

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
ROELAND PARK CITY HALL 4600 W 51ST STREET, ROELAND PARK, KS 66205
NOVEMBER 13, 2018 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
- III. Public Hearing**
- IV. Action Items**
- V. Discussion Items**
 - 1. Annual Joint Meeting Planning Commission and City Council
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Scheduled Meeting Dates

Item Number: Discussion Items- V.-1.
Committee 11/13/2018
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 11/6/2018
Submitted By: John Jacobson
Committee/Department: Annual Joint Meeting of the City Council and Planning Commission
Title: **Annual Joint Meeting Planning Commission and City Council**
Item Type: Discussion

Recommendation:

Discuss relative topics and define a cohesive vision for future development.

While it is not the intent of staff to attempt to define policy during the meeting, areas of policy concern and existing development process will be a focus for future action.

Details:

Overview of planning topics, state of current policy, development strategies and a short presentation by staff to identify the decision making responsibilities of both the City Council and the Planning Commission and facilitate discussion between the two bodies.

Financial Impact

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

Additional Information

The intent of the meeting is to building a cohesive vision between both bodies of what policy changes need to be addressed. Further, discuss potential strategies that exist in the current comprehensive plan and their validity in the current market.

We will take some time to discuss the roles of each body in the development process and answer questions relative to responsibility in each phase.

How does item relate to Strategic Plan?

Develop topics or identify challenges for upcoming comp plan and policy reformation process.

How does item benefit Community for all Ages?

Yes.

ATTACHMENTS:

Description

Type



Topic Overview

Cover Memo



Annual Joint CC/PC Meeting

Governing Body and Planning Commission Initiative Meeting

Topics



- ▶ Governing Body and Planning Commission Roles
- ▶ Residential Reconstruction Standards
- ▶ Classifications of Single Family Residential
- ▶ Current Zoning Ordinance Standards- Q&A
- ▶ Existing / New Sub Planning Areas / Overlays / Sustainable Construction
- ▶ Addition to Community Facilities Component of the Comprehensive Plan
- ▶ Citizen Complaints and Concerns

Roeland Park Development History



In 1922 Frank Hodges purchased the land now described as Mission Ridge and Mission Grove. Mission Grove had been sub divided in 1921 by Charles Roe, a son of John Roe. Frank Hodges subdivided the Mission Ridge area in 1923 but no substantial development occurred in the area until after World War II.

In 1937, construction was started in the northwest part of the area. Between 1937 and 1940 six houses were constructed in the Pemland Heights area, north of 49th Street and east of Nall. By far the larger area in which development began was the construction by Charles E. Vawter in the areas he named Roe Manor Heights, Roeland Park and Roe Highlands. Initial construction was in the Roe Manor Heights area and along Nall and 51st Street. Construction was halted during World War II due to shortage of materials. Never-the-less, homes under construction were permitted to be completed when Mr. Vawter agreed to rent the houses to war workers.

Charles Vawter purchased the land he developed from Misses Isabella, Catherine, and Margaret Roe, and Mrs. Ellen Roe Bryant, daughters of John Roe. In naming his subdivision for the Roe family, Mr. Vawter established the name for the City of Roeland Park.



Planning Process

Responsibility of each Body

►Planning Commission

- Annually reviews and is responsible for the Comprehensive Plan
- Reviews and submits recommendations to Governing Body and conducts public hearings on Zoning Amendments, Development Plans, Dedications of Public lands (Parks, ROW, etc), Reviews plats for compliance with the zoning ordinance and subdivision regulations
- Recommends policy changes to the Governing body and in some cases, reviews CIP submittals before city council review.

►City Council

- Accepts or denies public dedications in the platting process
- Reviews PC recommendations on development plan actions
- Acts as an appellate authority for any decision of staff and most decisions of PC
- Can send actions back to the Planning Commission for cause and/or overturn a recommendation by a 2/3 majority vote.



