

AGENDA
CITY OF ROELAND PARK, KANSAS
CITY COUNCIL MEETING
ROELAND PARK
Roeland Park City Hall, 4600 W 51st Street
August 5, 2024 6:00 PM

- | | | |
|--|---|--|
| <ul style="list-style-type: none">• Michael Poppa, Mayor• Benjamin Dickens, Council Member• Jan Faidley, Council Member• Emily Hage, Council Member• Jennifer Hill, Council Member | <ul style="list-style-type: none">• Matthew Lero, Council Member• Tom Madigan, Council Member• Kate Raglow, Council Member• Jeffrey Stocks, Council Member | <ul style="list-style-type: none">• Keith Moody, City Administrator• Jennifer Jones-Lacy, Asst. Admin.• Kelley Nielsen, City Clerk• John Morris, Police Chief• Donnie Scharff, Public Works Director |
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Admin

Lero

Faidley

Finance

Stocks

Dickens

Safety

Hage

Hill

Public Works

Raglow

Madigan

Pledge of Allegiance

A. Instructions on Logging into Meeting Remotely

Roll Call

Modification of Agenda

I. Public Comments

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. Comments about items that appear on the agenda will be taken as each item is considered. Citizens Are Requested To Keep Their Comments Under 5 Minutes. If a large number of people wish to speak, this time may be shortened by the Mayor (Chair) so that the number of persons wishing to speak may be accommodated within the time available. Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.

II. Consent Agenda

Consent agenda items have been studied by the Governing Body and will be acted on in a single motion. If a Council member requests a separate discussion on an item, it can be removed from the consent agenda and placed on new business for further consideration.

A. Appropriations Ordinance #1048

B. City Council Meeting Minutes July 15, 2024

III. Business From the Floor

A. Applications / Presentations

1. Outstanding Service Award (5 min)
2. Social Media Update - Katie Garcia (5 min)

IV. Mayor's Report

- A. National Fentanyl Prevention and Awareness Day Proclamation (5 min)

V. Workshop and Committee Reports

VI. Reports of City Liaisons

- A. MARC – Bike & Pedestrian (Jan Faidley)
- B. MARC – First Tier Suburbs (Jan Faidley)

VII. Unfinished Business

VIII. New Business

- A. Award Bid for 47th Place NSRP Street Project (10 min)
- B. Approve Task Order with Lamp Rynearson for Final Design and Construction Inspection for Mission Road Project (5 min)
- C. Interlocal Agreement with the City of Mission for the E Bike Share Program (5 min)
- D. Approve Third Party Agreement with KDOT and Mission for E Bike Share Program (5 min)

IX. Ordinances and Resolutions:

- A. Ordinance 1056 - Amendments to Chapter 16 Zoning Code (15 min)
- B. Ordinance 1057- Adopt 2024 STO (5 min)
- C. Ordinance 1058 - Adopt 2024 UPOC (5 min)
- D. Ordinance 1059 - Providing Police Chief Authority to Temporarily Restrict or Allow On Street Parking (5 min)
- E. Ordinance 1060 - Allowing Evening Parking Over Planned Mission Road Bike Lane (10 min)

X. Workshop Items:

XI. Reports of City Officials:

- A. 2nd Quarter Financial Report (5 min)

Welcome to this meeting of the City Council of Roeland Park. Below are the Procedural Rules of Council

The City Council encourages citizen participation in local governance

processes. To that end, and in compliance with the Kansas Open meetings Act (KSA 45-215), you are invited to participate in this meeting. The following rules have been established to facilitate the transaction of business during the meeting. Please take a moment to review these rules before the meeting begins.

- A. **Audience Decorum.** Members of the audience shall not engage in disorderly or boisterous conduct, including but not limited to; the utterance of loud, obnoxious, threatening, or abusive language; clapping; cheering; whistling; stomping; or any other acts that disrupt, impede, or otherwise render the orderly conduct of the City Council meeting unfeasible. Any member(s) of the audience engaging in such conduct shall, at the discretion of the Mayor (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or removal from that meeting. Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.

- B. **Public Comment Request to Speak Form.** The request form's purpose is to have a record for the City Clerk. Members of the public may address the City Council during Public Comments and/or before consideration of any agenda item; however, no person shall address the Council without first being recognized by the Mayor (Chair). Any person wishing to speak, whether during Public Comments or on an agenda item, shall first complete a Public Comment or Request to Speak form and submit this form to the City Clerk before the Mayor (Chair) calls for Public Comments or calls the particular agenda item
 - 1. **Public Comment on Non-Agenda Items.** The Agenda shall provide for public comment about matters that are within the jurisdiction of the City but are not specifically listed on the Agenda. A member of the public who wishes to speak under Public Comments must fill out a Public Comment Request to Speak form and submit it to the City Clerk before the Mayor (Chair) calls for Public Comments.

 - 2. **Public Comment on Agenda Items.** Public comment will be accepted on Agenda items. A member of the public, who wishes to speak on an Agenda item, including items on the Consent Agenda, must fill out a Request to Speak form and submit it to the City Clerk before the Mayor (Chair) calls the Agenda item.

- C. **Purpose.** The purpose of addressing the City Council is to communicate formally with the Council regarding matters that relate to Council business or citizen concerns within the subject matter jurisdiction of the City Council. Persons addressing the City Council on an agenda item shall confine their remarks to the matter under consideration by the Council.

- D. **Speaker Decorum.** Each person addressing the City Council, shall do so in an orderly, respectful, dignified manner and shall not engage in conduct or language that disturbs, or otherwise impedes the orderly conduct of the Council meeting. Any person, who so disrupts the meeting shall, at the discretion of the Mayor (Chair) or a majority of the Council Members present, be subject to removal from that meeting.
- E. **Time Limit.** In the interest of fairness to other persons wishing to speak and to other individuals or groups having business before the City Council, each speaker shall limit comments to five minutes. If a large number of people wish to speak, this time may be shortened by the Mayor (Chair) so that the number of persons wishing to speak may be accommodated within the time available.
- F. **Speak Only Once.** Second opportunities for the public to speak on the same issue will not be permitted unless mandated by state or local law. No speaker will be allowed to yield part or all of his/her time to another, and no speaker will be credited with time requested but not used by another.
- G. **Addressing the Council.** Comment and testimony are to be directed to the Mayor (Chair). Dialogue between and inquiries from citizens at the lectern and individual Council Members, members of staff, or the seated audience is not permitted. Council Members seeking to clarify testimony or gain additional information should direct their questions through the Mayor (Chair). Always speak from the microphone to ensure that all remarks are accurately and properly recorded. Only one speaker should be at the microphone at a time. Speakers are requested to state their full name, address and group affiliation, if any, before delivering any remarks.
- H. Agendas and minutes can be accessed at www.roelandpark.org or by contacting the City Clerk

The City Council welcomes your participation and appreciates your cooperation. If you would like additional information about the City Council or its proceedings, please contact the City Clerk at (913) 722.2600.

Item Number: Pledge of Allegiance- -A.
Committee 8/5/2024
Meeting Date:



City of Roeland Park

Action Item Summary

Date:

Submitted By:

Committee/Department:

Title: **Instructions on Logging into Meeting Remotely**

Item Type:

Recommendation:

See instructions to log in below.

Details:

The City Council Meeting will be held remotely. Below are instructions for joining the meeting by phone, online or both.

Kelley Nielsen is inviting you to a scheduled Zoom meeting.

Topic: City Council and Governing Body Workshop Meeting

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

<https://zoom.us/j/97767592270?pwd=VWNXbjNkejlVb0JBaStWMDF5WXpoZz09>

Meeting ID: 977 6759 2270

Passcode: council

One tap mobile

+16699006833,,97767592270# US (San Jose)

+12532158782,,97767592270# US (Tacoma)

Dial by your location

- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)

Meeting ID: 977 6759 2270

Find your local number: <https://zoom.us/j/97767592270>

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

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

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Nielsen, Kelley	Approved	7/8/2024 - 11:11 AM

Goals/Objectives & Terms

Item Number: Consent Agenda- II.-A.
Committee 8/5/2024
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **Appropriations Ordinance #1048**
Item Type:

Recommendation:

Details:

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

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

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Nielsen, Kelley	Approved	8/1/2024 - 4:03 PM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▣ Appropriations Ordinance #1048	Cover Memo

Appropriation Ordinance - 8/5/2024 - #1048

4600 West Fifty-First Street
Roeland Park, Kansas 66205

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

Thursday, August 1, 2024

Appropriation Ordinance - 8/5/2024 - #1048

An Ordinance making Appropriation for the payment of certain claims. Be it ordained by the Governing Body of the City of Roeland Park, Kansas:

Section 1: That in order to pay the claims hereinafter stated which have been properly audited and approved, there is hereby appropriated out of the respective funds in the City Treasury the sum required for each claim.

Section 2: This Ordinance shall take effect and be in force from and after its passage. Passed and approved this August 5, 2024.

Attest:

City Clerk

Mayor

\$ 522,305.24

Appropriation Ordinance - 8/5/2024 - #1048

Vendor	Dept	Acct #	Description	Invoice Description	Check /EFT Date	Amount	Chk #	Check Amount
Distribution								
Vendor	Dept	Account	Account Description	Reference	Date	Amount	Check #	Check Amount
Luis G Palos	300	5470.300	Park Maintenance	16	07/24/24	1,200.00	76935	1,200.00
Airgas USA, LLC	106	5214.106	Other Contracted Services	5509232576	07/17/24	24.49	76901	24.49
All City Management Services, Inc.	102	5214.102	Other Contracted Services	94024	07/17/24	467.74	76902	467.74
American Fidelity Assurance Co.	101	2052.101	Supplemental Insurance Payable	2468717B	07/17/24	416.66	76903	416.66
American Fidelity Assurance Co.	101	2052.101	Supplemental Insurance Payable	2468718	07/31/24	416.66	76903	416.66
American Fidelity Assurance	101	2052.101	Supplemental Insurance Payable	D744826	07/31/24	493.36	76980	493.36
Shawnee Mission Tree Service, Inc.	106	5263.106	Tree Maintenance	149343	07/17/24	675.00	76904	1,425.00
Shawnee Mission Tree Service, Inc.	106	5263.106	Tree Maintenance	150581	07/17/24	750.00		
Arthur J. Gallagher Risk Management Se	101	5250.101	Insurance & Surety Bonds	5209717	07/24/24	6,961.96	76936	6,961.96
Aspire 2 Play	110	5211.110	Maintenance & Repair Equipment	5036	07/31/24	556.84	76981	556.84
Augustine Exterminators, Inc.	101	5210.101	Maintenance & Repair Building	2452462	07/24/24	85.00	76937	250.00
Augustine Exterminators, Inc.	106	5210.106	Maintenance & Repair Building	2452509	07/24/24	165.00		
Axon Enterprise, Inc.	360	5315.360	Machinery & Auto Equipment	5928 7/27/24	07/17/24	7,194.40	76905	7,194.40
Balls Food Stores	101	5267.101	Employee Related Expenses	71024	07/17/24	1,750.00	76906	1,750.00
Black & McDonald	270	5422.270	Street Light Replacement	991651825	07/17/24	2,696.95	76907	2,696.95
Bob Allen Ford, Inc.	102	5260.102	Vehicle Maintenance	FOCS500115	07/17/24	150.00	76908	150.00
Bob Allen Ford, Inc.	102	5260.102	Vehicle Maintenance	FOCS500214	07/24/24	790.57	76938	790.57
Toni Braman	101	4250.101	Animal Licenses	7/18/24 Animal L	07/24/24	20.00	76939	20.00
Caroline Brown	106	5319.106	Contain the Rain Grant	7/17/24 Rain Bar	07/31/24	49.69	76982	49.69
Commercial Aquatic Services, Inc.	220	5211.220	Maintenance & Repair Equipment	501651	07/24/24	405.22	76940	405.22
Commercial Aquatic Services, Inc.	220	5211.220	Maintenance & Repair Equipment	503271	07/31/24	538.56	76983	538.56
Casey's Business Mastercard	106	5302.106	Motor Fuels & Lubricants	3D5L 7/18/24	07/18/24	274.43	32945	274.43
C&G - Justrite Stamps	101	5301.101	Office Supplies	148579	07/24/24	14.00	76941	14.00
City of Overland Park	102	5214.102	Other Contracted Services	152202401	07/17/24	2,350.97	76909	2,350.97
Civic Plus	101	5266.101	Computer Software	310255	07/24/24	9,273.75	76942	9,273.75
Columbia Capital Management, LLC	101	5209.101	Professional Services	24430003	07/31/24	7,433.54	76984	7,433.54
Occupational Health Centers of the Kans:	106	5207.106	Medical Expense & Drug Testing	1015683903	07/17/24	170.00	76910	170.00
Occupational Health Centers of the Kans:	106	5207.106	Medical Expense & Drug Testing	1015715177	07/31/24	170.00	76910	170.00
Confluence, Inc.	550	5214.550	Other Contracted Services	29456	07/17/24	2,791.50	76911	2,791.50
Corporate Health - KU Midwest	220	5207.220	Medical Expense & Drug Testing	58508171	07/24/24	232.00	76943	232.00
Jaime Davis	300	5470.300	Park Maintenance	7/23/24 Adobe	07/31/24	49.99	76986	49.99
DI Build	300	5472.300	Park Improvements	1	07/17/24	26,260.92	76912	26,260.92

Dormakaba USA Inc.	101	5210.101	Maintenance & Repair Building	754522	07/24/24	264.25	76944	264.25
Economic Lifelines	101	5305.101	Dues, Subscriptions, & Books	1458	07/17/24	500.00	76913	500.00
Edwards Chemicals	220	5326.220	Chemicals	IN158207	07/24/24	2,796.00	76945	2,796.00
Electronic Contracting Company	101	5210.101	Maintenance & Repair Building	60628	07/31/24	367.50	76987	367.50
ETC Institute	101	5214.101	Other Contracted Services	32525	07/17/24	749.55	76914	749.55
David Fancher	101	5245.101	Home Energy Audit Incentive	7/12/24 Energy R	07/31/24	400.00	76988	553.08
David Fancher	106	5319.106	Contain the Rain Grant	7/24/24 Native T	07/31/24	153.08		
Frank P. Gilman, PA	103	5214.103	Other Contracted Services	Recurring Check	08/01/24	1,249.50	77010	1,249.50
GFL Environmental	115	5235.115	Disposal Fees	AS0001269066	07/24/24	295.00	76946	295.00
GFL Environmental	115	5272.115	Solid Waste Contract	AS0001270890	07/17/24	92,935.00	76915	92,935.00
Gilmore & Bell, P.C.	400	5209.400	Professional Services	8054551	07/17/24	875.00	76916	1,750.00
Gilmore & Bell, P.C.	410	5209.410	Professional Services	8054551	07/17/24	875.00		
Devan Hartnett	101	5283.101	JP Community Foundation Grant Expense	71324	07/24/24	48.00	76947	48.00
Hometown Lawn, LLC	104	5214.104		8579	07/31/24	70.00	76989	1,905.00
Hometown Lawn, LLC	106	5214.106	Other Contracted Services	4160	07/31/24	1,835.00		
Hometown Lawn, LLC	106	5214.106	Other Contracted Services	4098	07/17/24	1,645.00	76917	1,981.00
Hometown Lawn, LLC	110	5262.110	Grounds Maintenance	4098	07/17/24	336.00		
Institute for Building Technology and Safe	104	5214.104	Other Contracted Services	R730RLP0424R	07/24/24	300.00	76948	300.00
International Institute	105	5206.105	Travel Expense & Training	7/9/24	07/24/24	185.00	76949	185.00
Johnson County Wastewater	101	5288.101	Waste Water	3179 7/11/24	07/24/24	147.92	76950	147.92
Johnson County Wastewater	220	5288.220	Waste Water	7792 7/25/24	07/31/24	799.64	76990	992.83
Johnson County Wastewater	290	5288.290	Waste Water	7943 7/25/24	07/31/24	193.19		
Johnson County Aging & Human Service	101	5212.101	Utility & Rental Assistance	202402RP	07/24/24	612.00	76951	612.00
Johnson County Government	103	5227.103	Prisoner Care	220067	07/31/24	1,190.00	76991	1,190.00
Johnson County Housing Services	101	5233.101	JoCo Home Repair - Minor	7/24/24 Ck Req	07/31/24	15,000.00	76992	31,000.00
Johnson County Housing Services	101	5234.101	JoCo Home Repair - Major	7/24/24 Ck Req	07/31/24	16,000.00		
Joe Smith Company	220	5325.220	Concessions Food and Supplies	373048	07/24/24	226.34	76952	226.34
Kansas City Board of Public Utilities	106	5201.106	Electric	6657 7/24/24	07/31/24	654.53	76993	1,319.58
Kansas City Board of Public Utilities	106	5201.106	Electric	6657 7/24/24	07/31/24	0.69		
Kansas City Board of Public Utilities	106	5201.106	Electric	6657 7/24/24	07/31/24	106.50		
Kansas City Board of Public Utilities	106	5287.106	Water	6657 7/24/24	07/31/24	240.45		
Kansas City Board of Public Utilities	106	5288.106	Waste Water	6657 7/24/24	07/31/24	186.24		
Kansas City Board of Public Utilities	106	5288.106	Waste Water	6657 7/24/24	07/31/24	131.17		
Kansas Gas Service	101	5289.101	Natural Gas	1745 7/11/24	07/17/24	104.47	76918	104.47
Kansas Gas Service	220	5289.220	Natural Gas	2518 7/17/24	07/24/24	110.38	76953	110.38
Kiesler's Police Supply, Inc.	360	5315.360	Machinery & Auto Equipment	IN228919.	07/17/24	40.00	76919	40.00
Kansas Alcoholic Beverage Control	101	4245.101	Cereal Malt Beverage License	151313	07/24/24	25.00	76954	25.00
Lamp, Rynearson & Assoc., Inc.	270	5209.270	Professional Services	323111010000005	07/17/24	4,623.00	76920	23,176.68

Lamp, Rynearson & Assoc., Inc.	270	5209.270	Professional Services 324001010000006	07/17/24	3,611.40		
Lamp, Rynearson & Assoc., Inc.	300	5209.300	Professional Services 323094010000011	07/17/24	1,690.50		
Lamp, Rynearson & Assoc., Inc.	106	5421.106	Street Maintenance 324016010000006	07/17/24	3,479.19		
Lamp, Rynearson & Assoc., Inc.	510	5428.510	Roe Parkway Extension & Maintenance 321001040000025	07/17/24	2,746.73		
Lamp, Rynearson & Assoc., Inc.	360	5442.360	Building Improvement 323012010000016	07/17/24	540.96		
Lamp, Rynearson & Assoc., Inc.	270	5454.270	Sidewalk Improvements 324042010000003	07/17/24	2,703.00		
Lamp, Rynearson & Assoc., Inc.	270	5465.270	RSRP - Nall from 51st to 58th 323098010000009	07/17/24	3,781.90		
The Legal Record	101	5204.101	Legal Printing L19074	07/17/24	67.58	76921	67.58
The Legal Record	101	5204.101	Legal Printing L19218	07/31/24	148.07	76994	276.51
The Legal Record	101	5204.101	Legal Printing L19219	07/31/24	80.71		
The Legal Record	101	5204.101	Legal Printing L19220	07/31/24	47.73		
Lynda Leonard	101	5230.101	Art Commissioner Recurring Check	08/01/24	200.00	77011	200.00
Lexington Plumbing & Heating Co.	290	5210.290	Maintenance & Repair Building 159069	07/24/24	1,380.00	76955	2,303.00
Lexington Plumbing & Heating Co.	300	5470.300	Park Maintenance 158710	07/24/24	923.00		
Lexington Plumbing & Heating Co.	101	5211.101	Maintenance & Repair Equipment 161914	07/31/24	2,222.00	76995	2,420.50
Lexington Plumbing & Heating Co.	101	5210.101	Maintenance & Repair Building 161965	07/31/24	198.50		
Lippert Mechanical Service Corp	290	5210.290	Maintenance & Repair Building SI2119814	07/17/24	3,448.61	76922	3,448.61
Lowe's Business Acct./GEMB	220	5211.220	Maintenance & Repair Equipment 1760 EXP	07/29/24	59.77	32948	1,051.89
Lowe's Business Acct./GEMB	106	5260.106	Vehicle Maintenance 1760 EXP	07/29/24	11.38		
Lowe's Business Acct./GEMB	101	5292.101	Fireworks 1760 EXP	07/29/24	133.48		
Lowe's Business Acct./GEMB	106	5304.106	Janitorial Supplies 1760 EXP	07/29/24	71.28		
Lowe's Business Acct./GEMB	220	5304.220	Janitorial Supplies 1760 EXP	07/29/24	15.18		
Lowe's Business Acct./GEMB	106	5306.106	Materials 1760 EXP	07/29/24	203.97		
Lowe's Business Acct./GEMB	106	5306.106	Materials 1760 EXP	07/29/24	15.16		
Lowe's Business Acct./GEMB	106	5306.106	Materials 1760 EXP	07/29/24	30.32		
Lowe's Business Acct./GEMB	106	5306.106	Materials 1760 EXP	07/29/24	19.40		
Lowe's Business Acct./GEMB	290	5306.290	Materials 1760 EXP	07/29/24	5.30		
Lowe's Business Acct./GEMB	290	5306.290	Materials 1760 EXP	07/29/24	92.47		
Lowe's Business Acct./GEMB	106	5318.106	Tools 1760 EXP	07/29/24	129.64		
Lowe's Business Acct./GEMB	106	5318.106	Tools 1760 EXP	07/29/24	51.18		
Lowe's Business Acct./GEMB	300	5421.300	Street Maintenance 1760 EXP	07/29/24	197.76		
Lowe's Business Acct./GEMB	270	5454.270	Sidewalk Improvements 1760 EXP	07/29/24	3.90		
Lowe's Business Acct./GEMB	270	5454.270	Sidewalk Improvements 1760 EXP	07/29/24	11.70		
Norma Madrid	360	4780.360	Sale of Assets 7/24/24 Man Ck	07/24/24	1,300.00	32946	1,300.00
MARC	101	5305.101	Dues, Subscriptions, & Books DI0004922	07/31/24	1,940.00	76996	1,940.00
Mauer Law Firm PC	101	5215.101	City Attorney 209473	07/31/24	3,805.50	76997	5,138.50
Mauer Law Firm PC	101	5215.101	City Attorney 209474	07/31/24	494.50		
Mauer Law Firm PC	101	5215.101	City Attorney 209475	07/31/24	838.50		

Venessa Maxwell-Lopez	103	5209.103	Professional Services 7/26/24 Public D	07/31/24	375.00	76998	375.00
Midwest Public Risk	107	5126.107	Health/Dental/Vision Insurance 7/2024 Final Inv	07/17/24	39,612.00	76923	39,612.00
Midwest Public Risk	107	5126.107	Health/Dental/Vision Insurance 8/2024 Final Inv	07/31/24	37,940.00	76999	43,730.09
Midwest Public Risk	102	5214.102	Other Contracted Services 2024072926	07/31/24	5,790.09		
Mission Electronics, Inc.	290	5211.290	Maintenance & Repair Equipment 52999IN	07/24/24	350.00	76956	350.00
Moss Printing	101	5301.101	Office Supplies 18087	07/24/24	19.00	76957	19.00
NAPA Auto Parts	106	5260.106	Vehicle Maintenance 273267	07/17/24	103.84	76924	103.84
National League of Cities	101	5305.101	Dues, Subscriptions, & Books 188499	07/24/24	1,276.00	76958	1,276.00
Northeast Johnson County Chamber of C	105	5206.105	Travel Expense & Training 42683	07/24/24	50.00	76959	50.00
Kelley Nielsen	105	5206.105	Travel Expense & Training 4/11-7/22/24 EXP	07/24/24	42.88	76960	42.88
Erin Nolan	101	5237.101	Community Events 6/25-28/24 EXP	07/17/24	22.42	76925	22.42
Online Solutions, LLC	101	5266.101	Computer Software 5606	07/17/24	12,000.00	76926	13,683.29
Online Solutions, LLC	101	5266.101	Computer Software 5607	07/17/24	1,683.29		
On Target Ammunition, LLC	102	5309.102	Ammunition 108767	07/24/24	1,560.00	76961	1,560.00
Overhead Garage Door	220	5210.220	Maintenance & Repair Building 155774289	07/31/24	550.00	77000	550.00
Adam Peer	103	5209.103	Professional Services 7/18/24 Court	07/24/24	350.00	76962	350.00
Pitney Bowes Bank Inc Purchase Power	101	5205.101	Postage & Mailing Permits 7903 7/21/24	07/31/24	415.37	77001	415.37
Plan It Software LLC	101	5266.101	Computer Software PLAN114	07/17/24	2,100.00	76927	2,100.00
Principal Life Insurance Co.	107	5130.107	City Paid Life/ST Disability 1 7/17/24	07/24/24	833.69	76963	833.69
Pur-O-Zone, Inc.	220	5304.220	Janitorial Supplies 892508	07/31/24	415.88	77002	415.88
Pur-O-Zone, Inc.	290	5304.290	Janitorial Supplies 892245	07/24/24	406.31	76964	406.31
Pur-O-Zone, Inc.	290	5425.290	Other Capital Outlay 897660	07/17/24	6,000.00	76928	6,000.00
Wex Bank	106	5302.106	Motor Fuels & Lubricants 98351447	07/15/24	1,087.32	32944	1,387.61
Wex Bank	110	5302.110	Motor Fuels & Lubricants 98351447	07/15/24	300.29		
Redishred Kansas Inc.	102	5214.102	Other Contracted Services 1487001	07/24/24	27.58	76965	55.15
Redishred Kansas Inc.	105	5214.105	Other Contracted Services 1487001	07/24/24	27.57		
Reed Jeep	102	5260.102	Vehicle Maintenance 6153716	07/31/24	129.27	77003	129.27
Rejis Commission	102	5214.102	Other Contracted Services 535300	07/31/24	238.88	77004	238.88
Road Runner Safety Services, Inc.	106	5259.106	Traffic Control Signs 25475	07/24/24	55.00	76966	55.00
Signco Inc.	104	5308.104	Clothing & Uniforms 53745	07/17/24	100.96	76929	100.96
Smitty's Lawn & Garden Equipment	106	5318.106	Tools 107839	07/31/24	692.99	77005	692.99
Staples	101	5301.101	Office Supplies 7001278932	07/17/24	265.89	76930	265.89
Staples	101	5301.101	Office Supplies 6006623432	07/31/24	148.93	77006	360.11
Staples	101	5301.101	Office Supplies 6007032232	07/31/24	85.49		
Staples	101	5301.101	Office Supplies 6007032233	07/31/24	125.69		
Strasser True Value	115	5302.115	Motor Fuels & Lubricants 457209	07/31/24	41.88	77007	56.10
Strasser True Value	106	5306.106	Materials 457267	07/31/24	14.22		
Strasser True Value	106	5306.106	Materials 456519	07/17/24	6.32	76931	75.42

Strasser True Value	106	5318.106	Tools 456855	07/17/24	69.10		
Sysco Kansas City, Inc.	220	5325.220	Concessions Food and Supplies 6573910426	07/24/24	522.43	76967	1,065.25
Sysco Kansas City, Inc.	220	5325.220	Concessions Food and Supplies 6574041577	07/24/24	542.82		
Karen Torline	103	5214.103	Other Contracted Services Recurring Check	08/01/24	1,517.25	77012	1,517.25
US Postal Service	101	5208.101	Newsletter 1278 7/26/24	07/29/24	850.58	32947	850.58
Ginny Varraveto	101	5256.101	Committee Funds 7/12/24 Nursery	07/17/24	100.00	76932	100.00
Veterinary Allergy and Dermatology Clinic	109	5316.109	K9 Expenses 30788	07/24/24	240.77	76968	240.77
Capital One	101	5301.101	Office Supplies 7511 8/13/24	07/31/24	21.29	77008	21.29
Original Watermen, Inc.	220	5308.220	Clothing & Uniforms 86797	07/17/24	60.00	76933	115.95
Original Watermen, Inc.	220	5308.220	Clothing & Uniforms 87355	07/17/24	55.95		
Water District No 1 of Johnson County	106	5287.106	Water 7177 7/23/24	07/31/24	59.45	77009	59.45
Windtrax, Inc	106	5260.106	Vehicle Maintenance 188263800	07/17/24	44.95	76934	44.95
Evergy	101	5201.101	Electric 7/23/24 EFT	07/23/24	888.51	EFT	888.51
Evergy	106	5201.106	Electric 7/23/24 EFT	07/23/24	126.90	EFT	126.90
Evergy	220	5201.220	Electric 7/23/24 EFT	07/23/24	3,356.37	EFT	3,356.37
Evergy	290	5201.290	Electric 7/23/24 EFT	07/23/24	967.00	EFT	967.00
Evergy	101	5222.101	Traffic Signal Expense 7/23/24 EFT	07/23/24	266.48	EFT	266.48
Evergy	101	5269.101	Electric Vehicle Charging Program 7/23/24 EFT	07/23/24	241.57	EFT	241.57
Evergy	106	5290.106	Street Light Electric 7/23/24 EFT	07/23/24	562.07	EFT	562.07
Evergy	106	5290.106	Street Light Electric 1275 EXP	07/31/24	1,777.52	EFT	1,777.52
Johnson County Financial Management &	370	4150.370	CARS and SMAC Funding 2 Final	07/12/24	114,709.17	EFT	114,709.17
KPERS	101	2040.101	KPERS Accrued Employee 7/18/24 EFT	07/18/24	2,992.37	EFT	2,992.37
KPERS	101	2040.101	KPERS Accrued Employee 7/18/24 EFT	07/18/24	4,983.43	EFT	4,983.43
KP&F	101	2045.101	KP&F Employee Withholding Payable 7/18/24 EFT	07/18/24	2,748.29	EFT	2,748.29
KP&F	101	2045.101	KP&F Employee Withholding Payable 7/18/24 EFT	07/18/24	8,879.05	EFT	8,879.05
Miller Management Systems, LLC	101	5214.101	Other Contracted Services Recurring EFT	07/20/24	2,678.00	EFT	2,678.00

522,305.24

Item Number: Consent Agenda- II.-B.
Committee 8/5/2024
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **City Council Meeting Minutes July 15, 2024**
Item Type:

Recommendation:

Details:

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

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

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Nielsen, Kelley	Approved	7/29/2024 - 12:50 PM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▫ City Council Meeting Minutes July 15, 2024	Cover Memo

CITY OF ROELAND PARK, KANSAS
CITY COUNCIL MEETING MINUTES
ROELAND PARK CITY HALL
4600 WEST 51ST STREET, ROELAND PARK, KS 66205
July 15, 2024, 6:00 P.M.

- Michael Poppa, Mayor
- Benjamin Dickens, Council Member
- Jan Faidley, Council Member
- Emily Hage, Council Member
- Jennifer Hill, Council Member

- Matthew Lero, Council Member
- Tom Madigan, Council Member
- Kate Raglow, Council Member
- Jeffrey Stocks, Council Member

- Keith Moody, City Administrator
- Jennifer Jones-Lacy, Asst. City Admin.
- Kelley Nielsen, City Clerk
- John Morris, Police Chief
- Donnie Scharff, Public Works Director

Admin

Lero
Faidley

Finance

Stocks
Dickens

Safety

Hage
Hill

Public Works

Raglow
Madigan

(Roeland Park Council Meeting Called to Order at 6:01 p.m.)

Pledge of Allegiance

Mayor Poppa called the meeting to order and led everyone in the Pledge of Allegiance.

Roll Call

City Clerk Nielsen called the roll. CMBR Hage was absent, and all other Governing Body members were present. Staff present were City Administrator Moody, City Attorney Walker, Finance Director/ Assistant City Administrator Jones-Lacy, Police Chief Morris, Public Works Director Scharff, Parks and Rec Superintendent Marshall, Building Inspector Holtkamp, and City Clerk Nielsen.

Modification of Agenda

There were no modifications to the agenda.

I. Public Comments

There were no public comments.

II. Consent Agenda

- A. Appropriations Ordinance #1047**
- B. City Council Meeting Minutes July 1, 2024**

MOTION: CMBR MADIGAN MOVED AND CMBR LERO SECONDED TO APPROVE THE CONSENT AGENDA AS PRESENTED. (THE MOTION CARRIED 7-0.)

III. Business from the Floor

- A. Climate Action KC - Emily Randel**

Emilly Randel with Climate Action KC said she was kicking off their roadshow in Roeland Park to share what they are working on and what everyone can expect to see in the next few months. In her slide show presentation she noted that their executive board includes Johnson County Chair Mike Kelly who is the former Roeland Park mayor as well as Lindsey Constance, former Shawnee City Councilmember, who are both climate leaders. Ms. Randel said the Climate Action Playbook was developed in 2019 and directed toward tangible efforts by local government for policy changes and leading by example. In 2021, they created the Climate Action Plan, and it includes their goals and initiatives. They have also partnered with Plug-In KC to help with the transition from the gas to electric initiative. Ms. Randel said that the next Climate Action Summit is planned for the spring of 2025 and spoke to the list of upcoming projects. Ms. Randel also highlighted that Climate Action KC received a grant for EV charging stations.

Climate Action KC also hoped to hear by next month whether they have been awarded the Implementation Grant for \$200 million. If awarded the grant, the landscape of their work will greatly change, and they are excited for that.

Ms. Randel said she just wanted to stop by and say hello and hoped to see everyone at their upcoming events.

Mayor Poppa thanked Ms. Randel for coming and wanted to thank Hillary Parker Thomas who served as president of the board last year. He said they are bringing climate action above where it was, and he is lucky to be involved.

IV. Mayor's Report

There was no Mayor's Report.

V. Reports of City Liaisons and Committees

There were no committee reports.

VI. Unfinished Business

A. Approve Temporary Traffic Calming Plan for Buena Vista

Mayor Poppa reviewed that the Governing Body was asked to approve a temporary calming plan for Buena Vista. Last time this was discussed they did not have hard cost estimates. City Manager Moody said they have updated the packet information to include pricing.

Initially in the discussion there was majority support of Option 2 which includes two speed humps and two speed tables.

Public Works Director Scharff reported he obtained two separate product prices and recommended Traffic Logix as a better fit for their application. He also reviewed the specifications for the wheel cutouts and provided a sample image of what it would look like and from staff's perspective is a better option.

Ms. Clayton agreed with Public Works Director Scharff on the use of Traffic Logix. She has spoken with other engineers who have used Traffic Logix and they have found the products to be sturdy and long-

lasting, stating that they are sturdy enough to leave in place as a permanent application if that is what is later desired.

CMBR Stocks asked if Ms. Clayton's professional recommendation is the same as it was at their last discussion for Option 2. She said of the two choices Option 2 is the preferred choice, but she would like to see two sets of speed humps on each side to have a better comparison.

CMBR Hill asked Ms. Clayton if it was still her opinion to also have two traffic circles and two raised crosswalks and Ms. Clayton did say that would be her recommendation.

CMBR Faidley thanked Ms. Clayton for clarifying her recommendation again. She said it is important to make that clear. CMBR Faidley expressed concern about how slowly they have moved on this item. She believes there is value in listening to their residents, but they also must listen to their traffic engineers and emergency responders and noted the letter from Fire Chief Chick. She would like them to look at a permanent solution to make Buena Vista safer for all users and said the current options do not consider pedestrian safety. She said if the Council majority votes for these measures she hopes it has the effect they want it to, but that there could also be unintended consequences. She does not want them to waste time with temporary measures and they should look for a permanent solution. She said this is not a good policy.

CMBR Raglow did acknowledge concerns that emergency services have provided their feedback and that the measures would not be easy to get through. She did add that she would like to be able to see the data on those temporary measures first. She also agreed with CMBR Faidley that they need to move forward with this item. CMBR Raglow wished there were temporary traffic circles they could gather data from.

CMBR Madigan stated he is in favor of the temporary measures and that they can be installed rapidly, and they can gather their data. He added that he has never been against a traffic circle at 53rd Street, but he also will not vote to make something permanent and then find out it does not work. He said that was the intent behind the temporary measures. He understands that the fire chief and Med-Act would prefer to see no speed humps or cushions. He said that in using that logic, then they would not do anything on Buena Vista, and he does not support that. He too agreed with CMBR Faidley that they never know what the unintended consequences may be and that is the point of the temporary measure.

CMBR Lero asked what the timeline for installation would be following an approval. He does want to see something there and wants them to make a decision, get it installed, and see if there is a difference.

CMBR Stocks asked about the logistics of installation. Public Works Director Scharff said it is something they can do in-house. They will work with the traffic engineer and noted the items are nailed into the asphalt. Once they are ordered, shipping takes about three weeks.

