

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W 51ST STREET
OCTOBER 19, 2021 6:00 PM**

I. Roll Call

II. Approval of Minutes

1. Approval of February 16 minutes
2. Approval of September 7 minutes

III. Public Hearing

1. Public Hearing - 47th Street Bylaws
2. Public Hearing - Special Use Permit
3. Public Hearing - Residential Design Text Amendments

IV. Action Items

1. Approve Special Use Permit for Luis Esqueda
2. Approve Zoning Code Updates

V. Discussion Items

VI. Other Matters Before the Planning Commission

1. Elect vice chair

VII. Adjournment

Scheduled Meeting Dates

Item Number: **Approval of Minutes- II.-1.**
Committee **10/19/2021**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 10/11/2021
Submitted By: Erin Winn
Committee/Department: Neighborhood Services
Title: **Approval of February 16 minutes**
Item Type: Other

Recommendation:

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
February 16th minutes

Type
Cover Memo

PC Meeting February 16, 2021

Meeting was called to order by Chairperson Paula Gleason @6:01

A short presentation was given by the consultant Confluence to go over the scope of the new contract to establish zoning ordinance text amendments related to residential construction standards and associated elements of eventual adoption.

The commission discussed the detail of the residential standards, their impacts to existing construction and residents.

It was determined that the consultant would provide a short presentation at the next meeting with a compilation of the ideas and standards established by the joint session of City Council and PC.

The meeting was closed @ 7:15 by affirmation with all commissioners voting aye.

Item Number: **Approval of Minutes- II.-2.**
Committee **10/19/2021**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 10/13/2021
Submitted By:
Committee/Department:
Title: **Approval of September 7 minutes**
Item Type:

Recommendation:

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
□ September 7 minutes

Type
Cover Memo

CITY OF ROELAND PARK, KANSAS
JOINT CITY COUNCIL & PLANNING COMMISSION MEETING MINUTES
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Tuesday, September 7, 2021, 6:00 P.M.

Mike Kelly - Mayor

Councilmembers

Jan Faidley - Ward 1
Tom Madigan - Ward 1
Jennifer Hill - Ward 2
Benjamin Dickens - Ward 2
Claudia McCormack - Ward 3
Trisha Brauer - Ward 3
Jim Kelly - Ward 4
Michael Rebne - Ward 4

Planning Commissioners

Darren Nielsen (At-Large) Chair
Paula Gleason (At-Large) Vice-Chair
Brian Ashworth (At-Large)
Lisa Brunner (Ward 1)
Josey Shawn (Ward 2)
Mark Kohles (Ward 3)
Matthew Lero (Ward 4)

Staff Members

Keith Moody, City Administrator
Erin Winn, Asst. City Administrator
Kelley Nielsen, City Clerk
John Morris, Police Chief
Donnie Scharff, Public Works Director

(Roeland Park Joint Council and Planning Commission Meeting Called to Order at 6:00 p.m.)

I. Roll Call

City Clerk Nielsen called the roll. CMBRS Dickens and McCormack were absent. Staff members present were City Administrator Moody, City Attorney Debbie Moeller, Public Works Director Scharff, Police Sgt. Cory Honas, City Clerk Nielsen, City Intern Verbrugge, and Parks and Recreation Superintendent Nichols. Assistant City Administrator Winn was present virtually.

Also present from the Planning Commission were Commissioners Ashworth Brunner, and Lero. Commission Chair Nielsen was present virtually.

II. Approval of Minutes

There were no minutes to be approved.

Public Comments

Mayor Kelly allowed for comments not related to the Design Standards discussion.

Jennifer Brown - Ms. Brown said she is a volunteer with the Citizens Climate Lobby. She spoke to H.R. 2307, the Energy Innovation and Carbon Dividend Act, a plan to reduce carbon emissions by half in the next ten years. This resolution would put them on the path to being carbon neutral by 2050. Ms. Brown also spoke to the fee and dividend component of the resolution noting that this system will work to reduce carbon emissions. She hoped the Governing Body would sign the resolution.

Mayor Kelly said he appreciate the work she is doing and looks forward to the Council discussion on this issue later in the evening.

III. Public Hearing

No public hearing was held.

IV. Action Items

No action items were presented.

V. Discussion Items

1. Residential Design Standards Text Amendment Review

Chris Shires from Confluence made a presentation and recommendation on the proposed text amendments for the Residential Design Standards. Mr. Shires provided an overview of the scope of the work that has been done to date. He said that Confluence has worked with both the Governing Body and the Planning Commission to develop what they wanted to be included in their Residential Design Standards.

Mr. Shires spoke about creating two residential zonings, an R-1 and R-2. Currently there are no upper limits on single-family lot sizes. The two zonings will define lot mergers and help to keep homes in scale with their neighbors.

CMBR Kelly asked about the current lots that are below the proposed minimum of 7,500 per square feet lots in R-1. Mr. Shires said the smaller properties will be grandfathered in as legal non-conforming. Having an R-2 for properties with less than 7,500 square feet will allow for a rezoning should a homeowner want to make their property conforming.

CMBR Rebne asked if there were lots smaller than the R-2 limit of not less than 6,000 square feet. Mr. Shires said those would be grandfathered in. John Jacobson, the City's Building Official, said they do have lots smaller than 6,000 square feet in the City.

Mr. Shires said a lot of time was spent on minimum green space per property. Lots with less than 15,000 square feet will be required a minimum of 55 percent green space. Lots greater than 15,000 square feet will also be at a minimum of 55 percent with an additional 1 percent for every 400 feet in excess of the 15,000 up to 18,999 square feet. Lots larger than 19,000 square feet will have a requirement of 65 percent green space. Definition of green space standards will also be provided in the text amendments.

CMBR Faidley asked if they are controlling size of structure on larger lots. Mr. Shires said the standards allow for larger structures but it also allows them to control the size.

Mayor Kelly asked about permeable pavers or gravel. Mr. Shires said that is not green space.

Commissioner Brunner asked how they would characterize a deck with grass under it. Mr. Shires said that is also not considered a green space.

Mr. Shires said the current code discusses exterior materials but the updates would include more information about the structure itself, a list of approved materials which stresses the desire for quality exterior materials. There are also more specifics with regard to wall articulation, window standards, garages and driveway recommendations.

CMBR Kelly asked about properties that have two driveways or a circle drive. Mr. Shires said they would be grandfathered in as legal, non-conforming. This allows a homeowner to maintain and repair

the existing driveway. Should a substantial reconstruction be done, then that may be trigger a homeowner having to come into compliance with the code. He added that there is always an option to apply for a code variance.

Mr. Shires said that after passing the text amendments, Confluence will develop an illustrated single-family development guide for the City.

Mayor Kelly thanked Confluence for going through this process with them.

CMBR Rebne said they want to increase racial and socioeconomic diversity in the City. He asked if it is capable in either a R-1 or R-2 district. Mr. Jacobson said the zoning will allow for diversity the smaller lots, which tend to have a smaller footprint and are thus more affordable and also allow more people to live in the City. He said this is another tool for their toolbox that encourages more diverse development.

CMBR Faidley added that this is a huge improvement on their existing code.

Mayor Kelly asked if they would have a say in the process and procedure of a lot-tie agreement. Mr. Jacobson said they will have a say in that and a lot split and lot-tie would go through the Planning Commission.

CMBR Madigan said his lot is tied together and he has a gravel driveway. He noted that Johnson County has outlawed gravel driveways. Mr. Jacobson said they would not allow any new gravel driveways.

Mayor Kelly again thanked the Planning Commission, staff, and Confluence for their hard work. He said the final version will come before the Planning Commission and then to Council at a future meeting.

VI. Other Items before the Planning Commission

No other items were presented.

VII. Adjournment

MOTION: CMBR HILL MOVED AND CMBR MADIGAN SECONDED TO ADJOURN. (MOTION CARRIED)

(Roeland Park Joint City Council and Planning Commission Meeting Adjourned at 6:55 p.m.)

Item Number: Public Hearing- III.-1.
Committee 10/19/2021
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 10/13/2021
Submitted By: Erin Winn
Committee/Department:
Title: **Public Hearing - 47th Street Bylaws**
Item Type: Other

Recommendation:

To conduct a public hearing on the proposed changes to the 47th Street Committee bylaws.

Details:

Background

In 2000, following the findings of a Neighborhood Community Impact Grant funded study, the City of Roeland Park, the City of Westwood and the Unified Government of Wyandotte County and Kansas City, KS established a multi-jurisdictional overlay district to govern development of the 47th Street Corridor. The ordinance established additional requirements for development in the area and established a multi-jurisdictional review committee as an additional layer of approval for any potential 47th Street development.

Original focus areas

- A common streetscape between the 3 jurisdictions
- Municipal gateways
- improved sidewalks- Within the 'Village' area, an urban sidewalk model was envisioned with wider sidewalks was proposed. Outside of the village, an emphasis on sidewalk continuity and appropriate buffers from the roadways was made.
- Street furniture, lighting, landscaping, and street trees were all addressed with the goal of a common palette
- Architectural character was addressed in detail, as was signage, screening of undesirable elements, and residential buffers.