Application

Staff

Technical Review

Conformance with Policy

Staff report and recommendation to PC

Public Hearing PC Action

PC

**PUBLIC HEARING
(If Required)**

Finding of Facts

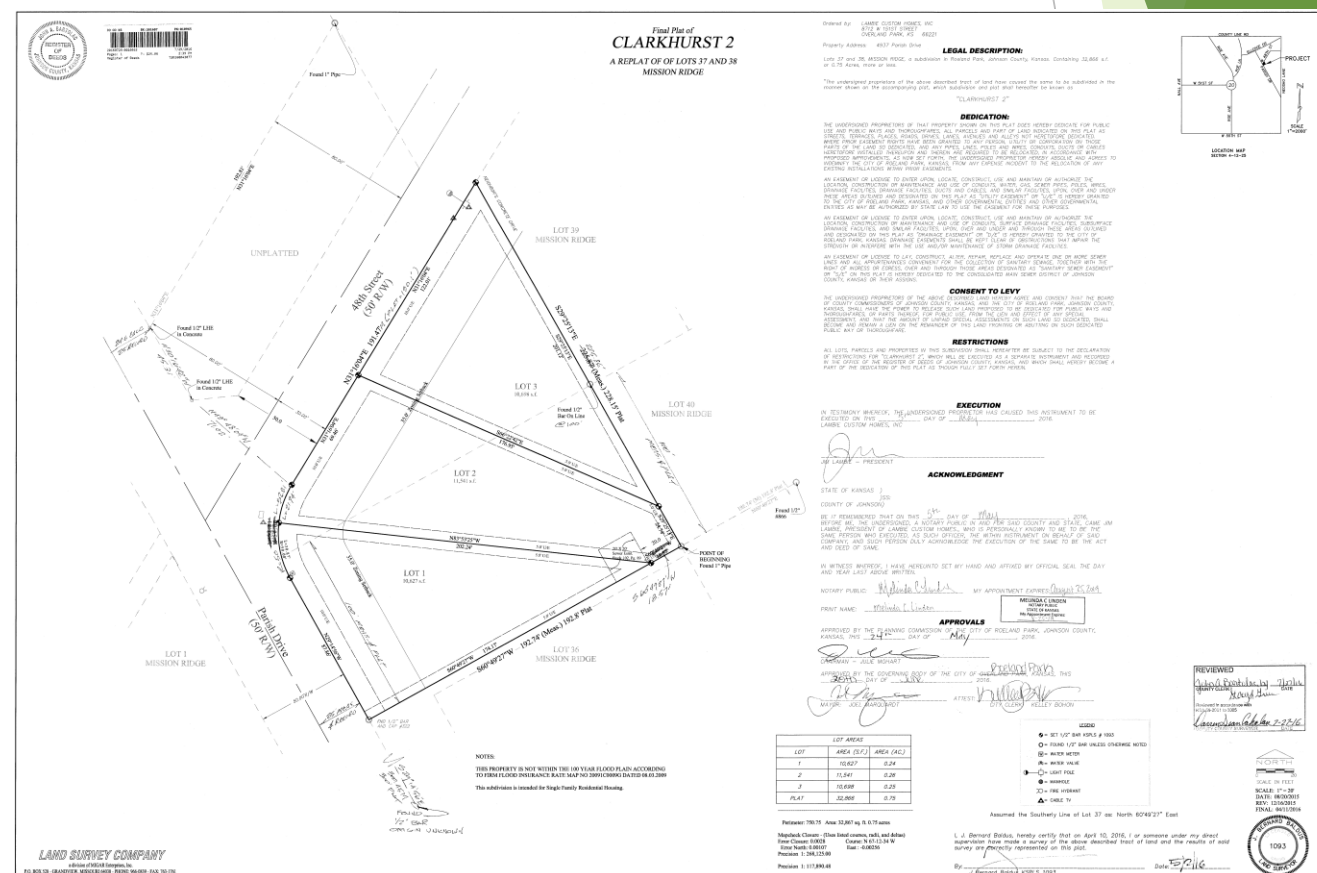
**Approve or Deny
Development**

**Recommend
approval or denial
of public
dedications to CC**

Final action

City Council

Accepts or Denies Public Dedications and Technical Review



Residential Standards



- ▶ Presentation was given at the request of the City Council concerning tear downs and reconstruction of new homes
- ▶ The consensus opinion was to adopt new standards when other policy changes occurred *Comp Plan, Zoning Ordinance, City Code* (2019)
- ▶ Massing, Drainage and continuity of construction materials were the primary concerns
 - ▶ What is the primary focus of any new policy formation?
 - ▶ What are the factors of continuity?
 - ▶ What defines the “character” of the community