Mayor Poppa said he too is in favor of a permanent installation. With the temporary measures, they can gather that data sooner rather than later and can also use those temporary pieces in other parts of the City if the need arises. He too is concerned about the pedestrian traffic on Buena Vista and their safety. He does hope that this helps to slow down the vehicles on Buena Vista. Mayor Poppa asked if this item is approved would they still have the ability to move forward on traffic circles. He noted that

the Governing Body was amenable to traffic circles during their discussions as well as the citizens. He also agreed that they need to heed the input from Fire Chief Chick, but he also wants to balance that with the input from the residents.

CMBR Faidley said that since they are coming back to talk about traffic circles would they also talk about raised crosswalks because they have not talked about pedestrian safety on Buena Vista only slowing the traffic.

Mayor Poppa asked Ms. Clayton if she would consider the raised crosswalks and traffic circles in addition to the temporary measures they discussed. Ms. Clayton said the speed tables will give them data on speed reduction. She said she was given the go ahead from City Manager Moody to apply for the SS4A grant and if they do get that funding, they can use it to install a traffic circle down the line.

MOTION: CMBR MADIGAN MOVED AND CMBR LERO SECONDED TO APPROVE OPTION 2 FOR THE INSTALLATION OF TWO SPEED HUMPS AND TWO SPEED TABLES FROM TRAFFIC LOGIX AT A COST NOT TO EXCEED \$17,000. (THE MOTION CARRIED 4-3 WITH CMBRS FAIDLEY, DICKENS, AND HILL VOTING NO.)

VII. New Business

A. Approve Purchase of Floor Scrubbing Machine for the Community Center

Mr. Marshall said their current floor scrubber is not built for the new floor that has been installed and they need one that does not use so much water.

CMBR Faidley asked if having the old scrubber repaired and then selling it is worth the effort. Mr. Marshall said it needs new batteries and it is still better to have it repaired so they can sell it.

MOTION: CMBR DICKENS MOVED AND CMBR FAIDLEY SECONDED TO APPROVE THE PURCHASE OF THE NACECARE FLOOR SCRUBBER MACHINE FOR THE COMMUNITY CENTER IN AN AMOUNT NOT TO EXCEED \$6,000. (THE MOTION CARRIED 7-0.)

Mr. Marshall also commented that they sold out in four days for the Adult Night. He said it is sure to be a fantastic event and would appreciate any feedback on how they did. He also noted the first set of ticket sales was open to 100. It was then opened for another 50 and sold out immediately. Currently there are 14 people on the wait list, and he believes he will open it up again to add another 25. Mr. Marshall will begin ordering for the event and he will be grilling hamburgers and hot dogs. He will also have plenty of help at the event.

B. Amendment to JoCo CDBG Administration Agreement

Mayor Poppa said this amendment needs to be approved so they can receive their funding.

MOTION: CMBR RAGLOW MOVED AND CMBR LERO SECONDED TO APPROVE THE AMENDMENT TO THE JOCO CDBG ADMINISTRATION AGREEMENT. (THE MOTION CARRIED 7-0.)

C. CivicClerk

CMBR Faidley asked how long it would take to implement the CivicClerk program once approved. Ms. Jones-Lacy said it would take about 20 weeks.

MOTION: CMBR MADIGAN MOVED AND CMBR STOCKS SECONDED TO APPROVE THE PURCHASING AGREEMENT FOR CIVICCLERK VIA CIVICPLUS FOR NEW AGENDA MANAGEMENT SOFTWARE. (THE MOTION CARRIED 7-0.)

D. Approve Painting West Section of Public Works Facility

City Manager Moody said the proposal is to paint the west wing of the new Public Works facility. The real estate agent selling the adjoining property requested that it be painted to be more attractive for a buyer to their property. He noted that of the \$5.4 million that was budgeted for the Public Works building they are under \$235,000. The cost to repaint is \$18,900.

CMBR Hill asked when they could expect to again repaint the building. City Manager Moody said it would be about 20 years. The building will be cleaned and sealed before the application, and it is a stain not a paint.

CMBR Lero asked if they would be painting the middle section where the previous sign was. City Manager Moody said the sign has been removed and the area sand blasted.

Mayor Poppa supported this as it shows pride in the new building where Public Works staff works.

CMBR Faidley asked what side is to be painted. City Manager Moody said that all sides will be painted. Ms. Faidley also agreed with Mayor Poppa that with that much investment in this property, it will show pride in the City once it is done.

CMBR Madigan said this was voted down once before because the thought was the building is in another city and did not necessarily need to match the Roeland Park buildings. He took a drive down into that area recently and there are four other buildings that look like the Public Works building currently. He said it might be quibbling, but the dollars do matter. And as far as pride in the workplace goes, he has toured the building and does not know why the Public Works staff would not be proud of where they work as it is a very nice building. He asked why they are painting the back side of a building.

City Manager Moody said the back side is in similar condition to the front side. CMBR Madigan said they are creating more maintenance by painting/staining the brick.

CMBR Dickens said he is a fan of red brick.

MOTION: CMBR RAGLOW MOVED AND CMBR LERO SECONDED TO APPROVE PAINTING OF THE WEST WING OF THE NEW PUBLIC WORKS FACILITY ADDING \$18,900 TO THE NOT TO EXCEED MAXIMUM PRICE UTILIZING OPTION C. THE MOTION CARRIED 4-3 WITH CMBRS DICKENS, MADIGAN, AND HILL VOTING NO.)

E. Approve Cereal Malt Beverage for Minute Mart

MOTION: CMBR DICKENS MOVED AND CMBR RAGLOW SECONDED TO APPROVE THE CEREAL MALT BEVERAGE LICENSE FOR MINUTE MART. (THE MOTION CARRIED 7-0.)

F. Appoint Katie Redhair to the Parks Committee

MOTION: CMBR FAIDLEY MOVED AND CMBR STOCKS SECONDED TO APPROVE THE APPOINTMENT OF KATIE REDHAIR TO THE PARKS COMMITTEE. (THE MOTION CARRIED 7-0.)

VIII. Ordinances and Resolutions

A. Ordinance 1055 - Amending Chapter 3 Beverages

MOTION: CMBR DICKENS MOVED AND CMBR STOCKS SECONDED TO APPROVE ORDINANCE 1055 - UPDATING VARIOUS PROVISIONS IN CHAPTER III OF THE CITY OF ROELAND PARK, KANSAS MUNICIPAL CODE. (THE MOTION CARRIED 7-0.)
Renumbered Ordinance from 1052 to 1055.

B. Ordinance 1053 - Creating an Economic Development Fund

City Manager Moody stated this ordinance was drafted at the direction of legal counsel. The intent is to use the unallocated leftover TIF 1 resources to reimburse the City for investments made to benefit the properties within TIF District 1. The establishment of the economic development fund, its purpose, and how those funds can be used to incentivize or create development in the area is defined in the ordinance.

MOTION: CMBR LERO MOVED AND CMBR DICKENS SECONDED TO APPROVE ORDINANCE 1053 - CREATING AN ECONOMIC DEVELOPMENT FUND. (THE MOTION CARRIED 7-0.)

C. Ordinance 1054 - Terminating TIF Redevelopment District No. 1

CMBR Faidley noticed the local press picked up on this item and asked if it is considered noteworthy. Ms. Jones-Lacy said this TIF was put into place in 1996 and ended in March. It is considered by some to be the longest standing TIF in the state of Kansas.

MOTION: CMBR DICKENS MOVED AND CMBR STOCKS SECONDED TO APPROVE ORDINANCE 1054 - TERMINATING TIF REDEVELOPMENT DISTRICT NO. 1. (THE MOTION CARRIED 7-0.)

IX. Reports of City Officials

A. 2024 2nd Quarter Public Safety Report

Police Chief Morris complimented Deputy Chief Honas and the other staff for their work at the fireworks display. He noted that there were no incidents.

Chief reviewed his report that included the number of incidents and the UCR and non-UCR occurrences. The report breaks down the comparison by crime, location of incidents, and demographics for the past several years. He also reviewed the statistics related to animal control.

An offer was made for a new officer which has been approved by City Manager Moody. This new officer will bring them to full staff. Also, their Narcan training is almost complete, and all the materials have been supplied to the department.

Police Chief Morris said that their K-9 Rango is doing well and had a mild foot injury that has healed.

Also included in the report were the Crime Index Comparisons with Fairway, Merriam, Mission, Prairie Village, and Westwood. It is based on population and Roeland Park's numbers are relatively low.

New to the report are the historical police contacts by race from 2016 to 2023 and was put together with the use of the Placer AI service the City recently acquired.

CMBR Dickens asked what drove the increase in the 2022 numbers. Police Chief Morris said that was due to retail thefts and a hands-off policy at a big box store. They are still working to try and get that changed.

Police Chief Morris also reviewed their co-responder activity noting there were a lot of 911 responses. He said they do a good job and take care of their needs.

B. 2024 2nd Quarter Public Works Report

Public Works Director Scharff said they have a new staff member in their department. He also reviewed the projects done by parks maintenance, the 2024 street sweeping program, and streetlight maintenance. He also spoke about the new Public Works site improvements. He noted the upcoming projects for 2024 and the 2025 CARS program for Mission Road.

CMBR Stocks asked how long Roe would be closed. Public Works Director Scharff said it should be closed August 5th through the 11th.

CMBR Faidley asked if the street sweeper schedule was going back to the first week of the month. Public Works Director Scharff said they are still playing catch up to be able to return to their schedule.

Mayor Poppa asked if any trees or shrubs die in the median would they be replaced in the fall. Public Works Director Scharff said that yes, they would.

C. 2024 2nd Quarter Objectives Progress Report

City Manager Moody said that two of the three objectives for 2024 have been complete leaving only the sign objective in the parks yet to be done. The design is close to being complete and will be brought before the Governing Body for approval.

He said they continue to make gains to complete the prior years' objectives and the goal is to have them all finished by the end of 2024.

D. 2024 2nd Quarter Strategic Plan Progress Report

City Manager Moody said the report details the 185 initiatives that have been completed to date and total a \$29 million investment in the City that has touched many areas.

Mayor Poppa said that is a significant investment, especially for a community the size of Roeland Park. He also thanked everyone, especially the streamlined staff they have for making all of this happen.

Adjourn:

MOTION: CMBR MADIGAN MOVED AND CMBR DICKENS SECONDED TO ADJOURN. (THE MOTION CARRIED 7-0.)

(Roeland Park City Council Meeting Adjourned at 7:26 p.m.)

Kelley Nielsen, City Clerk

Michael Poppa, Mayor

Item Number: Applications/Presentations- A.-1.
Committee 8/5/2024
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 8/1/2024
Submitted By: Admin Committee
Committee/Department: Admin Committee
Title: Outstanding Service Award (5 min)
Item Type: Presentation

Recommendation:

The Administrative Committee has selected the recipient of the Outstanding Service Award for the 1st half of 2024. The group arrived at the selection upon review and due consideration of the applications received during 2023-2024.

Details:

Anthony is recognized for his always positive attitude, willingness to lend a hand to all departments and his efforts to keep the park shelters ready for use even when faced with being short staffed on the weekends.

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:

Line Item Code/Description:

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Nielsen, Kelley	Approved	8/17/2023 - 11:43 AM

Goals/Objectives & Terms

Item Number: Applications/Presentations- A.-2.
Committee 8/5/2024
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 7/15/2024
Submitted By: Katie Garcia
Committee/Department: Admin.
Title: **Social Media Update - Katie Garcia (5 min)**
Item Type: Report

Recommendation:

<https://reports.gathermedia.co/app/view/dashboard-W3rgFtEsY0utyjJ6sAUVaQ?period=1>

Details:

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

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- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

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

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Nielsen, Kelley	Approved	7/15/2024 - 12:38 PM

Goals/Objectives & Terms

Item Number: Mayor's Report- IV.-A.
Committee 8/5/2024
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: National Fentanyl Prevention and Awareness Day
Proclamation (5 min)
Item Type:

Recommendation:

- DEA: <https://www.dea.gov/fentanylawareness>
- CDC: <https://www.cdc.gov/opioids/overdoseprevention/help-resources.html>

Details:

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:

Line Item Code/Description:

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Nielsen, Kelley	Approved	7/19/2024 - 11:53 AM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▣ National Fentanyl Prevention and Awareness Day	Cover Memo



Proclamation

National Fentanyl Prevention and Awareness Day

WHEREAS; National Fentanyl Awareness Day is a day of education to raise public awareness that people are dying at alarming rates due to illegally made fentanyl a dangerous synthetic opioid; and

WHEREAS; fentanyl is involved in more deaths of Americans under 50 years of age than any other cause, including heart disease, cancer, and all other accidents; and

WHEREAS; fentanyl is odorless, tasteless, cheap and extremely potent, and it is often found counterfeit in pills disguised as Oxycontin, Percocet, Xanax and Vicodin, which can be deadly; and

WHEREAS; overdose deaths linked to synthetic opioids like fentanyl tripled nationally among teenagers in the last two years; and

WHEREAS; recovery from alcohol and other drug use occurs every day through a variety of recovery support resources and treatment programs; and

WHEREAS, to raise awareness and prevent overdose caused by fentanyl, the City of Roeland Park invites all residents to participate in Fentanyl Awareness Day.

NOW, THEREFORE, be it resolved that I, Mayor Michael Poppa, do hereby proclaim August 21, 2024, as National Fentanyl Prevention and Awareness Day in the City of Roeland Park.

MICHAEL POPPA
Mayor

Item Number: Reports of City Liaisons- VI.-A.
Committee 8/5/2024
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/1/2024
Submitted By: Council Member Faidley
Committee/Department: MARC – Bike & Pedestrian
Title: **MARC – Bike & Pedestrian (Jan Faidley)**
Item Type: Report

Recommendation:

MARC's Bicycle Pedestrian Advisory Committee met on Wednesday, July 10 at 1:30PM

1) Welcome and Introductions

Co-Chair Leslie Herring, City of Westwood

2) VOTE: Approval of the May 8 meeting summary

3) Presentation: MARC Bike Month campaign: post-campaign engagement and statistics

(MARC) Transportation Planner Patrick Trouba presented on the Active Transportation program's spring Bike Month campaign, which included an ad campaign and a group bike ride. Mr. Trouba compared metrics from the 2023 and 2024 campaigns. See attached slides for more details.

4) Presentation: MTP update – prioritization of submitted projects and financial capacity analysis

(MARC) Director of Transportation & Environment Ron Achelpohl presented on the progress of the update to the metropolitan transportation plan, Connected KC 2050. The presentation covered progress in updating the plan, updates to the financial forecast, next steps in project prioritization, and findings from a survey that MARC commissioned. See attached slides for more details.

5) Presentation: Bicycle/pedestrian changes to the Manual of Uniform Traffic Control Devices (MUTCD)

(Bailey Waters, KCMO) Chief Mobility Officer Bailey Waters presented on updates to the MUTCD that affect cyclists and pedestrians. Topics Ms. Waters covered included an introduction to the MUTCD, the manual's changes to how it instructs engineers to

consider automobile speed, and approvals to certain traffic control devices and signage.
See attached slides for more details

Details:

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

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Financial Impact

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

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Nielsen, Kelley	Approved	8/1/2024 - 8:02 AM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▢ BPAC-Meeting-Summary-2024-07-draft_reducedsize	Cover Memo

Bicycle Pedestrian Advisory Committee (BPAC) Meeting Summary

Wednesday, July 10, 2024 – 1:30 PM

Members/Alternates & Visitors in Attendance

Andie Lynch, WSP
Andy Fry, WSP
Art Gough, citizen
Bailey Waters, City of Kansas City, MO
Brett McCubbin, City of Shawnee
Bryce Shields, KCATA
Chad Thompson, Lamp Rynearson
Chuck Soules, City of Smithville
Eric Rogers, Bike Walk KC
Jan Faidley, City of Roland Park
Juan Yin, MoDOT
Karry Rood, City of Leawood PD

Katie Jardieu, MoDOT
Krystal Jolly, MoDOT
Leslie Herring, City of Westwood (KS co-chair)
Michael Kelley, Bike Walk KC
Nick Ward Bopp, Johnson County Parks + Rec
Noel Bennion, City of Riverside
Randy Gorton, BHC
Ron McLinden, citizen
Sherri McIntyre, City of Liberty
Steve Rhoades, Vireo
Ted Smith, Platte County
Wes Minder, Platte County

MARC staff in attendance

Beth Dawson
Bobby Evans
Joshua Rubio
Karen Clawson

Lukas Yanni
Nordia Epps
Patrick Trouba
Ron Achelpohl

1) Welcome and Introductions

2) **VOTE:** Approval of the May 8 meeting summary

- a) Ron McLinden requested that his comments be struck from the summary. Chair motions to approve the summary as amended.
- b) Chair calls for any nay votes to the summary as amended.
- c) No nay votes, summary is approved.

3) **Presentation:** MARC Bike Month campaign: post-campaign engagement and statistics (MARC)

Transportation Planner Patrick Trouba presented on the Active Transportation program's spring Bike Month campaign, which included an ad campaign and a group bike ride. Mr. Trouba compared metrics from the 2023 and 2024 campaigns. *See attached slides for more details.*

4) **Presentation:** MTP update – prioritization of submitted projects and financial capacity analysis (MARC)

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5) **Presentation:** Bicycle/pedestrian changes to the Manual of Uniform Traffic Control Devices (MUTCD) (Bailey Waters, KCMO)

Chief Mobility Officer Bailey Waters presented on updates to the MUTCD that affect cyclists and pedestrians. Topics Ms. Waters covered included an introduction to the MUTCD, the manual's changes

to how it instructs engineers to consider automobile speed, and approvals to certain traffic control devices and signage. *See attached slides for more details.*

6) Roundtable updates

- a) Patrick Trouba (MARC): for BPAC, meeting summaries have been quasi-transcripts, and this has been labor-intensive for MARC staff. Going forward, summaries will have less discussion detail and include meeting slides for more detail.
- b) Chuck Soules (Smithville): Smithville streetscape project has been bid and will be awarded next Tuesday. Commercial Street sidewalk project is also out; wanted to thank Katie Jardieu for being a big help.
- c) Jan Faidley (Roeland Park): the next discussion on bike lanes on Mission Rd. will be the first Monday meeting in August. Due to citizen pushback, council members were considering allowing parking overnight in the bike lanes. This is not recommended by our traffic engineer. Would help to have the bike community or anyone who has experience on that route make a statement at that meeting.
- d) Bailey Waters (KCMO): construction to start July 22 on Emanuel Cleaver Blvd. which will result in separated bike lanes using concrete separation (not delineators). Also, funding through the Kansas City Physical Activity Plan will provide pre- and post- counts on the Mission Rd. project and the Cleaver Blvd. project. Bike Walk KC will help with this project and we'll share the reporting.
- e) Leslie Herring (Westwood): Bailey Waters and Michael Kelley did a great job in an interview with Steve Kraske on his Up to Date show. They talked about Complete Streets and the great work that KCMO is doing. Also, in Westwood, wrapped up the Rainbow PSP study (Rainbow from Shawnee Mission Pkwy. to I-35). The engineers recommended a lane reduction and a speed reduction and additional pedestrian improvements and separated bike lanes from Shawnee Mission Pkwy. to 39th St. Westwood has consulted with all four jurisdictions (Westwood Hills, Mission Woods, Westwood and the UG) and all the locals are supportive of the findings and recommendations from the report. Now working with KU Health Systems to make sure they are comfortable with the plan and aggressive timeline. Excited to do a demonstration project.
- f) Ron McLinden: My concern is to reduce the need for, and speed of, motorized travel.

Bicycle/Pedestrian Advisory Committee

July 10, 2024

Please enter your name and organization in the chat
window so that we may have an accurate record of
attendance

Agenda

- 1) Welcome
- 2) VOTE: May 8, 2024 meeting summary
- 3) MARC Bike Month Campaign: post-campaign look
- 4) MTP update – prioritization of submitted projects and financial capacity analysis
- 5) MUTCD – Bicycle-pedestrian changes
- 6) Roundtable updates

1

VOTE: Approve the May 8 Meeting Summary

2

2024 Bike Month Campaign

BPAC | July 2024

3

How does this program happen?

- Federal CMAQ funding is awarded from both KS and MO for MARC's active transportation program
- This funding is used for promotional campaigns in the spring and fall for cycling and walking



4

This year's theme

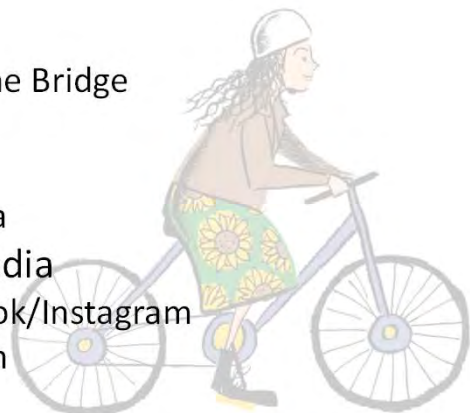


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Ad types

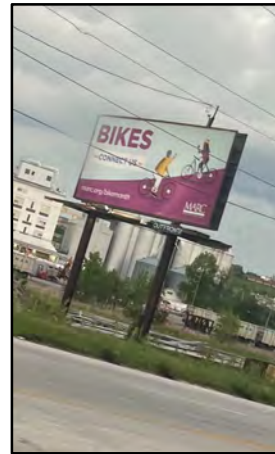
Types of advertising

- Outdoor
 - Billboards
 - Ads on transit buses
- Online
 - KC Star – email blasts
 - KC Today – email blasts
 - KCUR – ads on page
- Audio
 - KTBG the Bridge
 - KCUR
 - Spotify
 - Pandora
- Social Media
 - Facebook/Instagram
 - LinkedIn



6

Ads in the wild:



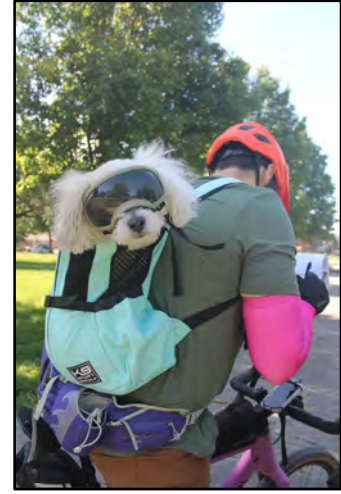
7

Webpage



8

Community ride



9

Spending and metrics

Spending	2023	2024
Outdoor	\$6,500	\$9,526
Audio	\$4,506	\$5,207
Online	\$9,428	\$7,050
Social Media	\$3,880	\$3,050
<u>Total</u>	<u>\$24,314</u>	<u>\$24,833</u>

Engagement	Cost per mil	Web page hits
2023	\$3.82	7,746
2024	\$4.33	6,623

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Questions and Discussion

What would you like to see out of a bike month campaign next year?



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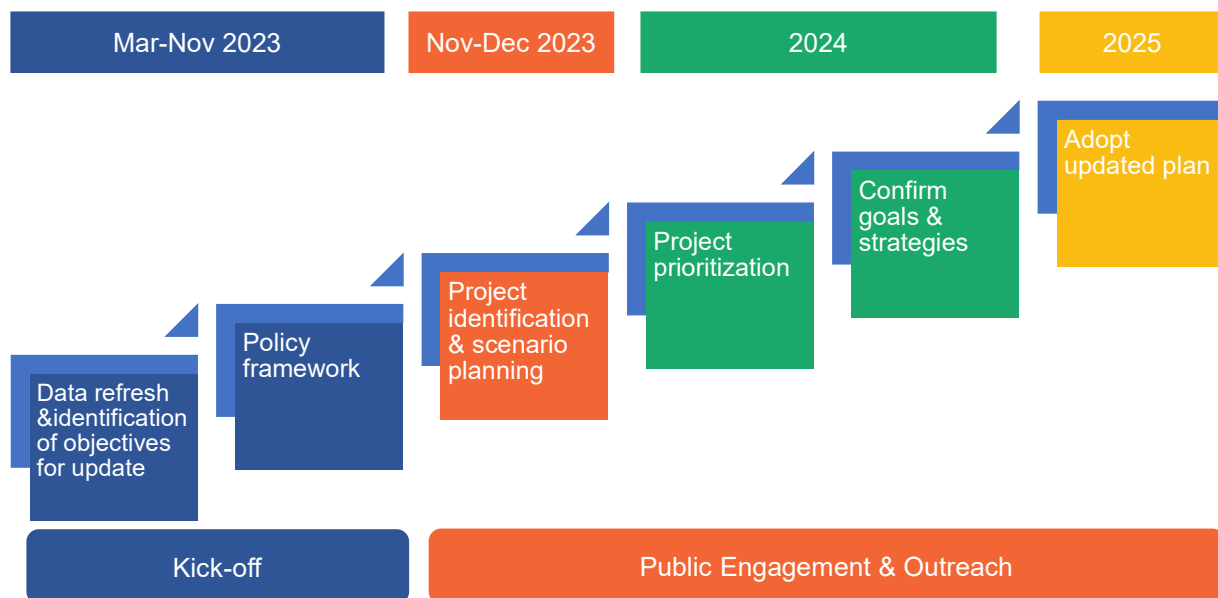
PRESENTATION AGENDA

- Plan update timeline
- Completed work
- Financial analysis & forecast
- Project prioritization
- Next steps



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PLAN UPDATE TIMELINE



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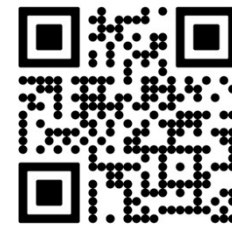
Completed Work

CKC2050 Update Kick Off

- Data refresh
- Identification of objectives for update
- Policy framework overview and evaluation

Scenario Planning

- **Land use scenarios** tested w/ MARC models
 - Dispersed vs compact growth
 - High vs. low growth
- Results shared publicly in Fall '23 outreach & engagement efforts



<https://connectedkc.org/2025-update/>

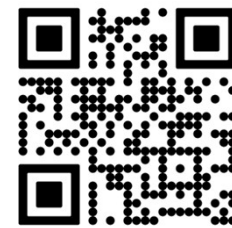


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Completed Work

Public outreach and engagement

- **Introductory video** introducing plan update
- **Pop-up events** in each MARC county: Late Oct – mid Nov 2023
- **Public open house**: November 16
- **Online meeting**: Posted online
- **2 Surveys**:
 - **Self-select online survey** distributed by MARC
 - **Randomly selected**, statistically valid (ETC Institute)
- Speaker's bureau (requested & targeted presentations)



<https://connectedkc.org/2025-update/>



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Completed Work



2024 MARC Long Range Transportation Plan Survey Results

- Conducted by ETC Institute
Winter / Spring 2024



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Purpose

To assist in the update of local transportation plans that will guide investments through 2050

To objectively assess resident perceptions and opinions on regional transportation issues

To better understand community needs and what transportation investments should be used to respond

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Methodology

Survey Description

- 5-page survey made available in English and Spanish

Method of Administration

- By mail and online to a random sample of households in the 9-county metro area
- On average, each survey took approximately 17-18 minutes to complete

Sample Size

- 1,770 completed surveys

Margin of Error

- +/- 2.33% at the 95% level of confidence

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Prioritization Tiers

Tier 1: Very high priority, significantly increase emphasis

Tier 2: High priority, increase emphasis

Tier 3: Medium priority, maintain current emphasis

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Importance of Issues – Regional Needs

Tier 1

- Healthy Environment
- Road and bridge construction
- Affordable Housing

Tier 2

- Safety

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Importance of Issues – Regional Needs

Tier 3

- Jobs access via public transportation
- Housing Choice
- Walkable and bikeable communities
- Transportation choices
- Resilience
- Regional Travel Time
- Bikeways
- Freight truck travel time

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Priority of Transportation Strategies

Tier 1

- Nature-based solutions to reduce flooding
- High-demand area public transportation
- Address disadvantaged populations
- Improve travel safety through education, engineering
- Improve air quality

23

Priority of Transportation Strategies

Tier 2

- | | |
|--|---|
| <ul style="list-style-type: none"> • Reduce pollution and greenhouse gases • Connected trails & greenways • Connected system – locally and internationally • Accommodate all travelers • Integrated solutions to achieve multiple goals | <ul style="list-style-type: none"> • Intelligent transportation systems • Prepare communities for changing climate • Improve weather event response • Transportation hubs in key activity centers |
|--|---|

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Priority of Transportation Strategies

Tier 3

- Alternative transportation options
- Innovative technologies
- Multi-modal movement of goods
- Reduce heat-absorbing infrastructure
- Encourage purchase of electric and no-emission vehicles

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Funding Priorities

Tier 1

- Maintenance/rehab of existing highway system

Tier 2

- Congestion management projects
- Transportation for older adults and disabled
- Rebuild roadways for growth and local needs
- Bike paths, bike lanes, and sidewalks
- Enhance system safety

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Funding Priorities

Tier 3

- Bus transit service
- New public transit infrastructure
- Help infrastructure hold up to extreme weather
- New roadways
- Electric vehicle charging stations
- Technology systems (KC Scout, traffic signal coordination)
- Incorporate nature-based solutions
- Driving along alternatives: carpool lanes, bus lanes, park & ride
- EVs for city/county fleets
- Public Electric (E)-bike share

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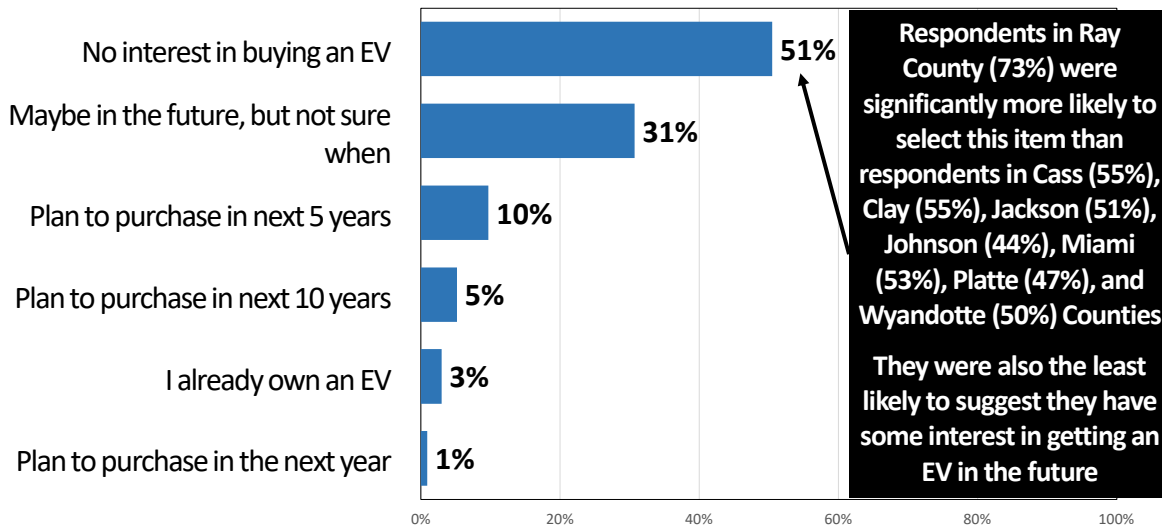
New Funding Sources

- 61% support regional or county-based transit funding
- 57% oppose road user charges

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Q6. How Likely Are You To Purchase An Electric Vehicle?

by percentage of respondents (excluding not provided)



Regional differences in behaviors and perceptions are not always common, but in this instance one county stands alone

29

Barriers to EV Purchase

Top 3 Barriers

- Vehicle purchase price
- Insufficient driving range
- Long charging times

Lowest Barrier

- Education/Awareness: Don't know enough about EVs to buy one

30

Summary

- Nearly all respondents support the following:
 - Healthy environment
 - Road and bridge maintenance
 - Increase safety on all types of transportation in the region
- EV conversion/usage was met with skepticism
 - Top barriers: purchase price, insufficient driving range, and long charge times
 - Half in the region expressed interest in purchasing an EV while half suggest they have no interest

While the results suggest various priorities and improvements there are some common themes

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Summary

- Most believe we should prioritize or support projects and programs that address the needs of disadvantaged populations
- Most respondents support regional or county by county investments in public transportation to expand options across the region

While the results suggest various priorities and improvements there are some common themes

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Connected KC 2050 - Update

Financial Analysis & Forecast



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Financial Analysis & Forecast

1. Financial Constraint
 - Revenues reasonably expected
2. Coordinated with our planning partners
 - KDOT, MoDOT, & KCATA
3. Transparency
4. State revenues are unaltered by MARC
5. Account for taking care of system



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Financial Analysis & Forecast

Assumptions:

1. Revenues
 - a) Conservative revenue growth rate
 - b) Continued Federal and State transportation plans
2. Expenditures
 - a) Operations & Maintenance
 - b) Transportation Asset Management (TAM)
3. Transit
 - a) Continued “No Fare” policy
 - b) Loss of COVID relief
 - c) Reduced Local funding



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Financial Analysis & Forecast

Sources:

1. Revenues
 - a) Annual Census Of Governments
 - b) National Transit Data Base (NTD)
 - c) Coordination with States and transit providers
 - d) Financial projections 30 -year vs 25 - year
2. Expenditures
 - a) States’ Transportation and Transit Asset Management Plans
 - b) Operations and Maintenance projections



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Financial Analysis & Forecast

All Sources

Revenues – Expenditure = \$\$\$ for Projects
(billions)

Total Revenues	KS	MO	Total
Federal revenues	\$ 3.45	\$ 8.38	\$ 11.83
State revenues	\$ 4.97	\$ 6.86	\$ 11.83
Local revenues	\$ 14.50	\$ 19.21	\$ 33.70
Subtotal	\$ 22.91	\$ 34.45	\$ 57.36
Expenditures			
Operations & Maintenance	\$ 14.95	\$ 22.84	\$ 37.80
Asset Management	\$ 2.05	\$ 5.76	\$ 7.81
Subtotal	\$ 17.01	\$ 28.60	\$ 45.61
Balance (available for MTP projects)	\$ 5.91	\$ 5.85	\$ 11.75



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Financial Analysis & Forecast

Regional Revenues All Modes
Current vs Update
(billions)

All Revenues	KS	MO	Total
CKC2050	\$ 22.11	\$ 30.18	\$ 52.29
Update	\$ 22.91	\$ 34.45	\$ 57.36
Difference	\$ 0.80	\$ 4.27	\$ 5.07

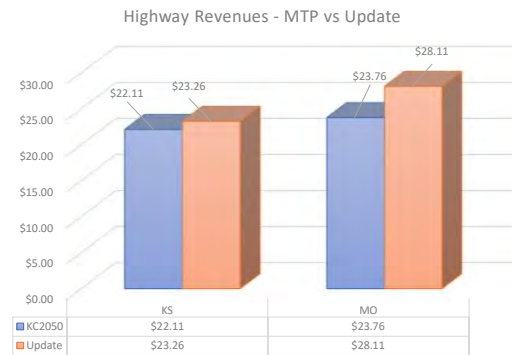


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Financial Analysis & Forecast

Regional – Roadway Revenues: Current MTP vs Update

Revenues	CKC2050	Update	Difference
KS	\$22.11	\$23.26	\$1.15
MO	\$23.76	\$28.11	\$4.35
Total	\$45.87	\$51.37	\$5.50

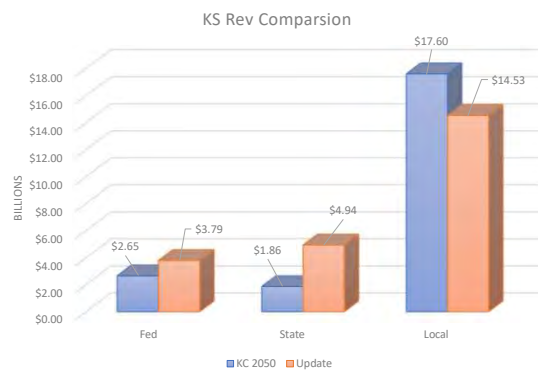


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Financial Analysis & Forecast

Kansas – Roadway Revenues: Current MTP vs Update

Funding Source	CKC 2050	Update	Difference
Fed	\$2.65	\$3.79	\$1.14
State	\$1.86	\$4.94	\$3.08
Local	\$17.60	\$14.53	(\$3.07)
Total	\$22.11	\$23.26	\$1.15

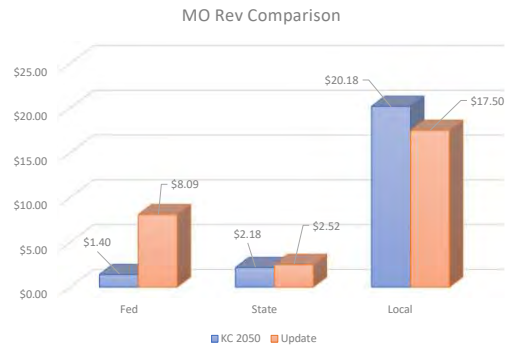


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Financial Analysis & Forecast

Missouri – Roadway Revenues: Current MTP vs Update

Funding Source MO	CKC 2050	Update	Difference
Fed	\$1.40	\$8.09	\$6.69
State	\$2.18	\$2.52	\$0.34
Local	\$20.18	\$17.50	(\$2.68)
Total	\$23.76	\$28.11	\$4.35

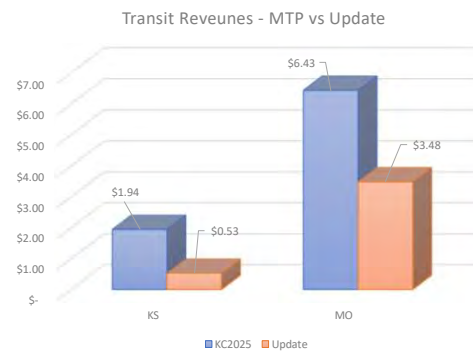


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Financial Analysis & Forecast

Transit Revenues: Current MTP vs Update (billions)

Revenues	KS		MO		Total
CKC 2050	\$	1.94	\$	6.43	\$ 8.37
Update	\$	0.53	\$	3.48	\$ 4.01
Difference	\$	-1.41	\$	-2.95	\$ -4.36



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Financial Analysis & Forecast

Summary:

- Local system funding balance available for CKC2050 projects
 - \$ 3.38 b in Kansas
 - \$ 2.06 b in Missouri
- State system funding balance available for CKC2050 projects
 - \$ 2.71 b in Kansas
 - \$ 4.76 b in Missouri
- Transit system funding balance available for CKC2050 projects
 - \$ (0.18) b in Kansas
 - \$ (0.98) b in Missouri



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Connected KC 2050 - Update

Project Prioritization

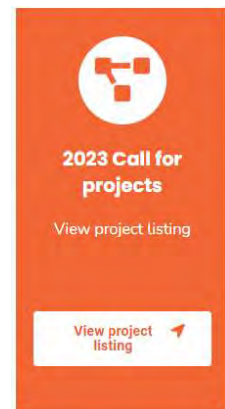


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PROJECT PRIORITIZATION

Project Prioritization

- Plan must include list of regionally significant projects
- Call for CKC2050 projects held in late 2023
- Inclusion in the plan is a requirement in some cases and a boost in others for future funding opportunities
- Project listing is updated every 5 years, and
- By amendments in interim period
 - Total of 8 amendments since 2020



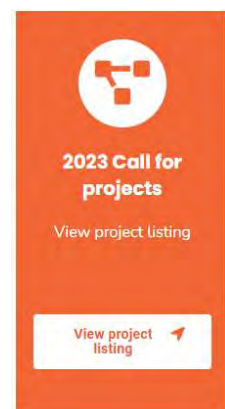
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PROJECT PRIORITIZATION

Project Prioritization

Call for projects outcomes

- 456 projects in current MTP
- 259 resubmitted for plan update
 - 197 current MTP projects not re-submitted.
 - MARC staff consulting with sponsor agencies
 - Many of these projects to stay in MTP
- 132 NEW projects submitted and scored.
- All submitted projects available for public review and comment

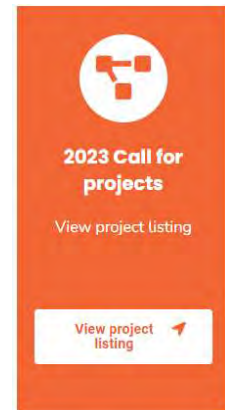


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PROJECT PRIORITIZATION

Project Prioritization

- All projects to be considered for listing in the MTP sorted by:
 - KS local and state system projects
 - MO local and state system projects and
 - Transit system projects
 - Includes: re-submitted and new projects
- Projects to be categorized as “high”, “medium” and “low” priority projects
 - Similar methodology to be used as original plan, 2019
 - Same project scores breaks as used in 2019

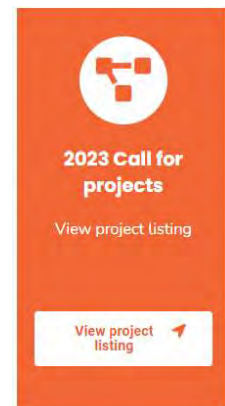


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PROJECT PRIORITIZATION

Project Prioritization

- **Next steps**
 - Project lists shared with planning modal committees (July '24)
 - Survey/Feedback form for feedback on process/project categorization (July '24)
 - Development of Draft Financially Constrained project listing (August '24)
 - Draft financially constrained project listing shared with modal committees (September '24)



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Connected KC 2050 - Update

Next Steps



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NEXT STEPS

Next steps

- Project prioritization (3Q of 2024)
- Development of financially constrained & illustrative project lists (3Q of 2024)
- Development of land use, population household and employment forecasts (1Q ~ 4Q 2024)
- Travel demand modeling, EJ analysis (3Q ~ 4Q 2024)
- Public outreach & engagement (4Q 2024)
 - In person and online public meeting(s)
 - Targeted stakeholder group discussions
- Final plan write up (1Q ~ 2Q 2025)



THANK YOU!