Revisions

In 2016 members of the 47th Street Committee began studying the original ordinance and

subsequent development activity to assess areas of improvement upon review of how the language was interpreted and applied by developers. The review committee recommended the following changes:

- Clarifying the ordinance language where significant redundancies and unnecessary overlaps with the respective jurisdictions zoning language occurred.
- Removing references to the original study, it was deemed onerous to expect developers to review that study, in addition to the overlay district and underlying zoning district.
- Streamlining the committee review process
- Removing excessively restrictive language that has been difficult if not impossible to enforce over the years the ordinance has been in effect
- Addressing issues in the existing ordinance related to shared parking and overall parking capacity.
- Elimination of separation of Multi-Family and Commercial site design standards, simplified to just site design standards addressing both uses, as the language was nearly identical between the two. Issues of MFR Density were already left to the local jurisdiction, and issues of Land Use are unchanged from the original text.

Staff and Planning Commissioners from all three jurisdictions are working to finalize a revised ordinance that will be consistent across all municipalities. Staff anticipates that this final ordinance will be ready for review by the November 16th meeting and proposes to table the public hearing until that time.

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
☐ Notice of Public Hearing	☐ Cover Memo

NOTICE OF PUBLIC HEARING

CITY OF ROELAND PARK, KANSAS

PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Roeland Park, Kansas will hold a public hearing Tuesday October 19, 2021 at 6:00 pm in a hybrid format in the City Council Chamber on the second floor of City Hall, 4600 W. 51st Street.

Persons wishing to provide testimony at the public hearing may 1) submit comments in writing to ewinn@roelandpark.org; 2) appear in person abiding by the City of Roeland Park's mask requirement and social distancing guidelines; 3) participant in the Zoom meeting (log-in information found at www.roelandpark.org)

A public hearing will be held in consideration of the following items:

ZONING ORDINANCE TEXT AMENDMENT

The Planning Commission will consider adoption of an ordinance governing the 47th Street Committee bylaws.

Sent to The Legal Record for publication on Tuesday September 21, 2021.

Item Number: Public Hearing- III.-2.
Committee 10/19/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 10/11/2021
Submitted By: Erin Winn
Committee/Department:
Title: **Public Hearing - Special Use Permit**
Item Type: Other

Recommendation:

To conduct a public hearing on the approval of a special use permit for Luis Esqueda.

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
☐ Notice of Public Hearing

Type
Cover Memo

NOTICE OF PUBLIC HEARING

CITY OF ROELAND PARK

PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Roeland Park, Kansas, will hold a public hearing on a special use permit on Tuesday October 19, 2021. The public hearing will be held in a hybrid format at 6:00 pm in the City Council Chamber, second floor of City Hall, 4600 W. 51st Street or on Zoom. Log-in details can be found at www.roelandpark.org. The public hearing will consider the following:

Special Use Permit at 4800 Skyline Dr, Roeland Park, KS 66205

Legal Description:

4800 Skyline Dr, Roeland Park, KS 66205

Luis Esqueda, applicant, is requesting to operate a food truck at the property, not to exceed 30 total days within a calendar year.

Sent to The Legal Record for publication on Tuesday September 21, 2021.

Item Number: Public Hearing- III.-3.
Committee 10/19/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 10/13/2021
Submitted By: Erin Winn
Committee/Department: Neighborhood Services
Title: **Public Hearing - Residential Design Text Amendments**
Item Type: Other

Recommendation:

To conduct a public hearing on the residential design standards text amendments developed by the Planning Commission, Governing Body and staff.

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
 Notice of Public Hearing	Cover Memo

NOTICE OF PUBLIC HEARING

CITY OF ROELAND PARK, KANSAS

PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Roeland Park, Kansas will hold a public hearing Tuesday October 19, 2021 at 6:00 pm in a hybrid format in the City Council Chamber on the second floor of City Hall, 4600 W. 51st Street.

Persons wishing to provide testimony at the public hearing may 1) submit comments in writing to ewinn@roelandpark.org; 2) appear in person abiding by the City of Roeland Park's mask requirement and social distancing guidelines; 3) participant in the Zoom meeting (log-in information found at www.roelandpark.org)

A public hearing will be held in consideration of the following items:

TEXT AMENDMENTS TO THE CITY CODE

The Planning Commission will consider adoption of an ordinance governing the 47th Street Committee bylaws.

Sent to The Legal Record for publication on Tuesday September 21, 2021

Item Number: Action Items- IV.-1.
Committee 10/19/2021
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 10/11/2021
Submitted By: Erin Winn
Committee/Department: Neighborhood Services
Title: **Approve Special Use Permit for Luis Esqueda**
Item Type: Other

Recommendation:

To approve the Special Use Permit application for Luis Esqueda to operate a mobile food unit at the BLVD Apartments not to exceed thirty total days in a calendar year and subject to an approved site plan.

Details:

An application for a permanent food truck trailer sales location has been submitted under a special event permit application. The proposed location is currently zoned as a multiple residence district and the permanent food truck trailer has been endorsed by the property owner.

The location and duration of the permit request negate the ability of staff to administratively issue and permit for this use.

The request changes the use of the proposed sales site from a residential use (its current zoning) to a commercial use. This brings inherent questions as to spot zoning and the impact to surrounding uses. Due to the COVID-19 pandemic and evolving regulations for sit-down restaurants, food trucks are becoming more prevalent. Staff believes this trend will continue as brick and mortar struggles to adapt to a changing marketplace. Mobility and substantially less operating costs make a food truck/trailer a viable option to many in the current economic climate.

City Council wants to encourage small business operation and community gathering and has directed staff to develop a comprehensive mobile food unit policy, but did not approve the special event permit.

Council would like to grant a special use permit to allow the operation of the mobile food unit temporarily. This will serve as sort of a trial run to gauge the success of this particular mobile food unit as well as inform the development of a comprehensive policy.

Financial Impact

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

Additional Information

Items associated with site plan approval:

1. The applicant shall locate waste receptacles and convenient locations, and be responsible for maintaining the site free of waste and debris, and otherwise in an orderly condition at all times.
2. A viable Potable water and wastewater supply and removal plan
3. No exterior seating for patrons- Walk up service only
4. Signs for the specific use of this area of the site shall be limited to those accessories to the trailer,
either located on the trailer or portable pedestrian signs on private property and within 20 feet of the trailer – which shall be stored out of sight during non-operating hours.
5. No activities or facilities supporting the use shall be located on the public sidewalk, other than pedestrian movements associated with the use.
6. No excessive noise levels above 55db as measured at the property line
7. Hours of operation as established by planning commission
8. Location of a portable self-contained toilet facility for employees which will be maintained in clean condition at all times by the applicant.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
☐ Attachment A - Original Special Event Permit Application	Cover Memo
☐ Attachment B - Letter of Support from BLVD Apartments	Cover Memo
☐ Attachment C - Photographs	Cover Memo
☐ Attachment D - Food Establishment License	Cover Memo
☐ Attachment E - Food Establishment Inspection Report	Cover Memo



The City of Roeland Park, Kansas

Roeland Park, Kansas 66205

City Hall (913) 722-2600 – Fax (913) 722-3713

on Council Agenda
for 9/20/21

Date filed: _____

Case no.: _____

Special Events Permit Type 2 – 5 Application

Chapter 16 - Article 7

FEE: Each application for a special event permit shall be accompanied by an application fee, except that such fee may be waived for any applicant registered with the State of Kansas as a non-profit organization.

Applicant Name LUIS ESQUEDA

Applicant Address 7744 W 148th ST Overland Park KS 66223

Applicant Phone: 913 257 6494 Applicant Email: cacaoke.restaurant@gmail.com

Property Owner Name Debbie Lucks, CAM

Property Owner Address The Boulevard Apartments
4800 Skyline Dr Roeland Park KS 66205

Property Owner Phone: 913 828 2059 Property Owner Email: boulevardgm@nolawed.com

Type of Event: Food Trailer
(i.e. sale of seasonal goods)

Dates of Operation: permanent Hours of Operation: 11-am -

Are any signs and/or structures being used? Y () N ()

If yes, describe: _____

_____ Attach a sketch or plan showing the location of the proposed activities, structures and/or signs in relation to existing buildings, parking areas, streets and property lines; and

_____ A letter from the property owner or manager, if different from the applicant, agreeing to the special event.

Applicant signature [Signature] Date 6-1-2021

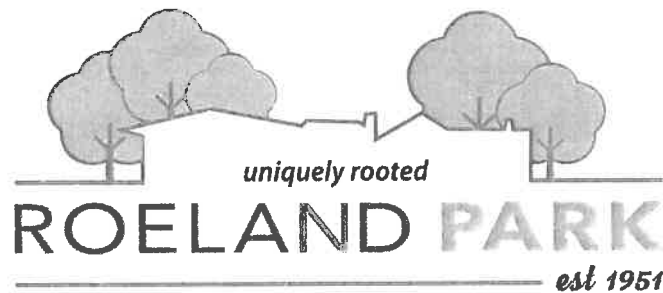
***The special event permit shall be posted on the site for the duration of the event.

