

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W 51ST STREET
OCTOBER 20, 2020 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - 1. Minutes from 9/15/20
- III. Public Hearing**
- IV. Action Items**
- V. Discussion Items**
 - 1. Presentation on Residential Design Standards
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Scheduled Meeting Dates

Item Number: **Approval of Minutes- II.-1.**
Committee **10/20/2020**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 10/20/2020
Submitted By: Jennifer Jones-Lacy
Committee/Department: Admin
Title: **Minutes from 9/15/20**
Item Type: Other

Recommendation:

Please approve minutes from the Sept. 15th Planning Commission meeting.

Details:

The minutes will be attached when complete.

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 9/15/2020	Exhibit

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
September 15, 2020, 6:00 P.M.

The Roeland Park Planning Commission met remotely on June 6, 2020.

Commissioners Present:	Paula Gleason	Bill Ahrens
	Mark Kohles	Brian Ashworth
	Lisa Brunner	

Commissioners Absent:	Darren Nielsen
	Susan Schenewerk

Staff:	Jennifer Jones-Lacy, Assistant City Administrator
	John Jacobson, Building Official

I. ROLL CALL

Commissioner Gleason called the meeting to order.

Ms. Jones-Lacy called the roll. Commissioners Nielsen and Schenewerk were absent.

II. Approval of Minutes

1. Planning Commission Minutes - June 16, 2020

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER AHRENS SECONDED TO APPROVE THE JUNE 16, 2020 MINUTES AS SUBMITTED. (MOTION CARRIED 5-0)

III. Public Hearing

There was no public hearing.

IV. Action Items

There were no Action Items.

V. Discussion Items

1. Review Final Comp Plan Update from Council

Ms. Jones-Lacy said the Council reviewed the proposed ordinance for the Comprehensive Plan and requested additional changes. Their official vote will be at their meeting on September 21st. She did state that some Councilmembers were not in support of the plan as it didn't better address affordable housing and one wanted to mandate universal design rather than incentivize it.

Ms. Jones-Lacy presented amendments as outlined in the packet and provided the reasoning behind each item. Confluence was instrumental in making the revisions and offering suggestions to incorporate everyone's suggestions.

Discussions included permeable surfaces of lots, floor area ratio and regulating lot mergers.

2. Discuss Implementation of Comp Plan Action Plan

Mr. Jacobson created a timeline for potential projects broken into years for completion. He said that most land use items would become recommendations by the Planning Commission to Council. He also suggested that they use their annual meeting with the City Council to discuss items that overlap with the two groups and those that require funding and to work together to meet that end goal.

Ms. Jones-Lacy said implementing the plan has a lot to do with their zoning ordinance. One option might be to hire a consultant such as Confluence to help them go through that process.

Commissioner Brunner said there are a lot of financial decisions to be made in implementing the plan and those items would be better left to the Council.

There was a discussion of ways to incentivize design standard construction through grants and fee reimbursements. Ms. Jones-Lacy said the City is committed to being a Community for All Ages and there are standards in the plan towards their goals of being a sustainable community.

Ms. Jones-Lacy said they will start discussing residential design standards and she will do her part to keep the plan moving forward and bring items back to the Commission for their review and discussion.

VI. Other Matters before the Planning Commission

There were no other items presented.

VII. Adjournment

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER AHRENS SECONDED TO ADJOURN. (MOTION CARRIED 6-0)

(Roeland Park Planning Commission Meeting Adjourned)

Item Number: Discussion Items- V.-1.
Committee 10/20/2020
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 10/20/2020
Submitted By: John Jacobson, Building Official
Committee/Department: Admin
Title: **Presentation on Residential Design Standards**
Item Type: Presentation

Recommendation:

Review and discuss presentation on residential design standards, FAR and greenspace and consider what changes to potentially make to Council. This is the first step and will be a continuing conversation.

Details:

The attached presentation provides a starting off point for a deeper conversation on the residential design standards and bulking regulations as recommended in the Comprehensive Plan. This presentation should help guide the Planning Commission's recommendation to the City Council.

