen said that is one of the things they need to deliberate. He also said they need to determine what restrictions are most appropriate for the request being made and restrictions on use is one method.

Ms. Daugharty asked if the school was willing to put into writing an agreement or are they hoping for the best. Mr. Holtkamp said use of the parking lot was communicated to them. Ms. Bikales said the approval is coming from the Shawnee Mission School District. If they do not get use of the parking lot, the project will not happen. The same thing for the zoning too.

Commissioner Nielsen closed the public comment section of the meeting.

Commissioner Sims said he would like to see the number of parking spaces at Roesland in their preliminary development plan.

Commissioner Abdouch inquired about the capacity for performances. Ms. Bikales said it would be approximately 150 people maximum. They need to build out the stage and construct a tech booth in the back which would cut down on seating space. They would also remove the pews and replace them with theater seating.

Commissioner Lero said this is a great opportunity for the City. He does understand the expressed concerns with parking and traffic, and noted there is danger with the property sitting vacant. He is looking forward to more details once they are further along in the process. If The Barn Players do leave, the property will need to come back before Planning Commission for a new use.

Commissioner Sims asked what they can do to make sure that someone doesn't put in a Dollar General on the site. Mr. Holtkamp said they can make a list for legal to see what they can and cannot do with the rezoning.

Commissioner Lero suggested a special use option. Mr. Holtkamp said a special use permit would need to renew annually and is not a permanent situation for them when they are committed to acquiring the entire property.

Commissioner Sims said this is a great addition to the City with the appropriate restrictions. He also appreciates their desire to be good neighbors and that means a lot. He said the

Planning Commissioners want them to continue to listen to the concerns of the neighborhoods. Ms. Bikales said their mission statement is they perform for the community and by the community. They want the Roeland Park community to utilize the space and to also be a part of it.

Commissioner Nielsen said he loves the fact an investment is coming back to City on the arts side of things, and he wants to be thoughtful on how they proceed. He said their dialogue tonight has been transparent and it gives them things to think about.

The commercial broker representing The Barn Players said they are on a timeline with the current owners. If they do not close in July or by August 1st, they cannot make the timeline and the owners are talking about redeveloping into townhomes.

Mr. Holtkamp said they can make a recommendation without restrictions to the Governing Body.

Commissioner Sims stated he is concerned about making that type of a commercial recommendation without restrictions.

Commissioner Nielsen suggested they make a recommendation for approval to the Council and then individually contact them with any restrictions they would like to make.

(Off Record Comments from the Audience.)

Commissioner Sims encouraged the neighbors to also share their suggestions with the Governing Body.

Mayor Poppa attended the meeting and made comments that were not picked up by the microphones. Commissioner Nielsen reiterated the Commissioners and residents need to with the Council what restrictions they would like.

MOTION: COMMISSIONER LERO MOVED AND COMMISSIONER NIELSEN SECONDED TO RECOMMEND APPROVAL BY THE GOVERNING BODY A REZONING OF 5015 BUENA VISTA STREET FROM R-1 SINGLE-FAMILY RESIDENTIAL TO CP-1, PLANNED RESTRICTED BUSINESS DISTRICT WITH CONDITIONS TO BE SUBMITTED PRIOR TO ACTION BY THE GOVERNING BODY. (MOTION CARRIED 4-0.)

IV. Action Items

No Action Items were presented.

V. Discussion Items

No Discussion Items were presented.

VI. Other Matters Before the Planning Commission

No other matters were brought before the Planning Commission.

VII. Adjournment

MOTION: COMMISSIONER NIELSEN MOVED AND COMMISSIONER SIMS SECONDED TO
ADJOURN. (THE MOTION CARRIED 4-0.)

(Roeland Park Planning Commission Meeting Adjourned at 7:35 p.m.)

Item Number: Approval of Minutes- II.-2.
Committee 11/21/2023
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 11/21/2023
Submitted By: Jennifer Jones-Lacy, Assistant City Administrator/Finance Director
Committee/Department: Admin
Title: **Planning Commission Meeting Minutes - October 17, 2023**
Item Type: Other

Recommendation:

Approve the attached minutes from the October 17, 2023 Planning Commission meeting.