Approved By: _____ Date: _____

If declined, reason why: _____

The City of Roeland Park, Kansas

4600 West Fifty-First Street
Roeland Park, Kansas 66205
City Hall (913) 722-2600 – Fax (913) 722-3713



Special Events Permit Application Chapter 16 - Article 7

Type 1. Fund raising or non-commercial events held outside an enclosed permanent structure for non-profit religious, educational or community service organizations that periodically and routinely operate in the city; including any on-site signs and structures in conjunction with the event; (Application Page 3)

Type 2. Christmas tree sales; (Application Page 2)

Type 3. Promotional activities or devices intended to attract attention to a specific place, business, organization, event or district such as banners as defined in section 16-903E hereof, and attention-attracting devices as defined in section 16-903C hereof; (Application Page 2)

Type 4. Significant commercial activities intended to sell, lease, rent or promote specific merchandise, services or product lines, such as tent sales, trade shows, farmers' markets, seasonal merchandise sales or product demonstrations (Application Page 2);

Type 5. Significant public events intended primarily for entertainment or amusement, such as carnivals, concerts or festivals. (Application Page 2)

The term "special events" should not include garage sales, transient merchants, or off-site promotional signs and sales.

1. The following fee schedule shall apply to Special Events under Article 7, Chapter 16 of the Zoning and Subdivision Regulations

Type 1 Special Events – \$0 (no fee required) Non Profit/Charities

Type 2 Special Events – \$25 (Christmas Tree Sales)

Type 3 Special Events – \$50 per event (up to 10 per year)

Type 4 Special Events – \$50 per event (up to 10 per year)

Type 5 Special Events – \$50 per event (up to 10 per year)

Effective 12/01/2012, Approved by the City Council 10/01/2012 – Updated in 2017



June 7, 2021

To Whom it May Concern,

Our community, The Boulevard Apartments, would like to formally extend an invitation for partnership with Taco Cacao, a local food truck and small business operated out of the Kansas City Metro.

We hereby give permission to Taco Cacao and affiliated employees to park and operate their business on the Boulevard Apartments premises, specifically in the parking lot in front of the leasing office and maintenance shop and next to the Price Chopper parking lot entrance.

We grant this permission on a permanent basis or until further notice.

Sincerely,

Debbie Lincks, CAM
Property Manager
The Boulevard Apartments





----- **ATTENTION** -----

This is a two-part document:

The bottom portion of this document is your OFFICIAL AUTHORIZATION from Kansas Department of Agriculture. Your license MUST be displayed in a conspicuous location at your place of business.

TACO CACAO (MU #10150)
4800 SKYLINE DR
ROELAND PARK, KS 66205

Please Display License Below

Kansas Department of Agriculture, Manhattan, Kansas
certifies

TACO CACAO (MU #10150)

Mobile Unit Number: 10150

License Number : 30075 - Food Establishment
4800 SKYLINE DR
ROELAND PARK, KS 66205

Owned by: VAZ CACAO LLC

has met the requirements for

Licensing Under the Kansas Food, Drug and Cosmetic Act, KSA 65-619 et. seq.

and is hereby granted

Authority to operate as a Food Establishment

Under Business Registration Number: **30075**

Size:

Effective and Expiration Dates:
03-31-2021 03-31-2022



Mike Beam
Secretary of Agriculture

NOTICE: THIS LICENSE IS NOT TRANSFERABLE

Kansas Department of Agriculture, Food Safety and Lodging, 1320 Research Park Drive, Manhattan, KS 66502 (785)564-6733 www.agriculture.ks.gov

Food Establishment Inspection Report - 136835

Kansas Department of Agriculture Department Of Agriculture Food Safety and Lodging Program 1320 Research Park Drive Manhattan, KS 66502	No. Of Priority Violations	0	Date: 7/15/2021 Time In: 3:00 PM Time Out: 3:50 PM Inspector Badge ID: KDA 152 Follow Up Required: No	
	No. Of Priority Foundation Violations	0		
Establishment: 30075 TACO CACAO (MU #10150)	Address: 4800 SKYLINE DR	City/State: ROELAND PARK, KS	Zip: 66205	Telephone: 9132576494
License #: 30075	Permit Holder: VAZ CACAO LLC	Inspection Reason: Licensing	Est. Type: Food Establishment	Risk Category: FE II Medium

Risk factors are improper practices or procedures identified as the most prevalent contributing factors of food-borne illness or injury. Public health interventions are control measures to prevent food-borne illness or injury. Good Retail Practices are preventative measures to control the addition of pathogens, chemicals and physical objects into foods. Violations cited in this report must be corrected within the time frames entered below, or as stated in sections 8-405.11 of the food code. P=Priority Violation, Pf=Priority foundation violation, HACCP=Hazard Analysis-Critical Control Point, BHC=Bare Hand Contact, RTE=Ready to Eat, HSP=Highly Susceptible Population, K.S.A.=Kansas Statutes Annotated, All temperatures are measured in degrees Fahrenheit (°F). IF YOU HAVE ANY QUESTIONS PLEASE VISIT www.agriculture.ks.gov, EMAIL kda.fsl@ks.gov, OR CALL (785) 564-6767.

IN = In compliance OUT = Not in compliance N/O = Not observed N/A = Not applicable (*) = Corrected on site during inspection (COS) R = Repeat violation

FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS

FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS	
Supervision and Demonstration of Knowledge 1 Certification by accredited program, compliance with Code, or correct responses; Duties. Employee Health 2 Management awareness; policy present. 3 Proper use of reporting, restriction and exclusion. Good Hygienic Practices 4 Proper eating, tasting, drinking, or tobacco use. 5 No discharge from eyes, nose and mouth. Preventing Contamination by Hands 6 Hands clean and properly washed. 7 No bare hand contact with RTE foods or approved alternate method properly followed. 8 Adequate handwashing facilities supplied and accessible. IN Approved Source 9 Food obtained from approved source. 10 Food received at proper temperature. 11 Food in good condition, safe and unadulterated. 12 Required records available: shellstock tags, parasite destruction. Protection from Contamination	13 Food separated and protected. 14 Food-contact surfaces: cleaned and sanitized 15 Proper disposition of returned, previously served, reconditioned and unsafe food Temperature Control for Safety Time/Temperature 16 Proper cooking time and temperatures. 17 Proper reheating for hot holding procedures. 18 Proper cooling time and temperatures. 19 Proper hot holding temperatures. 20 Proper cold holding temperatures. IN 21 Proper date marking and disposition. 22 Time as a public health control: procedures and records. Consumer Advisory 23 Consumer advisory provided for raw or undercooked foods. Highly Susceptible Populations 24 Pasteurized foods used; prohibited foods not offered. Chemical 25 Food additives: approved and properly used. 26 Toxic substances properly identified, stored and used. IN Conformance with Approved Procedures 27 Compliance with variance, specialized process and HACCP plan.

GOOD RETAIL PRACTICES

Good Retail Practices are preventative measures to control the addition of pathogens, chemicals, and physical objects into foods.

GOOD RETAIL PRACTICES	
Safe Food and Water 28 Pasteurized eggs used where required. 29 Water and ice from approved source. IN 30 Variance obtained for specialized processing methods. Food Temperature Control 31 Proper cooling methods used; adequate equipment for temperature control. IN 32 Plant food properly cooked for hot holding. 33 Approved thawing methods used. 34 Thermometers provided and accurate. IN Food Identification 35 Food properly labeled; original container. Prevention of Food Contamination 36 Insects, rodents and animals not present. 37 Contamination prevented during food preparation, storage and display. 38 Personal cleanliness. 39 Wiping cloths: properly used and stored. 40 Washing fruits and vegetables.	Proper Use of Utensils 41 In-use utensils: properly stored. 42 Utensils, equipment and linens: properly stored, dried and handled. 43 Single-use and single-service articles: properly used. 44 Gloves used properly. Utensils, Equipment and Vending 45a Food and non-food contact surfaces cleanable, properly designed, constructed and used - Priority and Priority foundation items. 45b Food and non-food contact surfaces cleanable, properly designed, constructed and used - Core items. 46 Warewashing facilities: installed, maintained and used; test strips. IN 47 Non-Food contact surfaces clean. Physical Facilities 48 Hot and cold water available; adequate pressure. IN 49 Plumbing installed; proper backflow devices. IN 50 Sewage and waste water properly disposed. IN 51 Toilet facilities: properly constructed, supplied and clean. N/A 52 Garbage and refuse properly disposed; facilities maintained. IN 53 Physical facilities installed, maintained and clean. IN 54 Adequate ventilation and lighting; designated areas used. IN Administrative/Other 55 Other violations IN

Non - Violative Comments

Item Number	Comment
20	All cold holding checked and in compliance unless otherwise noted in this report.
48	Hot water at triple basin warewashing sink reached 114F. Hot water at handwashing sink reached 114F.

Priority Violations

Item Number	Violation of Code	Priority Level	Comment
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Priority Foundation Violations

Item Number	Violation of Code	Priority Level	Comment
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Core Violations

Item Number	Violation of Code	Priority Level	Comment
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Inspection Published Comment:

Licensing inspection passed. Inspection report will serve as license until delivery.

MU sticker # 10150 affixed to center column between service windows. MU is operating out of commissary kitchen "Cacao Restaurante" in Kansas City, MO.