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
 Presentation on Residential Design & Massing	Presentation

Residential Standards

Bulk Regulations and Floor Area Ratio Implementation

Comprehensive Plan Recommendations

5. RESIDENTIAL DESIGN STANDARDS

Bulk Regulations

Keep bulk standards the same but consider expanding the 35 ft as max height limit to apply to all sides and not just the front yard elevation. *This is currently measured on average grade of 75% of the perimeter area*

- Floor Area Ratio (FAR)

Add a FAR requirement between 0.45 and 0.50 to further limit the bulk of a new home on a large lot. This area calculation includes un-finished basements and attached garages.

***As an alternative, this FAR requirement could be set to only apply on larger lots – such as lots that are greater than 10,000 square feet in area.**

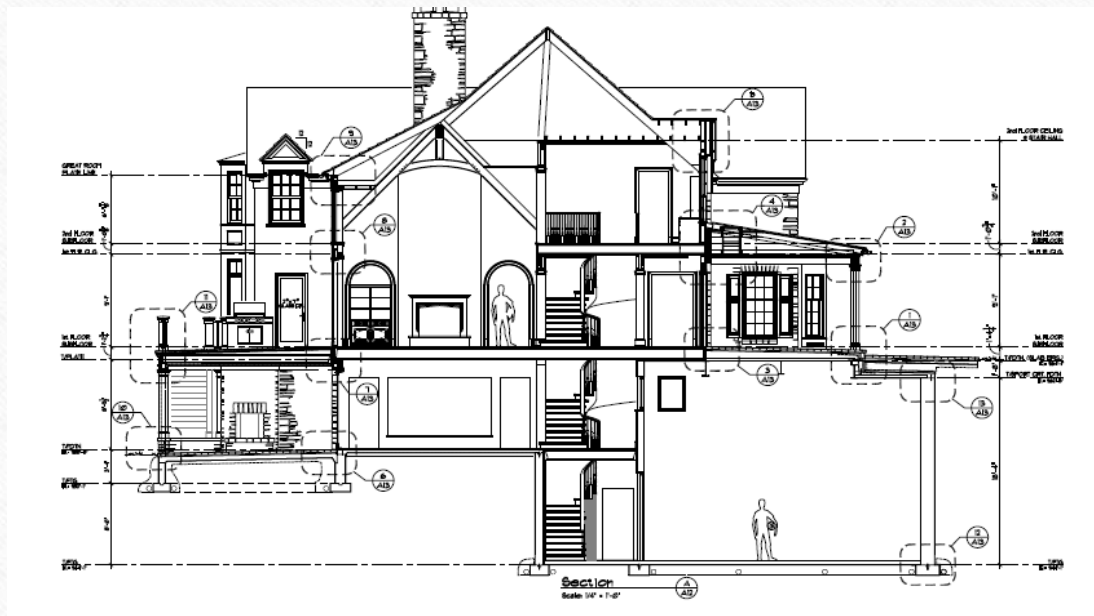
Roeland Park Requirements

Sec. 16-201. - Definitions.

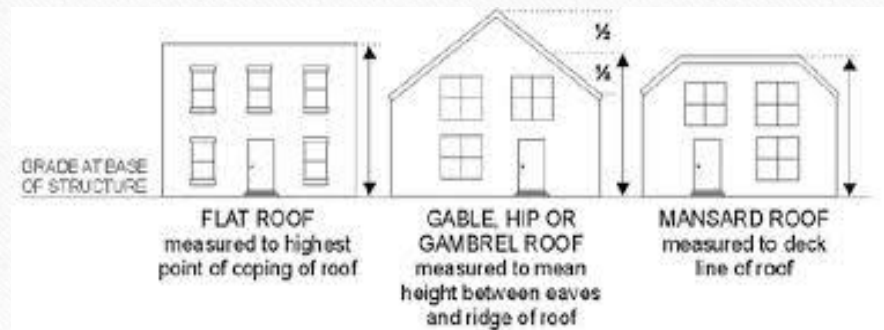
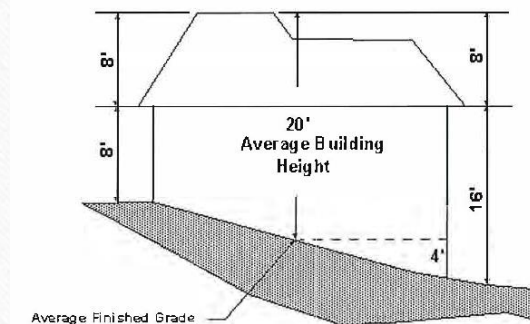
(g)

- *Building height* is the vertical dimensions measured from **the average elevation of the finished lot grade at the front of the building** to the highest point of ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.