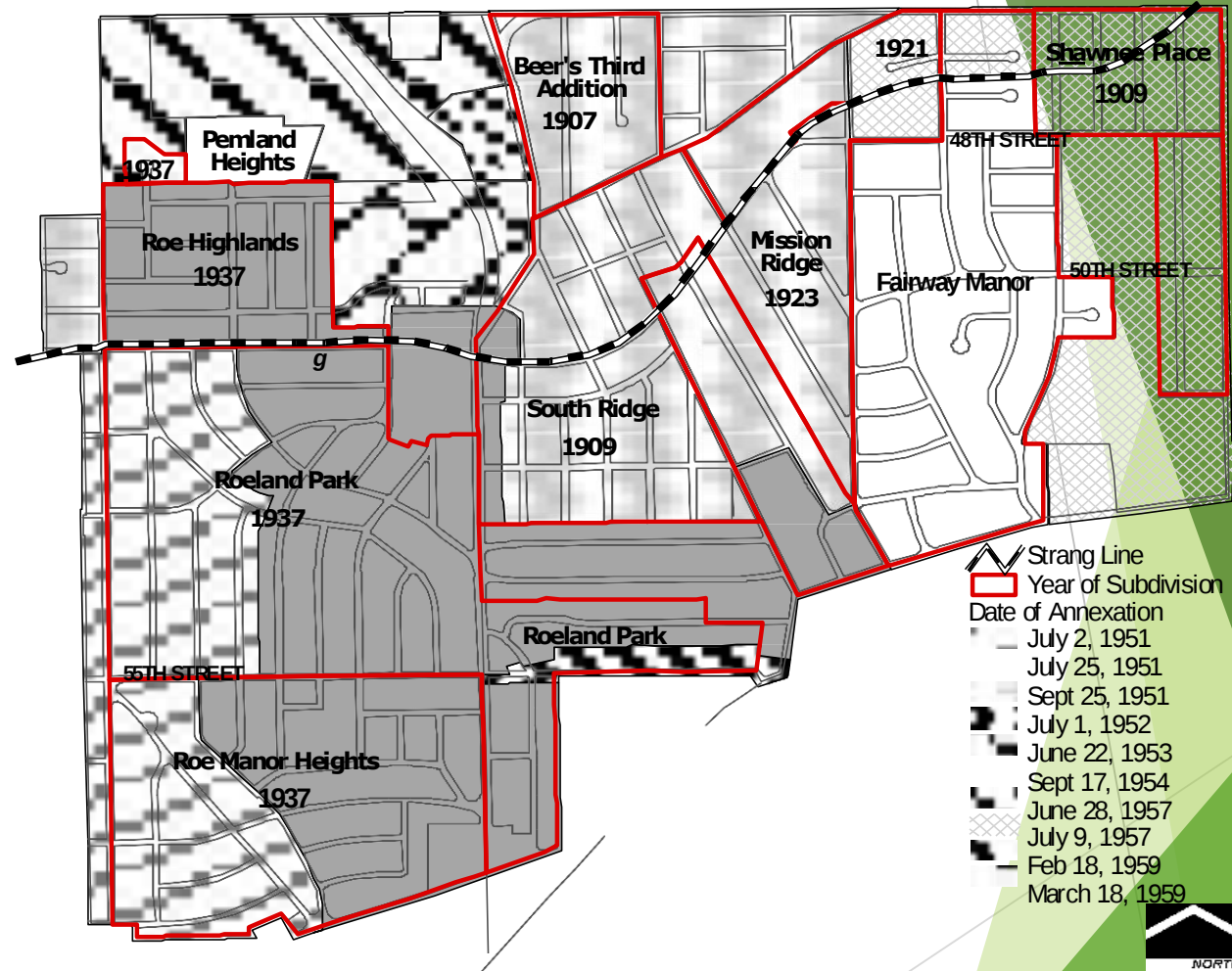
Architectural Styles in Roeland Park

Single Family Residential Neighborhoods

Today Roeland Park is primarily a single-family residential community. Other existing land uses include: parks, schools, neighborhood commercial, industry, utilities and a community recreation campus.

Most of Roeland Park's subdivisions were platted in the first half of the 20th Century, prior to incorporation. Records show the first subdivision was created in 1907.

► Subdivision Development by Year

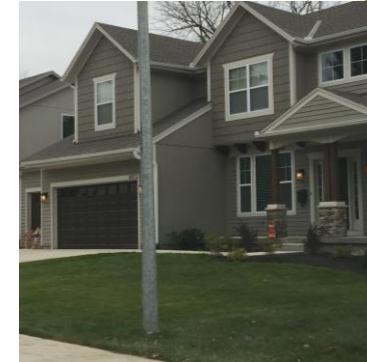
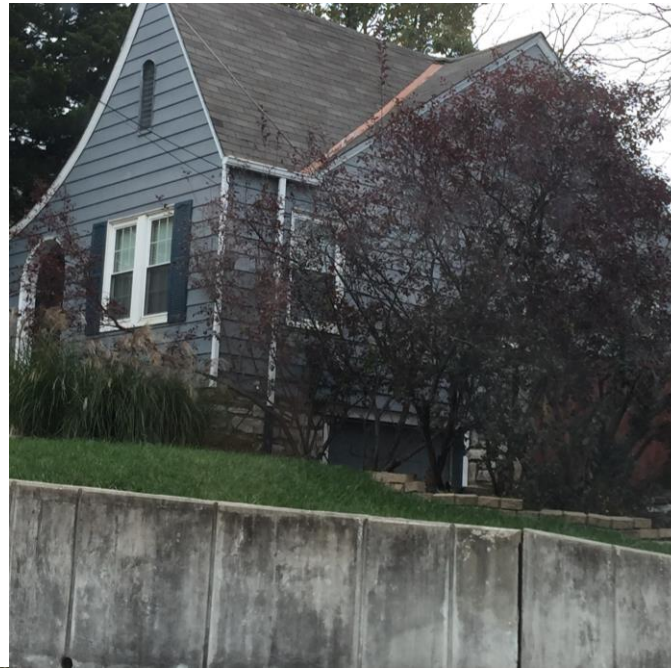




Architectural Styles in Roeland Park

Existing Homes

- ▶ Smaller Footprints
- ▶ 1 car or no garages
- ▶ 20%-25% Lot coverage
- ▶ Extreme diversity of design in existing construction driven by age of development and common construction practice at the time of build