Always notify KDA if you have a power outage of more than 2-4 hours, sewage backup, no (or inadequate supply of) hot water, fire, flood, pest infestation, or other disaster/imminent health hazard.

Alejandro Guerra
Person In Charge



Daniel Bauer
Inspector

Item Number: **Action Items- IV.-2.**
Committee **10/19/2021**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 10/13/2021
Submitted By: Erin Winn
Committee/Department: Neighborhood Services
Title: **Approve Zoning Code Updates**
Item Type: Ordinance

Recommendation:

To approve the text amendments developed by Confluence regarding residential design standards, massing and greenspace requirements.

Details:

This ordinance is the culmination of a months long collaborative process between the Planning Commission, Governing Body, staff, citizens and Confluence consulting.

The text changes reflect the consensus of the Governing Body and the Planning Commission at the September 7 meeting. For reference, the presentation from that meeting outlining the proposed changes is attached.

Based on the direction of the Governing Body, citizen feedback and the Comprehensive Plan, staff has spent the last several months working with Confluence to develop residential design standards.

After the text amendments are approved and adopted, Confluence will work to develop a design guidebook that will help builders, residents and staff easily interpret the code and understand what elements are required when new residential builds and substantial remodels/additions occur in Roeland Park.

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
☐ 9-7 Text Amendments Presentation	Cover Memo
☐ Code Updates Ordinance	Cover Memo

Single-Family Residential Design Standards

ROELAND PARK, KANSAS

09.07.2021

CONFLUENCE



OUTLINE

- Project Purpose and Scope
- Draft Code Updates
- Next Steps



PROJECT PURPOSE AND SCOPE

PROJECT PURPOSE AND SCOPE



DRAFT CODE UPDATES

RESIDENTIAL MASSING

Maximum Lot Size Standard

City code currently does not set a maximum lot size for a single-family lot or otherwise restrict lot merges.

Code update recommendation:

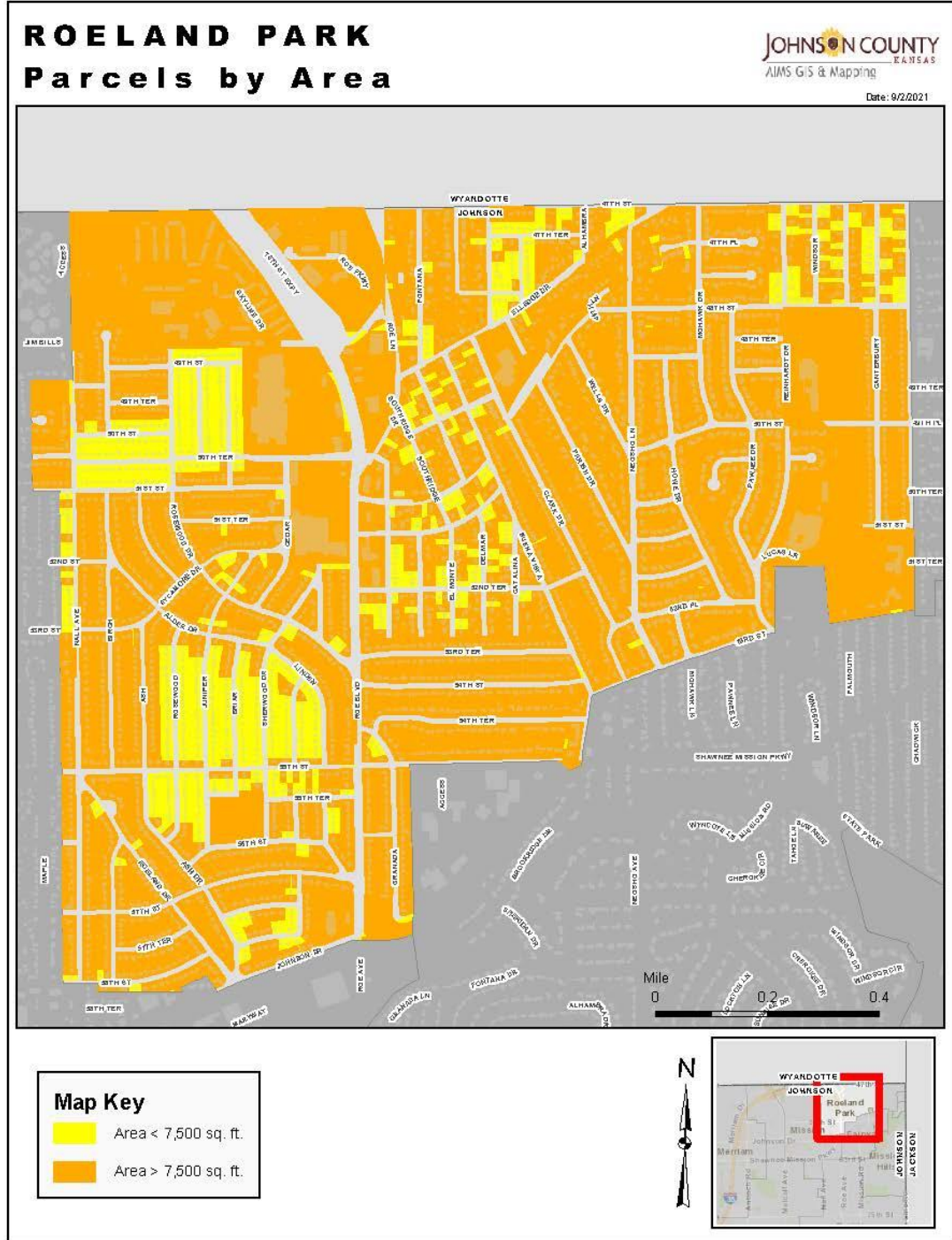
Separate the SFR district into two districts: R-1 for standard lots & R-2 for smaller lots.

The current SFR district would be renamed R-1 with the basic standards remaining unchanged from the current SFR district (just a name change, no rezoning necessary).

Nonconforming lots or property proposed to be replated/redeveloped with smaller lots could be rezoned to the R-2 district

*Lots in **yellow** are less than 7,500 sq. ft.*

*Lots in **orange** are greater than 7,500 sq. ft.*



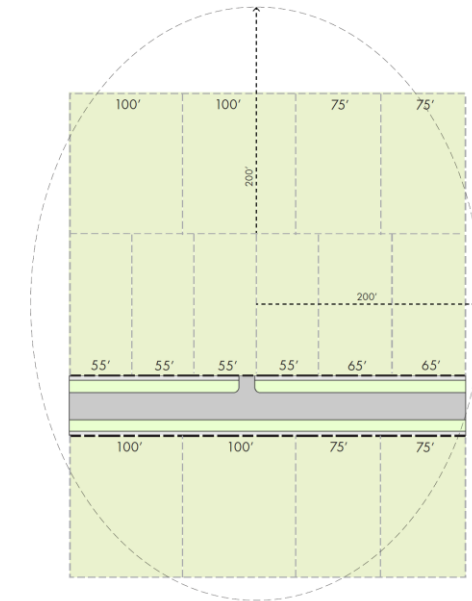
RESIDENTIAL MASSING

Code update recommendation (continued):

Require that no single-family residential building or accessory structure can be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted. All such lot mergers and re-platting should comply with the following:

- Does not create a through lot that has more than two street frontages.
- Does not create a lot with a width greater than 150% of the average lot widths of all the lots within 200 linear feet measured property line to property line.
- Does not create a lot with an area greater than 150% of average lot areas of all lots within 200 linear feet measured property line to property line.
- Exceptions to the above standards may be approved in order to address unique or special circumstances of the subject property.

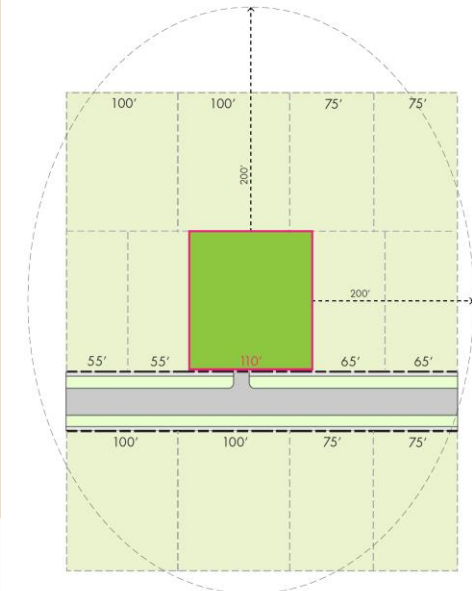
Existing Conditions



Average Lot Frontage: 75'

Allowable merged
lot frontage: 112.5'

Merged Lots



Average Lot Frontage: 75'

Allowable merged
lot frontage: 112.5'

Scenario B Merged
lot frontage: **110'**

RESIDENTIAL MASSING

Maximum Lot Size Standards – Code Amendment

Sec. 16-402. - Zoning Districts Designated.

For the purpose of regulating and restricting the use of land and the erection, construction, reconstruction, altering, moving or use of buildings and structures, the corporate area of the City is divided into ~~five~~ **six** conventional zoning districts and five planned zoning districts.