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MUTCD updates

MARC BPAC

7-10-2024



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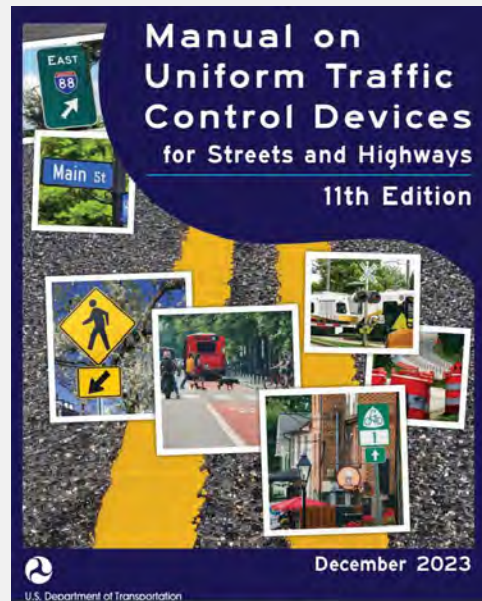
Agenda

- What is the MUTCD?
- Background on MUTCD and National Committee
- Recent bike and pedestrian changes to MUTCD

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What is the MUTCD?

- Uniform national criteria for the use of traffic control devices that meets the needs and expectancy of road users on all streets, highways, pedestrian and bicycle facilities, and site roadways open to public travel
- Signs
- Signals
- Markings
- Channelizing devices



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MUTCD Background

- New edition released in December 2023
 - First update since 2009
 - By law, must be updated every four years going forward
- States have 2 years to adopt

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Engineering Judgement

Section 1A.04 Use of the MUTCD

Standard:

02 Where the content of this Manual requires a decision for implementation, such decisions shall be made by an engineer, or an individual under the supervision of an engineer, who has the appropriate levels of experience and expertise to make the traffic control device decision. Those decisions shall be made using engineering judgment or engineering study, as required by the MUTCD provision.

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Content thank you

Thank you to NACTO for providing most of this content.

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Items of interest

- Speed limits
- Crosswalk markings
- Sidewalk extensions
- Asphalt art
- Signals
- Transit Lanes
- Bicycle Facilities

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Speed Limits

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Speed limits

- Maximum (or minimum) **speed limits** are typically established by law.
- Speed zones are street sections that have a different speed limit than that established by statute. These are set with an *engineering study*.



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Standard:

06 Speed zones (other than statutory speed limits) shall only be established on the basis of an engineering study that has been performed in accordance with traffic engineering practices. The engineering study **shall consider the roadway context**.

Guidance:

07 Among the factors that should be considered when conducting an engineering study for establishing or reevaluating speed limits within speed zones are the following:

- Roadway environment (such as roadside development, number and frequency of driveways and access points, and land use), functional classification, public transit volume and location or frequency of stops, parking practices, and pedestrian and bicycle facilities and activity;
- Roadway characteristics (such as lane widths, shoulder condition, grade, alignment, median type, and sight distance);
- Geographic context (such as an urban district, rural town center, non-urbanized rural area, or suburban area), and multi-modal trip generation;
- Reported crash experience for at least a 12-month period;
- Speed distribution of free-flowing vehicles including the pace, median (50th-percentile), and 85th percentile speeds; and
- A review of past speed studies to identify any trends in operating speeds.

62

2B.21 continued

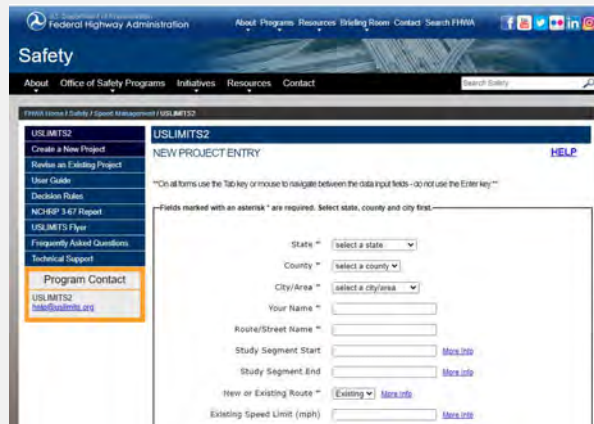
08 When the 85th-percentile speed is appreciably greater than the posted speed limit, and the roadway context does not support setting a higher speed limit, the engineering study should consider whether changes to geometric features, enforcement, and/or other speed-reduction countermeasures might improve compliance with the posted speed limit. A similar approach should be used if the results of past speed studies indicate that the 85th-percentile speed has consistently increased.

09 On urban and suburban arterials, and on rural arterials that serve as main streets through developed areas of communities, the 85th-percentile speed should not be used to set speed limits without consideration of all factors described in Paragraph 7 of this Section.

63

Speed limits resources

- NACTO's City Limits: Setting Safe Speed Limits on Urban Streets
- FHWA's US Limits 2
- More guidance coming from FHWA



The screenshot shows the FHWA USLIMITS2 website. The main heading is 'Safety'. Below it, there's a navigation bar with links: 'About', 'Office of Safety Programs', 'Initiatives', 'Resources', and 'Contact'. A search bar is also present. The left sidebar contains a list of links: 'USLIMITS2', 'Create a New Project', 'Review an Existing Project', 'User Guide', 'Decision Rules', 'NCHRP 3-67 Report', 'USLIMITS Flyer', 'Frequently Asked Questions', 'Technical Support', 'Program Contact', 'USLIMITS2', and 'USLIMITS2'. The main content area is titled 'NEW PROJECT ENTRY' and contains a form with the following fields: 'State' (dropdown), 'County' (dropdown), 'City/Area' (dropdown), 'Your Name' (text), 'Route/Street Name' (text), 'Study Segment Start' (text with a 'More info' link), 'Study Segment End' (text with a 'More info' link), 'New or Existing Route' (dropdown with 'Existing' selected and a 'More info' link), and 'Existing Speed Limit (mph)' (text with a 'More info' link').

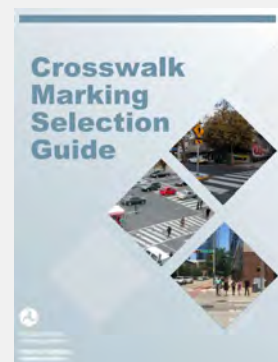
64

Crosswalk Markings

65

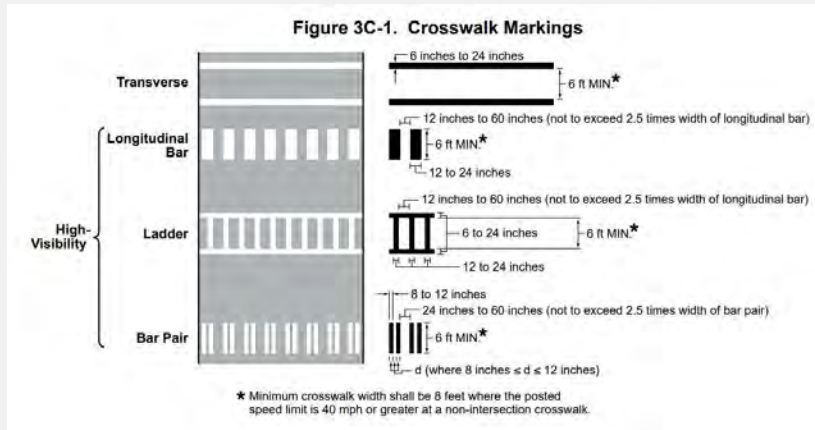
Crosswalk markings

- MUTCD is aligned with the FHWA STEP Guide
 - If the street is too fast, busy, or wide for a marked crosswalk alone, MUTCD supports making it slower, narrower, or raised.
- Many types of crosswalk markings are allowed
 - Recent FHWA guidance supports using higher-visibility crosswalks, provides guidance on which types to use



66

Crosswalk markings



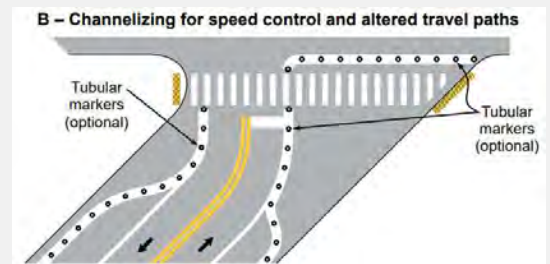
67

Sidewalk Extensions

New!

68

Sidewalk extensions



Note differences in lines, locations of detectable warning surface, crosswalk marking, and placement of tubular markers

69

Asphalt Art



70

Asphalt art is explicitly allowed, with some rules

05 Aesthetic surface treatments shall not interfere with traffic control devices.

06 Aesthetic surface treatments shall not be of a surface that can confuse pedestrians with vision disabilities that rely on tactile treatments or cues for navigation.

07 Colors used for aesthetic surface treatments shall be outside the chromaticity coordinates that define the ranges of acceptable colors for traffic control devices.

08 Patterns that constitute a purely aesthetic surface treatment shall be devoid of advertising and shall not contain elements of retroreflectivity.

09 Patterns that constitute a purely aesthetic surface treatment for the interior area of a crosswalk shall not be designed to encourage road users to remain in the crosswalk, engage or interact with the pattern, or otherwise inhibit users from crossing the street in a safe and efficient manner

71

Adding asphalt art to your streets

- Asphalt art is not a traffic control device. It can be used both in the roadway (in an intersection) and outside of it (in a paint-and-post curb extension, on sidewalks)
- Setting local policies and standards in partnership with your disability community and others
- More information
 - [Asphaltart.Bloomberg.org/faq](https://asphaltart.bloomberg.org/faq)



72

Signals

73

Signal challenges for pedestrian/bike

- No pedestrian network or bike network warrant for signals
- Bike signals are subject to many new restrictions



R10-40



R10-40a



R10-41



R10-41a



R10-41b



R10-41c

74

Signals & Roadway capacity

- OLD section 4B.05 Adequate Roadway Capacity
- Section was REMOVED from MUTCD
- Removes inappropriate geometric consideration

Section 4B.05 Adequate Roadway Capacity

Support:

The delays inherent in the alternating assignment of right-of-way at intersections controlled by traffic control signals can frequently be reduced by widening the major roadway, the minor roadway, or both roadways. Widening the minor roadway often benefits the operations on the major roadway, because it reduces the green time that must be assigned to minor roadway traffic. In urban areas, the effect of widening can be achieved by eliminating parking on intersection approaches. It is desirable to have at least two lanes for moving traffic on each approach to a signalized location. Additional width on the departure side of the intersection, as well as on the approach side, will sometimes be needed to clear traffic through the intersection effectively.

Guidance:

Adequate roadway capacity should be provided at a signalized location. Before an intersection is widened, the additional green time pedestrians need to cross the widened roadway should be considered to determine if it will exceed the green time saved through improved vehicular flow.

Other methods of increasing the roadway capacity at signalized locations that do not involve roadway widening, such as revisions to the pavement markings and the careful evaluation of proper lane-use assignments including varying the lane use by time of day, should be considered where appropriate. Such consideration should include evaluation of any impacts that changes to pavement markings and lane assignments will have on bicycle travel.

75

Signals – other notes

- Pedestrian volume warrant is slightly more flexible but still very high threshold
- Engineers can justify a signal that does not meet warrants
- Crash warrants are still reactive and does not distinguish between severity of crashes

76

Transit Lanes

77

Transit Lanes

- Red transit lanes are allowed
 - Section 3H.07 – Red-Colored Pavement for Public Transit Systems
- Transit signals have new restrictions
 - No triangle signal for change interval
 - Still no option to use red line for transit signal



78

Bicycle Facilities

79

Bicycle Facilities

- More definitions
- Separated Bike Lanes – NEW!
- Protected intersection/bend-out, bend-in
- Two-stage turn boxes and bike boxes
- New restrictions on bike signals
- Confusing sign requirements
- Still no marking bike lane to the right of a right turn lane/left of left turn lane

80

Definitions

Bicycle Facilities—a general term denoting improvements and provisions that accommodate or encourage bicycling, including parking and storage facilities, and shared roadways not specifically defined for bicycle use.

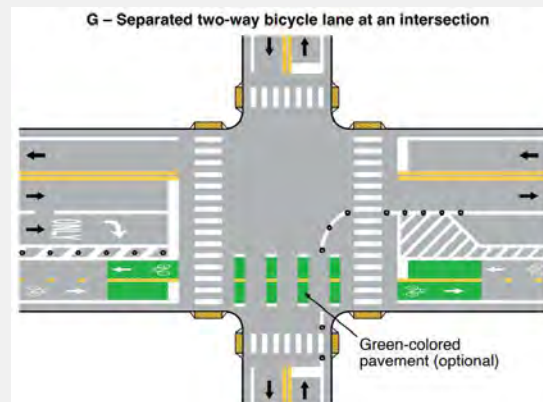
Bicycle Lane—a portion of a roadway that has been designated for preferential or exclusive use by bicyclists. A typical bicycle lane is delineated from the adjacent general-purpose lane(s) by longitudinal pavement markings and bicycle lane symbol or word markings and, if used, signs. Other types of bicycle lanes include:

- (a) **Buffer-Separated Bicycle Lane**—a bicycle lane that is separated from the adjacent generalpurpose lane(s) by a pattern of standard longitudinal pavement markings that is wider than a normal or wide lane line marking.
- (b) **Counter-Flow Bicycle Lane**—a one-directional bicycle lane that provides a lawful path of travel for bicycles in the opposite direction from general traffic on a roadway that allows general traffic to travel in only one direction. Counter-flow bicycle lanes are designated by the traffic control devices used for other bicycle lanes.
- (c) **Separated Bicycle Lane**—an exclusive facility for bicyclists that is located within or directly adjacent to the roadway and that is physically separated from motor vehicle traffic with a vertical element. Separated bicycle lanes are differentiated from other bicycle lanes by a vertical element.

81

Bikes: Intersection Geometry

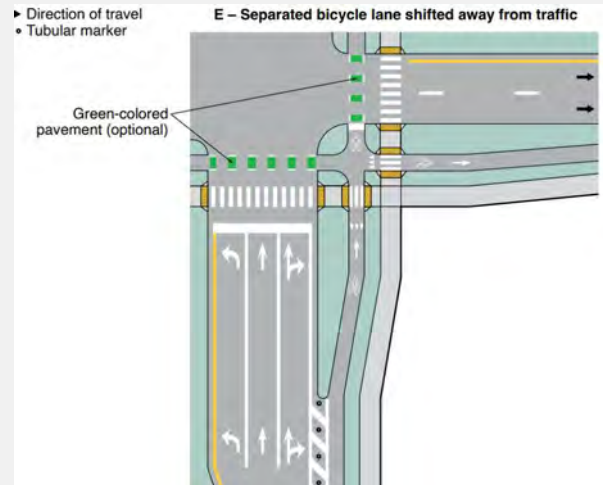
- Separated bike lane geometry is not restricted.
- Some means of vertical separation required to do this geometry without a separate signal phase.



82

Intersection geometry for bikes

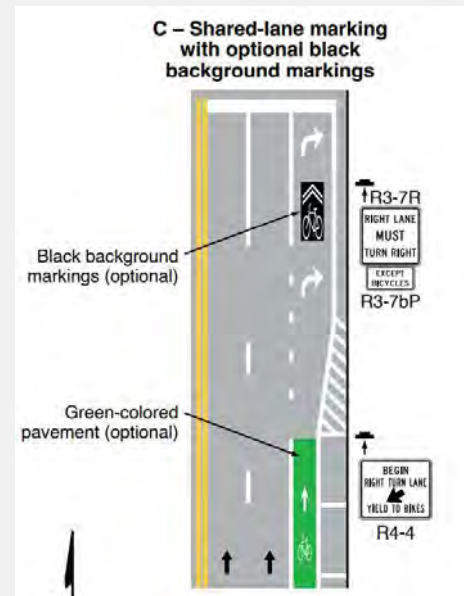
- Geometric decisions shouldn't be made based on this manual
- Bend-out geometry is shown in the guide



83

Bikes: Use of Green

- Solid green color OK in bike lanes
- At intersections, use dashes green for crossbikes
- Crossbikes over driveways can either be dashed or solid
- Green turn boxes and bike boxes OK
- No green-backed sharrows

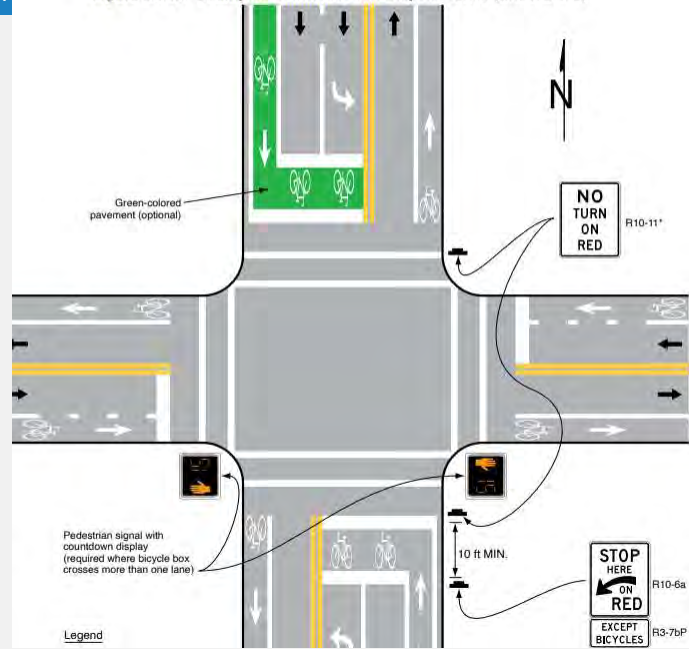


84

Bikes: Bike Boxes

- Can be green or not
- New sign details to pay attention to
- No right on red
- Bike box across multiple lanes requires ped countdown signal

Figure 9E-12. Examples of Intersection Bicycle Boxes (Sheet 2 of 2)

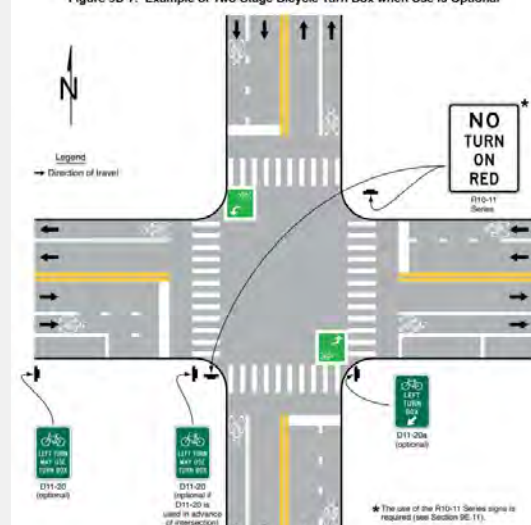


85

Bikes: Two-Stage Boxes

- Two-stage turn boxes are allowed
 - New signs needed in some cases
 - Use green guide signs unless bikes aren't allowed to turn from the motor vehicle lanes

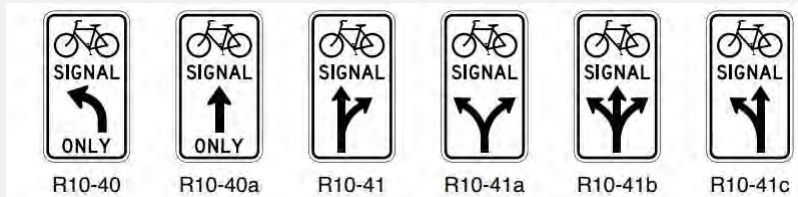
Figure 9D-7. Example of Two-Stage Bicycle Turn Box when Use is Optional



86

Bike Signals

- Shall not use with a Hybrid Beacon
- Shall not use where there are turn conflicts
- Leading Bike Intervals are explicitly permitted
- New, untested signs are required but not explained



87

Contact Information

Bailey Waters

Chief Mobility Officer

Bailey.Waters@kcmo.org

816.513.2791

88

Roundtable updates

89

Adjournment

Next meeting: September 11, 2024

90

Item Number: Reports of City Liaisons- VI.-B.
Committee 8/5/2024
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/15/2024
Submitted By: Council Member Faidley
Committee/Department: MARC – First Tier Suburbs
Title: **MARC – First Tier Suburbs (Jan Faidley)**
Item Type: Report

Recommendation:

First Suburbs Coalition meeting was held on Friday, July 19. In case you missed it, here is a quick synopsis. You may download the slide deck [here](#).

Mayor Mike McDonough gave opening remarks on behalf of the host city of Raytown, MO. Raytown is a city on the rise that is working on \$7.2 million of voter-approved stormwater improvements and completing its first comprehensive plan update since 1996. The meeting was held in the newly renovated Board of Aldermen chamber and municipal courtroom.

Regional Housing Partnership (RHP) Updates

Unfortunately, the Kansas City region was not selected for the HUD PRO Housing grant. The process was highly competitive with only 21 of 175 applications receiving funding. RHP is evaluating feedback from HUD and reviewing selected applications to apply again for the next round of funding later this year.

Because we did not receive the HUD PRO Housing grant, RHP is advancing some of the baseline research, starting with a review of national recommendations. RHP is using that research to inform some of the questions on a local government housing survey (coming soon!) to account for what communities may have or be looking at. The survey will help RHP better understand where our communities are so it can shape regional policy work.

Please continue to promote KCHousingLocator.com to property owners in your communities. It is free to find and list rentals on the site. More information is available in the slide deck.

Mental Health Crisis Services

Panelists discussed the continuum of mental health crisis services in our region. First Suburbs leaders are encouraged to promote the #988Lifeline and advocate to expand resources for mobile crisis response and mental health co-responders who answer calls

for service with law enforcement. Panelists explained that 988 calls are answered by trained clinicians and referred to community behavioral health centers for mobile crisis response or follow-up as needed. If we did not get to your question during the Q&A, please reach out to the panelists:

Kristin Feedback, CommCARE kfeedback@commcare1.org

Heather Mason, ReDiscover hmason@rediscovermh.org

Colene Medrano, Wyandot Behavioral Health

Network Colene.Medrano@wyandotbhn.org

Renee Van Meter, Johnson County Mental Health Renee.VanMeter@jocogov.org

If you need more information about the behavioral health center or 988 call center serving your community, please contact Julie Phillips jphillips@marc.org.

Details:

MARC's First Suburbs Coalition met on Friday April 19 at the historic Memorial Hall in Kansas City, KS . Below are minutes from that meeting.

Communities for All Ages Recognition Program

Congratulations to two communities that were recognized for program achievements.

Kansas City, KS - bronze level

Grain Valley, MO - gold level

A promotional video was shown to highlight gold level recognition communities. CFAA is recruiting new program participants for 2024.

Don't forget to register for the Age Positive Conference on May 7-8, 2024.

Housing Developer Needs Assessment

Andrea Genereaux, LISC Kansas City, presented the findings of a recent needs assessment conducted among non-profit and for-profit housing developers to better understand the current barriers in the development process that prevent them from taking on more affordable housing projects. Common themes included:

- Financial Barriers
- Government and Process
- Community and Public Outreach
- Education and Training
- Construction Costs
- Market Factors

Katie Killen provided an update on MARC's pending HUD PRO Housing grant application that includes strategies to address recommendations in the needs assessment. Awards were anticipated by January 31 yet have not been announced. The Regional Housing Partnership is working with members of the Congressional delegation to get an updated timeline from HUD.

Curt Skoog presented on MARC's shared services partnership with IBTS to help communities with building and development services. IBTS may be a resource to help your community deliver more effective services to the housing development community. [Click here to learn more.](#)

Save the Date!

Please join us for our next meeting on Friday, July 19, 2024 in Raytown, MO. Watch your emails for more information about the program and registration.

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

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

Additional Information**REVIEWERS:**

Department	Reviewer	Action	Date
Administration	Nielsen, Kelley	Approved	7/15/2024 - 3:55 PM

Goals/Objectives & Terms

Item Number: New Business- VIII.-A.
Committee 8/5/2024
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/25/2024
Submitted By: Donnie Scharff, Director of Public Works
Committee/Department: Public Works
Title: **Award Bid for 47th Place NSRP Street Project (10 min)**
Item Type: Other

Recommendation:

Staff recommends completing the project to include the installation of sidewalks. The addition of the sidewalks will have minimal impacts to driveway slopes, does not require the removal of trees, and provides a safe place for pedestrians to walk or bike. Roeland Park is a Community for All Age's city and providing new pedestrian facilities will offer an ADA compliant and safer means to walk or bike for those of all ages and abilities. Staff recommends the project be awarded to Kansas Heavy Construction to include the base bid and add alternate in an amount not to exceed \$556,971.40

Details:

Staff solicited bid proposals to contractors for the 2024 NSRP 47th Place project. Bids were opened on July 24th with 4 contractors submitting proposals. The project includes the reconstruction of the east and west cul de sacs of W. 47th Place. Construction will entail replacement of the street base and surface, spot curb replacement, and stormwater improvements at the east end cul de sac. Per the city's Pedestrian & Bicycle Infrastructure Strategy Plan, the addition of sidewalks is shown to be added to 47th Place as low priority (due to the sidewalks being along a cul de sac). Extending sidewalks and improving pedestrian safety along all streets is a key component to the City's adopted Complete Streets Policy.

City staff and engineers have hosted 2 neighborhood meetings to provide information to residents about the project scope. At those meetings, residents have expressed opposition about installing a sidewalk and formed a petition (attached) to gather signatures of those residents opposed to adding the sidewalk. The project was bid with a base bid and sidewalk add alternate to afford Council flexibility in how to proceed as well as to provide Council with the exact additional cost of including the sidewalk. Below is the breakdown of the bids received:

- **McConnell & Associates** - Base Bid-\$451,927 Add Alt - \$118,138.20 Total Bid - \$570,065.20
- **Mussellman & Hall, LLC** - Base Bid - \$527,949 Add Alt - \$147,922 Total Bid - \$675,871
- **McAnany Construction** - Base Bid - \$559,414.65 Add Alt - \$102,814.80 Total Bid - \$662,229.45
- **Kansas Heavy, LLC** - Base Bid - \$460,223.40 Add Alt - \$96,748 Total Bid - \$556,971.40
- **Engineers Estimate** - Base Bid - \$491,750 Add Alt - \$104,976 Total Bid - \$596,726

A total of \$683k is budgeted for completion of this project. Kansas Heavy (low bidder if sidewalk included) has confirmed that their price will be honored if the project is moved to 2025. The total project cost inclusive of the sidewalk and engineering is estimated at \$647k.

The sidewalk has been reflected in the bid structure as an add alternate, this gives the city the option of moving forward with awarding the contract with or without the sidewalk included. Note that if the sidewalk is included, the project will be delayed until spring of 2025. This delay will be necessary in order to go through condemnation proceedings to acquire the temporary construction easements and permanent sidewalk easements needed to build the sidewalk. This will take around 90 days. We would not want to start construction until the easements are in place. And we would not want to start the project this fall and run out of warm days to complete the asphalt work (the final step in the project) before winter arrives.

As noted in the neighborhood meeting presentation materials (attached), the sidewalk addition does not require removal of any mature trees, does not require construction of retaining walls and has minimal impact on the slope of drives and front yards. This sidewalk installation would be considered low impact to the adjoining environment compared to other sidewalk extensions reflected in our Bicycle and Pedestrian Infrastructure Plan.

A third option would be for Council not to move forward with the project at this time and allocate the funds to another street reconstruction project.

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

Amount of Request: \$556,971 including the sidewalk; \$451,927 excluding the sidewalk	
Budgeted Item?	Budgeted Amount: \$683K total for construction and engineering
Line Item Code/Description: \$214K - 5421.106, \$125K - 5469.250, \$225K - 5421.300, \$119K - 5430.270	

Additional Information

Sidewalks play a vital role in city life. As conduits for pedestrian movement and access, they

enhance connectivity and promote walking. As public spaces, sidewalks serve as the front steps to the city, activating streets socially and economically. Here are some key benefits of sidewalks:

Safety: Sidewalks provide a safe space for pedestrians away from vehicle traffic. They reduce the risk of pedestrian accidents and collisions, making walking safer for everyone.

Mobility and Accessibility: Sidewalks allow people to move freely on foot, whether for commuting, exercise, or leisure. They enhance connectivity between neighborhoods, schools, parks, and businesses.

Healthier Communities: For those who choose to walk, sidewalks offer health benefits such as lower rates of cardiovascular disease and obesity. Children who walk to school tend to have better concentration.

Social Spaces: Sidewalks become gathering places where communities interact. Sidewalk cafes, markets, and public art contribute to a vibrant street life.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works	Moody, Keith	Approved	7/31/2024 - 4:32 PM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▣ City Engineer Recommendation	Cover Memo
▣ 47th Place Engineering Plans	Cover Memo
▣ 47th PI Neighborhood Meeting Presentation	Cover Memo
▣ 47th PI Resident Petition	Cover Memo

July 29, 2024

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

Ms. Kelley Nielsen
City Clerk
City of Roeland Park, KS
4600 W. 51st Street
Roeland Park, KS 66205

Re: 2024 NSRP – 47th Place

Dear Ms. Nielsen:

Bids were received for the above referenced project on Wednesday, July 24, 2024.

A total of 4 bids were received. The bids were competitive with two bids below the engineer's estimate. The low bidder for the base bid was McConnell and Associates Corp. in the amount of \$451,927.00, however, the low bidder when including the bid alternate is Kansas Heavy Construction LLC in the amount of \$556,971.40.

McConnell has previously worked in Roeland Park including on the 2022 Base Repair and Curb Repair Project. Kansas Heavy has previously worked in Roeland Park including on the 2023 NSRP – Canterbury Street Project. A detailed bid tabulation and the proposed list of subcontractors are attached. McConnell plans to complete approximately 83% of the project with their own forces and Kansas Heavy would complete approximately 70% of the project with their own forces.

After consultation with City staff, we recommend McConnell and Associates Corp. be awarded the base bid contract if the City chooses not to build the sidewalk and Kansas Heavy Construction LLC be awarded the total bid if the sidewalk is approved.

If you have any questions or need additional information, please contact me at 636-484-2595.