Details:

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
□ Planning Commission Minutes - 10/17/23	Cover Memo

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK, KANSAS
4600 W 51st Street, Roeland Park, KS 66205
October 17, 2023, 6:00 P.M.

The Roeland Park Planning Commission met on October 17, 2023.

Commissioners Present:	Matthew Lero Haile Sims Darren Nielsen Macrina Abdouch Josey Shaw Lisa Brunner (online) Mark Kohles
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Commissioners Absent:

Staff:	Jennifer Jones-Lacy - Assistant City Manager/Finance Director Wade Holtkamp - Building Official
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I. ROLL CALL

Ms. Jones-Lacy called the meeting to order. All Commissioners were present. Staff also present with Ms. Jones-Lacy was Wade Holtkamp, the City's Building Inspector.

II. Approval of Minutes

There were no minutes for approval.

III. Public Hearing

There was no public hearing.

IV. Action Items

No Action Items were presented.

V. Discussion Items

1. Introduction of New Staff

Wade Holtkamp formally introduced himself to the Planning Commission and provided his professional background noting that he is taking classes to become the building official for the City. Previously, Mr. Holtkamp was the City's Codes Enforcement Officer.

Ms. Jones-Lacy reintroduced herself as she has returned to the City as the Assistant City Administrator and Finance Director. She also provided her professional back and what she is involved with in Roeland Park.

Commissioner Nielsen asked Mr. Holtkamp if he will be doing plan reviews. Mr. Holtkamp said they are currently outsourced to an architectural firm, but he will take that on once he gets his certification.

Ms. Jones-Lacy said they also continue to use Chris Shires with Confluence and IBTS for contracted building inspection assistance.

2. Zoning Code Update

Ms. Jones-Lacy said there will be a public hearing on the zoning updates November 13th from 3:30 to 5:00 in City Hall. She has invited any contractors who work in the City as well as sign companies looking for their feedback. She asked the Planning Commissioners if they knew of any realtors who work in Roeland Park to please invite them as well.

Ms. Jones-Lacy said some of the issues may be controversial and referenced the Prairie Village situation. No major changes or recommendations are being made to the code, but they do want to make it more modern and streamlined. Following the forum on the 13th, there will be a joint meeting with the City Council and the Planning Commission held on November 20th.

Commissioner Brunner asked if there was anything in the zoning code that addresses properties reverting to native plantings versus traditional grass yards. Mr. Holtkamp said if the property has native plantings but does not look like it is being maintained or has no organization, then it could become an enforcement issue. There's also a list available of noxious weeds not suitable for planting. He said it does become a judgment call.

There was Commission discussion of various properties in the City that do not seem to be maintained properly and what recourse they could take.

Ms. Jones-Lacy also mentioned the Contain the Rain program and the funding they provide for native plantings and rain barrels.

There was also further discussion of future topics such as accessory dwelling units and various uses of properties.

Ms. Jones-Lacy provided an update on Med-Wise the Planning Commission previously approved noting that they are working with the City Administrator to resolve sewage lines for the property.

The Barn Players who were presented at the last Commission meeting have decided not to move forward and the property is still available for purchase.

The Rocks site is currently on schedule, and they are working on the underground utilities.

Community Center updates are done, and everyone was invited to see the improvements.

Commissioner Sims noted the Walmart shopping center is not looking as good as it should be. Ms. Jones-Lacy said the owners are looking to sell the lot, but they are limited in what they can do on private property.

VI. Other Matters Before the Planning Commission

No other matters were brought before the Planning Commission.

VII. Adjournment

MOTION: COMMISSIONER NIELSEN MOVED AND COMMISSIONER SIMS SECONDED TO
ADJOURN. (THE MOTION CARRIED 4-0.)

(Roeland Park Planning Commission Meeting Adjourned at 6:38 p.m.)

Item Number: Public Hearing- III.-1.
Committee 11/21/2023
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 11/20/2023
Submitted By: Wade Holtkamp
Committee/Department: Admin
Title: **Approve Final Plat of 5400 Buena Vista**
Item Type: Presentation

Recommendation:

Recommend approval of the final plat for 5400 Buena Vista as well as a rule exception to the sidewalk requirement as laid out in Sec. 16-1440 of the City Code.