(a) The conventional zoning districts are designated as follows:

(1) Single-Family Residence Districts.

a. R-1 Single-Family Residence District

b. R-2 Single-Family Residence District

RESIDENTIAL MASSING

Maximum Lot Size Standards – Code Amendment

Sec. 16-407. - Single-Family Residence Districts; Dimensions.

(a) R-1 Single-Family Residence District: *(7,500 sq. ft. minimum lot size, 60 ft min. lot width, 35 ft front yard setback)*

- 4) Lot frontage and area: Every building hereafter erected, moved or altered shall provide a minimum lot frontage of 35 feet, ~~or in the alternative~~, a minimum lot width at the setback line of 60 feet, and a lot area of not less than 7,500 square feet per dwelling. **No residential building nor accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted. All such lot mergers and re-platting should comply with the following:**
- a. Does not create a through lot that has more than two street frontages.
 - b. Does not create a lot with a width greater than 150 percent of the average lot widths of all the lots within 200 linear feet measured property line to property line.
 - c. Does not create a lot with an area greater than 150 percent of average lot areas of all lots within 200 linear feet measured property line to property line.
 - d. Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.

RESIDENTIAL MASSING

Maximum Lot Size Standards – Code Amendment

Sec. 16-407. - Single-Family Residence Districts; Dimensions.

(b) R-2 Single-Family Residence District: *(6,000 sq. ft. minimum lot size, 60 ft min. lot width, 25 ft front yard setback)*

- 4) Lot frontage and area: Every building hereafter erected, moved or altered shall provide a minimum lot frontage of 20 feet, a minimum lot width at the setback line of 60 feet, and a lot area of not less than 6,000 square feet per dwelling. No residential building nor accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted. All such lot mergers and re-platting should comply with the following:
 - a. Does not create a through lot that has more than two street frontages.
 - b. Does not create a lot with a width greater than 150 percent of the average lot widths of all the lots within 200 linear feet measured property line to property line.
 - c. Does not create a lot with an area greater than 150 percent of average lot areas of all lots within 200 linear feet measured property line to property line.
 - d. Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.

RESIDENTIAL MASSING

Green Space Standards

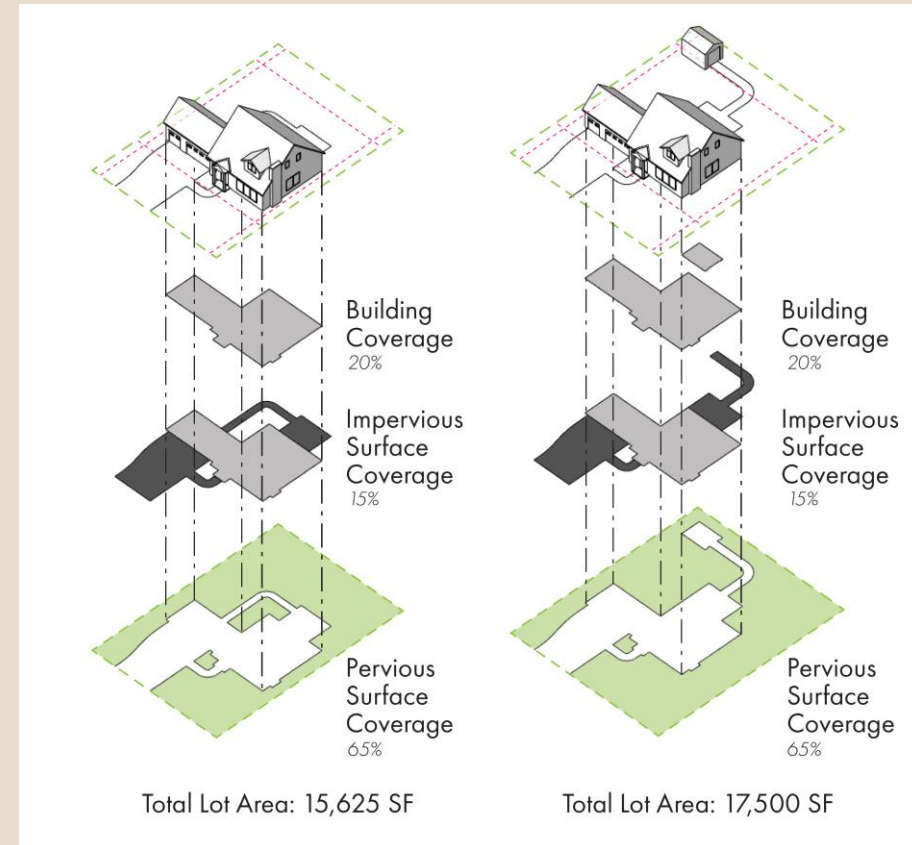
City code currently requires single family residential properties have a minimum of 55% of the lot area maintained as a permeable or uncovered surface (pervious).

Code update recommendation:

Single family lots shall maintain a minimum of 55% of the lot area as permeable, uncovered green space. No structures, garages, sheds, play structures, pools, decks, driveways, patios or other paved or hard-surfaced areas shall be permitted within this green space area. For the purposes of this section, permeable pavers and elevated decks shall be considered hard-surfaced or impervious areas.

Lots 15,000 square feet to 18,999 square feet shall maintain a minimum of 55% (plus an additional 1% for each 400 square feet of lot size that is over 15,000 square feet) of the lot area as greenspace as defined above.

Lots 19,000 square feet and larger shall maintain a minimum of 65% of the lot area as greenspace as defined above.



RESIDENTIAL MASSING

Green Space Standards – Code Amendment

Sec. 16-201. - Definitions.

(p) *Green space* is an open area that is landscaped with turf grass, ornamental grasses, trees, shrubs, flowers, or vegetables and that contains no structures, garages, sheds, play structures, pools, decks, driveways, patios, walkways or other paved or hard-surfaced areas including permeable pavers or gravel.

Sec. 16-407. - Single-Family Residence Districts; Dimensions.

(c) Standards Applicable to all Single-Family Residence Districts:

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

- a. Residential lots less than 15,000 square feet in size shall maintain a minimum of 55 percent of the lot area as green space.
- b. Residential lots 15,000 square feet to 18,999 square feet in size shall maintain a minimum of 55 percent of the lot area as green space plus an additional 1 percent of green space area for each 400 square feet of lot size over 15,000 square feet.
- c. Residential lots 19,000 square feet in size and larger shall maintain a minimum of 65 percent of the lot area as green space.

RESIDENTIAL DESIGN

Exterior Building Materials

City code currently requires single family dwellings have exterior buildings materials compatible with the immediate neighborhood. Exterior surfaces shall not be made of shiny metal or other reflective materials. Corrugated metal siding and roofing materials are prohibited.

Code update recommendation:

The exterior of single-family dwellings must be composed of quality, exterior grade materials customary for residential construction, such as the following:

- Brick and stone veneer
- Stucco - traditional Portland based
- Wood - panels, siding, and trim
- Cement fiberboard and composite wood panels, siding, and trim
- Architectural grade metal and vinyl siding and trim designed for residential applications
- 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)
 - Solar energy collectors and panels and related apparatus

RESIDENTIAL DESIGN

Exterior Building Materials Standards – Code Amendment

Sec. 16-406.1 - Single-Family Residence Districts; Exterior Surfaces, Materials and Finishes.

Exterior finish building and roofing materials shall be based on the quality of its design, relationship and compatibility to building materials in the immediate neighborhood. **The exterior of single-family dwellings must be composed of quality, exterior grade materials customary for residential construction, such as the following:**

- (a) Brick and stone veneer
- (b) Stucco - traditional Portland based
- (c) Wood - panels, siding, and trim
- (d) Cement fiberboard and composite wood - panels, siding, and trim
- (e) Architectural grade metal and vinyl siding and trim designed for residential applications
- (f) Exterior Insulation and Finish System (EIFS) - water managed
- (g) Glass windows and doors, and glass block
- (h) Concrete block and cast-in-place concrete - foundation walls only
- (i) Roofing materials include:
 - (1) Laminate style asphalt shingles (architectural asphalt shingles)
 - (2) Standing seam metal roofing
 - (3) Slate and tile (including synthetic and composite)
 - (4) Solar energy collectors and panels and related apparatus

The non-glass exterior surfaces of the dwelling shall not be made of shiny metal or other highly reflective materials and shall, in general, not reflect light to a greater extent than would a coat of semi-gloss enamel applied to wood. Copper, standing seam and other metal roofing materials are acceptable for use in residentially zoned areas and if used, must be installed over a solidly sheathed surface. Painted metal or steel roofing and siding materials shall be limited to earth tones or typical colors produced by composition shingle manufacturers. However, corrugated metal siding and roofing materials shall be prohibited.

RESIDENTIAL DESIGN

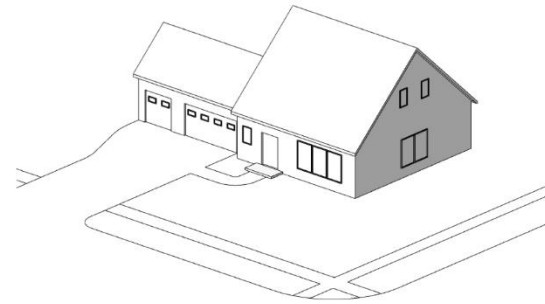
Wall Articulation Standards

City code currently does not require wall articulation for single-family dwellings.