Sincerely,

LAMP RYNEARSON



Greg Van Patten, P.E.
Project Manager

CC: Project File
Email C: Keith Moody, City Administrator
Donnie Scharff, Director of Public Works
Dan Miller, Civil Design Group Leader

COMPLETED BID TAB
2024 NSRP - W 47TH PLACE
ROELAND PARK, KANSAS
JULY 24TH, 2024



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

BASE BID			ENGINEERS ESTIMATE			MCCONNELL & ASSOCIATES		KS HEAVY		MUSSELMAN & HALL		MCANANY		AVERAGE MINUS ENGINEERS ESTIMATE & HIGH BID	
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	LS	1	\$30,000.00	\$30,000.00	\$15,000.00	\$15,000.00	\$30,000.00	\$30,000.00	\$57,500.00	\$57,500.00	\$52,588.00	\$52,588.00	\$34,166.67	\$ 34,166.67
2	Erosion Control	LS	1	\$6,000.00	\$6,000.00	\$1,200.00	\$1,200.00	\$1,000.00	\$1,000.00	\$14,500.00	\$14,500.00	\$1,210.00	\$1,210.00	\$5,566.67	\$ 5,566.67
3	Traffic Control	LS	1	\$5,000.00	\$5,000.00	\$2,000.00	\$2,000.00	\$3,500.00	\$3,500.00	\$2,850.00	\$2,850.00	\$3,267.00	\$3,267.00	\$2,783.33	\$ 2,783.33
4	Contractor Construction Staking	LS	1	\$8,000.00	\$8,000.00	\$5,000.00	\$5,000.00	\$6,900.00	\$6,900.00	\$11,600.00	\$11,600.00	\$10,891.00	\$10,891.00	\$7,833.33	\$ 7,833.33
5	Clearing, Grubbing and Demolition	LS	1	\$45,000.00	\$45,000.00	\$50,000.00	\$50,000.00	\$70,000.00	\$70,000.00	\$30,500.00	\$30,500.00	\$83,225.00	\$83,225.00	\$50,166.67	\$ 50,166.67
6	Unsuitable Subgrade (Remove and Replace with 3" Crusher Run Aggregate) (6")	TON	128	\$125.00	\$16,000.00	\$90.00	\$11,520.00	\$85.00	\$10,880.00	\$137.50	\$17,600.00	\$105.00	\$13,440.00	\$104.17	\$ 13,333.33
7	Temporary Aggregate (6")	LS	1	\$15,000.00	\$15,000.00	\$500.00	\$500.00	\$6,800.00	\$6,800.00	\$14,850.00	\$14,850.00	\$20,858.00	\$20,858.00	\$7,383.33	\$ 7,383.33
8	Storm Pipe (18" RCP) (Class III Gasket)	LF	154	\$225.00	\$34,650.00	\$197.00	\$30,338.00	\$120.00	\$18,480.00	\$115.00	\$17,710.00	\$295.00	\$45,430.00	\$144.00	\$ 22,176.00
9	Inlet (6'x3') (Curb) (Complete)	EA	1	\$14,000.00	\$14,000.00	\$7,000.00	\$7,000.00	\$9,950.00	\$9,950.00	\$7,350.00	\$7,350.00	\$9,157.00	\$9,157.00	\$8,100.00	\$ 8,100.00
10	Junction Box (3'x3') (Complete)	EA	1	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,100.00	\$6,100.00	\$5,250.00	\$5,250.00	\$7,352.00	\$7,352.00	\$5,783.33	\$ 5,783.33
11	Flared End Section (18" RCP) w/ Toe Wall	EA	1	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$1,775.00	\$1,775.00	\$3,050.00	\$3,050.00	\$2,063.00	\$2,063.00	\$2,441.67	\$ 2,441.67
12	Concrete Flume (KCMMB4K)	EA	1	\$3,000.00	\$3,000.00	\$900.00	\$900.00	\$2,600.00	\$2,600.00	\$4,750.00	\$4,750.00	\$292.00	\$292.00	\$2,750.00	\$ 2,750.00
13	Concrete Encasement (6" Sanitary Service Line)	LF	22	\$180.00	\$3,960.00	\$265.00	\$5,830.00	\$200.00	\$4,400.00	\$160.00	\$3,520.00	\$183.00	\$4,026.00	\$208.33	\$ 4,583.33
14	Sanitary Sewer Pipe (6" PVC SDR-26)	LF	12	\$110.00	\$1,320.00	\$645.00	\$7,740.00	\$250.00	\$3,000.00	\$117.00	\$1,404.00	\$264.00	\$3,168.00	\$337.33	\$ 4,048.00
15	Manhole Adjustment (Sanitary Sewer)	EA	1	\$1,700.00	\$1,700.00	\$5,815.00	\$5,815.00	\$2,500.00	\$2,500.00	\$2,950.00	\$2,950.00	\$4,210.00	\$4,210.00	\$3,755.00	\$ 3,755.00
16	Abandonment of Storm Sewers, Grout Fill and Plug	LS	1	\$1,200.00	\$1,200.00	\$3,500.00	\$3,500.00	\$2,500.00	\$2,500.00	\$3,350.00	\$3,350.00	\$8,817.00	\$8,817.00	\$3,116.67	\$ 3,116.67
17	Driveway (Residential) (6") (KCMMB4K) (Remove and Replace)	SY	271	\$140.00	\$37,940.00	\$145.00	\$39,295.00	\$115.00	\$31,165.00	\$154.00	\$41,734.00	\$135.00	\$36,585.00	\$138.00	\$ 37,398.00
18	Aggregate Base (6") (AB-3 OP Modified)	SY	2776	\$15.00	\$41,640.00	\$16.50	\$45,804.00	\$17.90	\$49,690.40	\$12.50	\$34,700.00	\$19.45	\$53,993.20	\$15.63	\$ 43,398.13
19	Asphalt Base (4") (APWA Type 5 MOD - 30% FRAP (max))	TON	656	\$120.00	\$78,720.00	\$105.00	\$68,880.00	\$110.00	\$72,160.00	\$131.50	\$86,264.00	\$98.30	\$64,484.80	\$115.50	\$ 75,768.00
20	Asphalt Surface (2") (APWA Type 5 MOD - 30% FRAP (max))	TON	338	\$135.00	\$45,630.00	\$105.00	\$35,490.00	\$113.00	\$38,194.00	\$157.00	\$53,066.00	\$103.00	\$34,814.00	\$125.00	\$ 42,250.00
21	Curb and Gutter Combined (Type A, B, C) (KCMMB4K) (Remove and Replace)	LF	893	\$60.00	\$53,580.00	\$75.00	\$66,975.00	\$50.50	\$45,096.50	\$61.00	\$54,473.00	\$59.85	\$53,446.05	\$62.17	\$ 55,514.83
22	Concrete Blockout (Manhole in Paved Area)	EA	2	\$1,200.00	\$2,400.00	\$865.00	\$1,730.00	\$2,490.00	\$4,980.00	\$5,500.00	\$11,000.00	\$3,025.00	\$6,050.00	\$2,951.67	\$ 5,903.33
23	Fence (72") (Wood)	LF	124	\$65.00	\$8,060.00	\$60.00	\$7,440.00	\$65.00	\$8,060.00	\$72.00	\$8,928.00	\$71.40	\$8,853.60	\$65.67	\$ 8,142.67
24	Fence (48") (Chain Link)	LF	40	\$40.00	\$1,600.00	\$43.00	\$1,720.00	\$32.00	\$1,280.00	\$120.00	\$4,800.00	\$35.10	\$1,404.00	\$65.00	\$ 2,600.00
25	Irrigation Repair	EA	1	\$600.00	\$600.00	\$1,500.00	\$1,500.00	\$1,650.00	\$1,650.00	\$6,000.00	\$6,000.00	\$1,815.00	\$1,815.00	\$3,050.00	\$ 3,050.00
26	Sodding	SY	550	\$15.00	\$8,250.00	\$15.00	\$8,250.00	\$13.75	\$7,562.50	\$15.00	\$8,250.00	\$14.50	\$7,975.00	\$14.58	\$ 8,020.83
27	Force Account	SET	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$ 20,000.00
BASE BID TOTAL				\$491,750.00		\$451,927.00		\$460,223.40		\$527,949.00		\$559,414.65		\$480,033.13	

BID ALTERNATE				ENGINEERS ESTIMATE		MCCONNELL		KS HEAVY		MUSSELMAN		MCANANY		AVERAGE MINUS ENGINEERS ESTIMATE	
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BA1	Driveway (Residential) (6") (KCMMB4K) (Remove and Replace)	SY	478	\$140.00	\$66,920.00	\$145.00	\$69,310.00	\$115.00	\$54,970.00	\$168.00	\$80,304.00	\$110.00	\$52,580.00	\$142.67	\$ 68,194.67
BA2	Sidewalk (4") (KCMMB4K)	SF	2088	\$12.00	\$25,056.00	\$16.40	\$34,243.20	\$10.00	\$20,880.00	\$18.00	\$37,584.00	\$11.40	\$23,803.20	\$14.80	\$ 30,902.40
BA3	Sidewalk Ramp (6") with Detectable Warning Surface (KCMMB4K)	SF	195	\$20.00	\$3,900.00	\$17.00	\$3,315.00	\$32.00	\$6,240.00	\$80.00	\$15,600.00	\$45.20	\$8,814.00	\$43.00	\$ 8,385.00
BA4	Detectable Warning Surface	SF	56	\$80.00	\$4,480.00	\$69.00	\$3,864.00	\$44.00	\$2,464.00	\$137.00	\$7,672.00	\$84.70	\$4,743.20	\$83.33	\$ 4,666.67
BA5	Sidewalk Curb (KCMMB4K)	LF	14	\$30.00	\$420.00	\$29.00	\$406.00	\$46.00	\$644.00	\$45.50	\$637.00	\$12.10	\$169.40	\$40.17	\$ 562.33
BA6	Irrigation Repair	EA	7	\$600.00	\$4,200.00	\$1,000.00	\$7,000.00	\$1,650.00	\$11,550.00	\$875.00	\$6,125.00	\$1,815.00	\$12,705.00	\$1,175.00	\$ 8,225.00
BID ALTERNATE TOTAL				\$104,976.00		\$118,138.20		\$96,748.00		\$147,922.00		\$102,814.80		\$120,936.07	
GRAND TOTAL				\$596,726.00		\$570,065.20		\$556,971.40		\$675,871.00		\$662,229.45		\$600,969.20	

MCCONNELL & ASSOCIATES

PROJECT SUBCONTRACTOR LIST

Job Name:		2024 NSRP - W 47th Place	
Customer:		City of Roeland Park, KS	
Name	Scope	Address	Phone #
KB Concrete	Concrete	21014 Floyd Street, Bucyrus KS 66013	913-533-2267
Vans Fence	Fencing	9420 NE Vrooman Drive, Kansas City MO 64161	816-452-6558
Stark Boring	Sanitary Sewer	202 S West Outer Road, Archie MO 64725	816-293-5289
Erosion Specialists (MBE)	Erosion Control	684599 PO Box, Kansas City MO 64168	816-321-1847
Impact Landscape	Landscaping/Sod	5900 State Ave, ,Kansas City KS 66102	913-382-3637

Greg VanPatten

From: Matt Gripka <matt.gripka@kshvycon.com>
Sent: Wednesday, July 24, 2024 10:49 AM
To: Greg VanPatten
Subject: Roeland Park - 2024 NSRP - W 47th Place - Subcontractor List

[EXTERNAL EMAIL]

Greg:

Subcontractors are as follows:

Asphalt - McAnany Construction
Tree Removal - CS Carey
Fence - MWB Builders
Sod - Hometown
Staking - Kaw Valley.

Do you think they will award the alternate?

Thanks

Matt Gripka
Project Manager/Estimator
Kansas Heavy Construction
M: 913-416-0034
O: 913-845-2121
F: 913-845-2813

2024 NSRP - W 47TH PLACE RECONSTRUCTION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK PROJECT NO. 24-PW-016
LAMP RYNEARSON NO. 0324016



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. COORDINATE NECESSARY RELOCATIONS WITH UTILITY COMPANIES.

UTILITY CONTACTS

SPECTRUM
DESIGN & CONSTRUCTION
8221 W. 119TH ST.
OVERLAND PARK, KANSAS 66213
(913) 643-1963
ATTN.: BILL MORTSOLF
BILL.MORTSOLF@CHARTER.COM

JOHNSON COUNTY UNIFIED
WASTEWATER DISTRICT
11811 S SUNSET DRIVE
OLATHE, KANSAS 66061
(913) 207-5234
ATTN.: BRANDON MORRIS
BRANDON.MORRIS@JCW.ORG

EVERGY
8730 NIEMAN ROAD
OVERLAND PARK, KANSAS 66214
(816) 652-1843
ATTN.: BRYSON HEENAN
BRYSON.HEENAN@EVERGY.COM

AT&T
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207
(913) 383-6948
ATTN.: RANDAL GASKIN
RG9513@ATT.COM

KANSAS GAS SERVICE
11401 WEST 89TH STREET
OVERLAND PARK, KANSAS 66214
(913) 599-8940
ATTN.: BRETT SWOYER
BRETT.SWOYER@ONEGAS.COM

GOOGLE FIBER
1814 WESTPORT ROAD
KANSAS CITY, MO 64111
ATTN.: LAUREN MARCUCCI
LMARCUCCI@GOOGLE.COM
KC-GOOGLE-UC@GOOGLE.COM

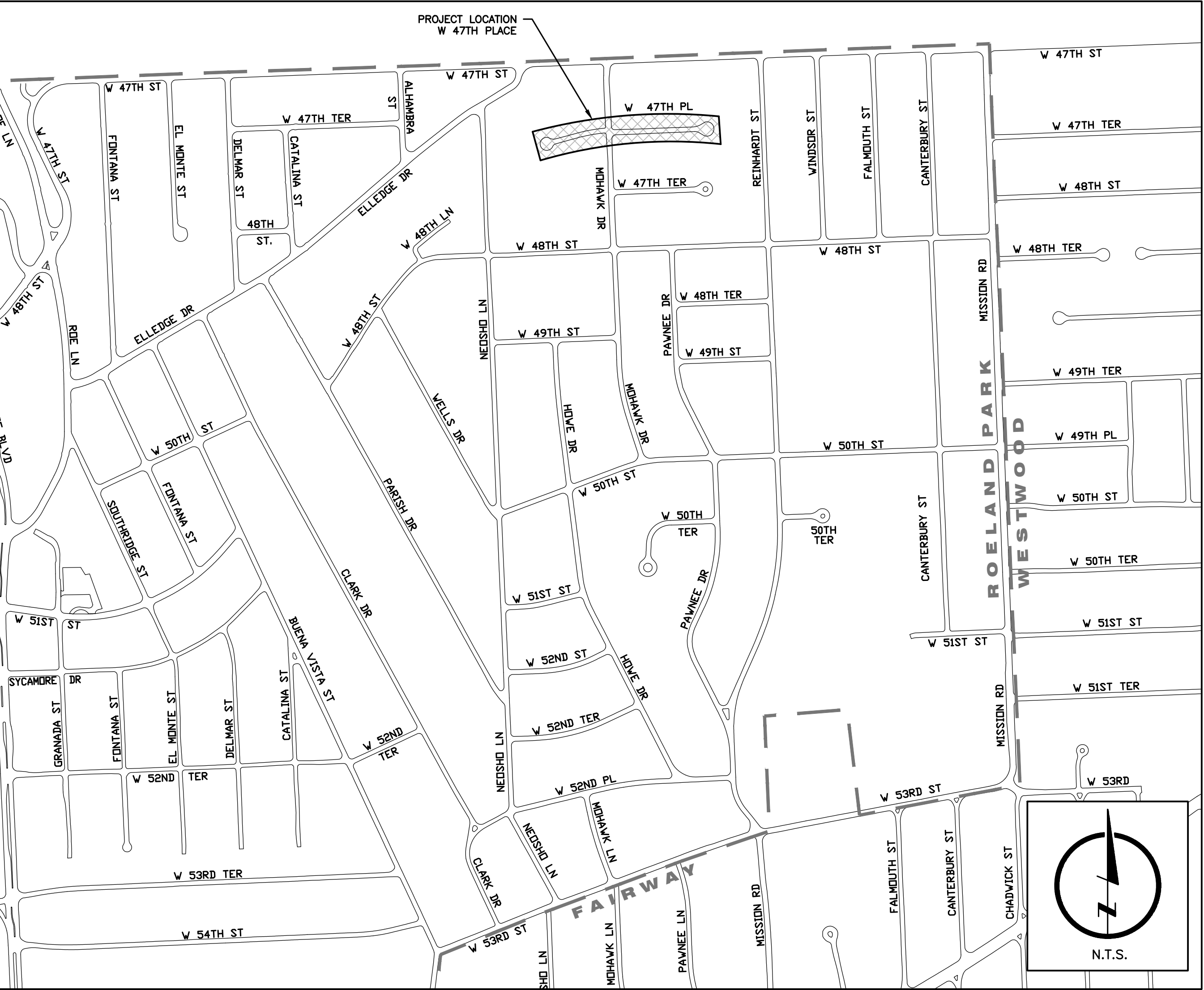
WATERONE
10747 RENNER BOULEVARD
LENEXA, KANSAS 66219-9624
(913) 895-5768
ATTN.: KIRK CULBERTSON
KCULBERTSON@WATERONE.ORG

UNITED PRIVATE NETWORKS
(816) 490-0894
ATTN.: MICHAEL STEINKAMP
UPNGIS@UPNFIBER.COM

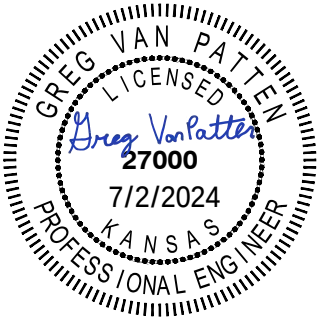
EVERFAST FIBER NETWORK
(913) 322-9619
ATTN.: CLARENCE GRIFFIN
CLARENCE.GRIFFIN@EVERLASTFIBER.COM

INDEX OF SHEETS

SHEET	TITLE
01	COVER SHEET
02	GENERAL NOTES, QUANTITIES SHEET
03	EXISTING CONDITIONS PLAN AND SURVEY CONTROL
04	47TH PLACE PLAN SHEET
05	GRADING PLAN W 47TH PLACE
06	GRADING PLAN STM LINE 10
07	RAMP PLAN SHEET
08	STORM SEWER PLAN/PROFILE SHEET
09	DRAINAGE AREA MAP AND CALCULATIONS SHEET
10	TRAFFIC CONTROL PLAN SHEET
11	TRAFFIC CONTROL DETAIL SHEET
12	EROSION CONTROL PLAN SHEET
13	EROSION CONTROL DETAIL SHEET
14-18	DETAIL SHEETS
19	JCW SANITARY SEWER STANDARD DETAILS



LOCATION MAP



APPROVED: _____ DATE: 7/2/2024
GREG VANPATTEN, PE

APPROVED: *Donnie Scharff* DATE: 7/2/2024
DONNIE SCHARFF, DIRECTOR OF PUBLIC WORKS
ROELAND PARK, KANSAS

LAMP
RYNEARSON

LAMP RYNEARSON, INC.

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 486-2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226-0342

KANSAS CITY, MISSOURI
8001 STATE LINE RD., STE. 200 (816) 351-0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

\\L:\Engineering\0324016 - Roadwork\Drawings\CONSTRUCTION DRAWINGS\0324016 - 03H-UG.dwg, 7/2/2024, 2:12:51 PM, JOE ARCHER, LAMP RYNEARSON

GENERAL CONSTRUCTION NOTES:

1. PRIOR TO THE BEGINNING OF CONSTRUCTION THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING TO ADDRESS ANY ISSUES. THIS MEETING SHALL INCLUDE THE PROJECT MANAGER, CONSTRUCTION SITE FOREMAN, CITY PROJECT MANAGER, ENGINEER AND IMPACTED UTILITY COMPANIES.
2. THE CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND SPECIAL CONDITIONS OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION ON THIS PROJECT.
3. CONTRACTOR SHALL, AT THE TIME OF THE PRE-CONSTRUCTION CONFERENCE, SUBMIT A DETAILED PLAN FOR HANDLING TRAFFIC DURING CONSTRUCTION AND NON-WORKING HOURS FOR REVIEW AND APPROVAL BY THE CITY BEFORE COMMENCING ANY WORK. AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR SHALL CERTIFY THE TRAFFIC CONTROL PLAN.
4. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", 2009 EDITION AND ITS MOST CURRENT REVISIONS.
5. LOCAL TRAFFIC ON ALL STREETS SHALL BE CARRIED THROUGH CONSTRUCTION, TO THE EXTENT PRACTICABLE. DETOURS SHALL ONLY BE USED WITH PRIOR APPROVAL FROM THE CITY.
6. MINIMUM 24HR. NOTICE TO COUNTY, CITY POLICE, PARAMEDIC UNITS, FIRE DISTRICTS, POST OFFICE AND SCHOOL DISTRICT SHALL BE GIVEN BY THE CONTRACTOR BEFORE CLOSING A PUBLIC THOROUGHFARE.
7. CONTRACTOR SHALL REMOVE AND REPLACE OR RELOCATE ALL STREET SIGNS LOCATED WITHIN THE LIMITS OF GRADING. (NO DIRECT PAY).
8. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING AND OBTAINING APPROVAL OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE START OF CONSTRUCTION. A COPY OF THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES. MONITORING REPORTS AND ANY FIELD REVISIONS TO THE PLANS SHALL BE KEPT IN THE ON SITE REPORT. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MONITORING REPORTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL BMPS (BEST MANAGEMENT PRACTICES) TO PREVENT SEDIMENT FROM REACHING PAVED AREAS, STORM SEWER SYSTEMS, DRAINAGE COURSES AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY, OR ADJACENT PROPERTIES TO ORIGINAL OR BETTER CONDITION.
10. EXCEPT WHERE NECESSARY TO INSTALL EROSION AND SEDIMENT CONTROL DEVICES, CLEARING ACTIVITIES SHALL NOT BEGIN UNTIL ALL PROPER EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED AND THE SOIL STABILIZED.
11. ALL CLEARING AND GRUBBING SHALL INCLUDE CLEARING OF TREES, STUMPS, BRUSH, FENCES, POSTS, MAILBOXES, SIGNS, EXISTING ASPHALT, CONCRETE, CURB, OTHER EXISTING SURFACE FEATURES, STORM SEWER PIPE, STORM SEWER STRUCTURES, OTHER STORM SEWER FEATURES AS NECESSARY BY CONTRACTOR, TO PERFORM THE WORK AS SHOWN ON PLANS. ALL DEBRIS, UNSUITABLE WASTE MATERIAL FROM THE STREET/YARDS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF SITE. DISPOSAL OF DEBRIS AND UNSUITABLE WASTE MATERIAL SHALL BE SUBSIDIARY TO CLEARING AND DEMOLITION.
12. ALL WORK SHALL BE CONFINED WITHIN THE EASEMENTS AND/OR CONSTRUCTION LIMITS AS DIRECTED BY THE ENGINEER. ALL GRADING LIMITS SHOWN ARE APPROXIMATE AND MAY BE EXTENDED OR REDUCED AT THE DIRECTION OF THE ENGINEER.
13. CONTRACTOR TO REVIEW AND ADHERE TO ALL PROVISIONS ON EASEMENTS, IF ANY, PROVIDED TO CONTRACTOR BY OWNER
14. THE CONTRACTOR SHALL AT NO TIME LEAVE EQUIPMENT, MATERIALS OR DEBRIS AT LOCATIONS THAT COULD OBSTRUCT INTERSECTION SIGHT DISTANCE, IMPEDE PEDESTRIAN TRAFFIC, OBSTRUCT ANY EXISTING CAPACITY OF STORM SEWER SYSTEM, IMPEDE TRAFFIC, OR CAUSE FLOODING OR EROSION TO RESIDENCES.
15. EXCAVATION AND BACKFILL IS SUBSIDIARY TO THE COST OF THE STORM SEWER PIPE AND STRUCTURE CONSTRUCTION.
16. DRIVEWAYS, SIDEWALKS, AND OTHER AREAS DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING BEFORE DAMAGE OCCURRED.
17. WHEN CONSTRUCTION OPERATIONS REQUIRE THE CLOSING OF PRIVATE DRIVEWAYS, WHETHER PERMANENT OR TEMPORARY, THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE HOMEOWNER (BY DOOR HANGER) AND THE CITY. WHERE NECESSARY, CONTRACTOR SHALL CONSTRUCT TEMPORARY ACCESSIBILITY MEASURES (SUCH AS WHEEL CHAIR RAMPS) TO MEET THE NEEDS OF THE HOMEOWNER.
18. CONTRACTOR SHALL MINIMIZE THE TIME BETWEEN DRIVEWAY REMOVAL AND REPLACEMENT. CONTRACTOR SHALL PROVIDE ROCK FOR VEHICULAR ACCESS ON SAME DAY DRIVEWAY IS REMOVED UNLESS APPROVED BY CITY.
19. DRIVEWAYS SHALL BE REMOVED AND REPLACED TO EXISTING JOINTS, UNLESS OTHERWISE NOTED.
20. SAW CUTS FOR MATERIAL REMOVAL SHALL BE FULL DEPTH.
21. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS. CONTACT KANSAS ONE-CALL AT 811 OR KANSAS1CALL.COM AT LEAST 2 FULL BUSINESS DAYS PRIOR TO EXCAVATION.
22. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO COMMENCEMENT OF WORK AND FOR MAKING HIS OWN VERIFICATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE VICINITY 72 HOURS PRIOR TO CONSTRUCTION. THE REMOVAL OF EXISTING OR ABANDONED UTILITIES IS SUBSIDIARY TO "CLEARING AND GRUBBING"
23. PIPE CONNECTION TO NEW STRUCTURES BEING INSTALLED IS SUBSIDIARY TO PIPE CONSTRUCTION. PIPE CONNECTION TO EXISTING STRUCTURES IS PAID FOR AS EACH.
24. REPAIR EXISTING STORM SEWER STRUCTURE INVERTS AS NECESSARY WHEN REPLACING PIPE. (NO DIRECT PAY)

25. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AT ALL TIMES. RELOCATION OF EXISTING UTILITIES BY CONTRACTOR MUST BE COORDINATED WITH AND APPROVED BY THE UTILITY OWNER, CITY, AND ENGINEER. (NO DIRECT PAY).
26. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR REPLACEMENT OR TEMPORARY BRACING OF ALL UTILITY AND STREET LIGHTING POLES LOCATED WITHIN THE LIMITS OF GRADING. (NO DIRECT PAY).
27. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR RELOCATION OF ALL TELEPHONE, GAS, CABLE, AND OTHER FACILITIES LOCATED WITHIN THE LIMITS OF GRADING. (NO DIRECT PAY).
28. CONTRACTOR SHALL COORDINATE WITH WATERONE FOR ALL WATER LINE ADJUSTMENTS AND RELOCATION OF WATER MAINS AND SERVICE LINES, RELOCATION OF FIRE HYDRANTS AND RESETTING OF METER VAULTS AND COVERS TO MATCH FINISHED GRADE. (NO DIRECT PAY).
29. CONTRACTOR SHALL ADJUST SANITARY SEWER MANHOLE FRAMES AND COVERS, AS REQUIRED TO MATCH NEW GRADE. FRAMES AND COVERS IN ROADWAY SHALL BE ENCASED IN CONCRETE AS SHOWN IN THE DETAIL HEREIN. ALL SANITARY SEWER WORK MUST CONFORM TO JOHNSON COUNTY WASTEWATER DETAILS AND SPECIFICATIONS. COORDINATE ALL SANITARY SEWER WORK WITH JCW INSPECTOR. ALL WORK FOR MANHOLE ADJUSTMENTS IN ROADWAY IS SUBSIDIARY TO "CONCRETE BLOCKOUT (MANHOLE IN PAVED AREA)" BID ITEM.
30. SPRINKLER SYSTEMS, WHERE ENCOUNTERED AND IN CONFLICT WITH GRADING, SHALL BE REMOVED TO THE LIMITS OF GRADING AND REPLACED AT NEW GRADE. CONTRACTOR SHALL REPLACE THE SPRINKLER SYSTEM WITH NEW MATERIALS MATCHING THE EXISTING SYSTEM AND SHALL INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SPRINKLER SYSTEMS IN CONFLICT WITH NEW SIDEWALK SHALL BE REMOVED AND SYSTEM ADJUSTED TO BE BEHIND SIDEWALK. CONTRACTOR SHALL CONTACT THE HOMEOWNER PRIOR TO ADJUSTING SPRINKLER SYSTEM. TEMPORARY WATERING OF REMAINING ZONE(S) EFFECTED BY CONSTRUCTION MY BE REQUIRED AND SHALL BE COORDINATED WITH THE HOMEOWNER. SPRINKLER SYSTEMS SHOWN ON PLANS WHERE KNOWN.
31. RESTORATION OF ANY AREAS OUTSIDE OF THE GRADING LIMITS THAT ARE DISTURBED DURING UTILITY RELOCATION, SHALL BE REPAIRED BY THE UTILITY. CONTRACTOR SHALL COORDINATE SAID WORK.
32. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING WHERE EXISTING FENCE IS TO BE REMOVED AND REPLACED, IF REQUIRED BY HOMEOWNER. TEMPORARY FENCE SHALL BE CHAIN LINK. PROVIDE GATES, AS REQUIRED TO MATCH EXISTING. (NO DIRECT PAY)
33. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING FENCES TO EQUAL OR BETTER CONDITION AS NECESSARY WHERE CALLED OUT IN THE PLANS.
34. CONTRACTOR SHALL REMOVE ALL TREES MARKED WITH AN "X". (NO DIRECT PAY).
35. TREES NOT MARKED WITH AN "X" BUT FOUND TO BE IN CONFLICT WITH THE PROPOSED WORK MAY BE REMOVED ONLY WITH PRIOR WRITTEN APPROVAL OF THE ENGINEER.
36. CONTRACTOR SHALL NOTIFY ENGINEER IF A TREE MARKED WITH AN "X" IS FOUND TO BE SALVAGEABLE. ENGINEER WILL MAKE THE FINAL DETERMINATION REGARDING SAID TREE.
37. CONTRACTOR SHALL REMOVE SHRUBS AND OTHER LANDSCAPING, AS REQUIRED, WITHIN THE GRADING LIMITS.
38. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 WEEKS WRITTEN NOTICE TO HOMEOWNERS PRIOR TO COMMENCEMENT OF CLEARING, GRUBBING AND GRADING ACTIVITIES. TRANSPLANTING WILL BE THE RESPONSIBILITY OF THE HOMEOWNER.
39. CONTRACTOR SHALL SOD AND FERTILIZE ALL DISTURBED AREAS. RESTORATION OF ANY AREAS OUTSIDE OF THE GRADING LIMITS THAT ARE DISTURBED DURING UTILITY RELOCATION, SHALL BE REPAIRED BY THE UTILITY. CONTRACTOR SHALL COORDINATE SAID WORK.
40. TREE ROOTS 18" BELOW GROUND SHALL BE CLEAN CUT PRIOR TO TRENCH EXCAVATION.
41. CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION AND IS RESPONSIBLE FOR ANY DEWATERING NECESSARY FOR CONSTRUCTION. DEWATERING SHALL BE SUBSIDIARY TO OTHER BID ITEMS.
42. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY CORNERS/MONUMENTS AND SECTION CORNERS. ANY PROPERTY CORNER AND/OR SECTION CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF KANSAS AT THE CONTRACTORS EXPENSE, UNLESS OTHERWISE NOTED.
43. OPEN PITS SHALL NOT BE LEFT AT THE END OF A WORK DAY. ALL EXCAVATIONS SHALL BE BACKFILLED OR COMPLETELY ENCLOSED WITH TEMPORARY FENCING
44. CONTRACTOR TO STAKE RIGHT OF WAY PRIOR TO CONSTRUCTION.
45. ALL CONCRETE SHALL BE KCMMB4K.
46. ALL GRADING REQUIRED TO CONSTRUCT THIS PROJECT AND RESTORE PROPERTIES IS SUBSIDIARY TO OTHER BID ITEMS.
47. THE CONTRACTOR SHALL EXCAVATE AHEAD OF STORM SEWER CONSTRUCTION TO POSITIVELY ESTABLISH UTILITY CONFLICTS. THE ENGINEER RESERVES THE ABILITY TO ADJUST PIPE ELEVATIONS AT STRUCTURES UP TO 12" UP OR DOWN TO CLEAR UTILITIES. (NO DIRECT PAY)
48. ACCESS TO RESIDENTIAL DRIVEWAYS SHALL BE MAINTAINED FOR RESIDENTS THROUGHOUT STREET RECONSTRUCTION. EXCEPTION DURING DRIVEWAY CURE TIME. TEMPORARY AGGREGATE BID ITEM IS USED TO PROVIDE RAMPS TO DRIVES WHILE THE STREET IS CUT.
49. PROPOSED LAND DISTURBANCE EXTENTS, AS DELINEATED ON THE PLANS, RESULTS IN A TOTAL DISTURBED AREA JUST UNDER 1 ACRE. CONTRACTOR SHALL LIMIT TOTAL DISTURBED AREA TO LESS THAN 1 ACRE. CITY AND ENGINEER MUST BE NOTIFIED IF LAND DISTURBANCE WILL EXCEED 1 ACRE, AS A KDHE NOI PERMIT AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WITH WEEKLY MONITORING AND UPDATES WOULD THEN BE REQUIRED.