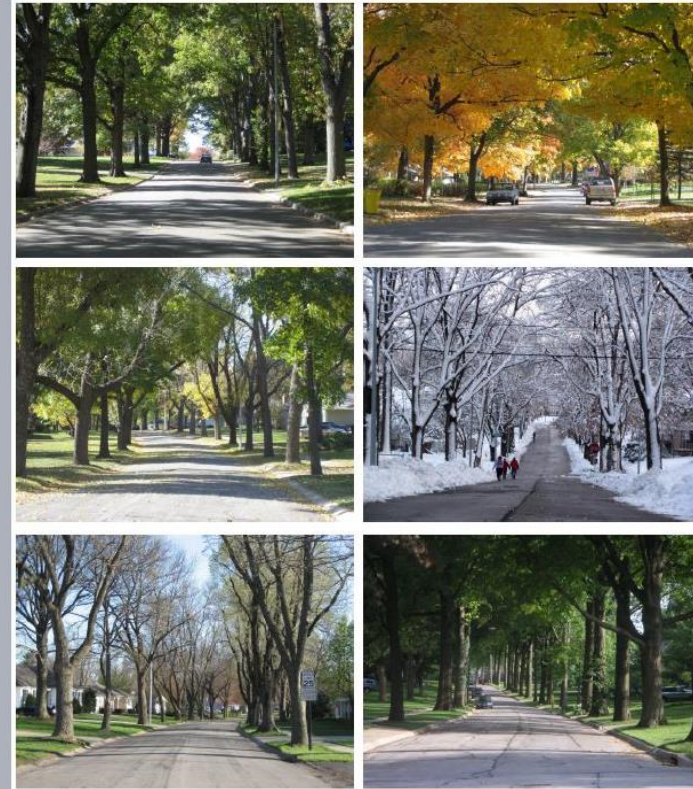
Prairie Village Guidelines

Neighborhood Design Standards Phase II: Addressing Redevelopment in Prairie Village



Phase II of Design Guidelines – Proposed Changes

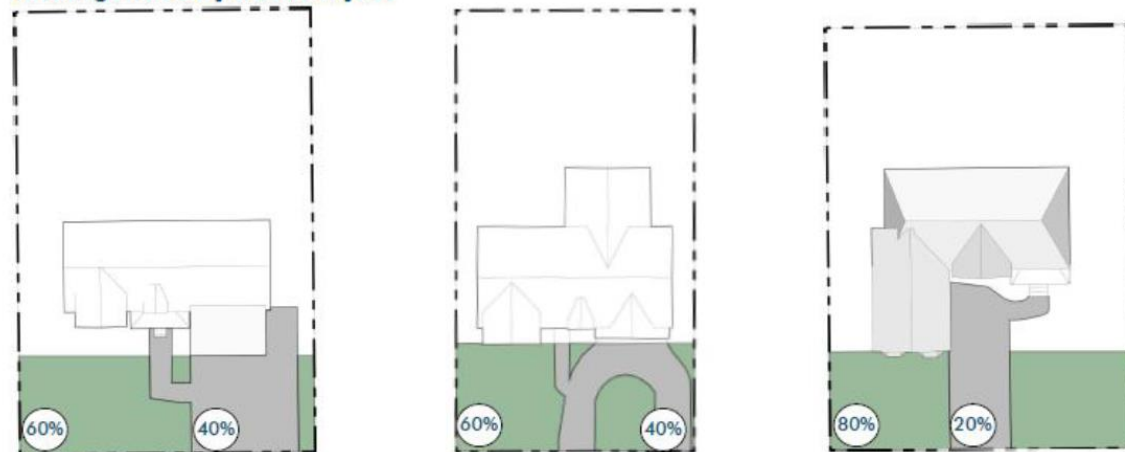
- **Greenspace & Streetscape**
 - Greenspace of Entire Lot
 - Greenspace of Lot Frontage
 - Street Trees
- **Lot Standards & Building Massing**
 - Keep lot coverage at 30%
 - Window requirements
 - Wall plane requirements
- **Garages & Curb Appeal**
 - Garage height and width requirements – no larger than 8' tall and 18' wide
 - Garage massing on front elevation – can't be more than 40% or 24'
 - Restrictions on garages in front of building line



Proposed Changes: Frontage Greenspace Requirements

- Minimum 60% between front building line and front lot line
- Exception: Minimum 50% on lots less than 70' wide on collector or arterial streets (to allow for circular driveways)