Code update recommendation:

The walls on all sides of each single-family dwelling shall be varied by a combination of methods including window and door openings, dormers, changes in the wall plains, wall projections and off-sets, or changes in exterior building materials. No street facing building wall shall exceed 30-feet in width without a change of articulation in the wall plane by means of a horizontal off-set of at least 2 feet in depth or projection running vertically from top to bottom of the wall.

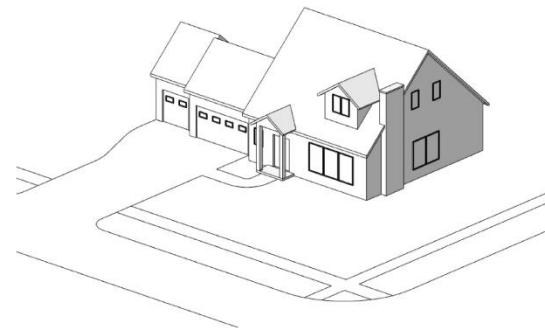
WITHOUT WALL ARTICULATION



EXAMPLE OF ACCEPTABLE WALL
ARTICULATION



WITH WALL ARTICULATION
VARIATION 1



WITH WALL ARTICULATION
VARIATION 2



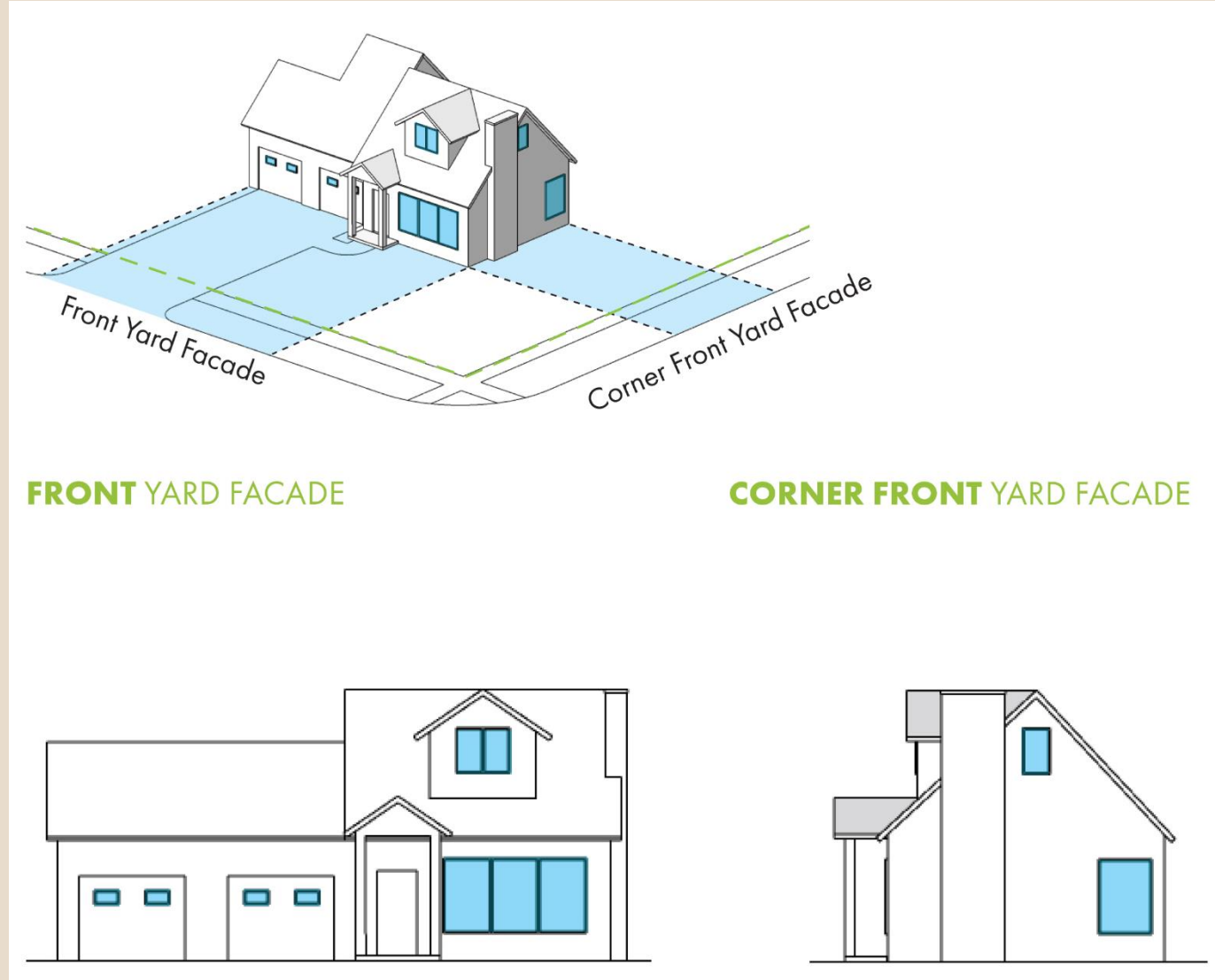
RESIDENTIAL DESIGN

Windows Standard

City code currently does not require windows on the street-facing facades of a single-family dwelling.

Code update recommendation:

All street facing facades of a single-family dwelling shall include window openings that comprise at least 10% of the total facade area.



RESIDENTIAL DESIGN

Wall Articulation and Window Standards – Code Amendment

Sec. 16-406.2 - Single-Family Residence Districts; Wall Articulation and Windows.

The following standards apply to residential dwellings and additions constructed after the date of this ordinance.

- (a) *Wall Articulation:* The walls on all sides of each residential dwelling shall be varied by a combination of methods including window and door openings, dormers, changes in the wall plains, wall projections and off-sets, or changes in exterior building materials. No street facing building wall shall exceed 30-feet in width without a change of articulation in the wall plane by means of a horizontal off-set of at least 2-feet in depth or projection running vertically from top to bottom of the wall.
- (b) *Windows:* Each street facing facade of a residential dwelling shall include window openings that comprise at least 10 percent of the total wall area of that facade.

RESIDENTIAL DESIGN

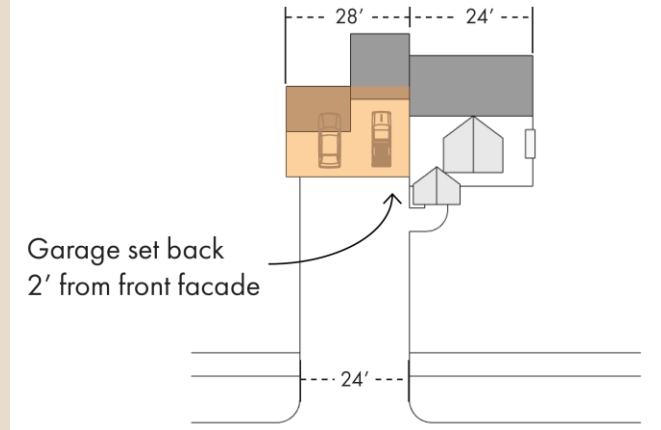
Street Facing Garage Door Standards

City code currently does not set limit for street facing garage doors for single family dwellings.

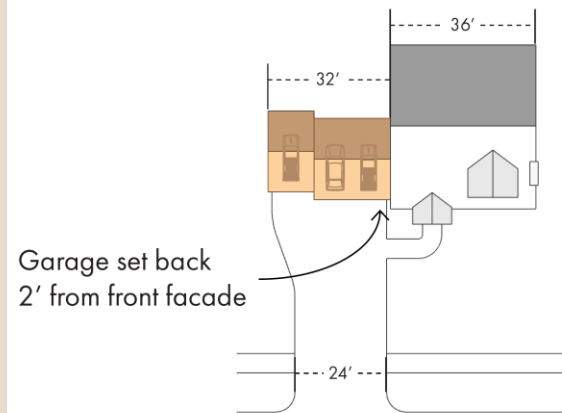
Code update recommendation:

For single family dwellings, street facing garage doors that either exceed 50% of the width of the street-facing facade or have a combined total width of 30-feet shall be architecturally treated and setback a minimum 2-ft from the front facade of the house.

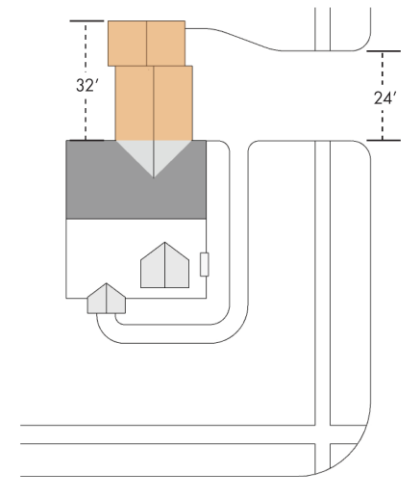
TWO-CAR GARAGE



THREE-CAR GARAGE



THREE-CAR GARAGE - CORNER LOT



RESIDENTIAL DESIGN

Street Facing Garage Door Standards – Code Amendment

Sec. 16-407. - Single-Family Residence Districts; Dimensions.