ABBREVIATIONS

CMP	—	CORRUGATED METAL PIPE	\$	—	SURVEY LINE
DIP	—	DUCTILE IRON PIPE	—	—	BASE LINE
HDPE	—	HIGH DENSITY POLYETHYLENE	—	—	CENTERLINE
PVC	—	POLY VINYL CHLORIDE PIPE	CLF	—	CHAIN LINK FENCE
RCP	—	REINFORCED CONCRETE PIPE	WWF	—	WOVEN WIRE FENCE
RCB	—	REINFORCED CONCRETE BOX	WOOD	—	WOOD FENCE
VCP	—	VITRIFIED CLAY PIPE	MH	—	MANHOLE
ASPH	—	ASPHALTIC CONCRETE	CI	—	CURB INLET
CONC	—	PORTLAND CEMENT CONCRETE	AI	—	AREA INLET
(R) REM.	—	REMOVE	BC	—	BURIED CABLE
R/W	—	RIGHT OF WAY	BK CB	—	BACK OF CURB
U/E	—	UTILITY EASEMENT	L.I.P.	—	LEAVE IN PLACE
D/E	—	DRAINAGE EASEMENT	DND	—	DO NOT DISTURB
TCE	—	TEMPORARY CONSTRUCTION EASEMENT	F.F.	—	FINISHED FLOOR
PDE	—	PERMANENT DRAINAGE EASEMENT	L/S	—	LANDSCAPING AREA
PSUE	—	PERMANENT SIDEWALK AND UTILITY EASEMENT	DND	—	DO NOT DISTURB

BASE BID QUANTITIES

Item No.	Item Description	Unit	Estimated Quantity
1	Mobilization	LS	1
2	Erosion Control	LS	1
3	Traffic Control	LS	1
4	Contractor Construction Staking	LS	1
5	Clearing, Grubbing and Demolition	LS	1
6	Unsuitable Subgrade (Remove and Replace with 3" Crusher Run Aggregate) (6")	TON	128
7	Temporary Aggregate (6")	LS	1
8	Storm Pipe (18" RCP) (Class III Gasket)	LF	154
9	Inlet (6'x3') (Curb) (Complete)	EA	1
10	Junction Box (3'x3') (Complete)	EA	1
11	Flared End Section (18" RCP) w/ Toe Wall	EA	1
12	Concrete Flume (KCMMB4K)	EA	1
13	Concrete Encasement (6" Sanitary Service Line)	LF	22
14	Sanitary Sewer Pipe (6" PVC SDR-26)	LF	12
15	Manhole Adjustment (Sanitary Sewer)	EA	1
16	Abandonment of Storm Sewers, Grout Fill and Plug	LS	1
17	Driveway (Residential) (6") (KCMMB4K) (Remove and Replace)	SY	271
18	Aggregate Base (6") (AB-3 OP Modified)	SY	2776
19	Asphalt Base (4") (APWA Type 5 MOD - 30% FRAP (max))	TON	656
20	Asphalt Surface (2") (APWA Type 5 MOD - 30% FRAP (max))	TON	338
21	Curb and Gutter Combined (Type A, B, C) (KCMMB4K) (Remove and Replace)	LF	893
22	Concrete Blockout (Manhole in Paved Area)	EA	2
23	Fence (72") (Wood)	LF	124
24	Fence (48") (Chain Link)	LF	40
25	Irrigation Repair	EA	1
26	Sodding	SY	550
27	Force Account	SET	1

BID ALTERNATE QUANTITIES

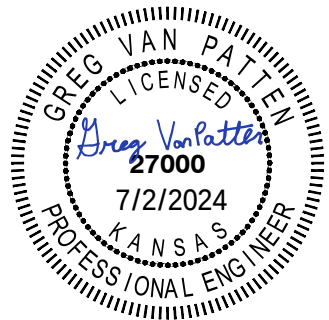
Item No.	Item Description	Unit	Estimated Quantity
BA1	Driveway (Residential) (6") (KCMMB4K) (Remove and Replace)	SY	478
BA2	Sidewalk (4") (KCMMB4K)	SF	2088
BA3	Sidewalk Ramp (6") with Detectable Warning Surface (KCMMB4K)	SF	195
BA4	Detectable Warning Surface	SF	56
BA5	Sidewalk Curb (KCMMB4K)	LF	14
BA6	Irrigation Repair	EA	7

LEGEND

— SS — SS —	SANITARY SEWER		GRATE INLET
— ST — ST —	STORM SEWER		HANDICAP SIGN
— OHU — OHU —	OVERHEAD UTILITY		HANDICAP SYMBOL
— CA — CA —	CABLE		LIGHT POLE
— FO — FO —	FIBER OPTICS		LIGHT YARD
— G — G —	GAS		MONUMENT FOUND
— E — E —	ELECTRIC		POWER POLE
— T — T —	TELEPHONE		SAN CLEANOUT
— W — W —	WATER		SANITARY MANHOLE
— — — — —	RIGHT OF WAY		SECTION CORNER
— — — — —	PROPERTY LINE		SIGN
— — — — —	EASEMENT		STOP SIGN
— — — — —	EXISTING MAJOR CONTOUR		STORM MANHOLE
— — — — —	EXISTING MINOR CONTOUR		STORM PIPE END
	AC UNIT		TELEPHONE PEDESTAL
	BENCH		TELEPHONE PULLBOX
	BENCHMARK		TREE DECIDUOUS
	BUSH		WATER METER
	CONIFEROUS TREE		WATER VALVE
	CONTINUE SYMBOL		WELL
	CONTROL POINT		MAILBOX
	DECIDUOUS TREE	X 1020.12	SPOT ELEVATION
	DOWN SPOUT	FL	FLOWLINE
	ELECTRIC METER	I.E.	INVERT ELEVATION
	ELECTRIC PULLBOX	MH	MANHOLE
	ELECTRIC TRANSFORMER	FES	FLARED END SECTION
	FES 36	PVC	POLYVINYL CHLORIDE
	FIBER OPTIC PULLBOX	VCP	VITRIFIED CLAY PIPE
	FIRE HYDRANT	CPP	CORRUGATED PLASTIC PIPE
	FLAGPOLE	X — X —	FENCE
	GAS CURB STOP		VEGETATION LINE
	GAS METER		
	GAS WARNING SIGN		

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GENERAL NOTES, LEGEND AND QUANTITIES SHEET

2024 NSRP – W 47TH PLACE RECONSTRUCTION
ROELAND PARK, KANSAS



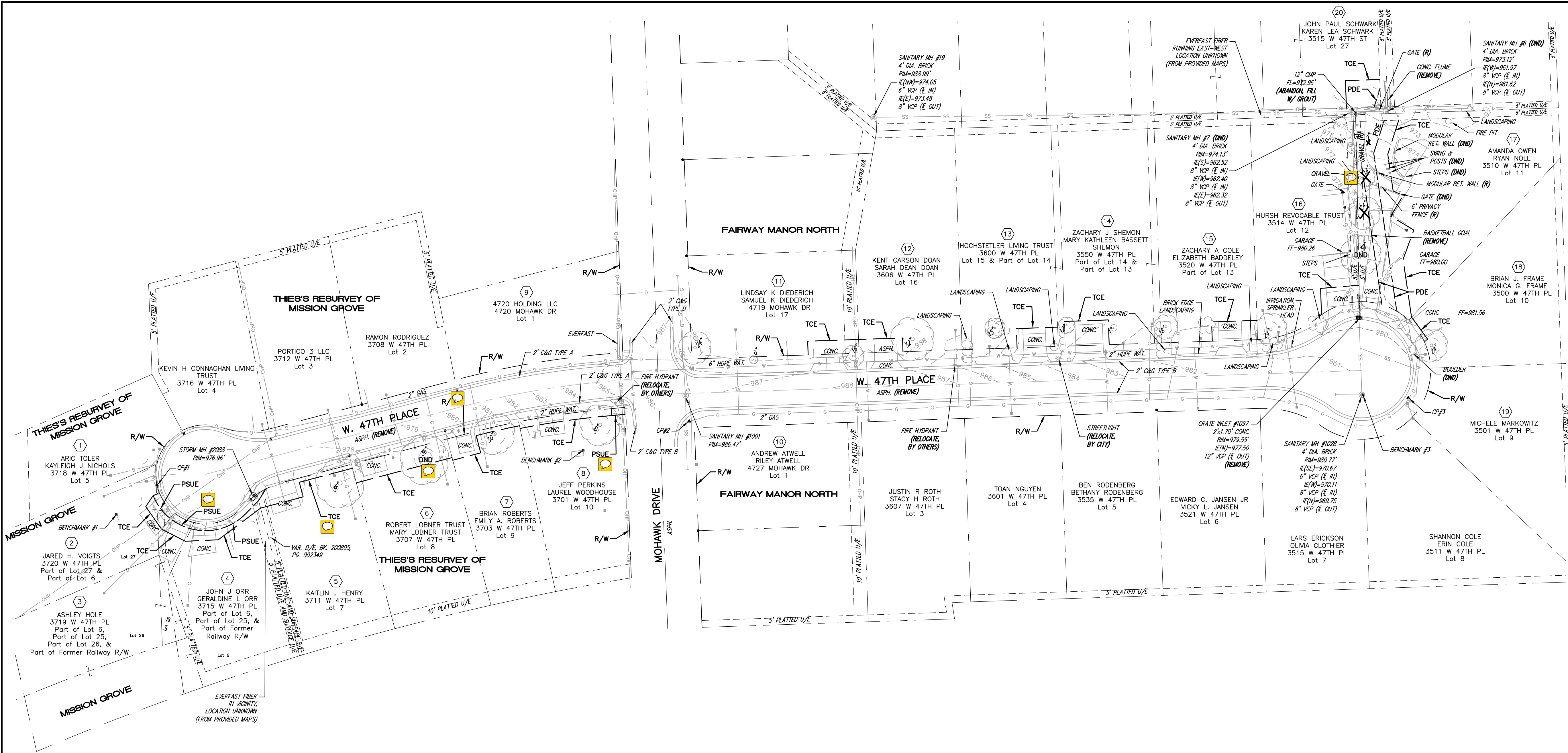
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

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ALL COORDINATES ARE REPORTED AS GROUND VALUES IN INTERNATIONAL FEET.

GRID COORDINATES WERE DERIVED FROM THE MODOT VRS NETWORK, KANSAS STATE PLANE, NORTH ZONE, NAD83.

GRID COORDINATES WERE SCALED FROM CONTROL POINT #1 USING TRIMBLE ACCESS.

N: 276239.859 IFT
E: 2269419.503 IFT
Z: 979.24

COMBINED S.F. GRID TO GROUND: 1.0000782613
COMBINED S.F. GROUND TO GRID: 0.9999217448

BEARINGS IN THIS DRAWING ARE BASED ON GRID NORTH.

CONTROL POINT #1
1/2" REBAR W/ CP CAP
N: 276239.86
E: 2269419.50
ELEV: 979.24
(NAVD83)

CONTROL POINT #2
1/2" REBAR W/ CP CAP
N: 276239.86
E: 2269806.47
ELEV: 986.34
(NAVD83)

CONTROL POINT #3
1/2" REBAR W/ CP CAP
N: 276239.86
E: 2270329.34
ELEV: 981.07
(NAVD83)

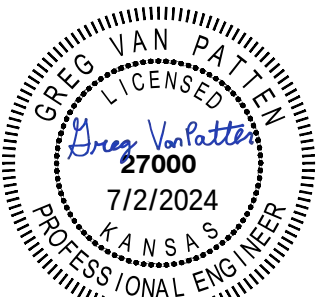
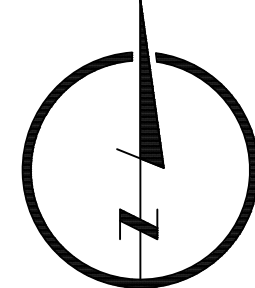
BENCHMARK #1
TOP OF THE NORTHEAST CORNER OF THE
9.5'x13.5' CONCRETE STOOP ON THE FRONT
OF HOUSE #3702 W. 47TH PLACE
ELEV: 983.71

BENCHMARK #2
TOP OF THE NORTHEAST CORNER OF THE
9'x4' CONCRETE STOOP ON THE FRONT OF
HOUSE #3701 W. 47TH PLACE
ELEV: 985.01

BENCHMARK #3
SET A CHISELED SQUARE ON THE EAST RIM
OF A SANITARY MANHOLE IN THE EASTERN
CUL-DE-SAC OF THE INTERSECTION OF
W. 47TH PLACE AND MOHAWK DRIVE
ELEV: 980.71

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EXISTING CONDITIONS PLAN
AND SURVEY CONTROL SHEET

2024 NSRP - W 47TH PLACE RECONSTRUCTION
ROELAND PARK, KANSAS



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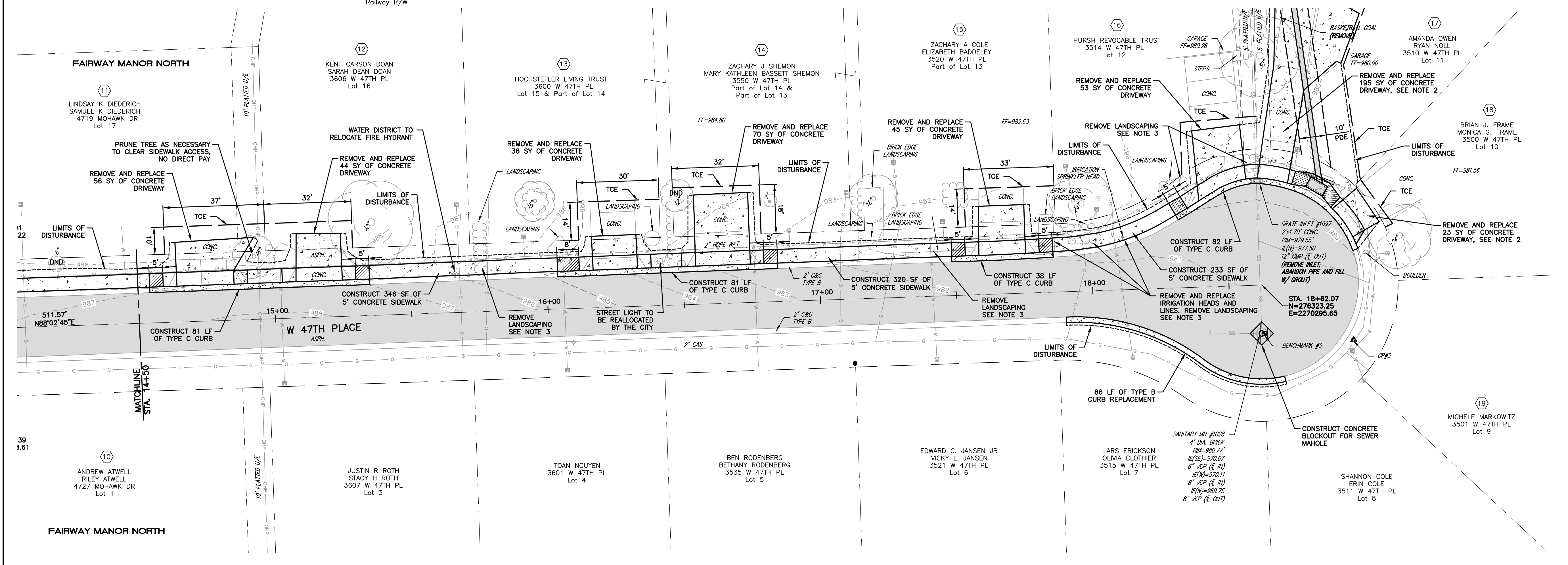
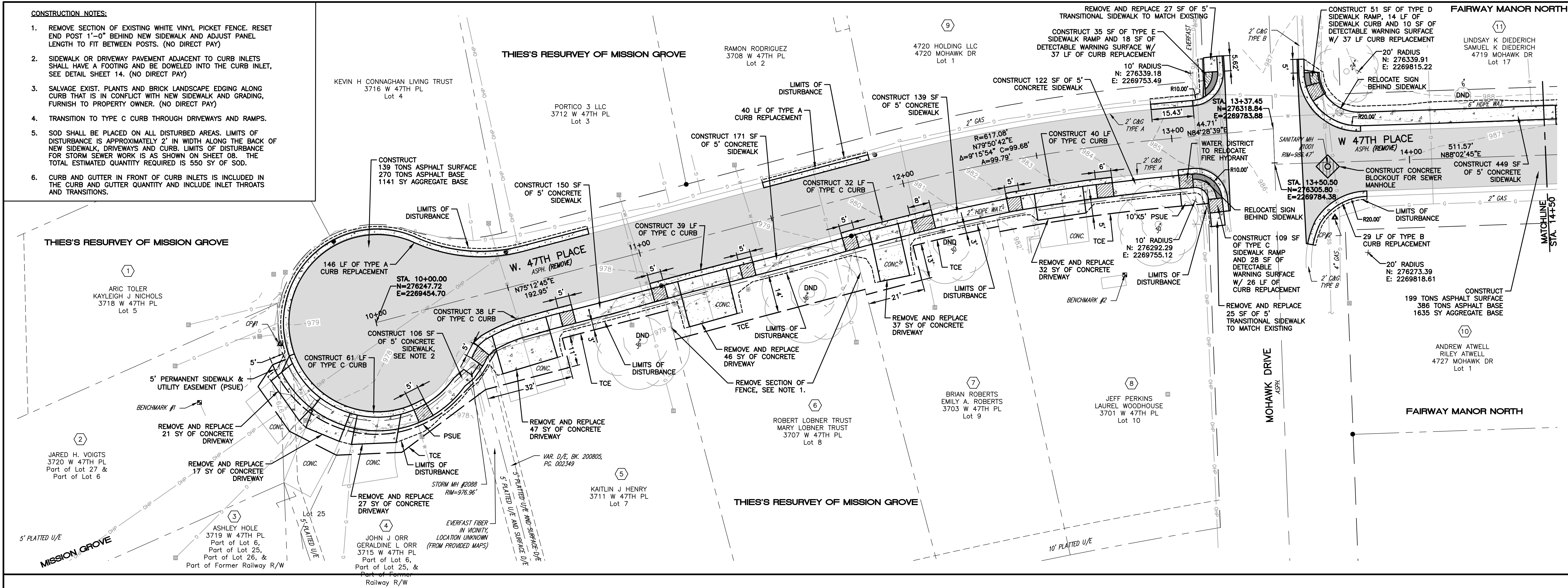
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03

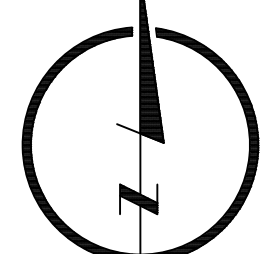
CONSTRUCTION NOTES:

1. REMOVE SECTION OF EXISTING WHITE VINYL PICKET FENCE. RESET END POST 1'-0" BEHIND NEW SIDEWALK AND ADJUST PANEL LENGTH TO FIT BETWEEN POSTS. (NO DIRECT PAY)
2. SIDEWALK OR DRIVEWAY PAVEMENT ADJACENT TO CURB INLETS SHALL HAVE A FOOTING AND BE DOWELED INTO THE CURB INLET. SEE DETAIL SHEET 14. (NO DIRECT PAY)
3. SALVAGE EXIST. PLANTS AND BRICK LANDSCAPE EDGING ALONG CURB THAT IS IN CONFLICT WITH NEW SIDEWALK AND GRADING, FURNISH TO PROPERTY OWNER. (NO DIRECT PAY)
4. TRANSITION TO TYPE C CURB THROUGH DRIVEWAYS AND RAMPS.
5. SOD SHALL BE PLACED ON ALL DISTURBED AREAS. LIMITS OF DISTURBANCE IS APPROXIMATELY 2' IN WIDTH ALONG THE BACK OF NEW SIDEWALK, DRIVEWAYS AND CURB. LIMITS OF DISTURBANCE FOR STORM SEWER WORK IS AS SHOWN ON SHEET 08. THE TOTAL ESTIMATED QUANTITY REQUIRED IS 550 SY OF SOD.
6. CURB AND GUTTER IN FRONT OF CURB INLETS IS INCLUDED IN THE CURB AND GUTTER QUANTITY AND INCLUDE INLET THROATS AND TRANSITIONS.



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47TH PLACE PLAN SHEET

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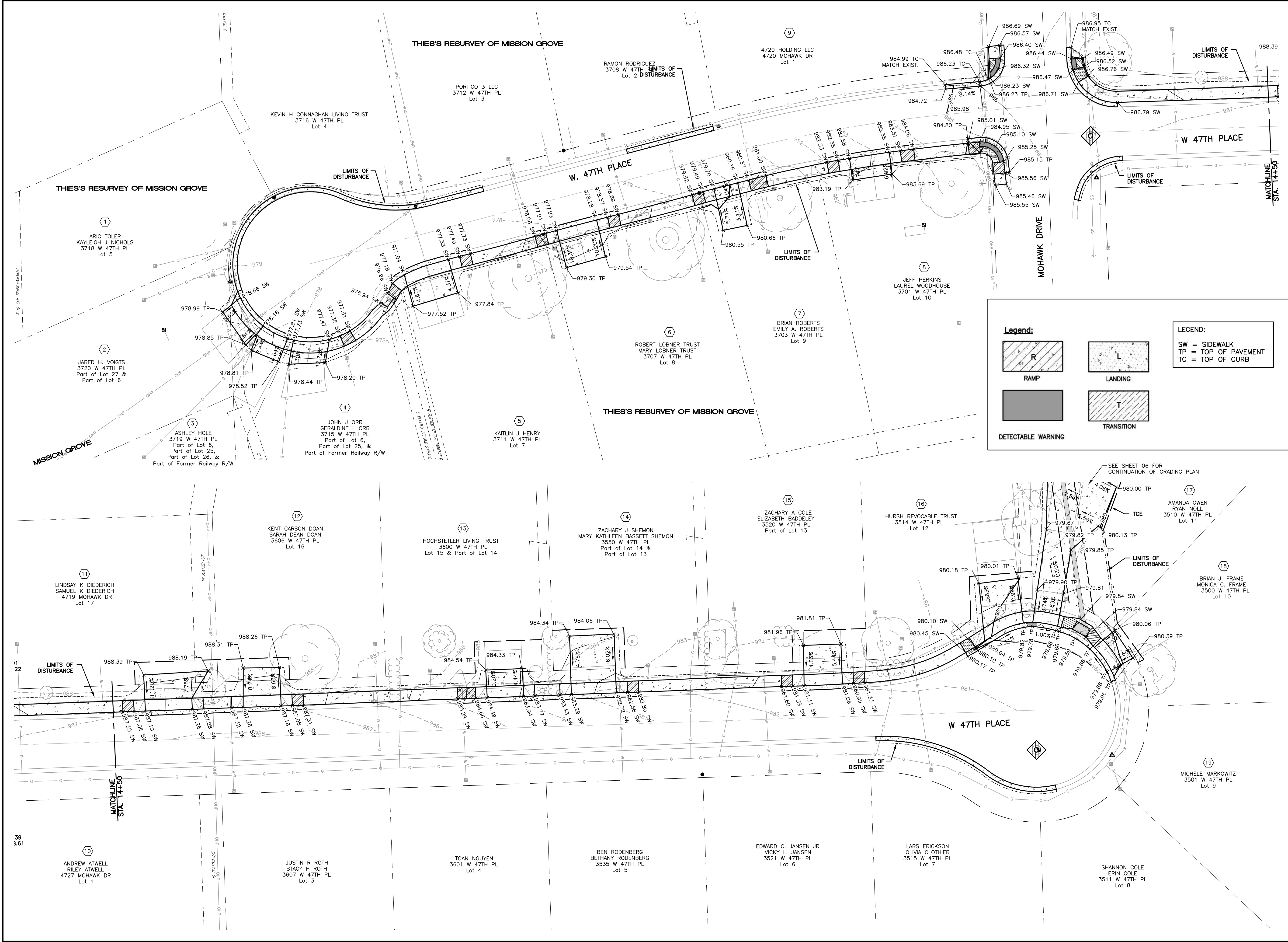
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GRADING PLAN
W. 47TH PLACE

2024 NSRP - W 47TH PLACE RECONSTRUCTION
ROELAND PARK, KANSAS

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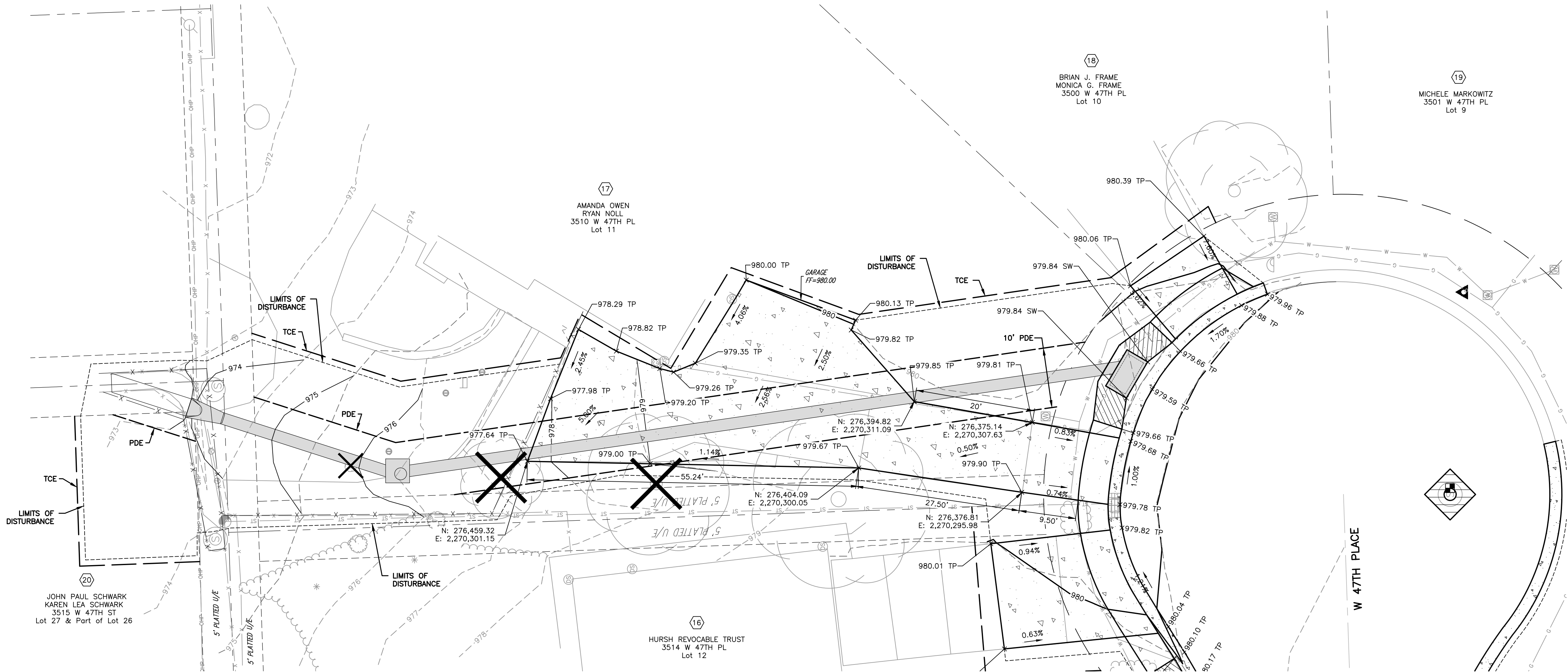
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1	ISSUED FOR PERMIT	7/2/2024
2	FOR CONSTRUCTION	7/2/2024

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05

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CONSTRUCTION NOTES:

1. DRIVEWAY ELEVATIONS AS NOTED ON THE GRADING PLAN MATCH EXISTING DRIVEWAY ELEVATIONS.
2. POSITIVE DRAINAGE AWAY FROM HOUSE AND GARAGE SHALL BE MAINTAINED.
3. RECONNECT ALL DOWNSPOUTS AND PIPING DISTURBED DURING CONSTRUCTION. ANY DAMAGES PIPE SHALL BE REPLACED WITH PIPE OF THE SAME MATERIAL AND SIZE. VERIFY POSITIVE DRAINAGE OF DOWNSPOUTS AND PIPING PRIOR TO DRIVEWAY CONSTRUCTION. (NO DIRECT PAY)

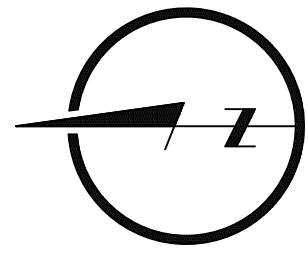
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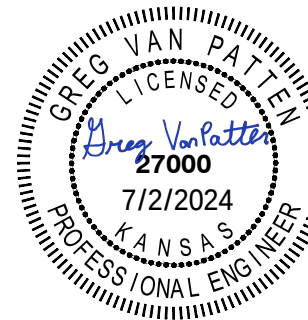
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0 10' 20'



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GRADING PLAN
STM LINE 10

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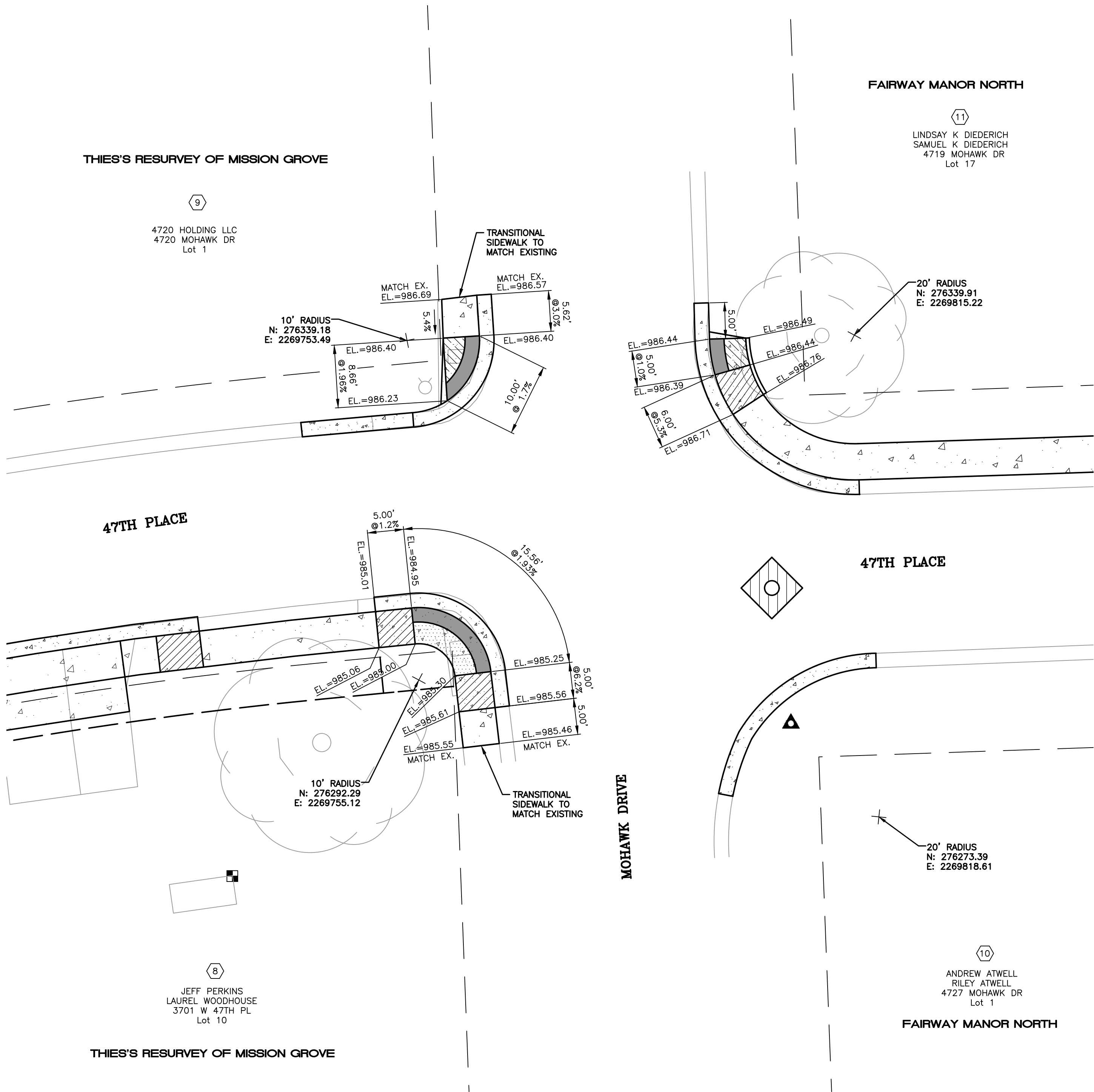
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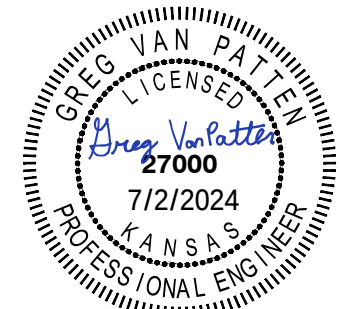
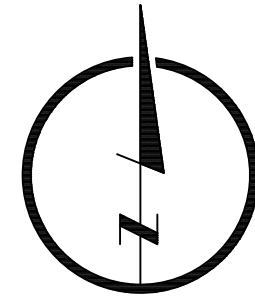
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RAMP PLAN SHEET

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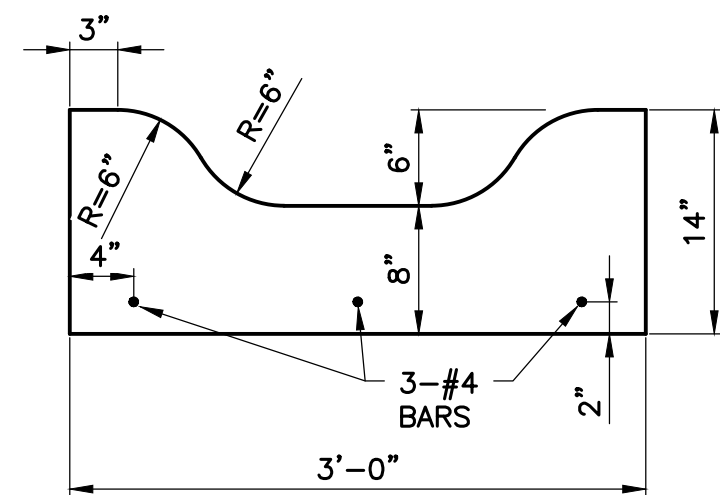
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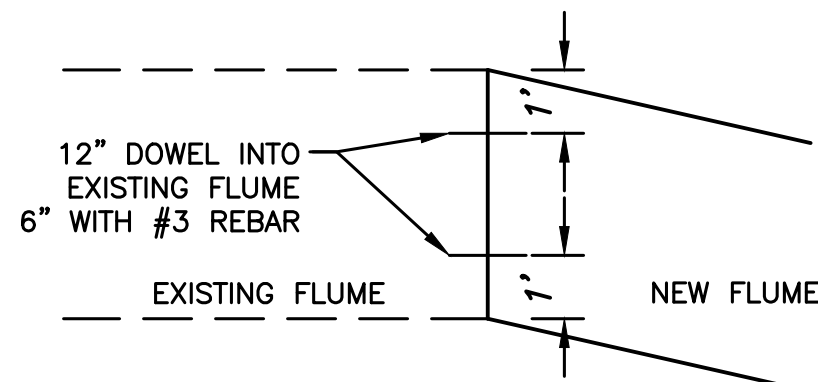
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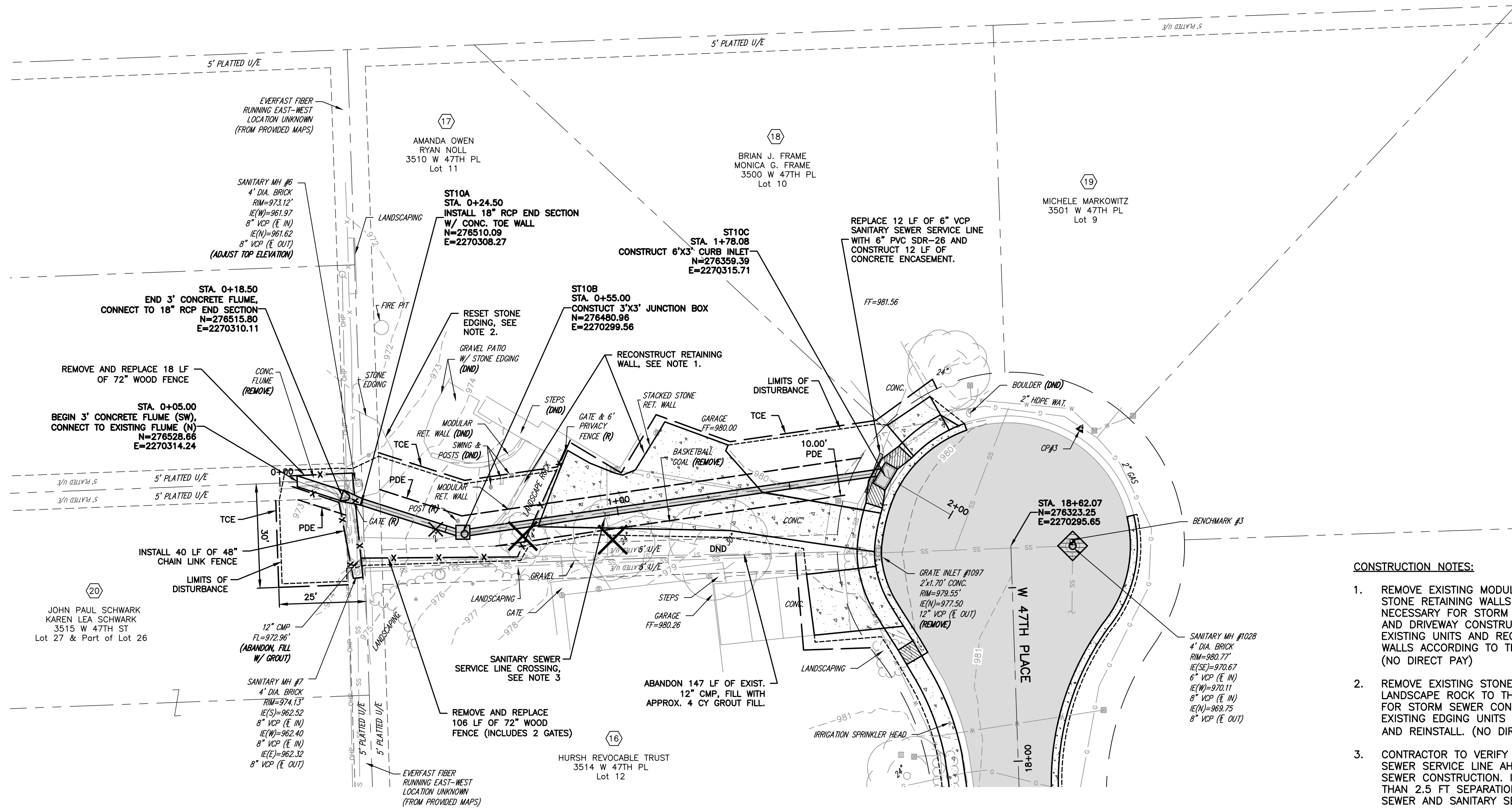
FLUME DETAIL

CONCRETE FLUME NOTES:

1. SHAPE OF FLUME SHALL BE TRANSITIONED TO MATCH AT EXISTING CONNECTION.
2. NEW FLUME TO BE DOWELED TO EXISTING, SEE DETAIL BELOW.
3. CONCRETE TO BE KCMMB4K.