Details:

Staff received a building permit application to tear down the existing 1929 ranch home at 5400 Buena Vista and construct a new larger two story home. During the plan review it was discovered the property lot was never platted. Plats are drawn to scale and recorded with Johnson County the land's size, boundary locations, nearby streets, and any easements or rights of way.

As a requirement to a building permit application, staff requested a plat which was created by J&J Survey and presented our City engineer, Lamp Rynearson for review. Attached is the final plat with review corrections. Lamp Rynearson's review is also attached which basically states any new build would need to face Buena Vista, which is what is intended. A paper copy is submitted for signature approval.

In addition, the City Code has the following regulations regarding sidewalks:

Sec. 16-1440. - Sidewalks.

(a) Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on both sides of all arterials and collector streets and on one side of all local residential streets. In industrial parks or business parks, sidewalks shall be required only on arterial, collector streets or peripheral streets. All sidewalks shall be no less than four feet in width, of Portland cement concrete, and shall comply with the specifications of the City. Sidewalks shall be located in the platted street right-of-way abutting the property line. Sidewalks shall also be installed in any pedestrian easements as may be required by the Planning Commission. Sidewalks need not be installed where a rule

exception has been approved by both the Planning Commission and the Governing Body.

Staff recommends a rule exception for the following reasons:

- If a sidewalk is installed on Buena Vista (BV) in this location, it would exist as an island and not connected to another section of sidewalk on the west side of BV.
- The City is unlikely to connect this sidewalk on the westside of BV due to the need to install retaining walls due to the grade of the yards, thereby substantially increasing the cost.
- While the Sidewalk Master Plan notes the westside of BV in this location as a high priority sidewalk site, a sidewalk has since been installed on the eastside of BV, south 54th Street thereby making this location less of a priority for sidewalk installation.

As such, staff recommends the Planning Commission approve a rule exception to requiring a sidewalk as a condition of this plat.

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
☐ Plat of 5400 Buena Vista	Exhibit
☐ Final Plat Review and comments from Larkin	Exhibit

November 20, 2023



9001 State Line Rd., Ste. 200
Kansas City, MO 64114
[P] 816.361.0440
[F] 816.361.0045
LampRynearson.com

Mr. Wade Holtkamp
Building Inspector
City of Roeland Park, Kansas
4600 W 51st Street
Roeland Park, KS 66205

**Re: 5400 Buena Vista
Mission Park, 2nd Plat Final Plat (3rd Submittal)
Roeland Park, Kansas**

Dear Mr. Holtkamp:

Lamp Rynearson has completed the third review of the Final Plat submitted on November 20, 2023. The plat was prepared by J&J Survey LLC. After review, we recommend approval subject to the following condition:

- The building line setbacks as shown requires new construction to face Buena Vista, with a street side setback along 54th Street. If new construction is to face 54th Street, then the 35' B/L would front 54th Street and the 20' B/L would front Buena Vista.

You may contact me with any questions, or if you need additional information.

Sincerely,
LAMP RYNEARSON

A handwritten signature in purple ink, appearing to read "D. Miller".

Daniel G. Miller, P.E.
Civil Design Group Leader

cc: Keith Moody, City Administrator
Jennifer Jones-Lacy, Assistant City Administrator/Director of Finance
Donnie Scharff, Director of Public Works
Jake Young, J&K Survey LLC
Dan McGhee, P.E., Lamp Rynearson
Project File

LAMP
RYNEARSON

9001 State Line Rd., Ste. 200
Kansas City, MO 64114
816.515.30.0000 | Lamp@rynearson.com

☒ Reviewed ☐ Revise and Resubmit ☐ Rejected
☐ Furnish as Corrected ☐ Submit Specific Item