(c) Standards Applicable to all Single-Family Residence Districts:

- (3) Street facing garage doors that either exceed 50 percent of the width of the street-facing facade or have a combined total width of 30-feet shall be setback a minimum 2-feet from the front facade of the house and include windows or other architectural treatment. This standard does not apply to detached accessory structures.

RESIDENTIAL DESIGN

Driveway Width Standards

City code currently limits driveways and parking areas from covering more than 35% of the total area of the front yard. Driveways and parking areas must be setback a minimum of 2-ft from the adjoining property lines.

Code update recommendation:

For single family dwellings, driveways shall be no greater than 24-feet wide or the width of a garage door opening that faces the street, whichever width is greater, and shall taper to no greater than 24-feet in width at the street right-of-way line.

Additional parking of vehicles may be permitted on a surfaced area off to one side of a driveway. This auxiliary parking area shall be no more than 10-feet in width and shall not encroach into the right-of-way.

There shall be no more than one driveway approach per lot, except that a corner lot may have a second driveway approach subject to the street classification. The city may grant an exception to permit a circle drive for a home based on specific traffic considerations.

The 35% coverage maximum and 2-ft setback shall be maintained in all scenarios.

THREE-CAR DRIVEWAY



AUXILIARY PARKING



RESIDENTIAL DESIGN

Driveway Width Standards – Code Amendment

Sec. 16-814. - Parking for One- and Two-Family Dwellings.

No driveway serving a one- or two-family dwelling shall be located within two feet of an adjoining lot line except for a driveway serving two properties. Paved parking areas or customary driveways in the required yards abutting streets shall not exceed 35 percent of the area of the yards.

Driveways shall be no greater than 24-feet in width or the width of the garage door opening that faces the street, whichever width is greater, and shall taper to no greater than 24-feet in width at the street right-of-way line. Additional parking of vehicles may be permitted on a surfaced area off to one side of a driveway. This auxiliary parking area shall be no more than 10-feet in width and shall not encroach into the right-of-way.

There shall be no more than one driveway approach per lot, except that a corner lot may have a second driveway approach subject to the street classification. The City may grant an exception to permit a circle drive for a home based on specific traffic considerations. The 35 percent paved coverage maximum and 2-foot paving setback shall be maintained in all scenarios.

NEXT STEPS

NEXT STEPS



ORDINANCE NO. ____

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 16. -
ZONING AND SUBDIVISION REGULATIONS, OF THE CODE OF THE
CITY OF ROELAND PARK, KANSAS.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF
ROELAND PARK, KANSAS:**

SECTION 1. Article 2. - Definitions, Section 16-201. - Definitions, is hereby amended by adding a definition for *Green Space* and a definition for *Lot Tie Agreement* as follows:

Green Space is an open area that is landscaped with turf grass, ornamental grasses, trees, shrubs, flowers, or vegetables and that contains no structures, garages, sheds, play structures, pools, decks, driveways, patios, walkways or other paved or hard-surfaced areas including permeable pavers or gravel.

Lot Tie Agreement is an agreement executed by the property owner whereby the property owner agrees that the described lots and/or parcels shall be held under the same ownership and not sold separately unless otherwise approved by the City. Said agreement shall be recorded with Johnson County as a restriction on the subject property.

SECTION 2. Article 4. - Zoning Districts, Division I. - General Provision, Section 16-402. - Zoning Districts Designated, is hereby amended to read as follows:

Sec. 16-402. - Zoning Districts Designated.

For the purpose of regulating and restricting the use of land and the erection, construction, reconstruction, altering, moving or use of buildings and structures, the corporate area of the City is divided into six conventional zoning districts and five planned zoning districts.

(a) The conventional zoning districts are designated as follows:

- (1) Single-Family Residence Districts.
 - a. R-1 Single-Family Residence District
 - b. R-2 Single-Family Residence District
- (2) Duplex Residence District.
- (3) Multiple Residence District.
- (4) Office Building District.
- (5) Retail Business District.

(b) The planned zoning districts are designated as follows:

- (1) CP-O, Planned Office Building District.
- (2) CP-1, Planned Restricted Business District.
- (3) CP-2, Planned General Business District.
- (4) P-I Planned Industrial Park District.
- (5) MXD, Planned Mixed Use District.

(c) The overlaying zoning districts are as follows:

- (1) 47th and Mission Road Area Design Review Overlay District.

SECTION 3. Article 4. - Zoning Districts, Division II. – Zoning Districts Described, Section 16-406. - Single-Family Residence District, is hereby amended to read as follows:

Sec. 16-406. – Single-Family Residence Districts.

The following uses and no other are permitted in single-family residence districts:

- (a) Single-family dwelling, and uses customarily incident to and located on the same lot or premises as the dwelling;
- (b) Public park or public playground, church, public or parochial school;
- (c) Group home, as defined by K.S.A. 12-736, and amendments thereto, located in a single-family dwelling;
- (d) Residential-designed manufactured homes conforming to the following architectural or aesthetic standards:
 - (1) The roof must be double-pitched and have a minimum vertical rise of 2.2 feet for each 12 feet of horizontal run, and covered with roofing material that is residential in appearance, including, but not limited to, approved wood, asphalt composition shingles or fiberglass, but excluding corrugated aluminum, corrugated fiberglass or metal roofs.
 - (2) All roof structures shall provide an eave projection of no less than six inches, which may include a gutter.
 - (3) The exterior siding shall consist predominantly of vinyl or metal horizontal lap siding (the reflectivity of which does not exceed that of gloss white paint), wood or hardboard, brick, stone or stucco comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction in the City.

- (4) The manufactured home is set up in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home Installations, 1987" (referred to as NCS BCS A225.1), and a continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, is installed under the perimeter of the manufactured home.
- (5) Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set in Chapter IV of the City Code, and attached firmly to the primary structure and anchored securely to the ground.
- (6) All fuel supply systems shall be constructed and installed within the foundation wall or underground in accordance with all applicable building and safety Codes except that any bottled gas tanks may be fenced so as not to be clearly visible from the street or abutting properties.
- (7) The moving hitch, transporting lights, and wheels and axles shall be removed.
- (8) The manufactured home must be oriented on the lot so that its long access is parallel with the street. A perpendicular or diagonal placement may be permitted if the narrow dimension of the unit, as it appears from the street, is no less than 50 percent of the unit's long dimension.
- (9) The lot must be landscaped to ensure compatibility with surrounding properties.
- (10) The manufactured home has a length not exceeding four times its width, with length measured along the longest access and width measured at the narrowest part of the other access. The minimum dimensions of the manufactured home shall be 22 feet in width and 40 feet in length.
- (11) A garage or carport, constructed in accordance with the requirements of Chapter IV of the City Code is required.

(e) Customary accessory uses.

(f) Communications Facilities as follows, subject to the application, location and performance standards set forth in Article 11 of this Chapter:

- (1) Towers and Base Stations designed as an architecturally compatible element to an existing non-residential use such as churches and schools, that comply with the same height and setback requirements as other structures in this district.
- (2) Antennas mounted on and designed as an architecturally compatible element to an existing non-residential structure or building.

- (3) Small Cell/DAS Facilities on utility poles or street lights in the public right-of-way.

SECTION 4. Article 4. - Zoning Districts, Division II. – Zoning Districts Described, Section 16-406.1. – Single-Family Residence District; Exterior Surfaces, Materials and Finishes, is hereby amended to read as follows:

Sec. 16-406.1. - Single-Family Residence Districts; Exterior Surfaces, Materials and Finishes.

Exterior finish building and roofing materials shall be based on the quality of its design, relationship and compatibility to building materials in the immediate neighborhood. The exterior of single-family dwellings must be composed of quality, exterior grade materials customary for residential construction, such as the following:

- (a) Brick and stone veneer
- (b) Stucco - traditional Portland based
- (c) Wood - panels, siding, and trim
- (d) Cement fiberboard and composite wood - panels, siding, and trim
- (e) Architectural grade metal and vinyl siding and trim designed for residential applications
- (f) Exterior Insulation and Finish System (EIFS) - water managed
- (g) Glass windows and doors, and glass block
- (h) Concrete block and cast-in-place concrete - foundation walls only
- (i) Roofing materials include:
 - (1) Laminate style asphalt shingles (architectural asphalt shingles)
 - (2) Standing seam metal roofing
 - (3) Slate and tile (including synthetic and composite)
 - (4) Solar energy collectors and panels and related apparatus

The non-glass exterior surfaces of the dwelling shall not be made of shiny metal or other highly reflective materials and shall, in general, not reflect light to a greater extent than would a coat of semi-gloss enamel applied to wood. Copper, standing seam and other metal roofing materials are acceptable for use in residentially zoned areas and if used, must be installed over

a solidly sheathed surface. Painted metal or steel roofing and siding materials shall be limited to earth tones or typical colors produced by composition shingle manufacturers. However, corrugated metal siding and roofing materials shall be prohibited.

SECTION 5. Article 4. - Zoning Districts, Division II. – Zoning Districts Described, is hereby established as Section 16-406.2. – Single-Family Residence Districts; Wall Articulation and Windows, to read as follows:

Sec. 16-406.2. - Single-Family Residence Districts; Wall Articulation and Windows.