Frontage Greenspace Examples

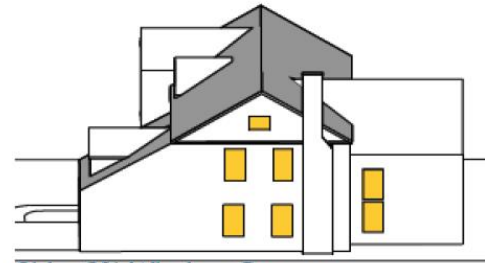


Proposed Changes: Windows & Door Openings

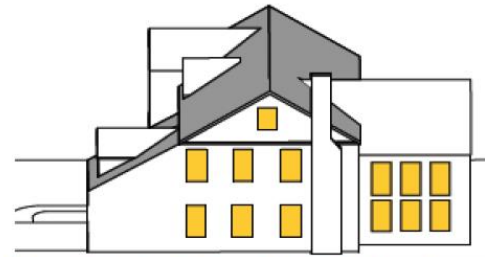
Windows - Proposed Standards



Front Facade:
15% Window Coverage

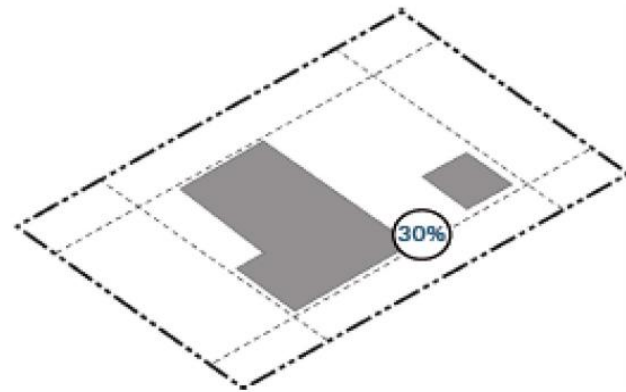


Side: 8% Window Coverage



Street-Facing Side: 15% Window Coverage

Lot Coverage & Setbacks



Lot Coverage – 30%

Setbacks – Front: 30'

Rear: 25'

Side: 6' R-1B; 7' R-1A, and 20% of
total lot width

Street side: 15'

Applicability

- Any new structure
- Addition of more than 200 square feet of building footprint to existing structure
- Alterations to the form or massing of the front elevation or roof structure
- R-1A and R-1B districts only



Zoning / Density / Policy

Why does density matter?

Continuity between planning and enforcement policy

Why is Density a Key Element of Redevelopment?



Features and benefits of housing density:

- Higher residential density close to local, neighborhood and district centers supports the local economy.
- Public transport linking areas of higher residential density forms a network of conveniently accessible destinations.
- Higher residential density near parks and other public open spaces encourages passive surveillance.
- Higher density housing located within walking distance of a retail center reduces traffic congestion.
- Aged-care accommodation co-located with mixed-use centers gives older residents easier access to services.

Strategies

Build Density

- ▶ Encourage density in the Town Center areas *if* and when redevelopment occurs through a mix of uses, housing variety, flexible and diverse living arrangements, and appropriate building type.
- ▶ Increasing density that still maintains the small town scale can be accomplished by using buildings that are of appropriate scale and mass. This increased density and variety can include apartments and lofts above stores (in multi-story mixed-use buildings), live / work buildings that provide the flexibility to small business owners to live in the same building that their business is in, and apartment buildings that fit into the context of the surrounding neighborhood.



Density done well is an important element of building a livable city. Increasing density will lead to more vibrancy (and more people living in the city) and increased economic development opportunities.

These images illustrate buildings that can increase density without disrupting the character of the City.

- A. Mixed-Use buildings provide for a variety of residential options above stores in the downtown.
- B. Live/Work buildings provide citizens the opportunity to live above their small business in a residentially scaled building.
- C. Apartment buildings can increase the density of a neighborhood while still "fitting into" the neighborhood.
- D. Rowhouses are great ways to infill at the edges of neighborhoods or within transitional areas. They are basically single-family attached homes.