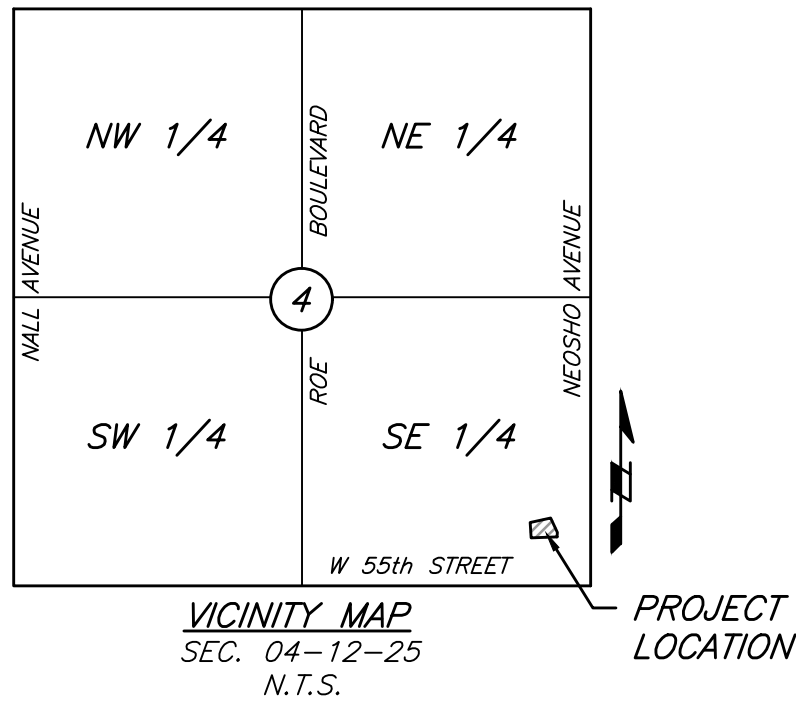
This review is only for general conformance with the design concept of the project and general compliance with the information given in the Contract documents. Corrections and comments made on the shop drawings during this review or actions marked above do not relieve contractor from compliance with the requirements of the plans and specifications. Actions noted or marked for a specific item do not indicate the same action for an assembly of which the item is a component. Contractor is responsible for dimensions to be confirmed and correlated at the jobsite; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of his or her work with that of all other trades; and for performing all work in a safe and satisfactory manner.

Lamp Ryneason
Project No. 0323001.01

Date: 11/20/2023 By: JEA / MDM

CLOSURE CALCULATIONS:
Precision, 1 part in: 101.56
Error distance: 7.93'
Error direction: N 77°14'25" W
Perimeter: 805.39'

FINAL PLAT
MISSION PARK, 2ND PLAT
SE 1/4, SECTION 4, TOWNSHIP 12 SOUTH, RANGE 25 EAST,
CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS



CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 30th day of October, 2023 and that the results are correctly shown and said survey meets or exceeds the current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

11-20-23
Date

John B. Young PLS-1298

LEGAL DESCRIPTION:

A tract of land being in the Southeast Quarter of Section 4, Township 12 South, Range 25 East, in the City of Roeland Park, Johnson County, Kansas being more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter; Thence North 02°34'37" West, along the West line of said quarter, 591.55 feet; Thence North 87°26'30" East, 1942.92 feet (Deed, 1945 feet), to the Southeast corner of a tract of land recorded in Book 201208 at Page 12818, also being the Point of Beginning; Thence North 02°45'29" West along the East line of said tract, 140.27 feet, to the South Right-of-Way line of West 54th Street, as now established; Thence along said South line on a curve to the left, having an initial tangent bearing North 77°22'35" East, a radius of 670.00 feet and a length of 7.93 feet; Thence North 76°51'53" East, along said South line, 209.42 feet, to the center of Buena Vista Street, as now established; Thence South 25°08'07" East, along said center line, 149.70 feet; Thence South 07°06'53" West, continuing along said center line, 42.49 feet (Deed, 42.05 feet) to the North line of Buena Vista Heights, a subdivision in said City; Thence South 87°26'30" West along said North line, 263.51 feet, to the Point of Beginning. Contains 40,419 square feet or 0.93 acres more or less.

PLAT DEDICATION:

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"MISSION PARK, 2ND PLAT"

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SEWERS:

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.

EASEMENTS:

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.

IN WITNESS WHEREOF:

JUAN P. TRUJILLO AND STEFANI D. SCHRIMPF OWNER HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 2023.