The following standards apply to residential dwellings and additions constructed after the date of this ordinance.

- (a) *Wall Articulation:* The walls on all sides of each residential dwelling shall be varied by a combination of methods including window and door openings, dormers, changes in the wall plains, wall projections and off-sets, or changes in exterior building materials. No street facing building wall shall exceed 30-feet in width without a change of articulation in the wall plane by means of a horizontal off-set of at least 2-feet in depth or projection running vertically from top to bottom of the wall.
- (b) *Windows:* Each street facing facade of a residential dwelling shall include window openings that comprise at least 10 percent of the total wall area of that facade.

SECTION 6. Article 4. - Zoning Districts, Division II. – Zoning Districts Described, Section 16-407. – Single-Family Residence District; Dimensions, is hereby amended to read as follows:

Sec. 16-407. - Single-Family Residence Districts; Dimensions.

The minimum dimensions of yards and setbacks, and the minimum lot frontage, area and distance between adjacent buildings and appurtenances thereto for each building, and the maximum height of structures, shall be as follows:

(a) R-1 Single-Family Residence District:

The purpose of this district is to provide for single-family residential development with typical minimum lot size of 7,500 square feet.

- (1) Front yard setback: There shall be a setback line of not less than 35 feet from the front line of each lot, tract or parcel where the street or streets or highways upon which the same fronts is 50 feet or less in width, and upon streets or highways exceeding 50 feet in width there shall be a setback line of not less than 30 feet from the front line of the lot.
- (2) Sideyard setbacks: No residence (including attached or semi-attached garages and porches, enclosed or unenclosed) shall be located within five feet of either side of the lot, tract or parcel of land upon which it is erected; nor shall any residence, including the above enumerated appurtenances, occupy more than

80 percent of the width of the lot, tract, or parcel of land upon which it is erected, measured along the front set-back line. In addition, if the sideyard abuts on a street or highway, no residence (including attached or semi attached garages and porches, enclosed or unenclosed) shall be located within 20 feet of the street or highway right-of-way line. A minimum distance of ten feet shall be provided and maintained between the residence and any building located upon adjacent premises.

- (3) Rear yard: There shall be a rear yard having a minimum depth of 15 feet. In addition, if the rear yard abuts on a street or highway, no structure (including attached or semi attached garages and porches, enclosed or unenclosed) shall be located within 20 feet of the street or highway right-of-way line.
- (4) Lot frontage and area: Every building hereafter erected, moved or altered shall provide a minimum lot frontage of 35 feet, or in the alternative, a minimum lot width at the setback line of 60 feet, and a lot area of not less than 7,500 square feet per dwelling. No residential building nor accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted. All such lot mergers and re-platting should comply with the following:
 - a. Does not create a through lot that has more than two street frontages.
 - b. Does not create a lot with a width greater than 150 percent of the average lot widths of all the lots within 200 linear feet measured property line to property line.
 - c. Does not create a lot with an area greater than 150 percent of average lot areas of all lots within 200 linear feet measured property line to property line.
 - d. Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.

(b) R-2 Single-Family Residence District:

The purpose of this district is to provide for single-family residential development at a higher density where appropriate than R-1 including those uses which support and encourage residential neighborhoods.

- (1) Front yard setback: There shall be a setback line of not less than 25 feet from the front line of each lot.
- (2) Sideyard setbacks: No residence (including attached or semi-attached garages and porches, enclosed or unenclosed) shall be located within five feet of either side of the lot, tract or parcel of land upon which it is erected; nor shall any residence, including the above enumerated appurtenances, occupy more than

80 percent of the width of the lot, tract, or parcel of land upon which it is erected, measured along the front set-back line. In addition, if the sideyard abuts on a street or highway, no residence (including attached or semi attached garages and porches, enclosed or unenclosed) shall be located within 20 feet of the street or highway right-of-way line. A minimum distance of ten feet shall be provided and maintained between the residence and any building located upon adjacent premises.

- (3) Rear yard: There shall be a rear yard having a minimum depth of 15 feet. In addition, if the rear yard abuts on a street or highway, no structure (including attached or semi attached garages and porches, enclosed or unenclosed) shall be located within 20 feet of the street or highway right-of-way line.
- (4) Lot frontage and area: Every building hereafter erected, moved or altered shall provide a minimum lot frontage of 35 feet, or in the alternative, a minimum lot width at the setback line of 60 feet, and a lot area of not less than 6,000 square feet per dwelling. No residential building nor accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted. All such lot mergers and re-platting should comply with the following:
 - e. Does not create a through lot that has more than two street frontages.
 - f. Does not create a lot with a width greater than 150 percent of the average lot widths of all the lots within 200 linear feet measured property line to property line.
 - g. Does not create a lot with an area greater than 150 percent of average lot areas of all lots within 200 linear feet measured property line to property line.
 - h. Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.

(c) Standards Applicable to all Single-Family Residence Districts:

- (1) Height: The maximum height of dwellings shall be two and one-half stories, not exceeding 35 feet. The height of accessory uses and structures shall not exceed the height of the dwelling. The height of non-residential structures shall not exceed 35 feet, except that the maximum height may be increased by one foot for each additional foot that yards are increased on all sides above minimum requirements, up to a maximum height of 75 feet.
- (2) Lot coverage requirements:
 - a. Residential lots less than 15,000 square feet in size shall maintain a minimum of 55 percent of the lot area as green space.

- b. Residential lots 15,000 square feet to 18,999 square feet in size shall maintain a minimum of 55 percent of the lot area as green space plus an additional 1 percent of green space area for each 400 square feet of lot size over 15,000 square feet.
 - c. Residential lots 19,000 square feet in size and larger shall maintain a minimum of 65 percent of the lot area as green space.
- (3) Street facing garage doors that either exceed 50 percent of the width of the street-facing facade or have a combined total width of 30-feet shall be setback a minimum 2-feet from the front facade of the house and include windows or other architectural treatment. This standard does not apply to detached accessory structures.

SECTION 7. Article 4. - Zoning Districts, Division II. – Zoning Districts Described, Section 16-407.1. - Single-Family Residence District; Setback Requirements for Detached and Accessory Structures, is hereby amended to read as follows:

Sec. 16-407.1. - Single-Family Residence Districts; Setback Requirements for Detached and Accessory Structures.

No detached or accessory structure shall be located within five feet of any property line, nor shall any such structure be placed on any easements or right-of-way. Exceptions include walkways from front to rear yards which will not require any setback, and walkways, driveways or similar structures that cross an easement or right-of-way to access a property. Detached and accessory structures on lots that are joined to two streets and extend 30 inches or more above the finished grade shall be placed at the furthest appropriate location from the abutting streets. An exception to this would include a garage.

SECTION 8. Article 4. - Zoning Districts, Division II. – Zoning Districts Described, Section 16-408. - Single-Family Residence District; Residential Parking Space, is hereby amended to read as follows:

Sec. 16-408. - Single-Family Residence Districts; Residential Parking Space.

- (a) For all buildings or structures hereafter erected, constructed, reconstructed, moved or altered, off-street parking in the form of garages or areas made available exclusively for the purpose shall be provided. For all residential uses, parking space shall be located on the premises with no portion, except the necessary drives, extending into any street or other public way.
- (b) Off-street parking spaces, each measuring at least 8.5 × 20.0 feet in size, shall be provided as follows:
 - (1) Single-family dwellings: two spaces for each dwelling unit.
 - (2) Churches and schools: to be determined at the time of site plan approval.

(3) Public parks or playgrounds: to be determined at the time of site plan approval.

SECTION 9. Article 8. – Vehicle Parking and Loading, Section 16-814. – Parking for One- and Two-Family Dwellings, is hereby amended to read as follows:

Sec. 16-814. - Parking for One- and Two-Family Dwellings.

No driveway serving a one- or two-family dwelling shall be located within two feet of an adjoining lot line except for a driveway serving two properties. Paved parking areas or customary driveways in the required yards abutting streets shall not exceed 35 percent of the area of the yards.

Driveways shall be no greater than 24-feet in width or the width of the garage door opening that faces the street, whichever width is greater, and shall taper to no greater than 24-feet in width at the street right-of-way line. Additional parking of vehicles may be permitted on a surfaced area off to one side of a driveway. This auxiliary parking area shall be no more than 10-feet in width and shall not encroach into the right-of-way.

There shall be no more than one driveway approach per lot, except that a corner lot may have a second driveway approach subject to the street classification. The City may grant an exception to permit a circle drive for a home based on specific traffic considerations. The 35 percent paved coverage maximum and 2-foot paving setback shall be maintained in all scenarios.

SECTION 10. This ordinance shall take effect upon its publication in the official City newspaper.

PASSED by the City Council this ____ day of _____. APPROVED by the Mayor.

Mike Kelly, Mayor

ATTEST:

Kelley Nielsen, City Clerk

APPROVED AS TO FORM

Steven E. Mauer, City Attorney

Item Number: Other Matters Before the Planning
Commission- VI.-1.
Committee Meeting Date: 10/19/2021



City of Roeland Park
Action Item Summary

Date: 10/13/2021
Submitted By:
Committee/Department:
Title: **Elect vice chair**
Item Type:

Recommendation:

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?