Examples



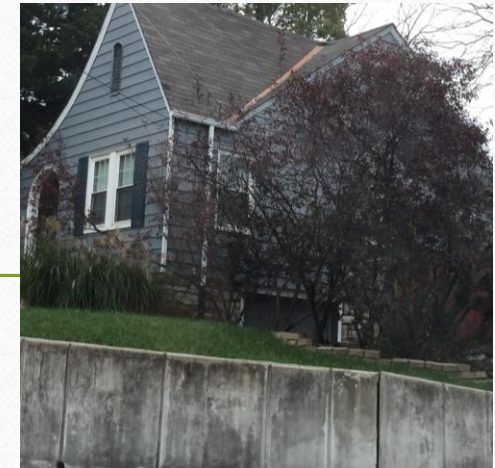
EXAMPLE: BUILDING HEIGHT CALCULATION



Disparity of 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



Lot Size/Lot Coverage

Lot Sizes in Roeland Park vary widely depending on which area of the community you are discussing. Lots sizes go from less than 4,000 ft² up to an acre . Smaller lots (or lots less than the minimum lot size of 7,500 ft²) make up approximately 27% of the land mass in Roeland Park. Comparisons here are made on the average lot of both existing and newer lots but any regulation change will impact all lots in the city. Lot coverage requirements impact stormwater runoff and provides a limiting factor for structure footprint but does not consider massing in the equation.

Update the Zoning Code 16-407(f) as follows:

(f)*Landscaping, screening and green space requirements*: Residential lots shall maintain a minimum of 55 percent of lot area as greenspace or landscaping ~~a permeable or uncovered surface~~.

Proposed New Definitions to add to Zoning Code

Landscaping

Sec. 16-1002. - Interpretation of Landscaping Terms.

- Where necessary to interpret the precise meaning of technical landscaping terms utilized in this chapter or elsewhere in this City Code, reference shall be had to The American Standard For Nursery Stock, as published by the American Association of Nurserymen.

Sec. 16-1003. - General Requirements.

- All land areas which are to be unpaved or not covered by buildings shall be brought to finish grade and planted with turf or native grass or other appropriate ground cover. In addition to the minimum number of trees required to be planted by this chapter, appropriate number or amount of shrubs, ground cover and/or turf each plantings shall be included within each project, to be determined by the design criteria for the project relating to visual safety, species and landscape function.

Proposed New Definitions to add to Zoning Code

Greenspace

- Greenspace shall be interpreted as natural or organic plantings and or materials used to cover unpaved areas of any developed lot or tract within the city.

Screening

- Materials generally compliant with *Article 10 of the Roeland Park Municipal Code* and utilized for the purposes of screening certain unsightly equipment or materials from the view of persons on public streets or adjoining properties; and to buffer uncomplimentary land uses and generally enhance the quality and appearance of developed properties within the City.

Lot Size/Lot Coverage

Current Lot Coverage Requirement:

Developed lots are restricted to 45% IMPERVIOUS SURFACE maximum. In general terms, *if it cannot or does not absorb water it is counted against the impervious maximum*. Some materials like permeable concrete or pavers that can meet a moderate coefficient will NOT count against the maximum- These materials must be submitted with proof of permeability.

These items include but are not limited to:

Roof

Decks/Patios

Pools

Driveways and Sidewalks

Lot Coverage

Surface Comparison of Existing Homes to Newly Developed Homes

EXISTING DEVELOPMENT

Average single-family lot size – 9,671 sq ft

Average impervious surface (excluding ROW surface) – 2,055 sq ft

Average impervious surface percentage – 21%

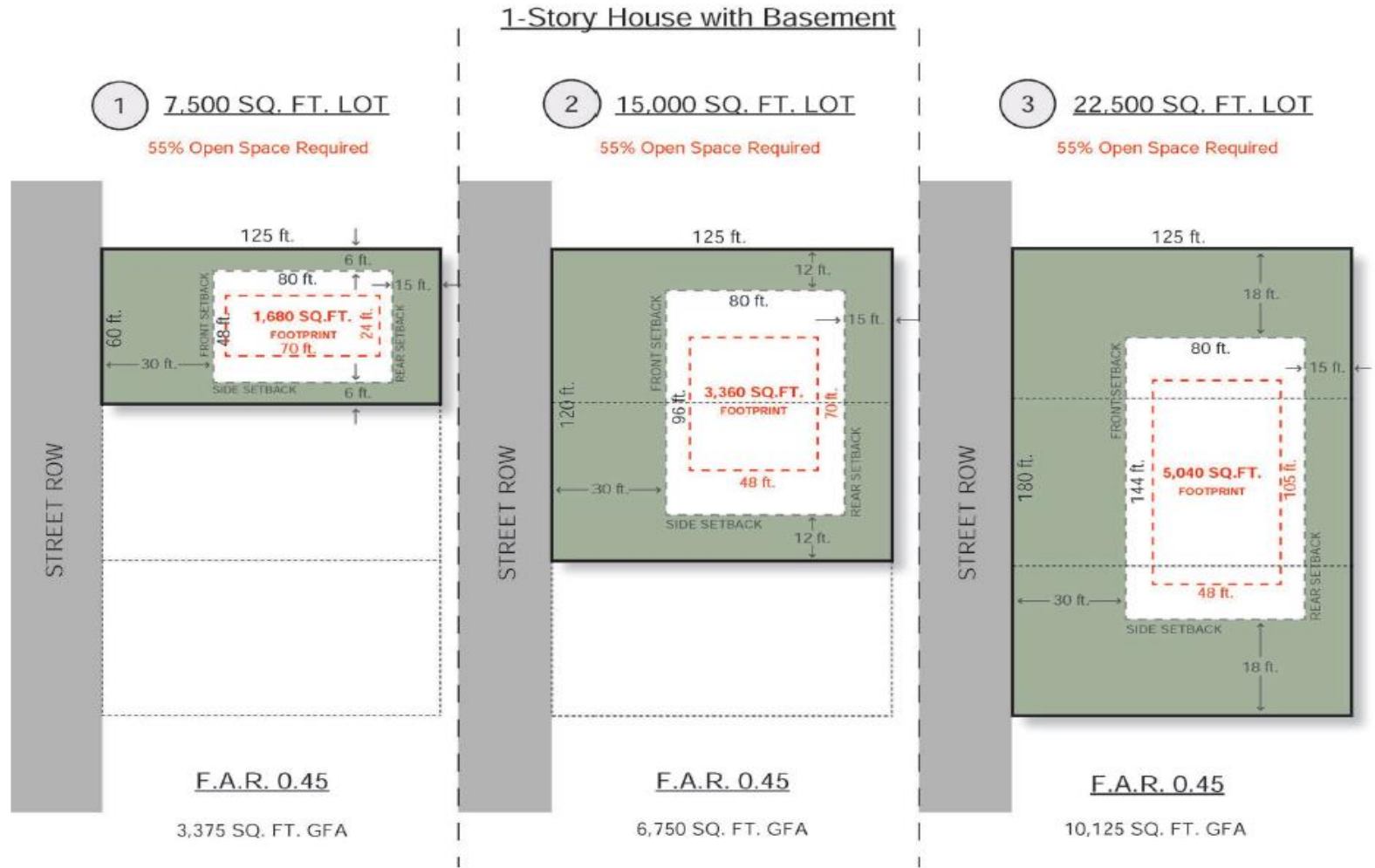
Newly Developed Homes

Average single-family Lot Size- 9,913 sqft

Average impervious Surface (excluding ROW surface)- 2,900 sqft

Average impervious surface percentage- 30%

Floor Area Ratio (FAR) Concepts Reflected in the Comp Plan



Contrast of how an FAR Restriction vs a Lot Coverage Ratio Restriction Impacts the Size of a Home that Can be Constructed on a Lot Smaller than 7,500ft²

.45 F.A.R Applied to a Smaller Lot

4761 Reinhart

4792 Lot Sq. footage

Lot Width is 39'

Under a .45 FAR structure, a home with a basement would be a maximum of a single story and have a footprint of 29W x 36D and a sq. footage of 1071sq.ft.