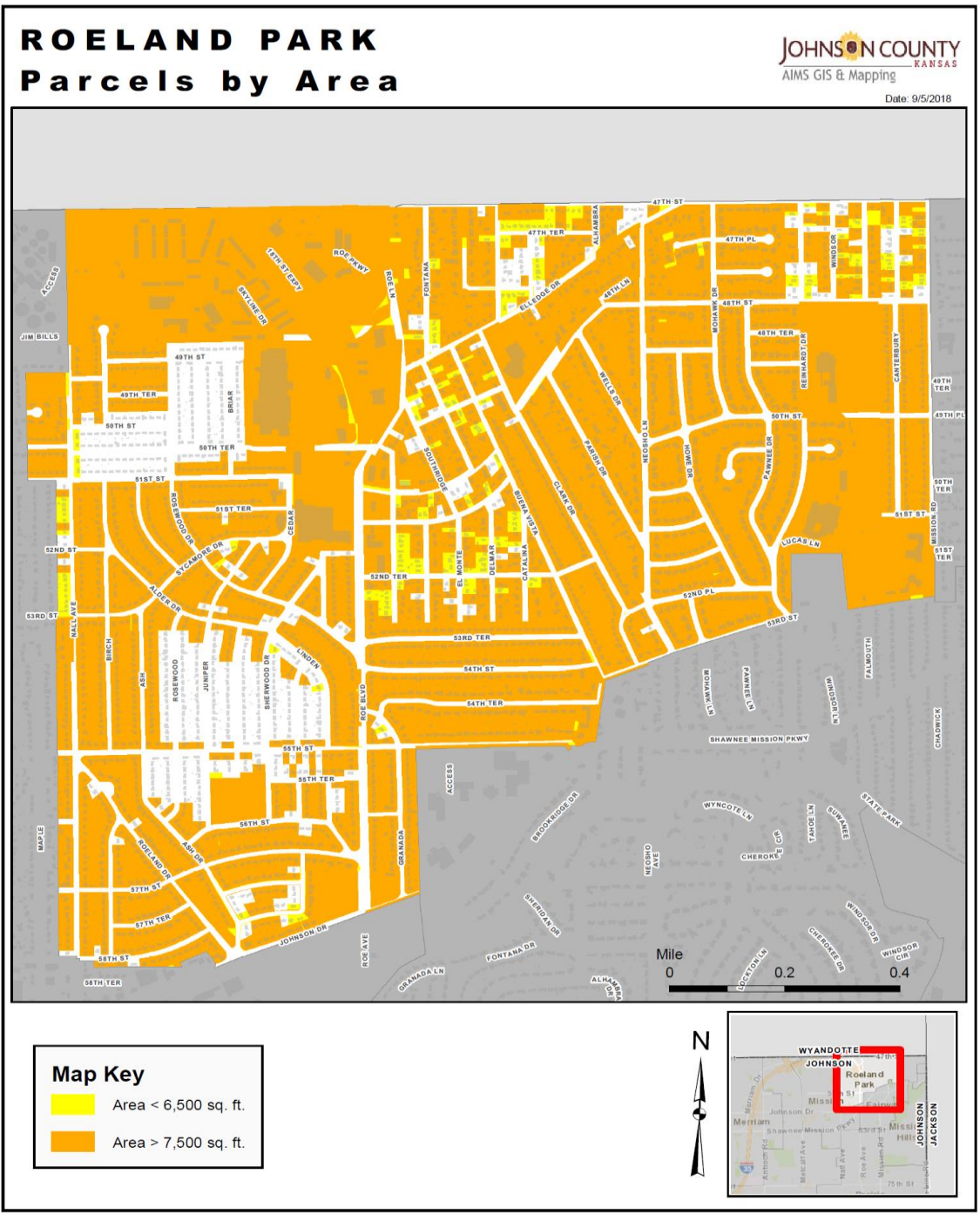


Residential Zoning Districts

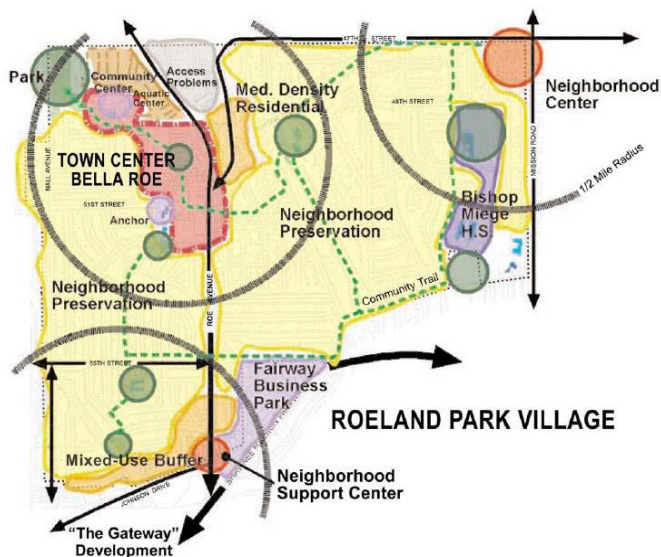


- ▶ Should a higher density SF residential zoning district be employed in some areas of the community?
- ▶ Currently only a single district exists with a minimum lot size of 7,500ft²
- ▶ Would a higher density designation allow redevelopment in similarly sized (smaller lot) subdivision configurations?
- ▶ Would higher density designations spur redevelopment and replatting? Further, would that impact public improvement allocation without capital investment by the City?
- ▶ Impacts on existing neighborhoods from higher density development?
- ▶ Lots in RP vary from 9,800ft² to 4,200 ft²
- ▶ Is it possible that redevelopment could occur in and around major retail centers? Should it?
- ▶ Affordable, diverse housing options are necessary for a vibrant community