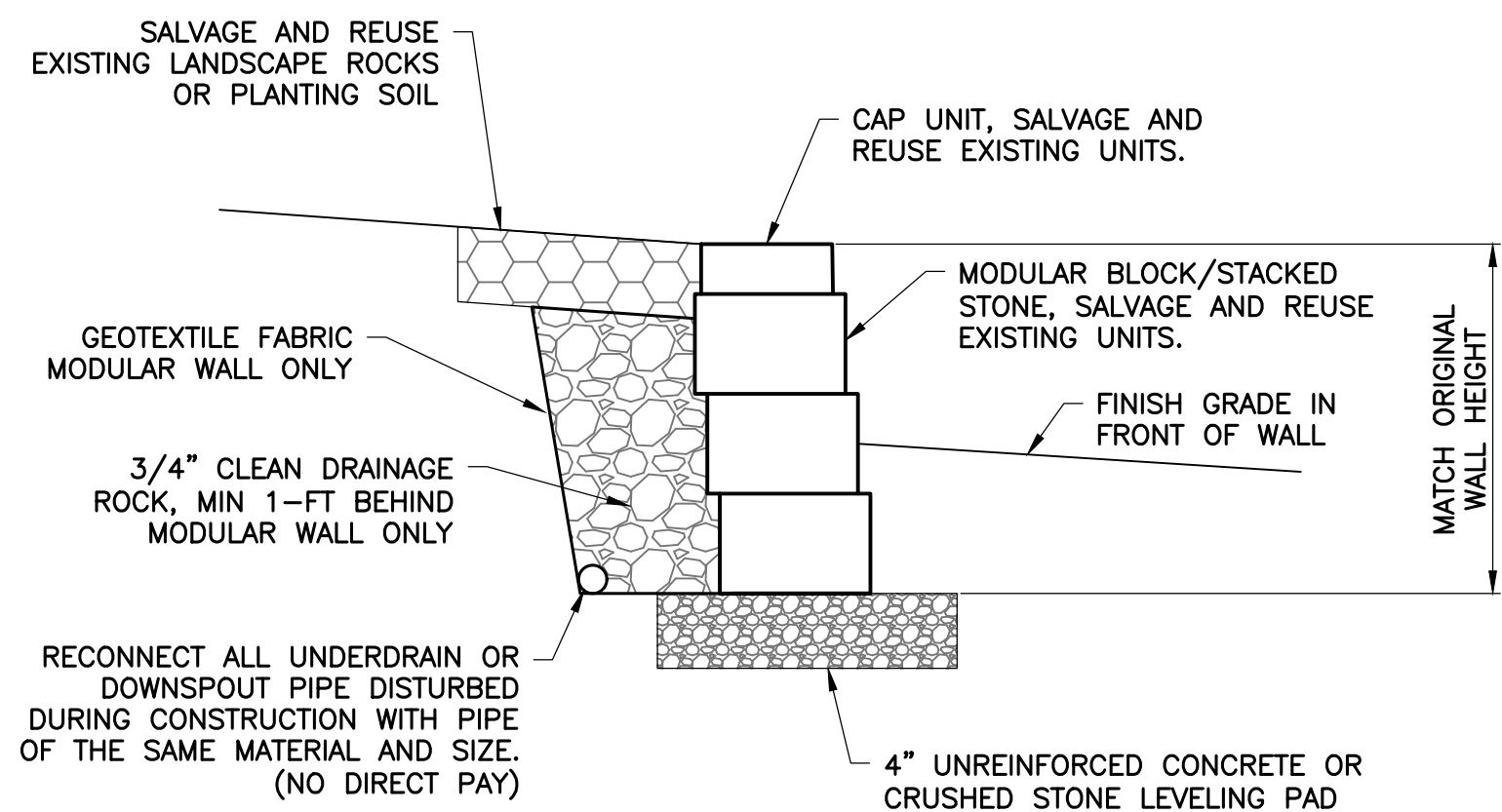
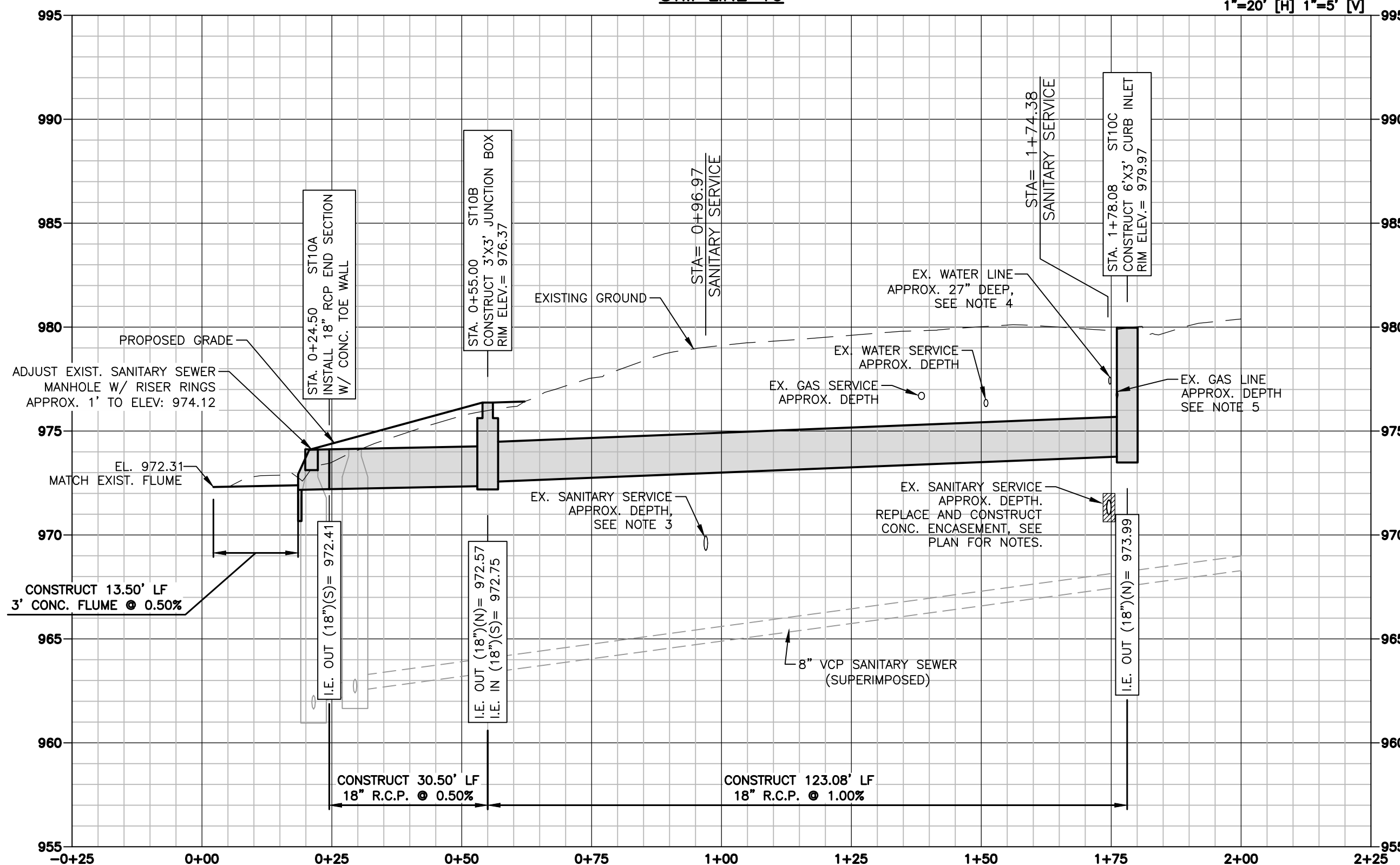


NEW TO EXISTING FLUME CONNECTION



STM LINE 10

1"=20' [H] 1"=5' [V]



RETAINING WALL

NOT TO SCALE

RETAINING WALL NOTES:

1. THE EXISTING WALL UNITS SHALL BE SALVAGED BY THE CONTRACTOR AND REUSED.

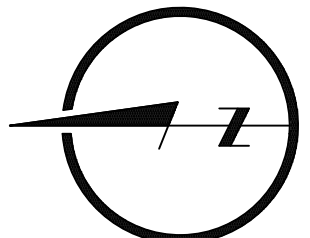
CONSTRUCTION NOTES:

1. REMOVE EXISTING MODULAR AND STACKED STONE RETAINING WALLS TO THE LIMITS NECESSARY FOR STORM SEWER CONSTRUCTION AND DRIVEWAY CONSTRUCTION. SALVAGE EXISTING UNITS AND RECONSTRUCT RETAINING WALLS ACCORDING TO THE DETAIL SHOWN. (NO DIRECT PAY)
2. REMOVE EXISTING STONE EDGING AND LANDSCAPE ROCK TO THE LIMITS NECESSARY FOR STORM SEWER CONSTRUCTION. SALVAGE EXISTING EDGING UNITS AND LANDSCAPE ROCK AND REINSTALL. (NO DIRECT PAY)
3. CONTRACTOR TO VERIFY DEPTH OF SANITARY SEWER SERVICE LINE AHEAD OF STORM SEWER CONSTRUCTION. IF THERE IS LESS THAN 2.5 FT SEPARATION BETWEEN STORM SEWER AND SANITARY SEWER SERVICE LINE, 10 LF OF REINFORCED CONCRETE ENCASEMENT ON THE SANITARY SEWER SERVICE LINE IS REQUIRED.
4. CONTRACTOR TO SUPPORT 2" HDPE WATER LINE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH WATERONE PRIOR TO CONSTRUCTION.
5. GAS LINE TO BE RELOCATED BY OTHERS.

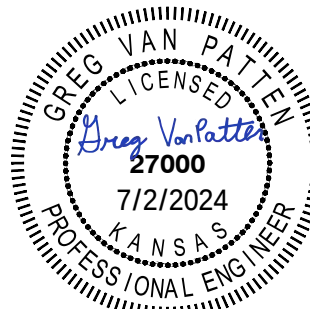
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0 20' 40'



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STM LINE 10

PLAN/PROFILE SHEET

2024 NSRP - W 47TH PLACE RECONSTRUCTION
ROELAND PARK, KANSAS



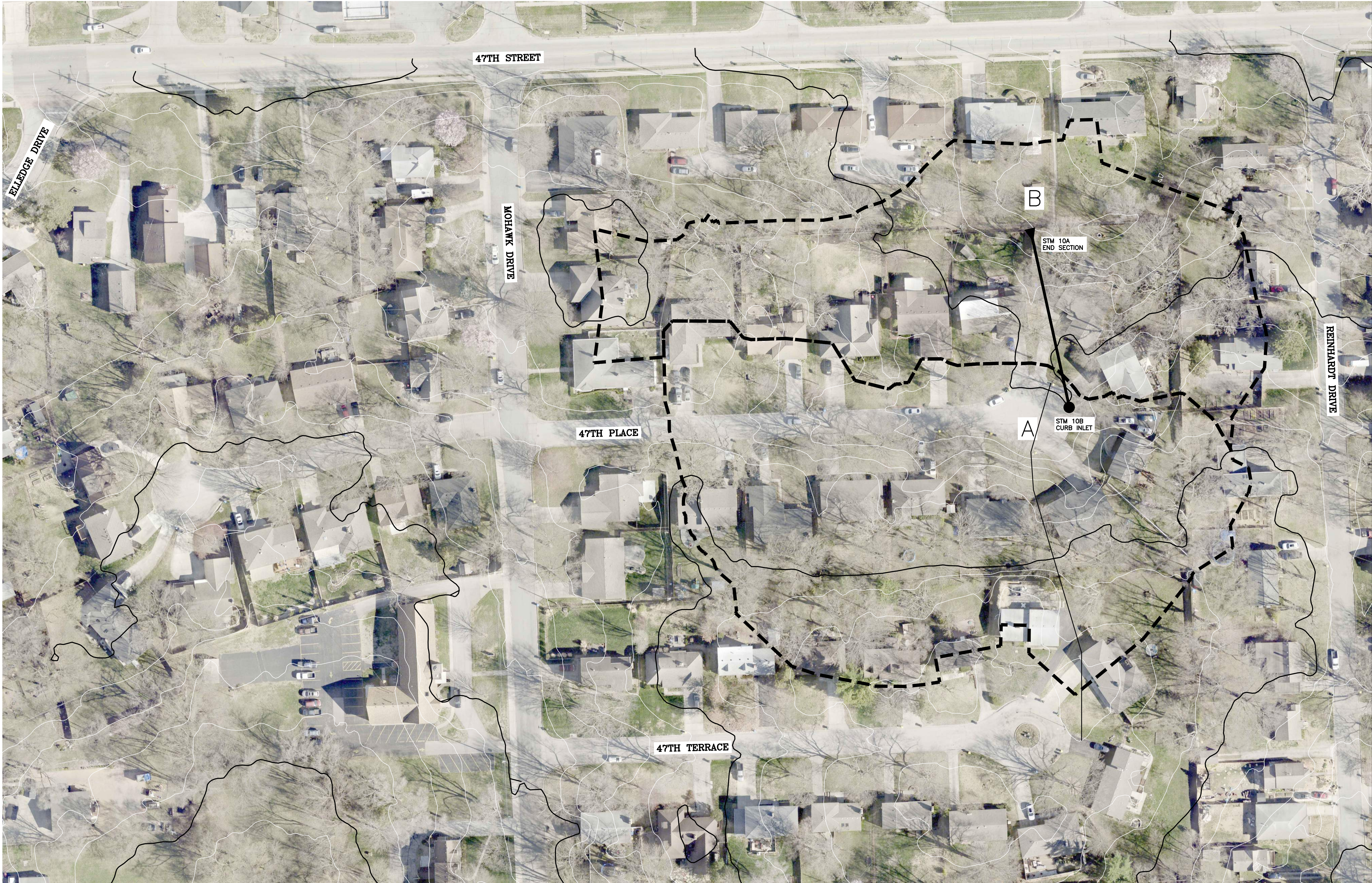
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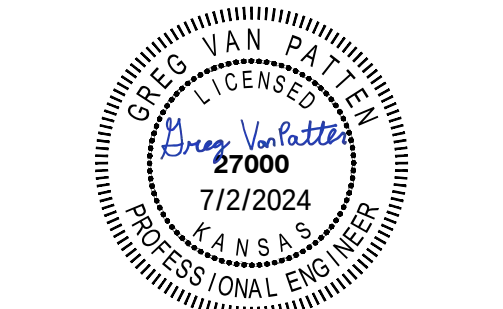
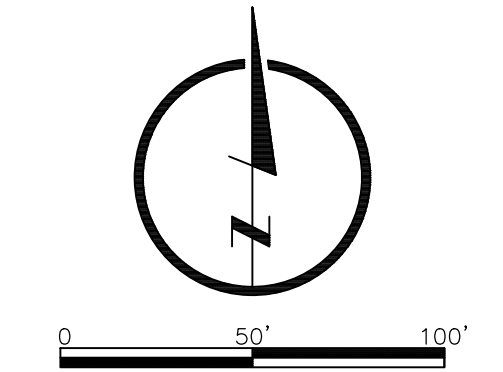
DRAINAGE TABLE		
DRAINAGE AREA	STRUCTURE	AREA (AC)
A	STM 10B	3.42
B	CONCRETE FLUME	2.60

PLAN LEGEND

DRAINAGE AREA
●
STORM SEWER SYSTEM
STORM SEWER STRUCTURES

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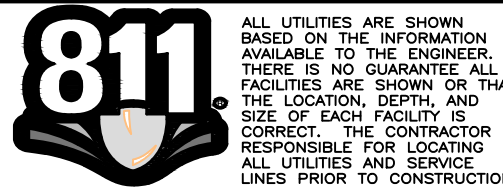
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DRAINAGE AREA MAP AND CALCULATIONS SHEET

2024 NSRP – W 47TH PLACE RECONSTRUCTION
ROELAND PARK, KANSAS



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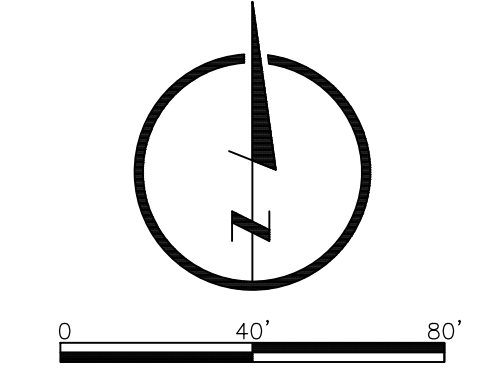


TRAFFIC CONTROL NOTES:

1. SEE PROJECT MANUAL FOR ROAD CLOSURE RESTRICTIONS.
2. CONTRACTOR SHALL INSTALL TYPE A WARNING LIGHTS ON ALL TYPE 3 BARRICADES USED AT NIGHT.
3. THE CONTRACTOR IS RESPONSIBLE FOR SIDEWALK CLOSURE AND DETOUR SIGNING.
4. CONTRACTOR TO STAGGER FULL CLOSURE BARRICADES AS NECESSARY TO PROVIDE ACCESS FOR RESIDENTS WITHIN CLOSURE.
5. CONTRACTOR SHALL USE FLAGGERS AND TRAFFIC CONTROL SIGNING AS NECESSARY FOR INTERSECTION WORK AND ONE LANE RESIDENTIAL CLOSURES.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING THE TRAFFIC CONTROL DEVICES AS SHOWN IN THE PLANS. THE CONTRACTOR MAY NOT MOVE OR CHANGE THE APPROXIMATE LOCATION OF ANY DEVICE WITHOUT THE APPROVAL OF THE ENGINEER.
7. WHENEVER A LANE CLOSURE IS REQUIRED ON AN EXISTING STREET, THE CONTRACTOR IS TO NOTIFY THE CITY AT LEAST ONE WEEK PRIOR TO CLOSING THE LANE(S).
8. CONTRACTOR SHALL MAINTAIN RESIDENT ACCESS TO RESIDENCES AT ALL TIMES.
9. EACH PHASE SHALL BE COMPLETED, AS APPROVED BY THE ENGINEER, PRIOR TO BEGINNING THE NEXT PHASE.

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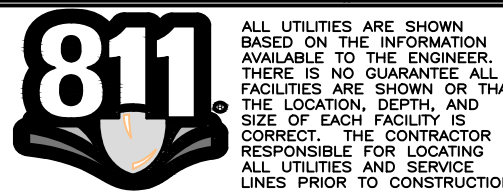
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9001 STATE LINE RD., STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011963 | LS-2019043127



GREG VANPATTAN
KS PE-27000

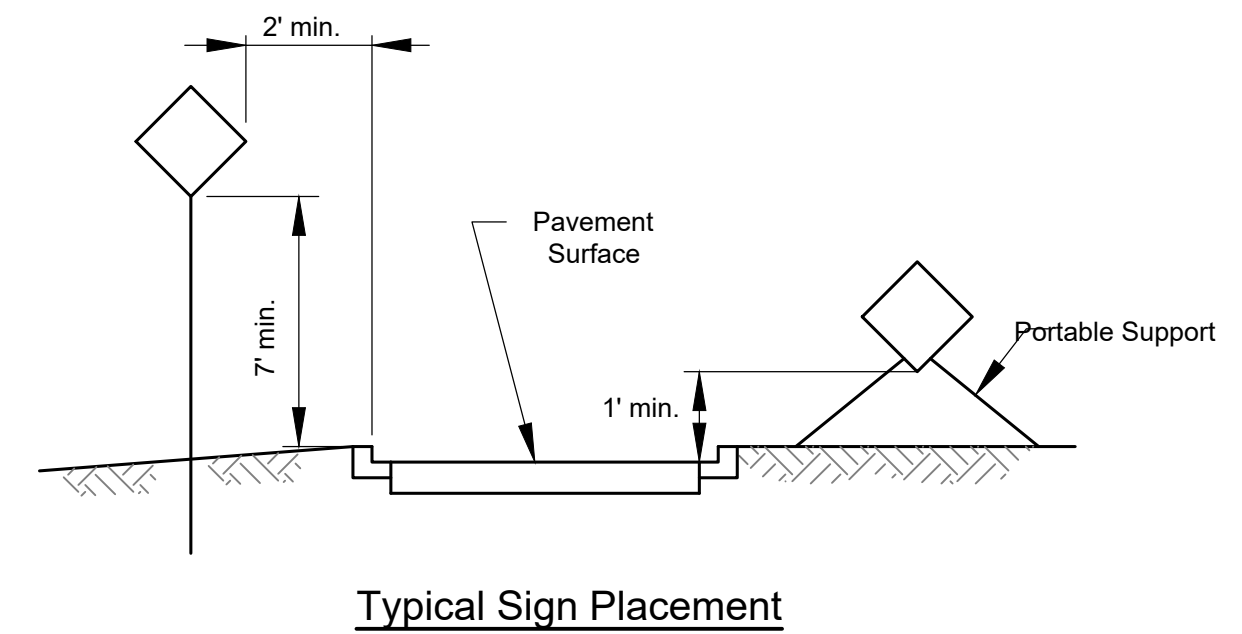
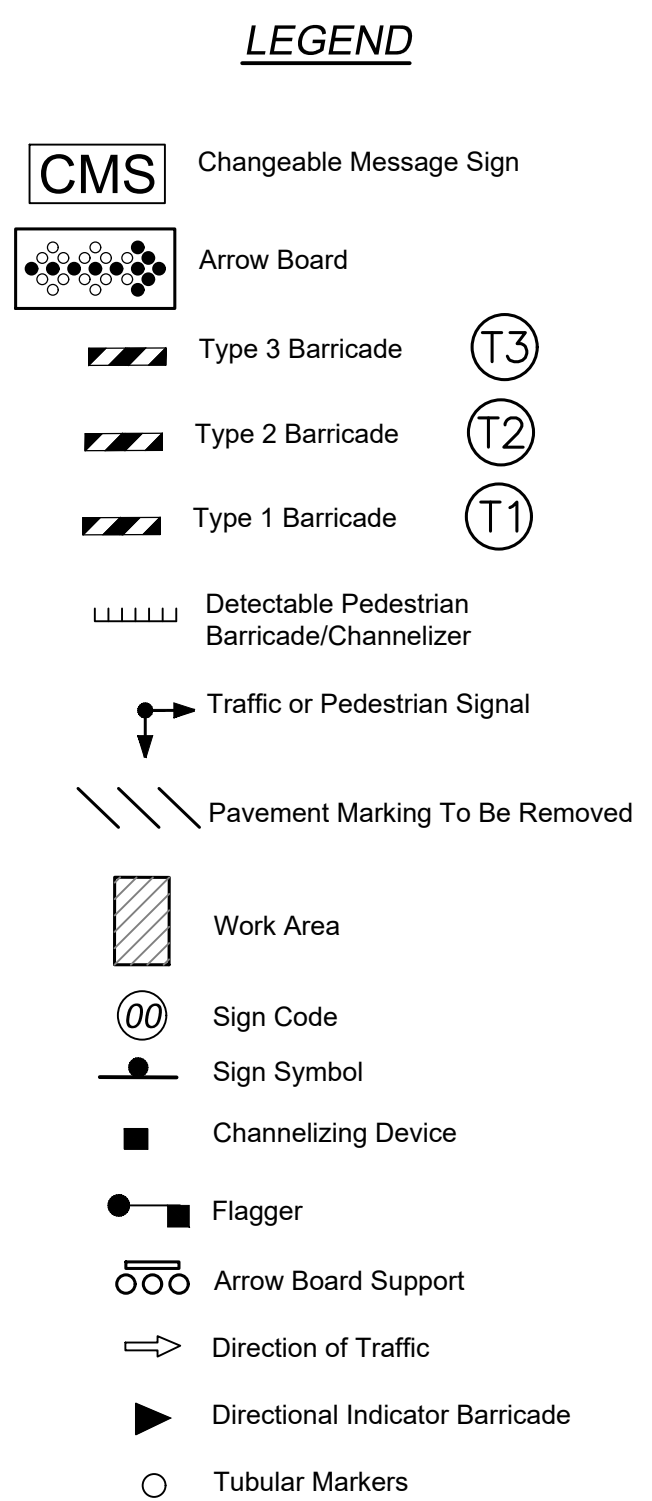
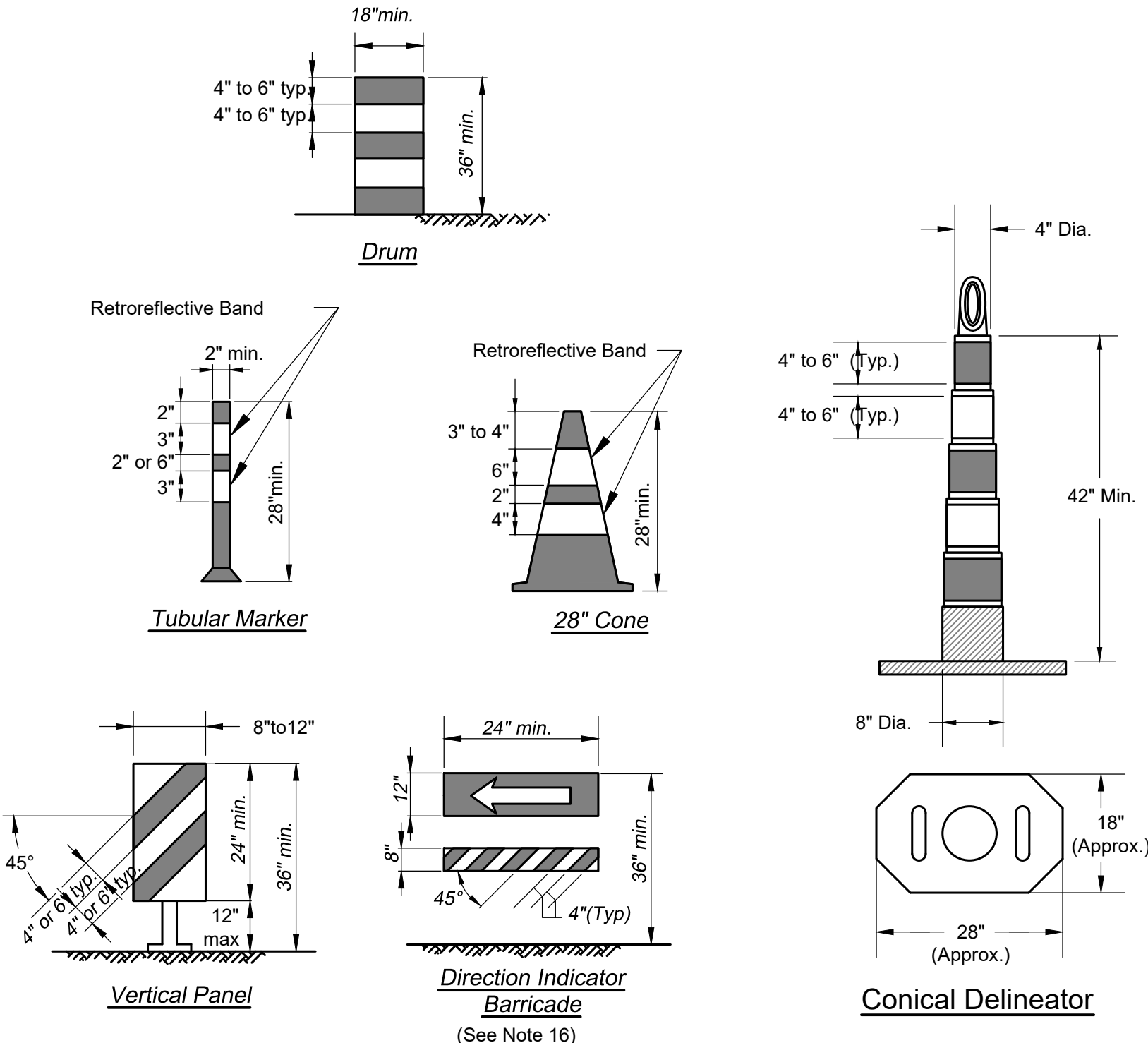
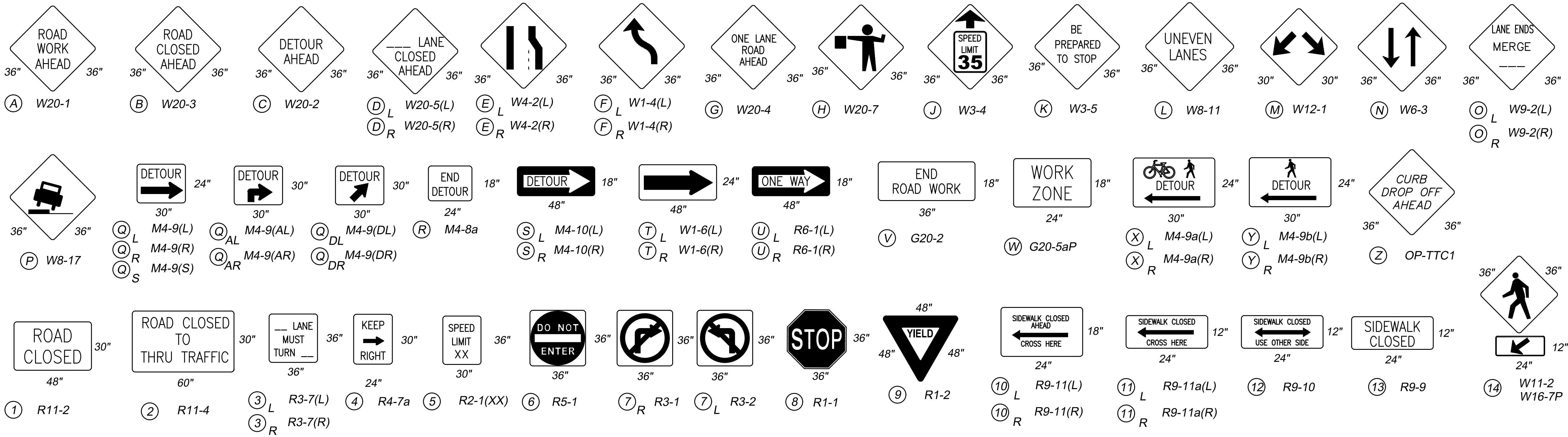
TRAFFIC CONTROL PLAN SHEET

2024 NSRP – W 47TH PLACE RECONSTRUCTION
ROELAND PARK, KANSAS



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DESIGNER / DRAFTER	
GVP/JEA	
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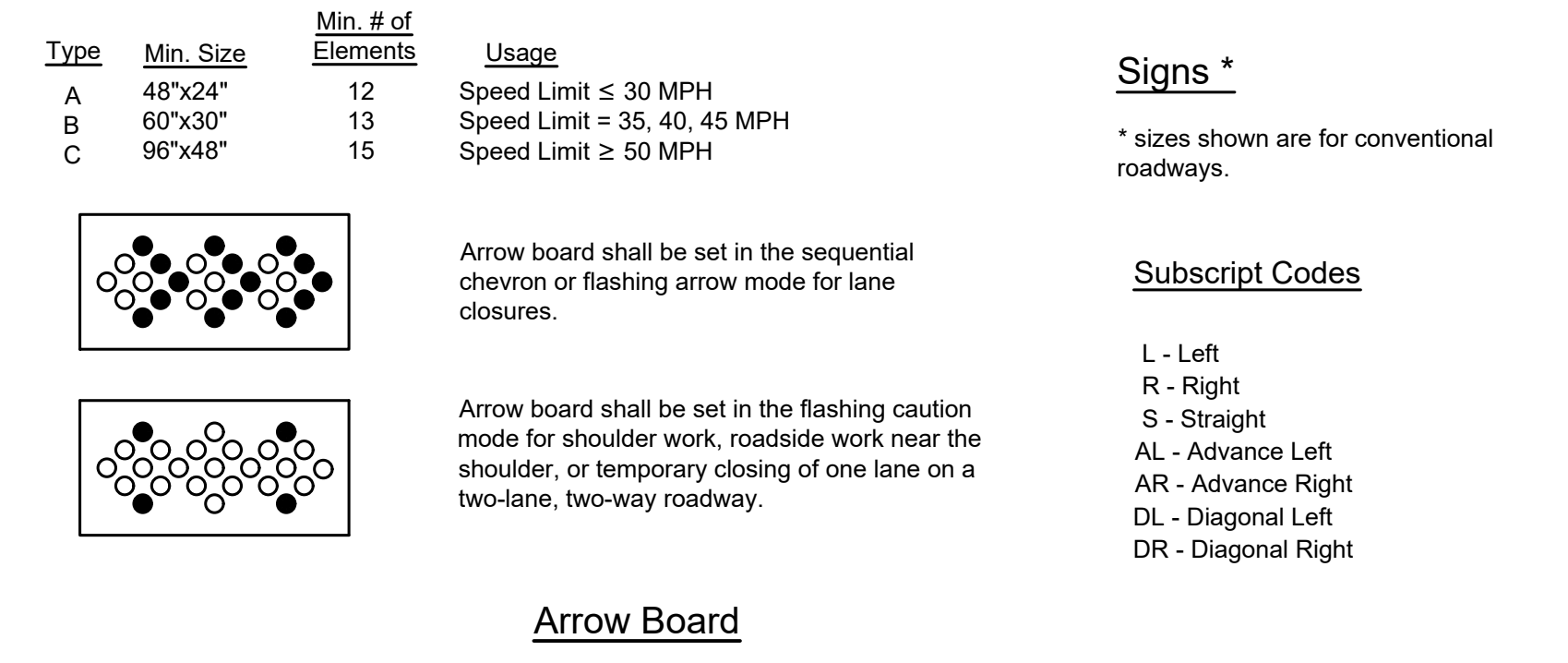
SHEET



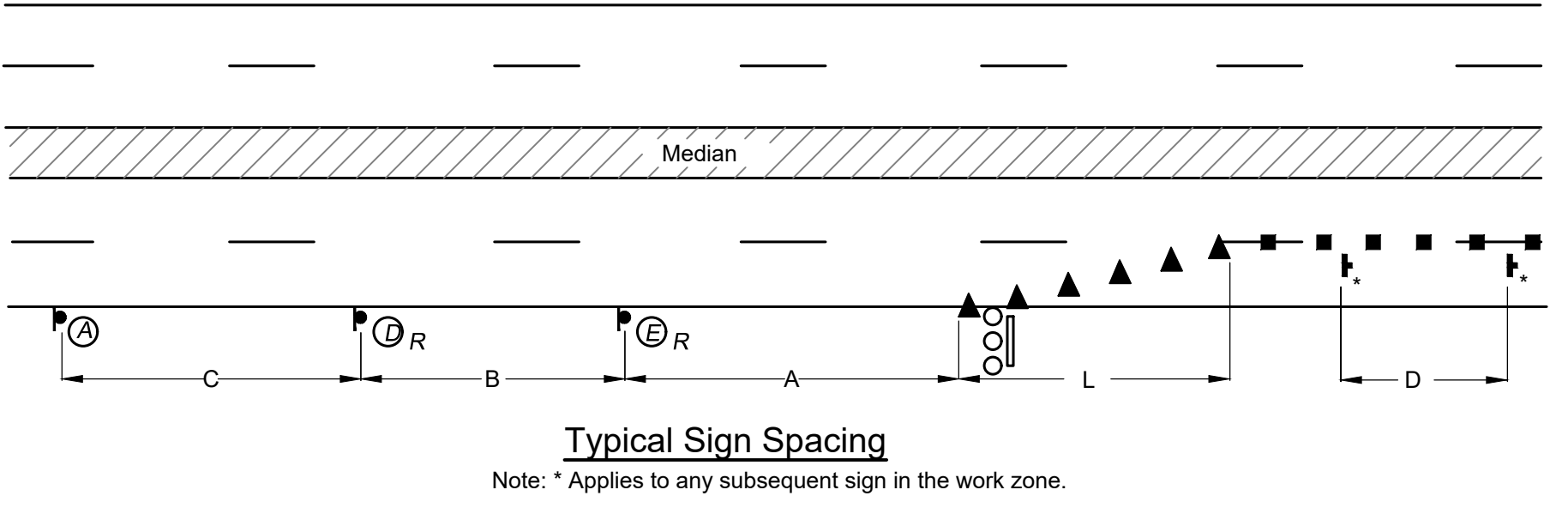
Length and Device Spacing for Lane Closure					
Speed Limit	Minimum Taper Length (L)			Min. No. of Devices for Taper (12FT. Lane)	Maximum Device Spacing
	M.P.H.	Lane Width in Feet	L		In Feet
20	70	75	80	5	20
25	105	115	125	6	25
30	150	165	180	7	30
35	205	225	245	8	35
40	270	295	320	9	40
45	450	495	540	13	45
50	500	550	600	13	50
55	550	605	660	13	55

L = SxW
L = S²xW/60
S ≥ 45 MPH
S ≤ 40 MPH

Note: Length of downstream taper to be between 50' with device spacing of 20' and 100'



Road Type	Minimum Distance Between Signs			
	A	B	C	D
Urban (Speed Limit ≤ 30 MPH)	100'	100'	100'	100'
Urban (Speed Limit ≥ 35 MPH)	350'	350'	350'	150'
Rural (Speed Limit ≤ 40 MPH)	350'	350'	350'	200'
	500'	500'	500'	200'



Note: * Applies to any subsequent sign in the work zone.