45% Impervious Surface (Lot Coverage) Regulation Applied

4761 Reinhart

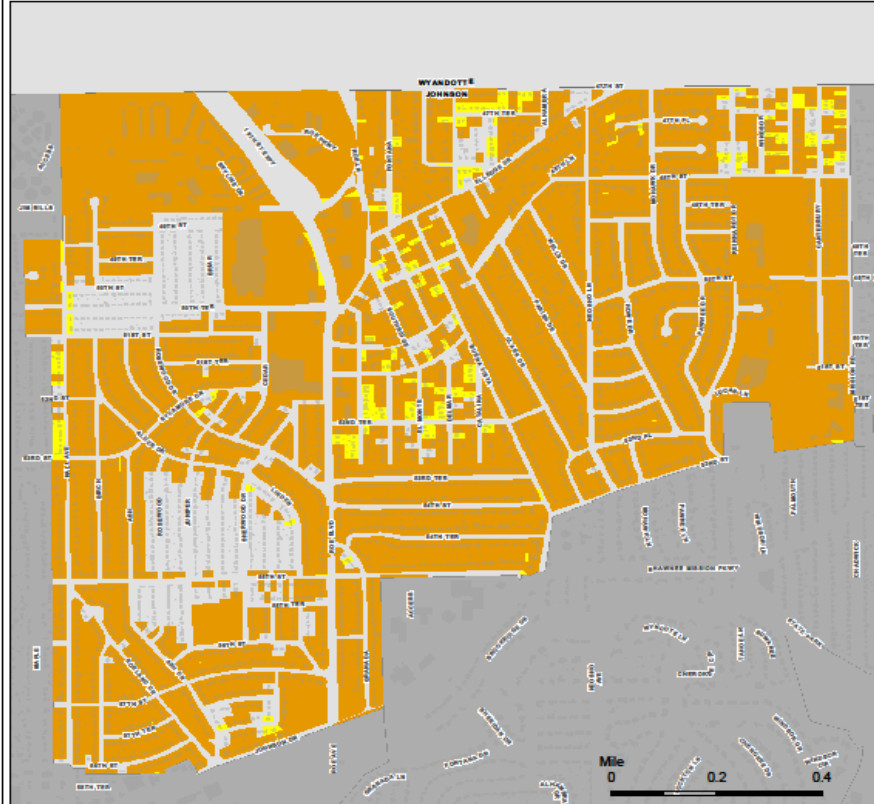
4792 Lot Sq. Footage

1556 ft² with 300-500 ft² for paving/driveway

This excludes basement (subgrade) structure

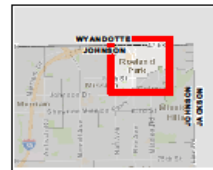
ROELAND PARK Parcels by Area

JOHNSON COUNTY
41m3 GIS & Mapping
Date: 08/2018



Map Key

- Area < 6,500 sq. ft.
- Area > 7,500 sq. ft.