Juan P. Trujillo Owner Stefani D. Schrimpf Owner

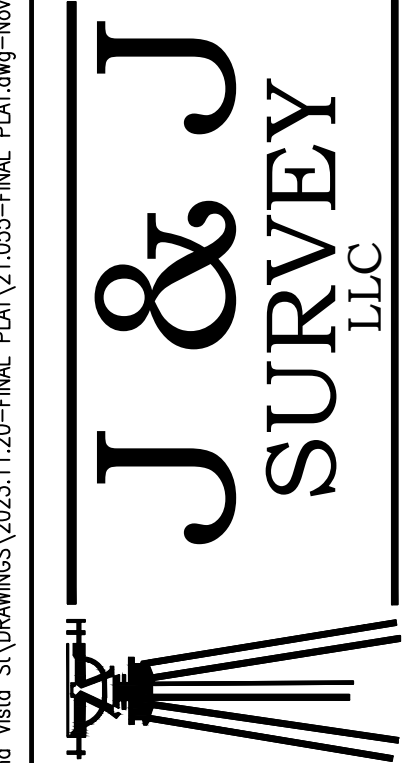
STATE OF KANSAS
COUNTY OF JOHNSON

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

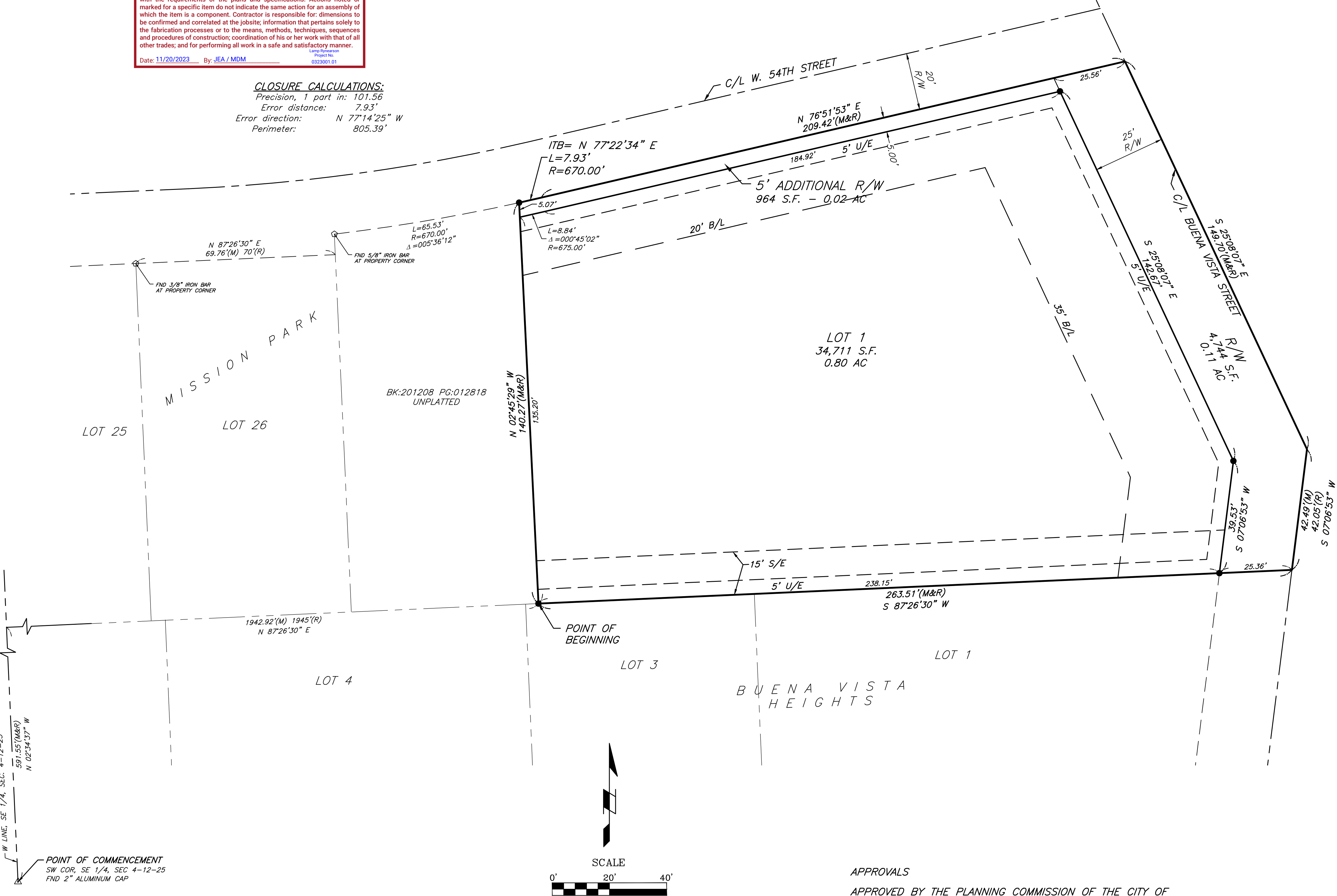


6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816) 411-1017 • FAX (816) 411-1018

Location: S:\21055 - 5400 Buena Vista S\DRAWINGS\2023\11-20-FINAL PLAT\11-20-FINAL PLAT.dwg-Nov 20, 2023-9:10am

11-8-23	11-16-23	11-20-23						
INITIAL SUBMITTAL	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS						
1	2	3						

SHEET 1 OF 1



CLIENT:
Stefani Schrimpf
5346 Buena Vista St.
Roeland Park, KS 66205

PROPERTY ADDRESS:
5400 Buena Vista Street
Roeland Park, KS 66205

GENERAL SURVEY NOTES:

- Deed of Register is Registered in Instrument No. T20090015830, Book 200905, Page 001186, dated 05/04/2009 in the Recorder of Deeds Office, Johnson County, Kansas.
- Title Report # 2441622, dated May 10, 2021 at 10:09 AM provided by Fidelity National Title Insurance Company, was provided by client. This title report has been reviewed by surveyor and all encumbrances are shown on the final plat.
- Basis of bearings is established by the Kansas State Plane Coordinate System from GPS observation.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 20091C009C, effective August 3, 2009.
- The subject property contains 40,419 square feet or 0.93 acres more or less.

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF
ROELAND PARK, JOHNSON COUNTY, KANSAS, THIS _____ DAY OF
_____, 2023.

Chairman - Darren Nielsen

Approved BY THE GOVERNING BODY OF THE CITY OF ROELAND
PARK, JOHNSON COUNTY, KANSAS.

THIS _____ DAY OF _____, 2023.

Mayor - Michael Poppa

City Clerk - Kelley Nielsen

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- △ - SECTION CORNER AS NOTED
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 - S/E - SANITARY SEWER EASEMENT
 - U/E - UTILITY EASEMENT
 - B/L - BUILDING SETBACK LINE

November 20, 2023



9001 State Line Rd., Ste. 200
Kansas City, MO 64114
[P] 816.361.0440
[F] 816.361.0045
LampRynearson.com

Mr. Wade Holtkamp
Building Inspector
City of Roeland Park, Kansas
4600 W 51st Street
Roeland Park, KS 66205

**Re: 5400 Buena Vista
Mission Park, 2nd Plat Final Plat (3rd Submittal)
Roeland Park, Kansas**

Dear Mr. Holtkamp:

Lamp Rynearson has completed the third review of the Final Plat submitted on November 20, 2023. The plat was prepared by J&J Survey LLC. After review, we recommend approval subject to the following condition:

- The building line setbacks as shown requires new construction to face Buena Vista, with a street side setback along 54th Street. If new construction is to face 54th Street, then the 35' B/L would front 54th Street and the 20' B/L would front Buena Vista.

You may contact me with any questions, or if you need additional information.

Sincerely,
LAMP RYNEARSON

A handwritten signature in purple ink, appearing to read "D. Miller".