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KS PE-27000

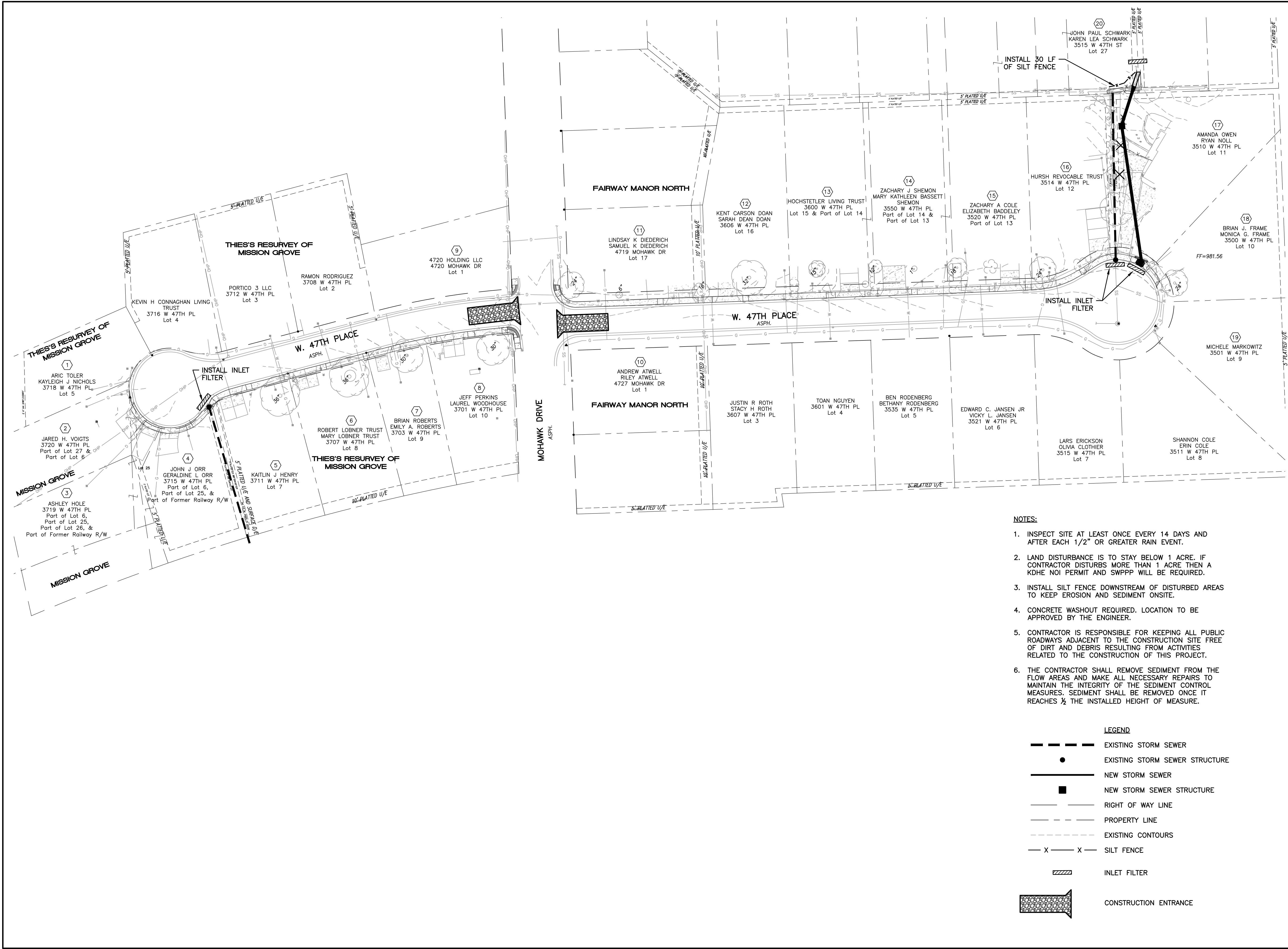
TRAFFIC CONTROL DETAILS

2024 NSRP – W 47TH PLACE RECONSTRUCTION
ROELAND PARK, KANSAS

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L:\Engineering\0324016 - Roeland Park, 2024 - NSRP\Drawings\CONSTRUCTION DRAWINGS\0324016 - EC-PLAN.dwg, 7/2/2024, 2:11:09 PM, JOE ARCHER, LAMP RYNEARSON

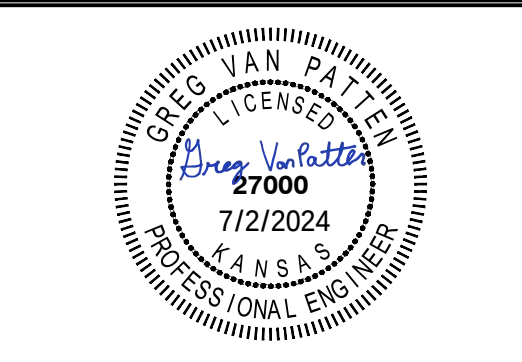
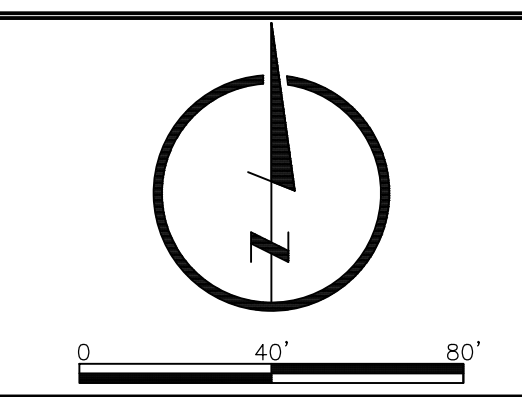


- NOTES:
1. INSPECT SITE AT LEAST ONCE EVERY 14 DAYS AND AFTER EACH 1/2" OR GREATER RAIN EVENT.
 2. LAND DISTURBANCE IS TO STAY BELOW 1 ACRE. IF CONTRACTOR DISTURBS MORE THAN 1 ACRE THEN A KDHE NOI PERMIT AND SWPPP WILL BE REQUIRED.
 3. INSTALL SILT FENCE DOWNSTREAM OF DISTURBED AREAS TO KEEP EROSION AND SEDIMENT ONSITE.
 4. CONCRETE WASHOUT REQUIRED. LOCATION TO BE APPROVED BY THE ENGINEER.
 5. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC ROADWAYS ADJACENT TO THE CONSTRUCTION SITE FREE OF DIRT AND DEBRIS RESULTING FROM ACTIVITIES RELATED TO THE CONSTRUCTION OF THIS PROJECT.
 6. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM THE FLOW AREAS AND MAKE ALL NECESSARY REPAIRS TO MAINTAIN THE INTEGRITY OF THE SEDIMENT CONTROL MEASURES. SEDIMENT SHALL BE REMOVED ONCE IT REACHES ½ THE INSTALLED HEIGHT OF MEASURE.

LEGEND	
	EXISTING STORM SEWER
	EXISTING STORM SEWER STRUCTURE
	NEW STORM SEWER
	NEW STORM SEWER STRUCTURE
	RIGHT OF WAY LINE
	PROPERTY LINE
	EXISTING CONTOURS
	SILT FENCE
	INLET FILTER
	CONSTRUCTION ENTRANCE

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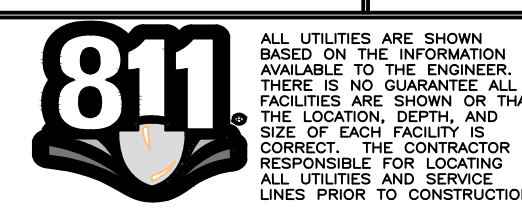
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EROSION CONTROL PLAN SHEET

2024 NSRP – W 47TH PLACE RECONSTRUCTION
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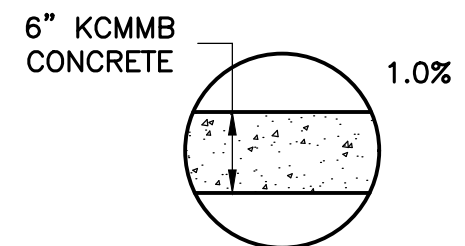
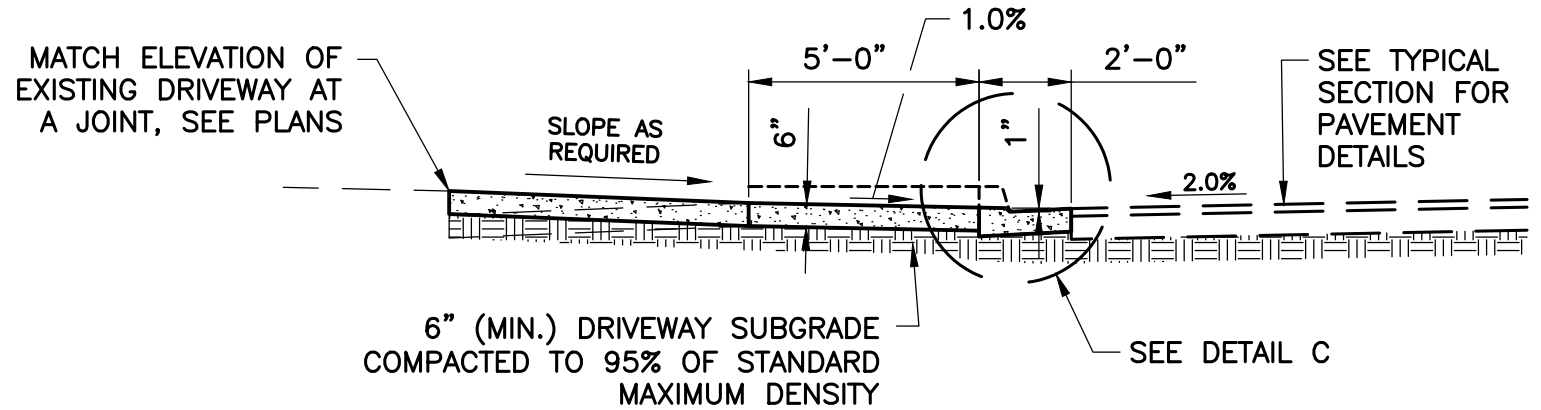
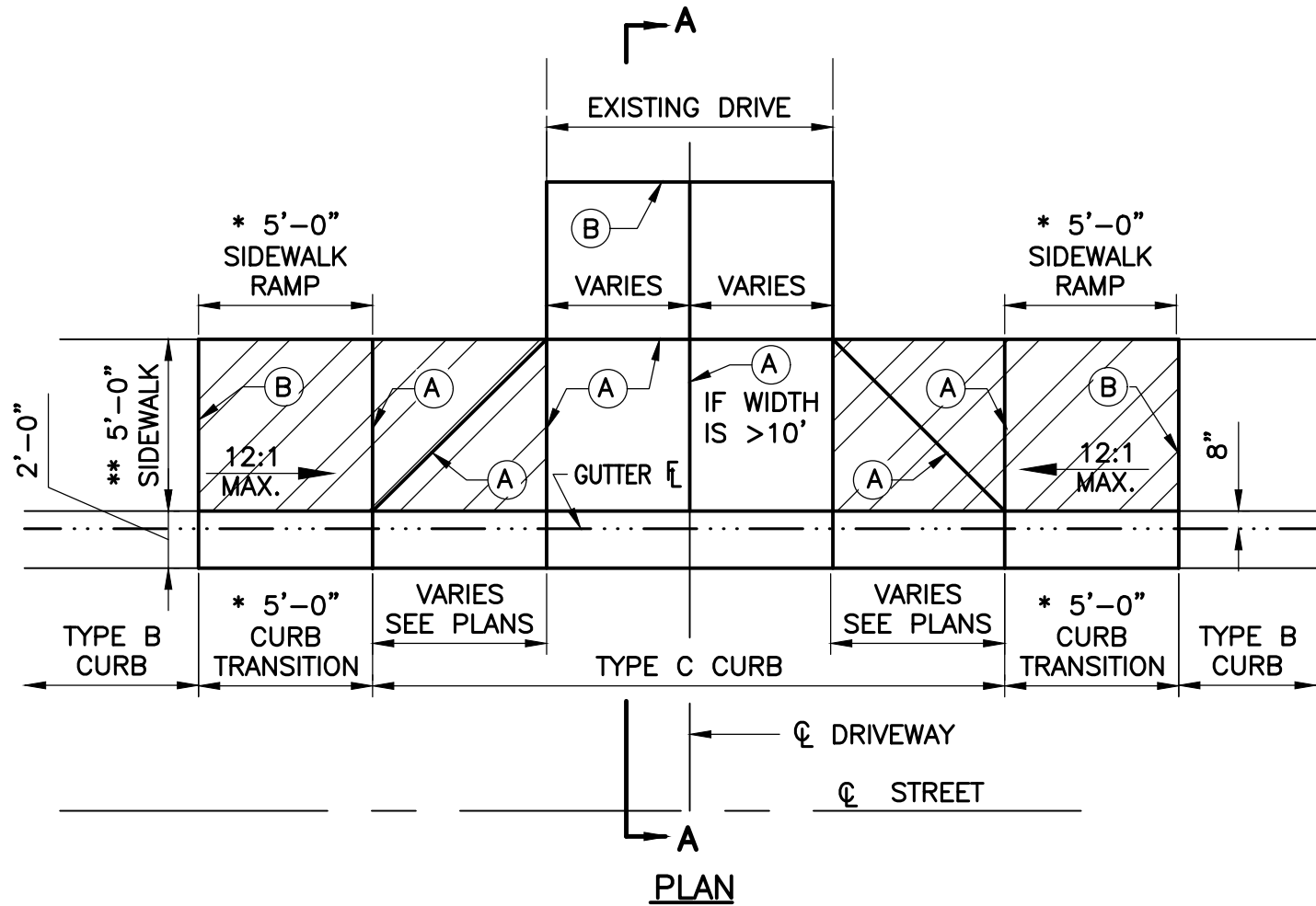
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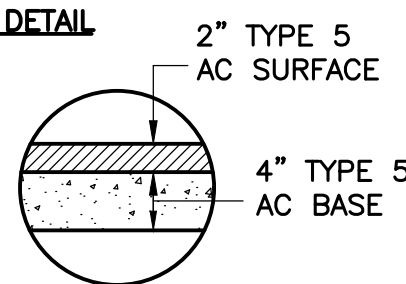
NOTE:

- (A) TYPE A (CONTRACTION JOINT)
(B) TYPE B (ISOLATION JOINT)
(C) TYPE C (CONSTRUCTION JOINT)

- * TRANSITION AND RAMP LENGTH MAY VARY TO MEET ADA REQUIREMENTS UP TO 15' (SEE PLAN SHEET)
** ADDITIONAL WIDTH MAY BE PROVIDED IF NO SIDEWALK IS PRESENT



CONCRETE DRIVE DETAIL

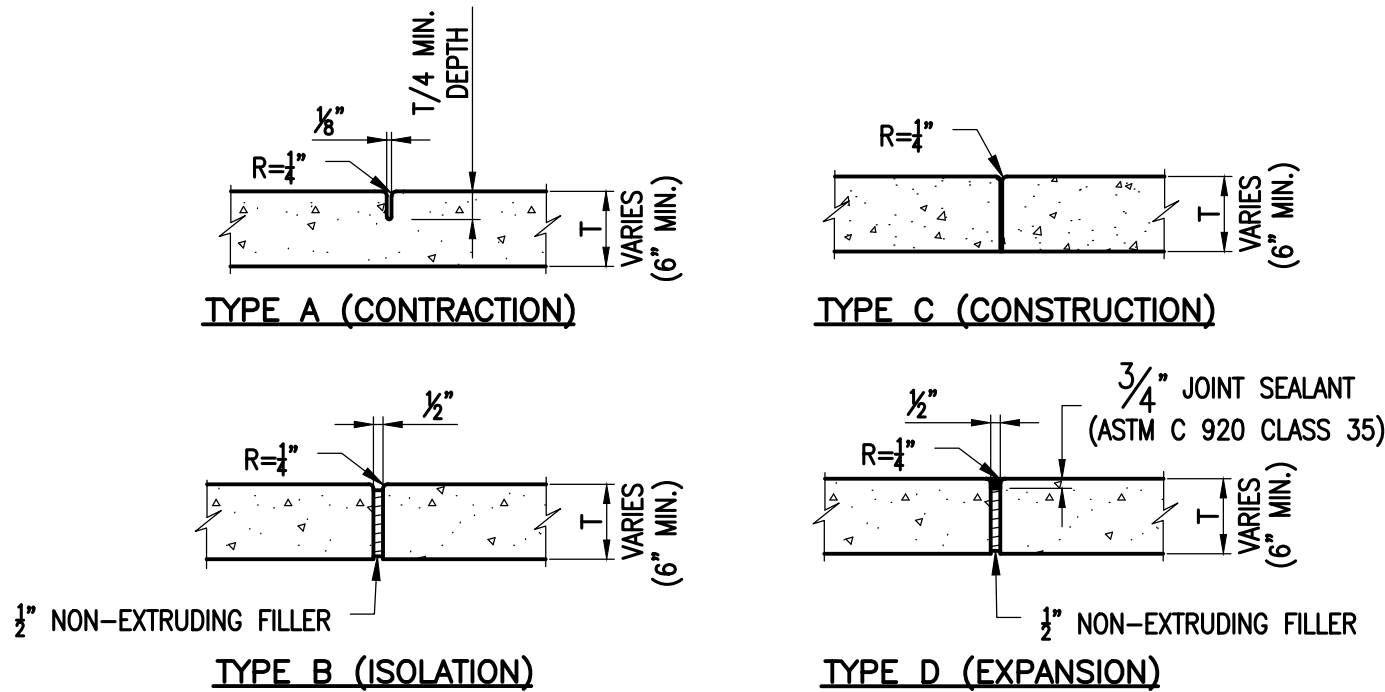


ASPHALT DRIVE DETAIL

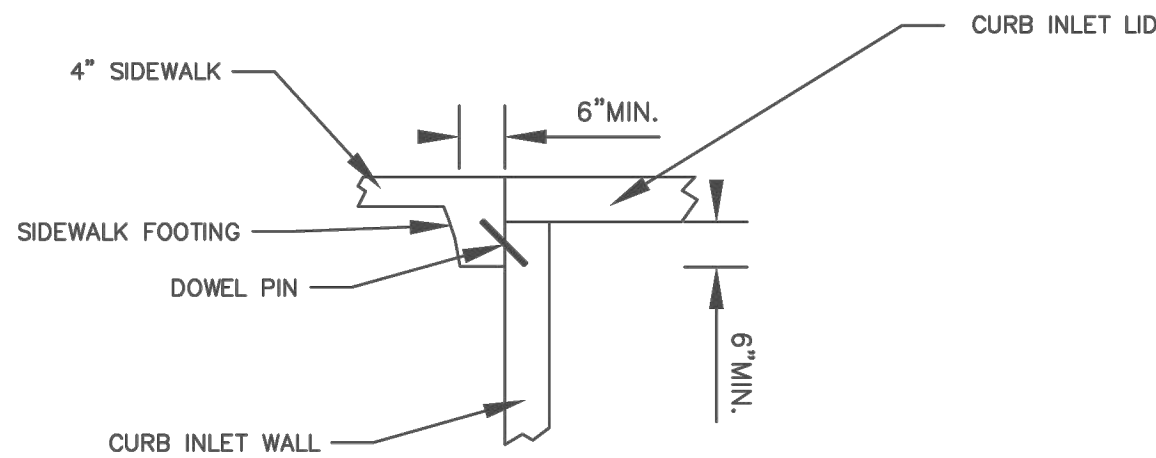
**TYPE A DRIVEWAY ENTRANCE
WITH AND WITHOUT SIDEWALK ON BACK OF CURB**

DRIVEWAY NOTES:

- RESIDENTIAL DRIVEWAY APRONS SHALL BE 6" THICK CONCRETE. MATCH EXISTING DRIVEWAY TYPE BEYOND APRON. SEE SCHEDULE. ALL SIDEWALK THROUGH DRIVES AND SIDEWALK RAMP SHALL BE 6" THICK CONCRETE AND PAID AS 6" DRIVEWAY.
- ALL JOINTS SHALL BE AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURBING AND SIDEWALK UNLESS OTHERWISE NOTED.
- THE CONCRETE SURFACES OF CURB AND GUTTER, SIDEWALK AND DRIVEWAYS SHALL BE FINISHED WITH A FLOAT AND BROOMED. ALL EDGES SHALL BE FINISHED WITH A SMOOTH EDGING TOOL TO GIVE "PICTURE FRAME" APPEARANCE. SIDEWALK THROUGH A DRIVEWAY SHALL BE BROOMED AS SIDEWALK, NOT DRIVEWAY.
- EXPANSION JOINT FILLER AND JOINT SEALING COMPOUND SHALL CONFORM TO STANDARD SPECIFICATIONS.
- CONTRACTION JOINTS SHALL BE SPACED AT 12' MAX., AND AS DIRECTED BY THE ENGINEER, IN BOTH DIRECTIONS.
- CURB TRANSITIONS ON DRIVEWAY FLARES ARE CONSIDERED PART OF DRIVEWAY AND ARE TO BE REPLACED FROM END OF RAMP TO END OF RAMP.
- SEE CONCRETE JOINT DETAILS FOR JOINT CONSTRUCTION.
- SIDEWALK RAMP ON THE HIGH SIDE OF THE DRIVEWAY ARE TO NOT EXCEED 8.3%. IF RAMP EXCEED 8.3% A MAXIMUM OF 15.0 LF OF RAMP NEEDS TO BE REPLACED TO MEET ADA/PROWAG REQUIREMENTS.



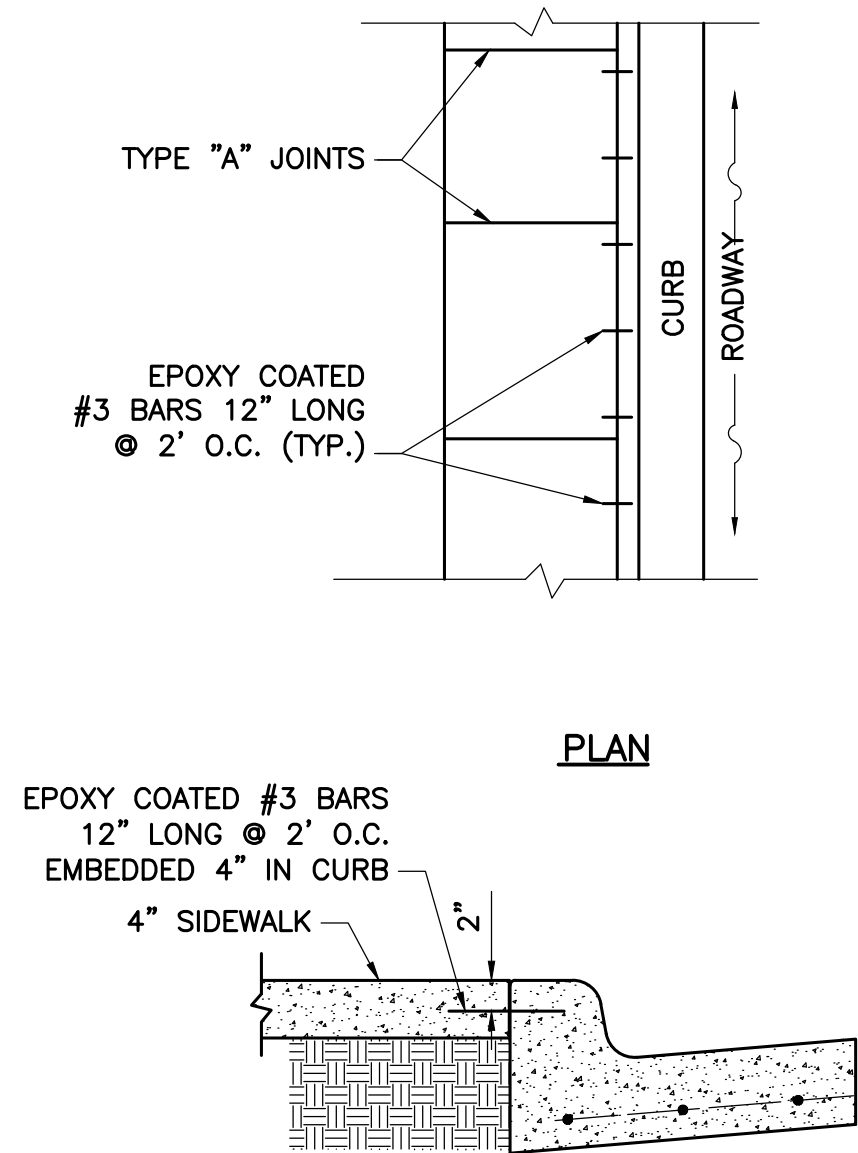
JOINT DETAILS



NOTES:

- DOWEL PINS SHALL BE #4 BARS, 7" LONG, INSERTED A MINIMUM OF 3" AND A MAXIMUM OF 4" INTO CURB INLET WALL.
- EXPANSION JOINTS SHALL BE PLACED AROUND THE LID WHERE THE SIDEWALK ABUTS AND SHALL ISOLATE THE SIDEWALK FROM THE FULL DEPTH OF THE LID. THESE SHALL NOT BE COUNTED TOWARDS THE EXPANSION REQUIRED.
- DOWEL PINS SHALL BE PLACED ON 18" CENTERS WITH A MINIMUM OF ONE PER EVERY SIDE AFFECTED.
- FOOTING SHALL BE USED WHENEVER ANY PORTION OF THE CURB INLET LID IS UTILIZED FOR SIDEWALK AND TOP OF CURB INLET AND SIDEWALK SHALL BE FLUSH. IF CURB INLET LID IS USED IT MUST MEET ADA CROSS SLOPE REQUIREMENTS.
- COST OF FOOTING IS SUBSIDIARY TO THE SIDEWALK BID.

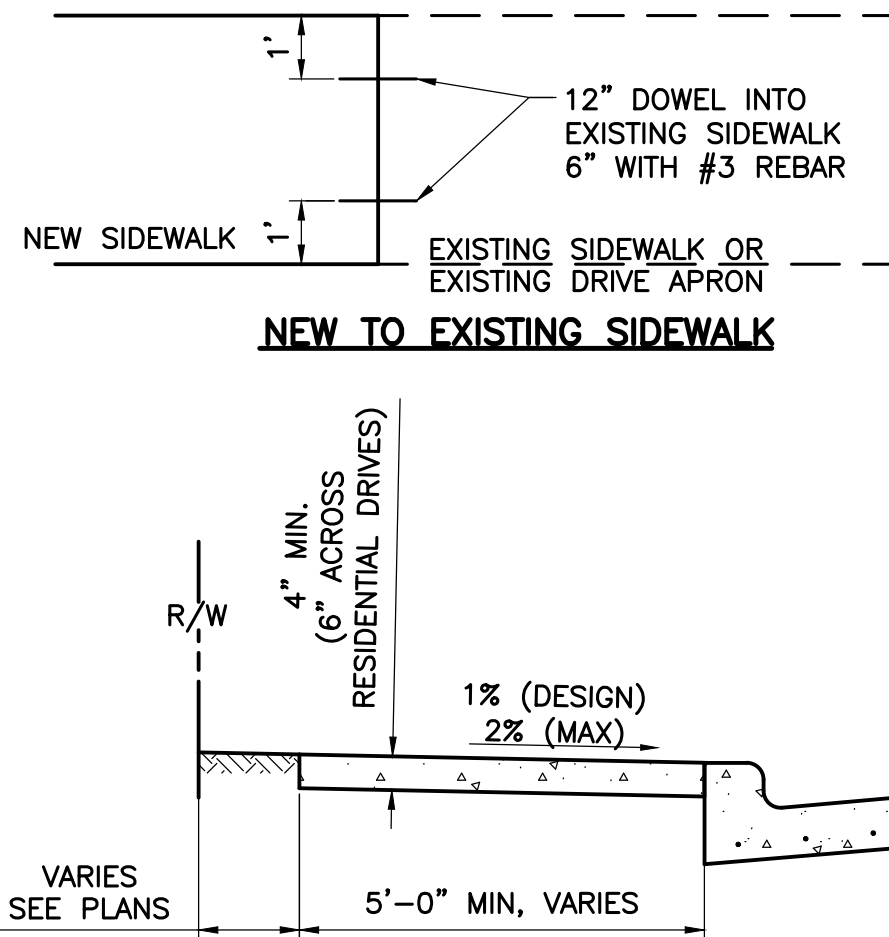
SIDEWALK FOOTING AT CURB INLET DETAIL



PROFILE

TYP. WHERE SIDEWALK IS NEXT TO CURB.

**CURB ADJACENT
TO SIDEWALK DETAIL**

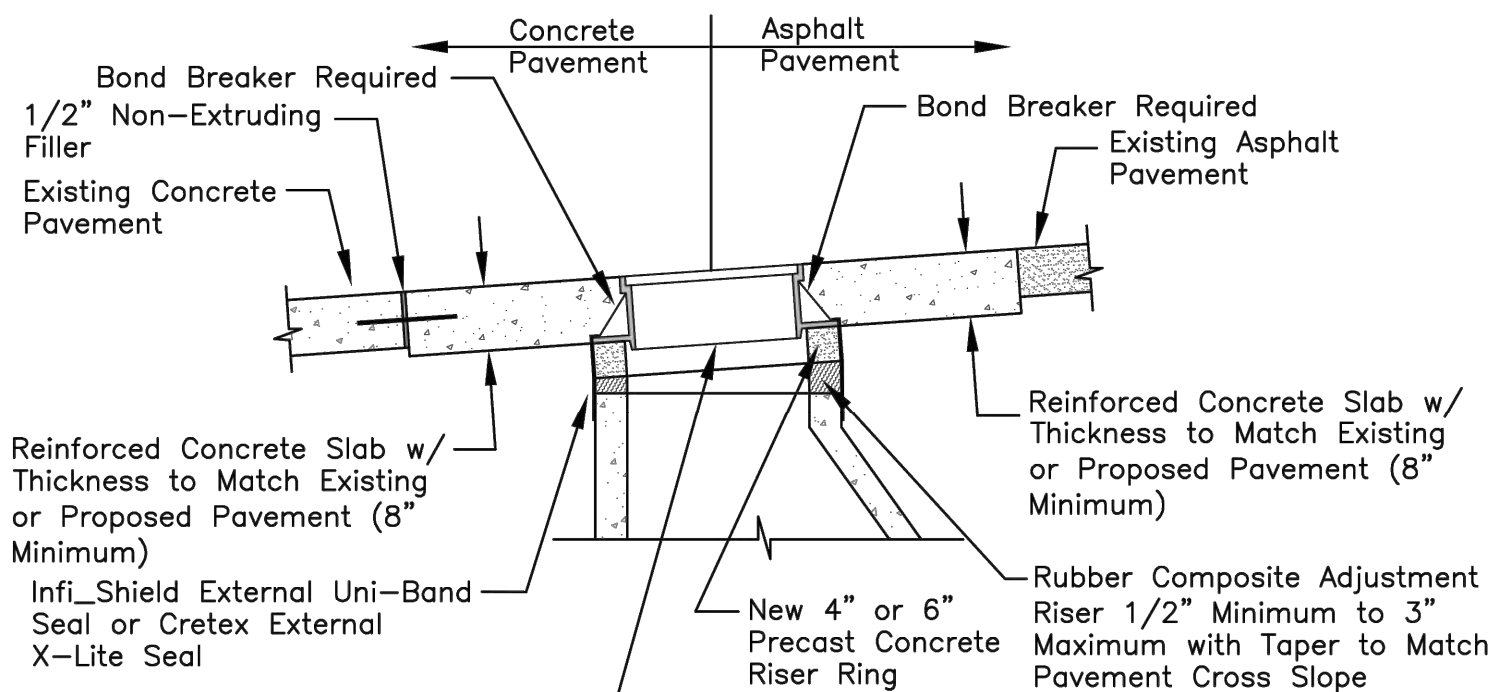
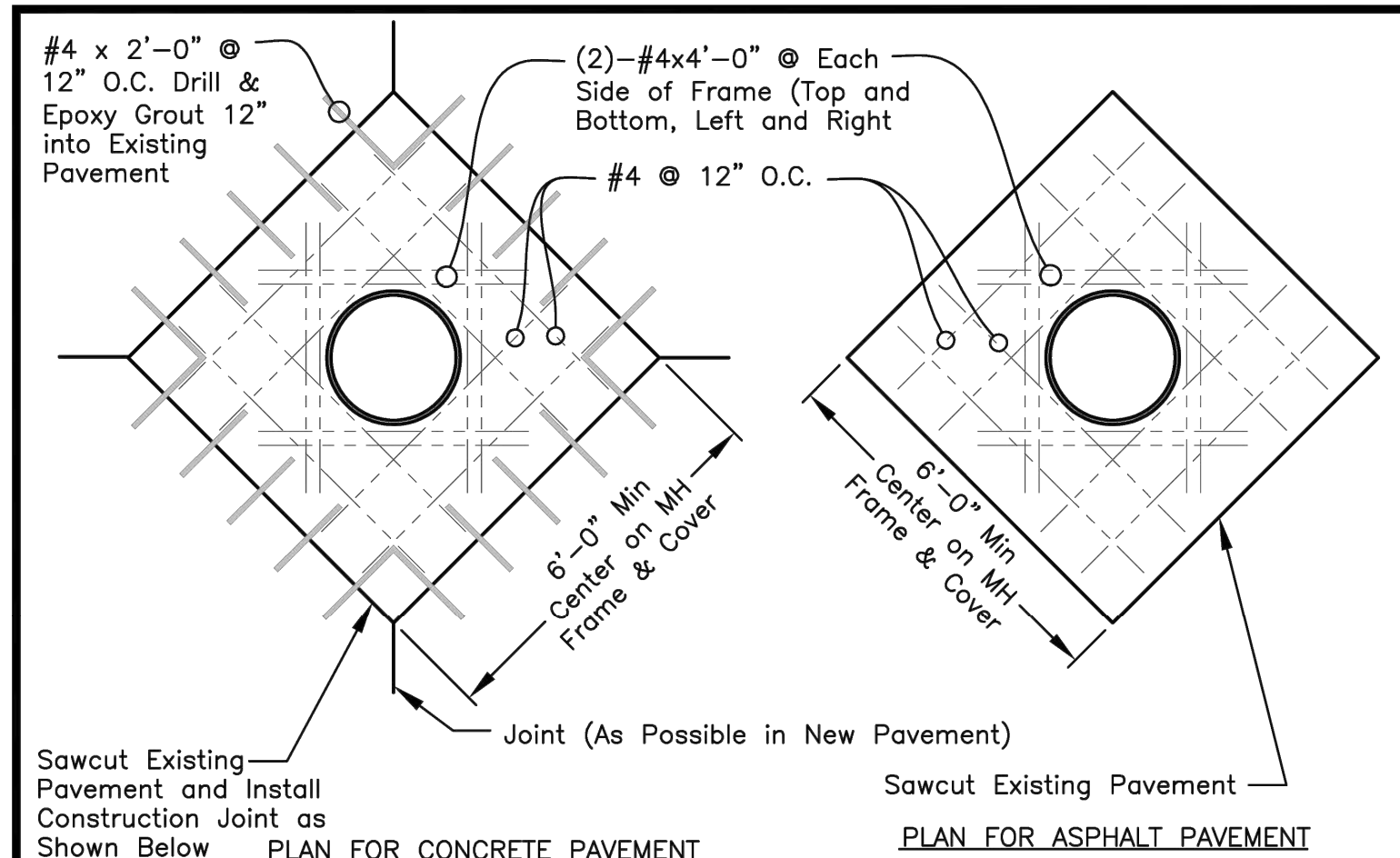


NEW TO EXISTING SIDEWALK

NOTES:

- TYPE "A" JOINT SPACING 4'-0" CENTER TO CENTER ON WIDTH ALONG SIDEWALK. 5'-0" ON 5' WIDE SIDEWALKS.
- TYPE "B" JOINTS WHERE WALK ABUTS JUNCTION OF EXISTING WALK, CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES, AND 250' CENTERS MAXIMUM.

STANDARD SIDEWALK



New Heavy Duty Manhole Frame and Cover GCI SM2206-JC or Deeter No. 1320-JCS or Approved Equal

Note: If City requirements are more stringent for manhole in paved area, Contractor to install per City requirement.

**MANHOLE IN PAVED AREA
DETAIL**

**JOHNSON COUNTY
Wastewater**
11811 S. Sunset Drive, Suite 2500
Olathe, Kansas 66061
Phone (913) 715-8500 | Fax (913) 715-8501
www.jccgov.org | @jccgov | f7jccgov

Drawing No.: **JCW-05**
Chief Engineer: **Aaron A. Witt, P.E.**
Scale: **N.T.S.**
Date: **03/07/2019**

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DETAIL SHEET

2024 NSRP - W 47TH PLACE RECONSTRUCTION
ROELAND PARK, KANSAS



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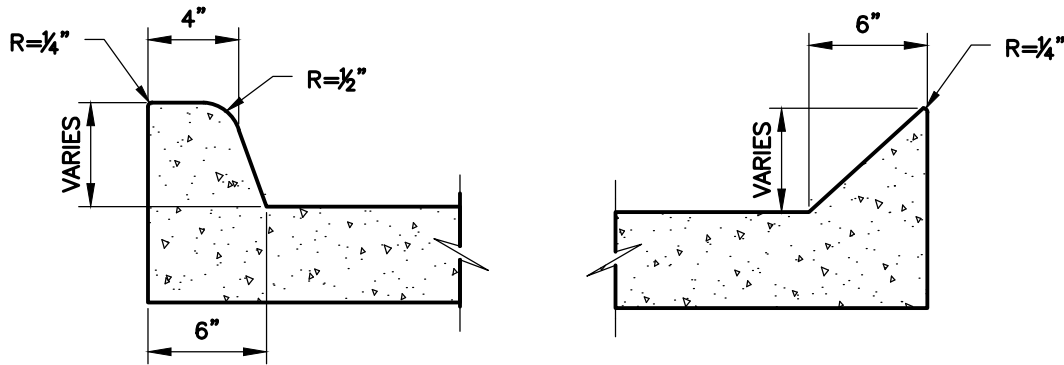
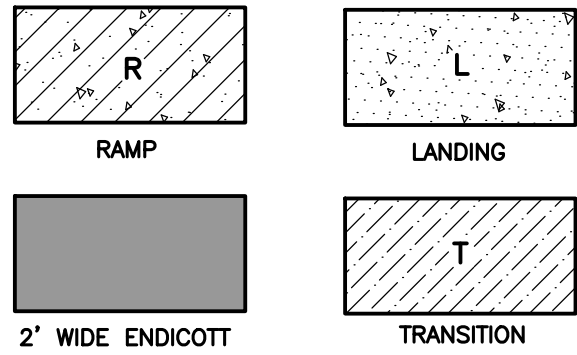
BOOK AND PAGE

SHEET

SIDEWALK RAMP NOTES:

1. SIDEWALK RAMP LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB AND GUTTER.
2. INSTALL 18" TIE BARS, #4 EPOXY COATED @ 12" O.C.
3. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK (4' MIN.)
4. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAY AND SIMILAR STRUCTURES, AND 250' CENTERS MAX.
5. SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE BUT NEED NOT EXCEED 15'.
6. ADA MAXIMUM RAMP SLOPE=1"/FT. ADA MAXIMUM CROSS SLOPE=2%
7. DETECTABLE WARNINGS TO COMPLY WITH ADA REQUIREMENTS.
8. LANDING FOR TYPE C RAMP ALONG THE ENTIRE CURB RETURN IS PREFERRED, BUT MAY BE SHORTENED TO MINIMUM ADA COMPLIANT DIMENSION.