Parcels by Lot Size

Areas in Yellow have lots that are less than 6,500 ft²

Areas in White have lots between 6,500 ft² – 7500 ft²

Areas in Orange have lots larger than 7,500 ft²

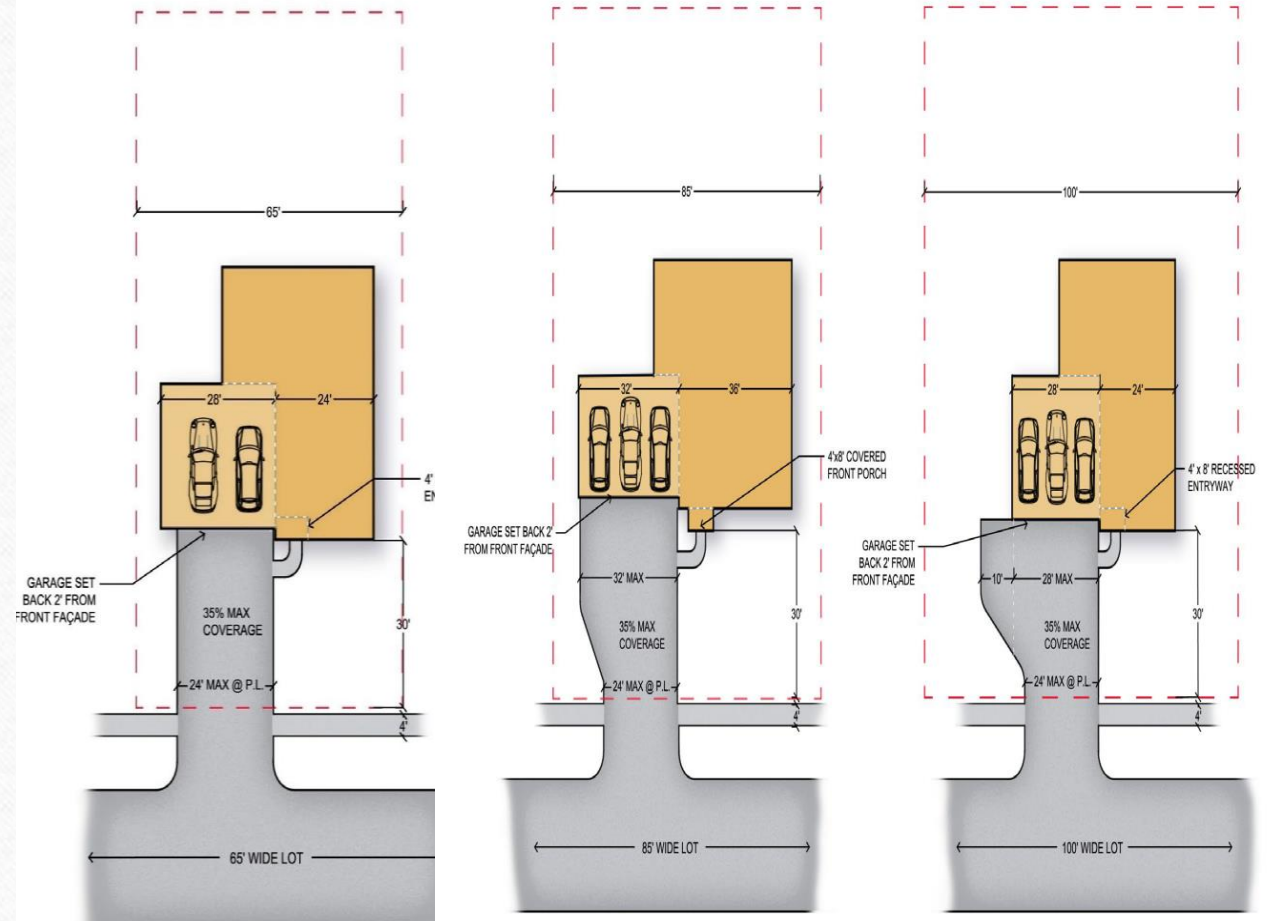
Lots less than 7,500ft² make up approximately 27% of the land mass of Roeland Park

CHAPTER OVERVIEW

5. RESIDENTIAL DESIGN STANDARDS

Street Facing Garage Door Standards

Street facing garage doors that either exceed 50% of the width of the street-facing façade or have a combined total width of 30-ft shall be architecturally treated and setback a minimum 2-ft from the front façade of the house.



RESIDENTIAL DESIGN STANDARDS Recommendations

Exterior Building Materials

Currently no specific standards for exterior materials except that quality exterior grade material required.

Comprehensive Plan Suggestions:

Acceptable materials include but are not limited to exterior grade/rated:

- Brick and stone veneer

- Stucco – traditional Portland based

- Wood – panels, siding and trim

- Cement fiberboard and composite wood – panels, siding and trim

- Vinyl and approved metal siding and trim

- Exterior Insulation and Finish System (EIFS) – water managed

- Glass windows and doors, and glass block

- Concrete block and cast-in-place concrete – foundation walls only

- Roofing materials include:

 - Laminate style asphalt shingles (architectural asphalt shingles)

 - Standing seam metal roofing

 - Slate and tile (including synthetic and composite)



5. RESIDENTIAL DESIGN STANDARDS

Wall and Roof Articulation Language Suggested in the Comprehensive Plan

Long blank walls and roof lines shall not be permitted. The walls and roofs on all sides of each building shall be broken up by a combination of methods including window and door openings, dormers, changes in the roof and wall plans, wall and roof projections and off-set, and changes in exterior building materials.



Recommendations

- Staff recommends a similar approach as the consultant did. If a FAR structure is to be applied, limit it to lots of 10,000 ft² or more.
- Not advancing the FAR requirement past .45 as the impacts could be substantial to lots less than 7,500 ft² or 27% of city's land mass.
- Developing a lot coverage ratio or clarifying what is to be included in impervious calculations.
- Follow the consultant's guidance on materials, massing, wall articulation, fenestration (street side) and driveway width limitations. Prairie Village has developed standards that may be appropriate to consider as a starting point.