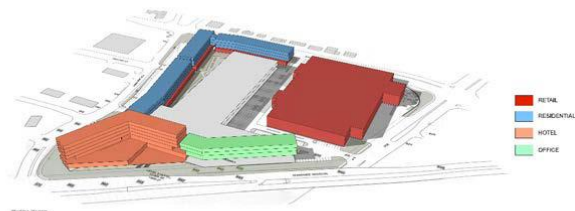
Existing Neighborhoods



Existing Sub Planning Areas / Overlays

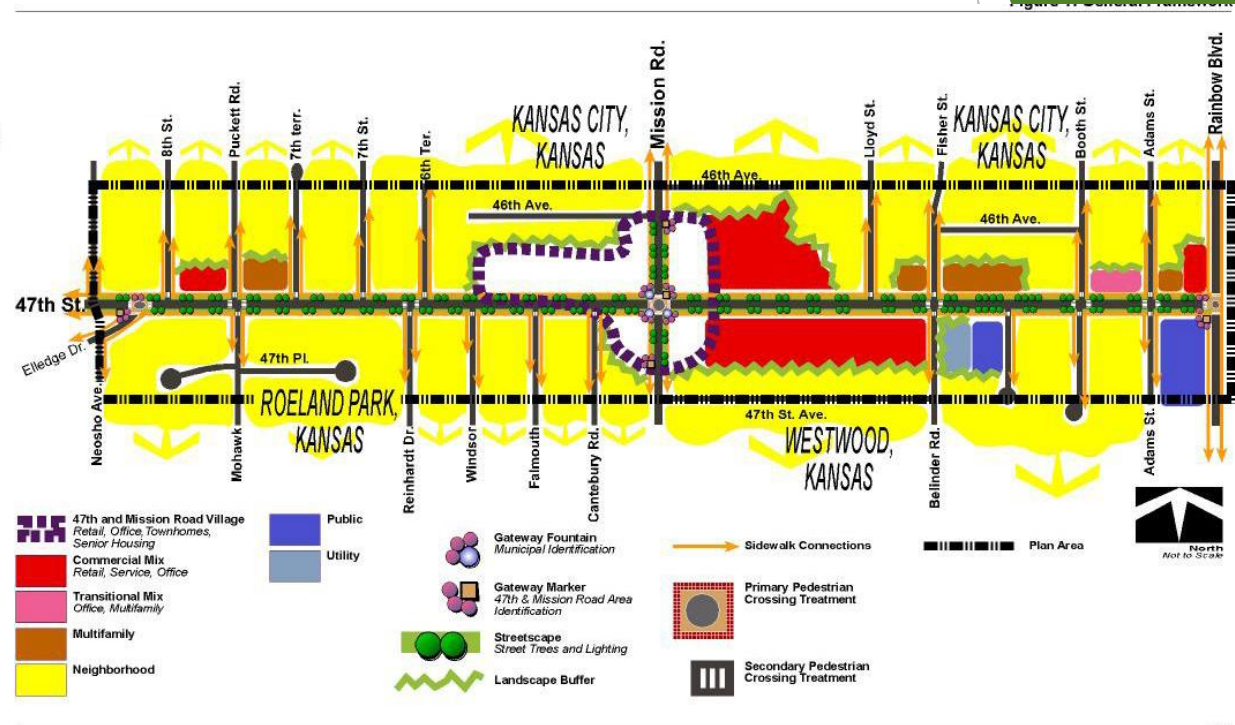
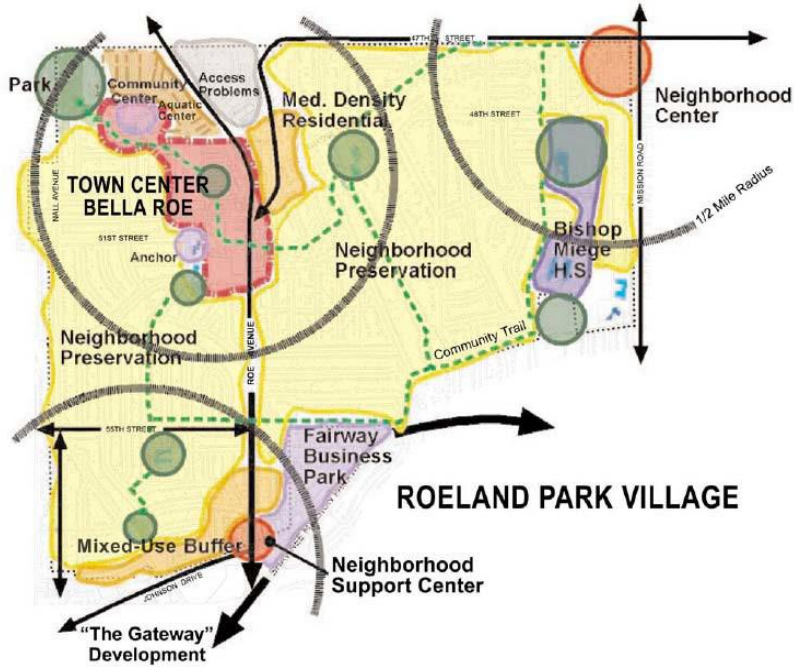


- ▶ 47th and Mission
- ▶ Areas located around the Walmart location
- ▶ Corridor of Johnson and Roe
- ▶ Mission Gateway Project Area