Daniel G. Miller, P.E.
Civil Design Group Leader

cc: Keith Moody, City Administrator
Jennifer Jones-Lacy, Assistant City Administrator/Director of Finance
Donnie Scharff, Director of Public Works
Jake Young, J&K Survey LLC
Dan McGhee, P.E., Lamp Rynearson
Project File

LAMP
RYNEARSON

9001 State Line Rd., Ste. 200
Kansas City, MO 64114
816.515.30.0000 | Lamp@rynearson.com

☒ Reviewed ☐ Revise and Resubmit ☐ Rejected
☐ Furnish as Corrected ☐ Submit Specific Item

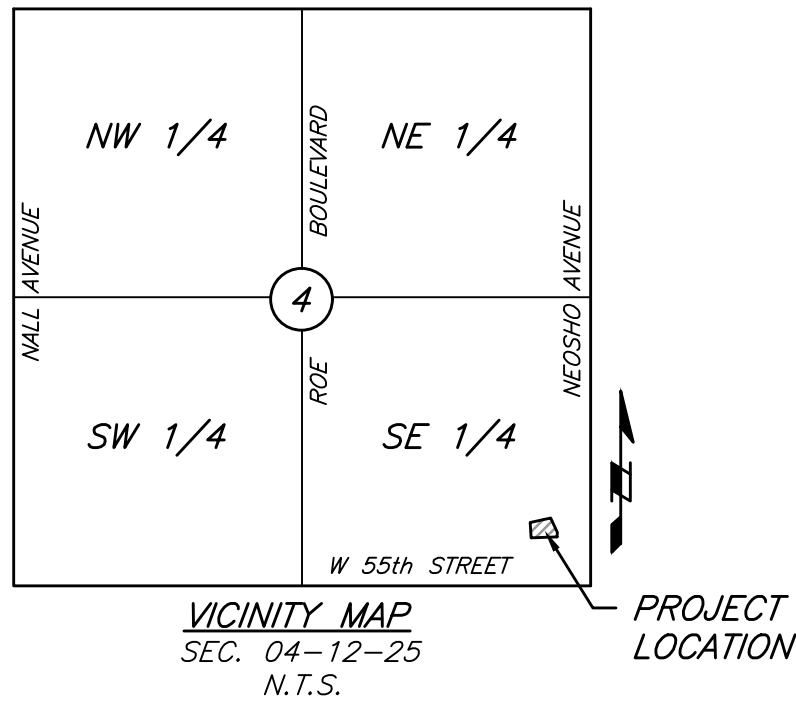
This review is only for general conformance with the design concept of the project and general compliance with the information given in the Contract documents. Corrections and comments made on the shop drawings during this review or actions marked above do not relieve contractor from compliance with the requirements of the plans and specifications. Actions noted or marked for a specific item do not indicate the same action for an assembly of which the item is a component. Contractor is responsible for dimensions to be confirmed and correlated at the jobsite; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of his or her work with that of all other trades; and for performing all work in a safe and satisfactory manner.

Lamp Ryneason
Project No. 0323001.01

Date: 11/20/2023 By: JEA / MDM

CLOSURE CALCULATIONS:
Precision, 1 part in: 101.56
Error distance: 7.93'
Error direction: N 77°14'25" W
Perimeter: 805.39'

FINAL PLAT
MISSION PARK, 2ND PLAT
SE 1/4, SECTION 4, TOWNSHIP 12 SOUTH, RANGE 25 EAST,
CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS



CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 30th day of October, 2023 and that the results are correctly shown and said survey meets or exceeds the current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

11-20-23
Date

John B. Young PLS-1298

LEGAL DESCRIPTION:

A tract of land being in the Southeast Quarter of Section 4, Township 12 South, Range 25 East, in the City of Roeland Park, Johnson County, Kansas being more particularly described as follows:

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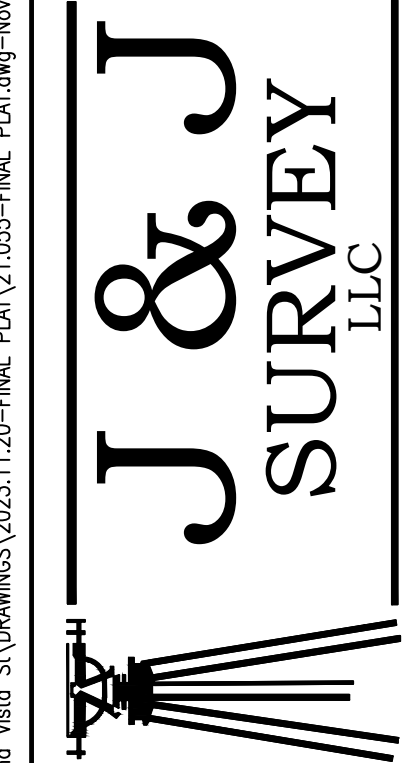
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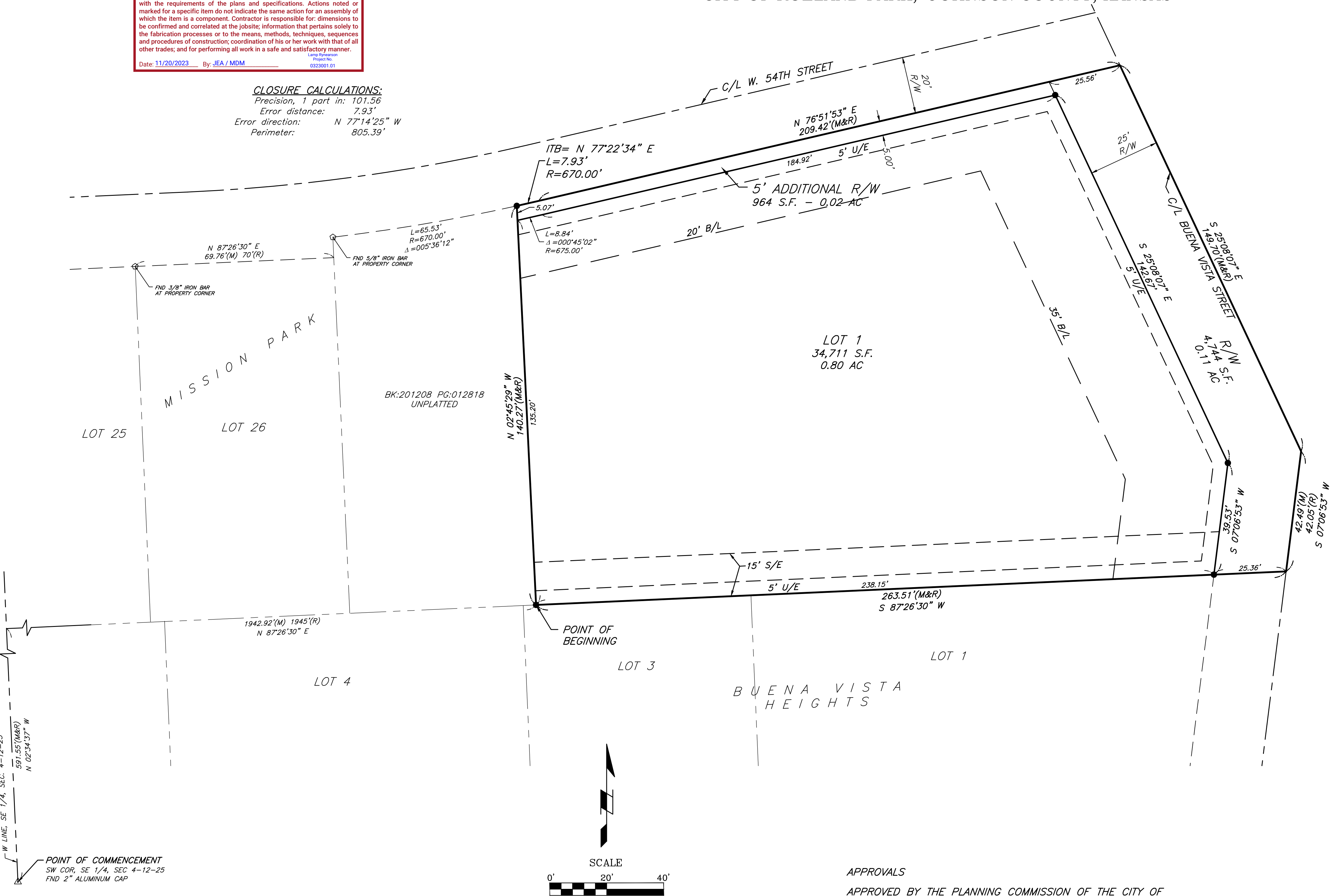


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