FDP-002





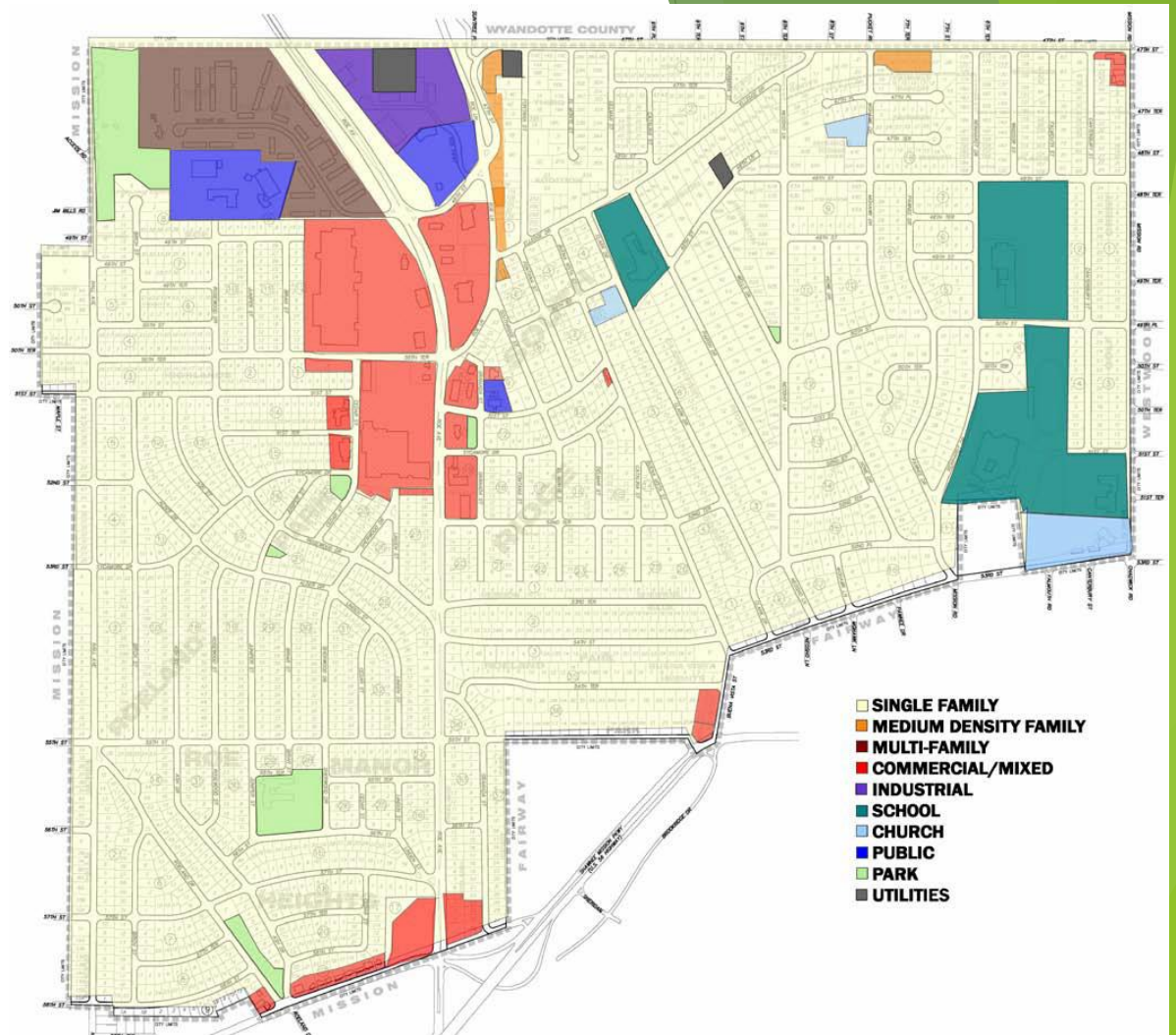
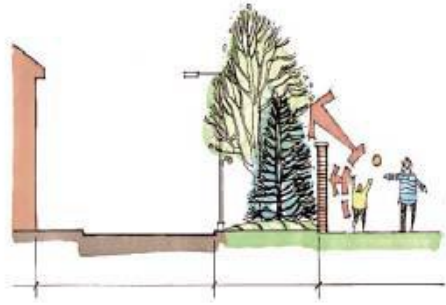
47th and Mission Neighborhood Center



Mixed Use & Residential Transition Zones

- The Roeland Park Development Framework contemplates three types of village centers:

- ❖ *Neighborhood center*
- ❖ *Town center*
- ❖ *Regional center*



Zoning Ordinance Questions



Ordinance can be arbitrary
and difficult to enforce

Many singular changes (for
specific situations) have
been codified over the years
without consideration to the
body of the ordinance

Antiquated sections of the
ordinance need to be
adjusted or deleted

Zoning Ordinance should
reflect the overall vision of
the comprehensive plan

Are adequate protections in
place to obtain or fund
public improvements?

Are regional stormwater
requirements or
administrative BMPs in place
in the subdivision regulations
adequate for anticipated
development trends?



Community Facilities

Trails, Community Center, Parks etc.



Probable Changes to This Section in 2019

Incorporate into Comp Plan both Sidewalk and Bike path plans

Results of specific intersections studies

Planning Sustainable Places Grant Findings

Community Center Study

Additional changes as a result of extensive public engagement Process