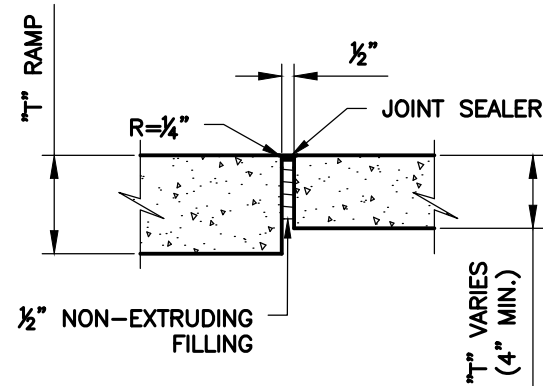
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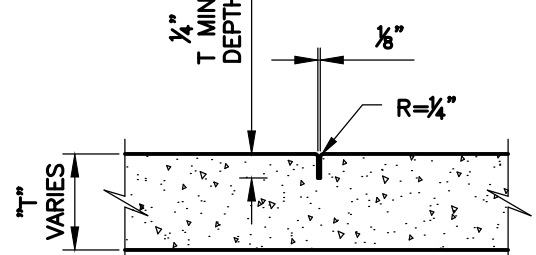
RAMP CURB DETAIL

BLOCK OUT DETECTABLE WARNING AREA. SET BRICKS WITH TYPE M-MORTAR, TYPE S-LIME AND MASONARY SAND. 1 PART PORTLAND CEMENT, 1 PART LIME, 3 3/4 PARTS SAND. GROUT JOINTS TOOL FLUSH MAIN BRICK SURFACE TO BE FLUSH WITH CONCRETE WALK.

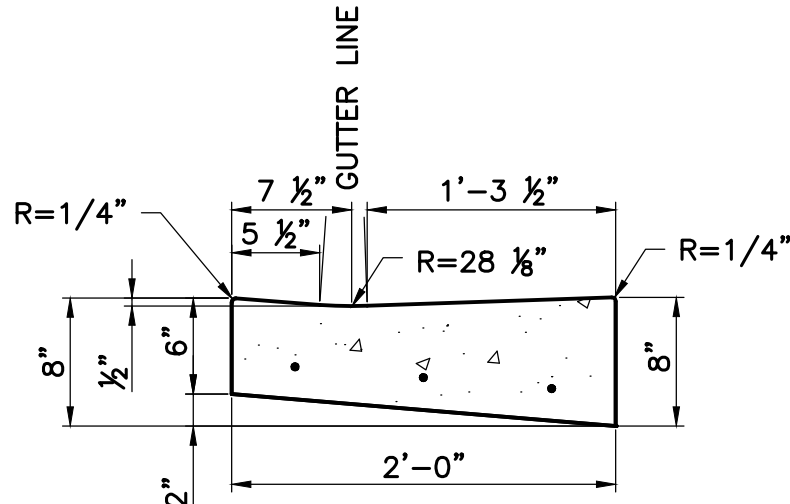
ADA DETECTABLE WARNING PAVER DETAIL



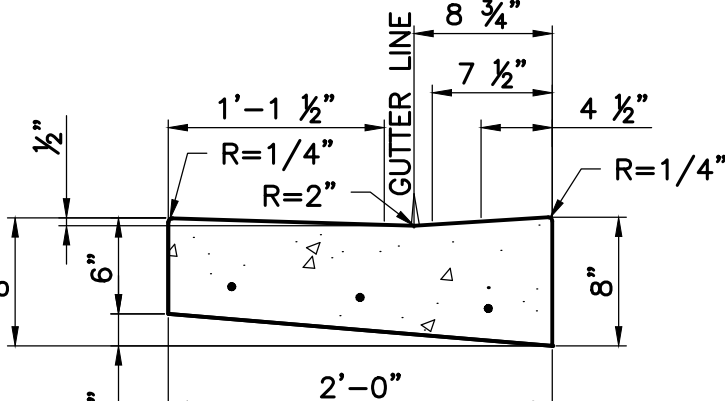
ISOLATION JOINT
(SEE NOTE 4)



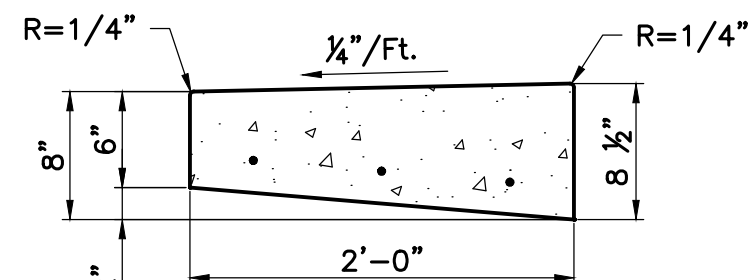
CONTRACTION JOINT
(SEE NOTE 3)



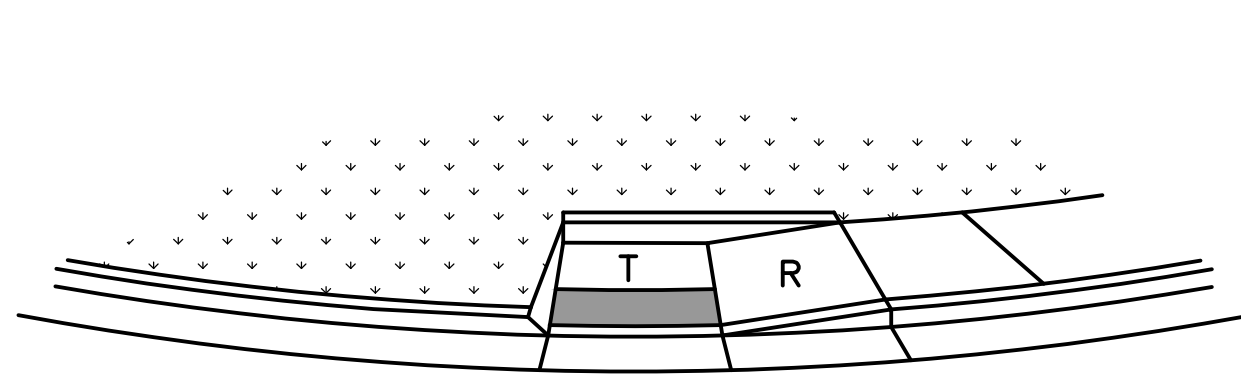
USE WITH TYPE "A" CURB



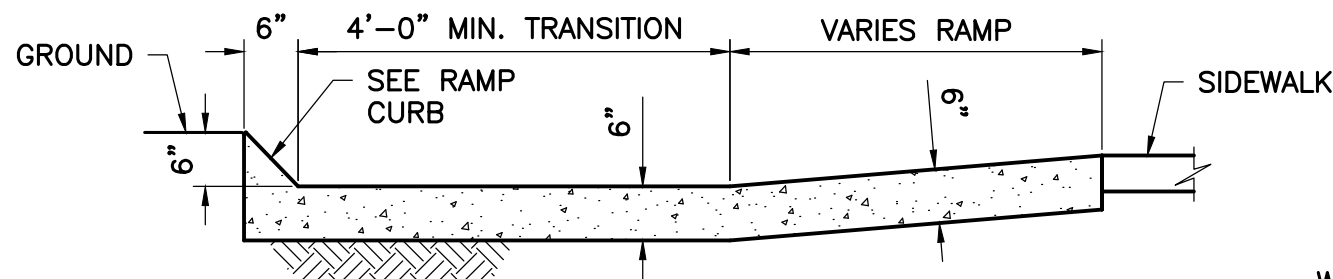
USE WITH TYPE "B" CURB



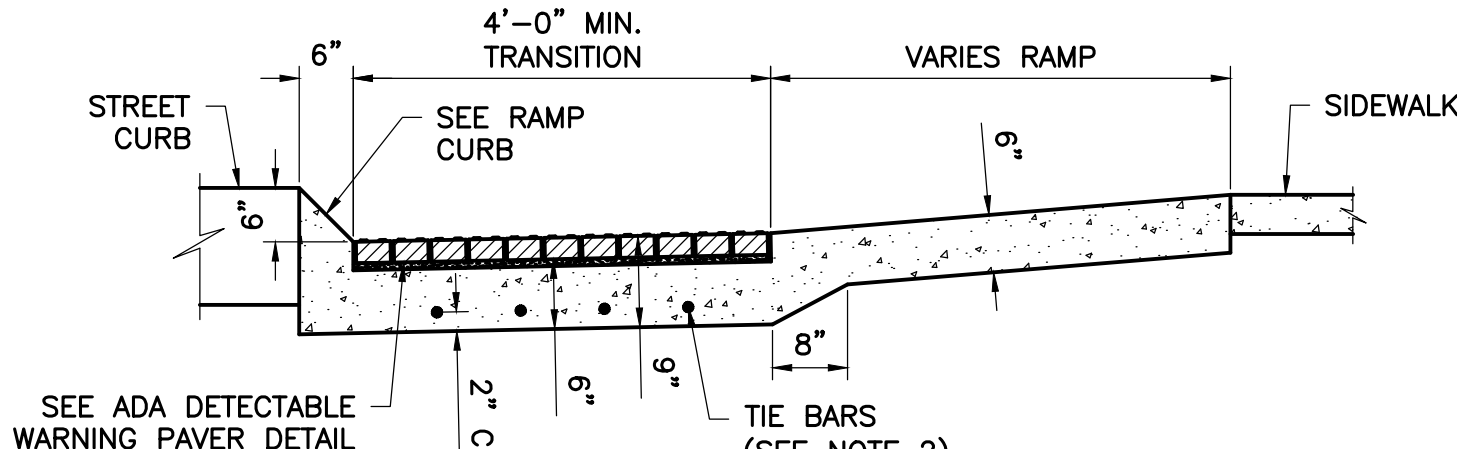
USE WITH TYPE "A - DRY"
OR TYPE "B - DRY" CURB



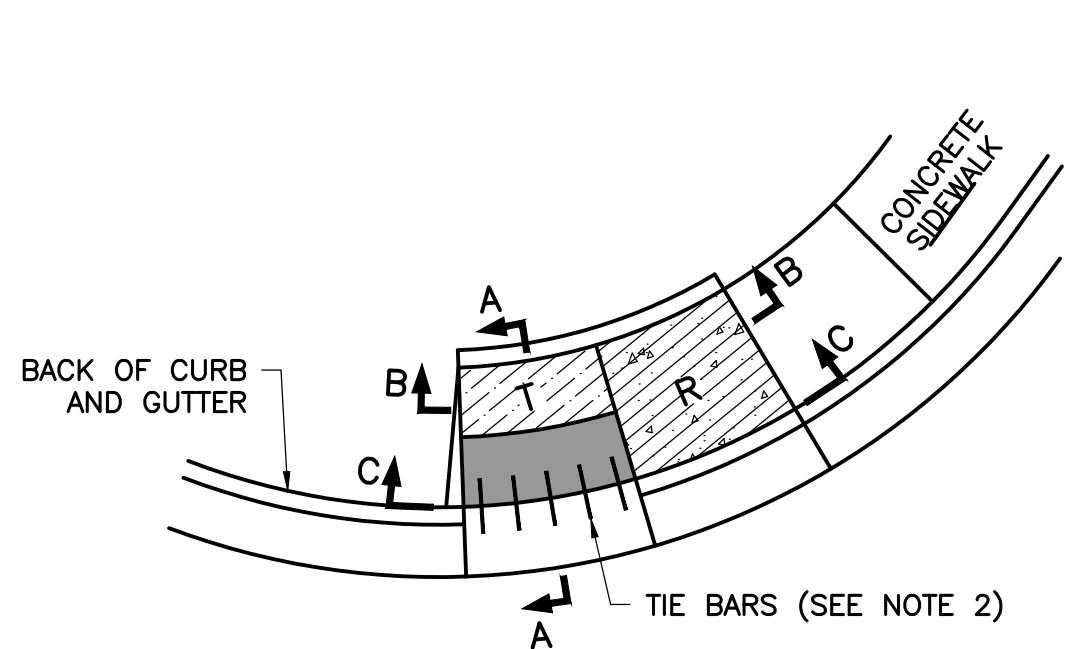
3-D VIEW
TYPE "D" SIDEWALK RAMP



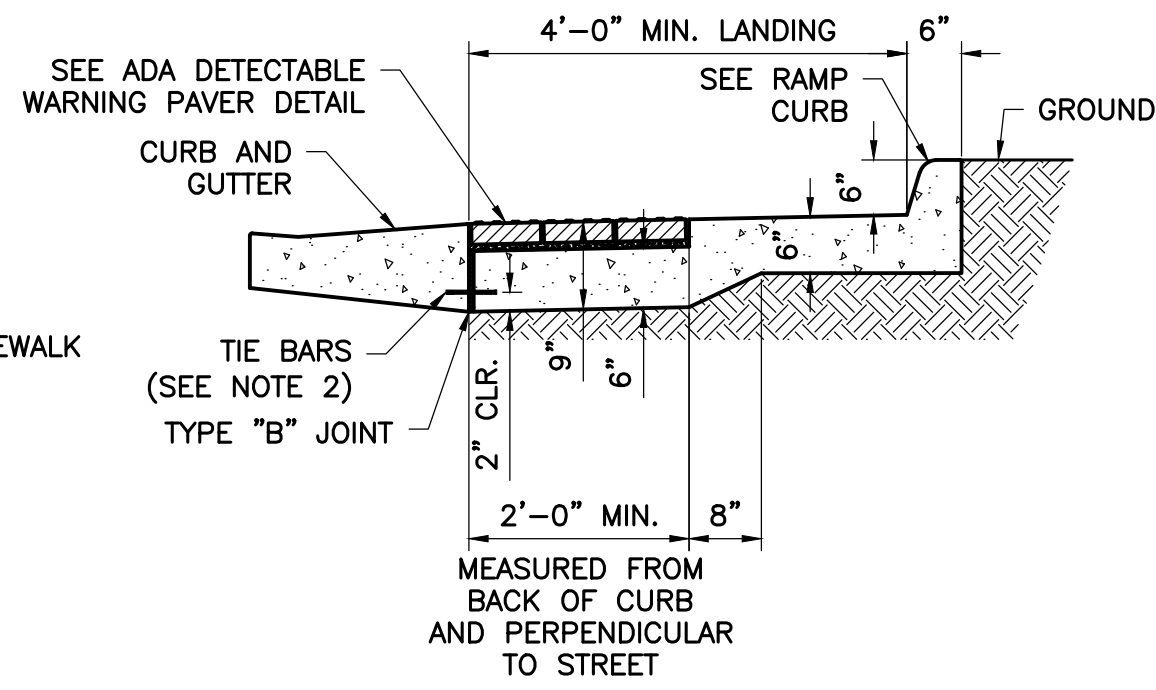
SECTION B-B



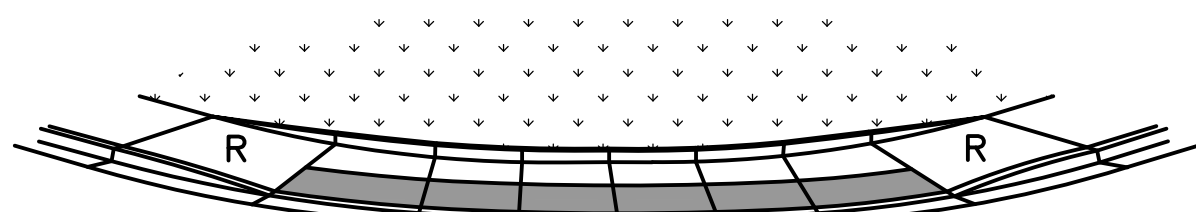
SECTION C-C



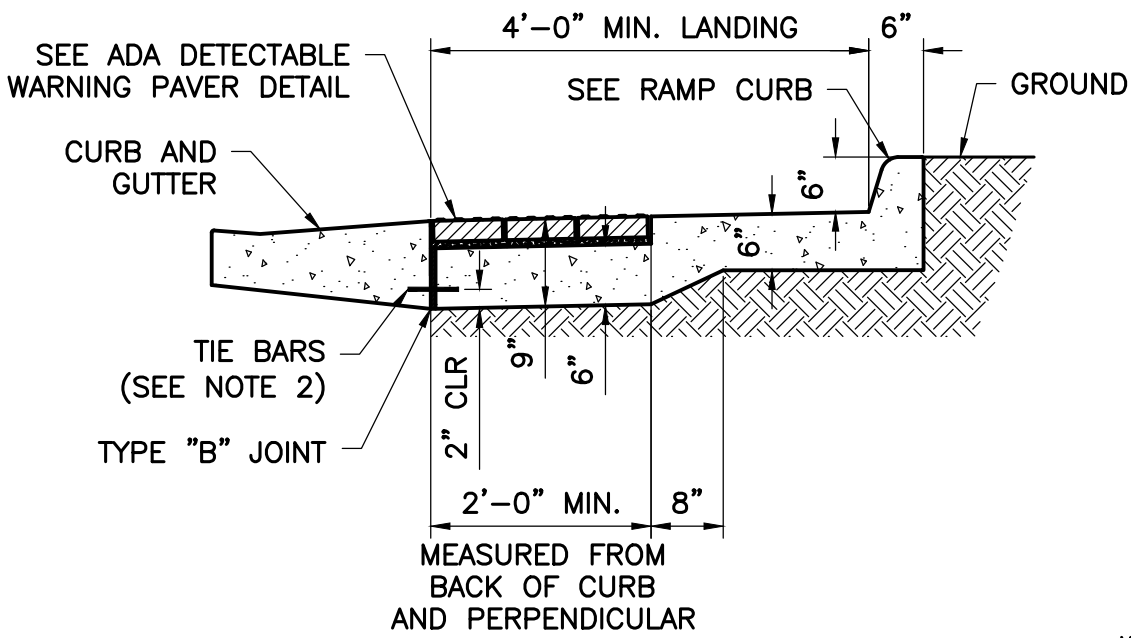
PLAN VIEW



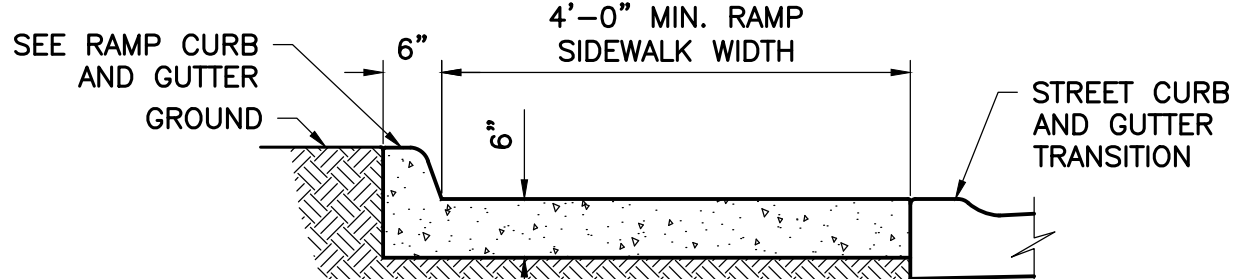
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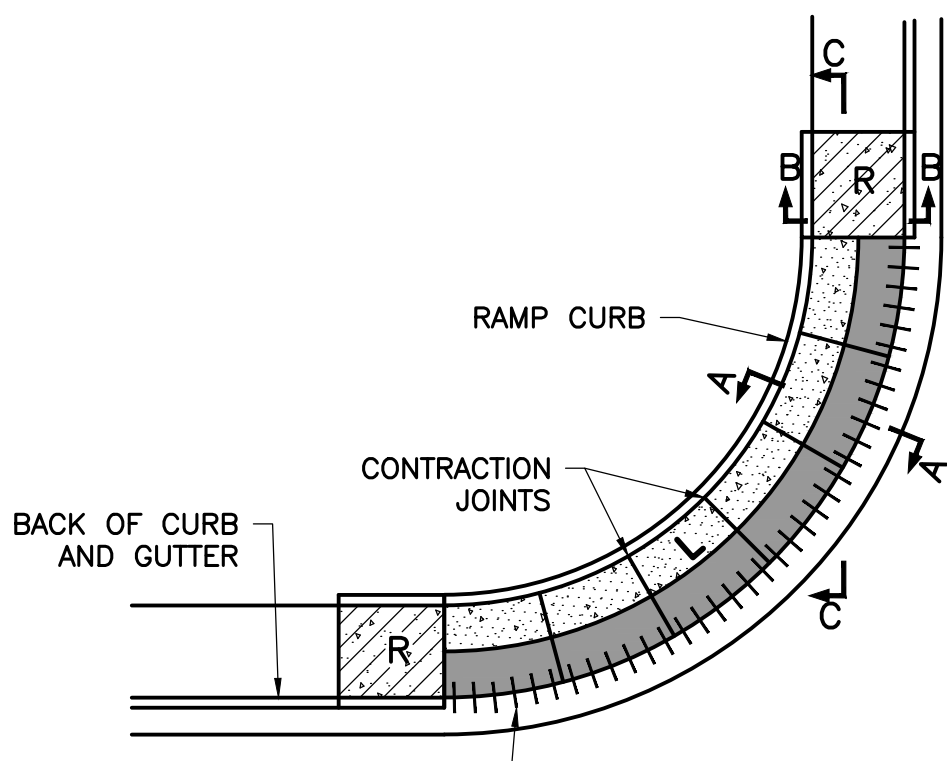
3-D VIEW
TYPE "C" SIDEWALK RAMP



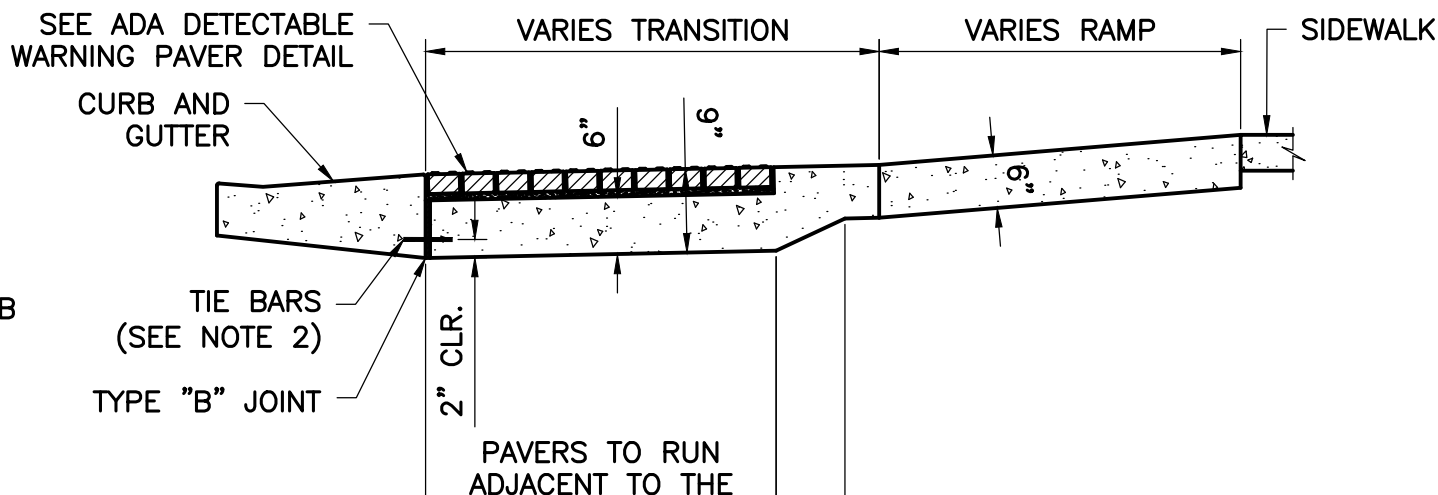
SECTION A-A



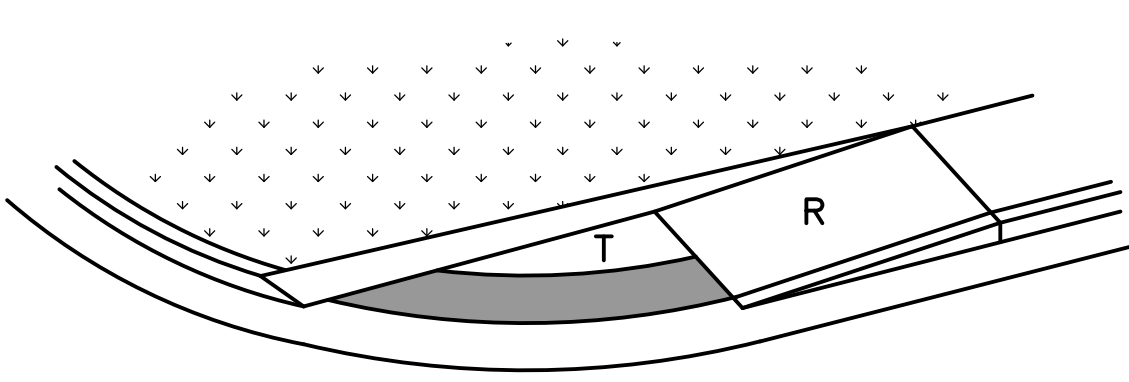
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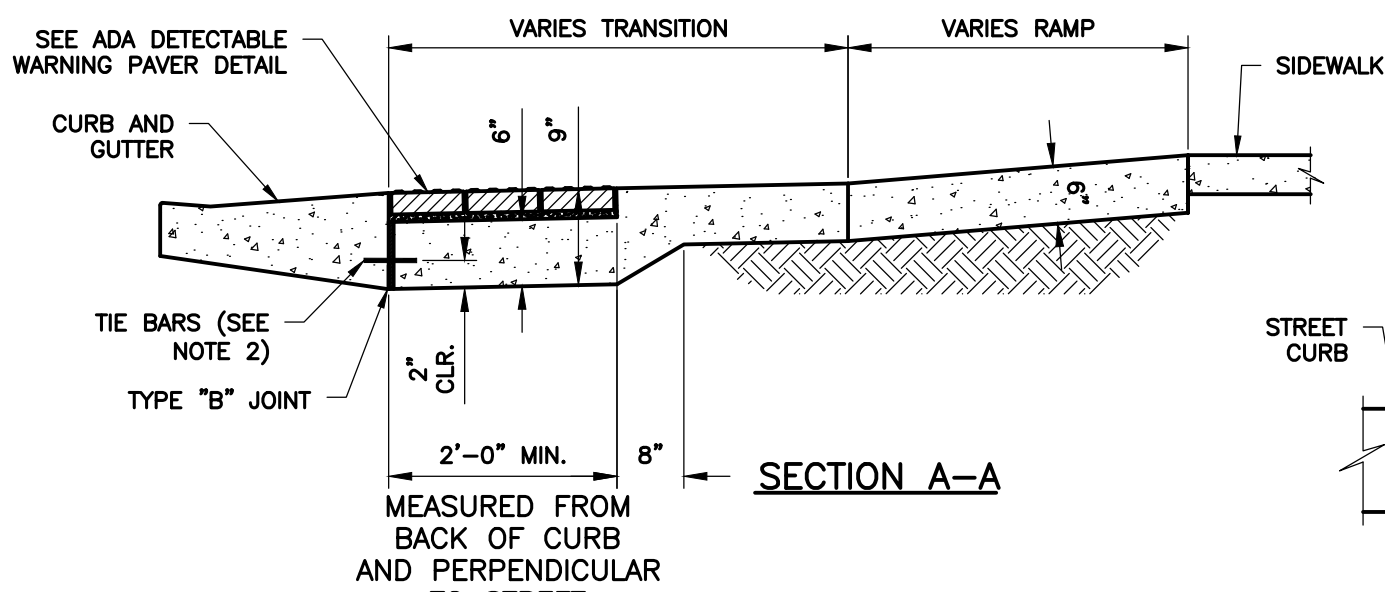
PLAN VIEW



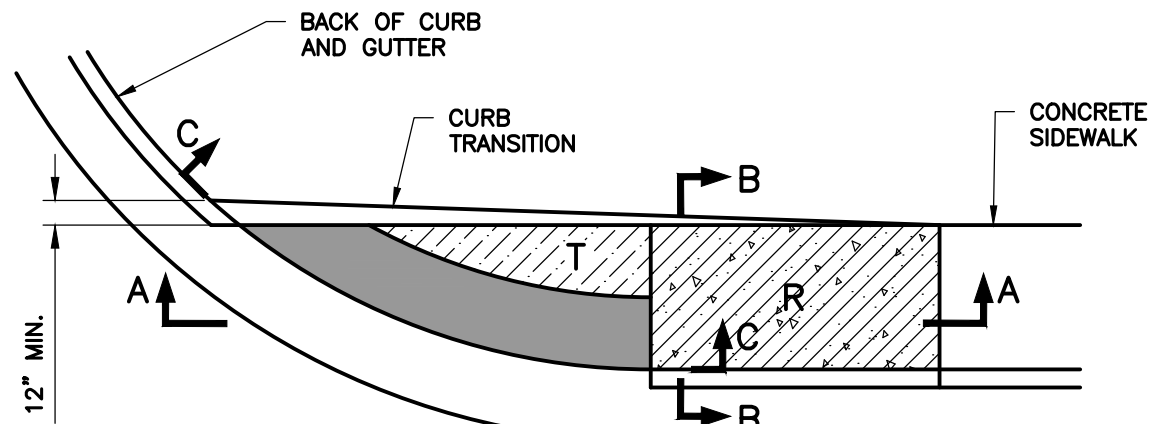
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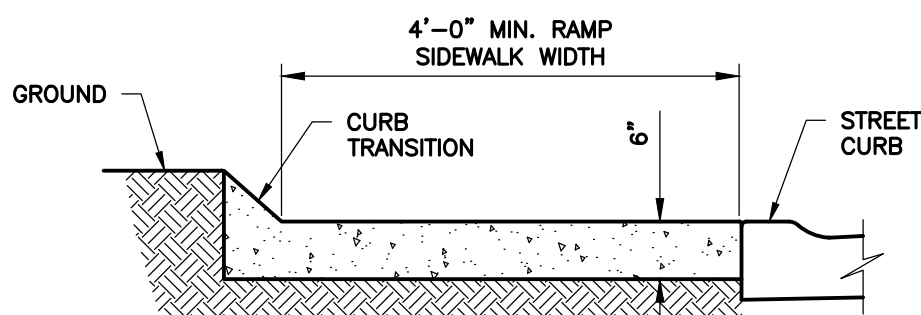
3-D VIEW
TYPE "E" SIDEWALK RAMP



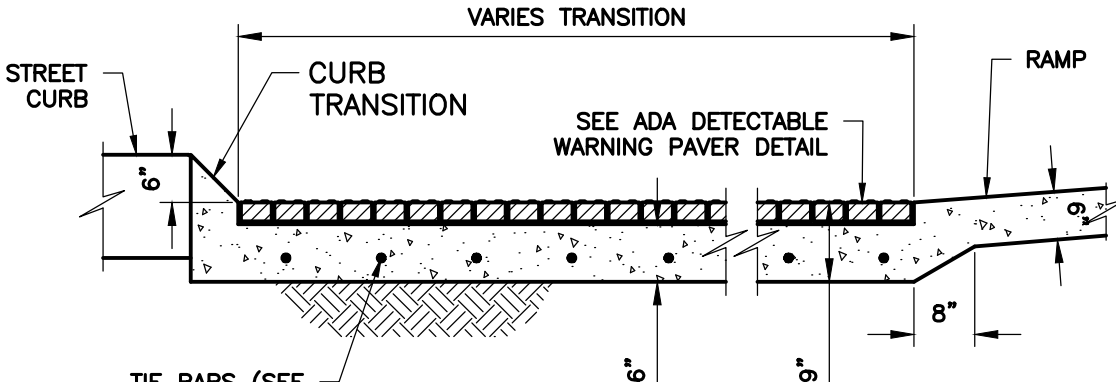
SECTION A-A



PLAN VIEW



SECTION B-B

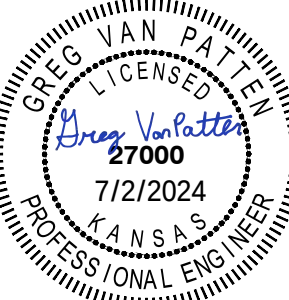


SECTION C-C

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MO AUTH. NO.: E-2013011903 | LS-2019043127



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KS PE-27000

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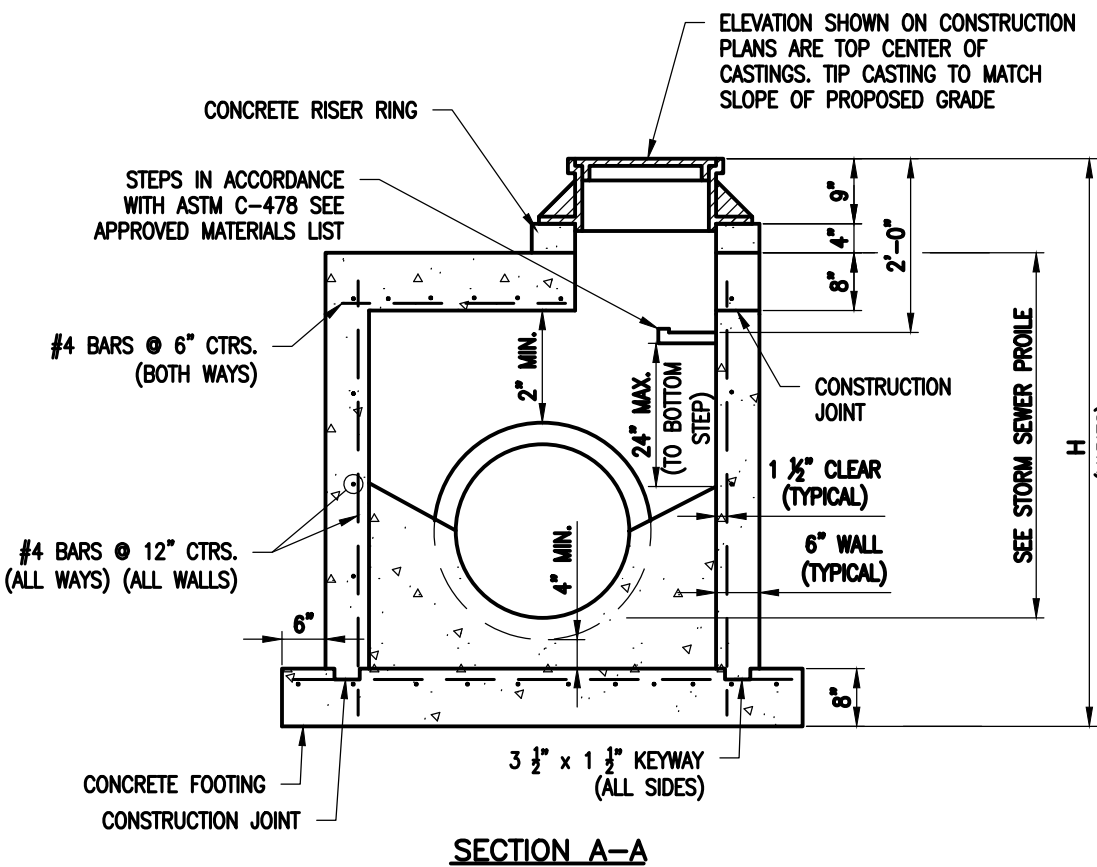
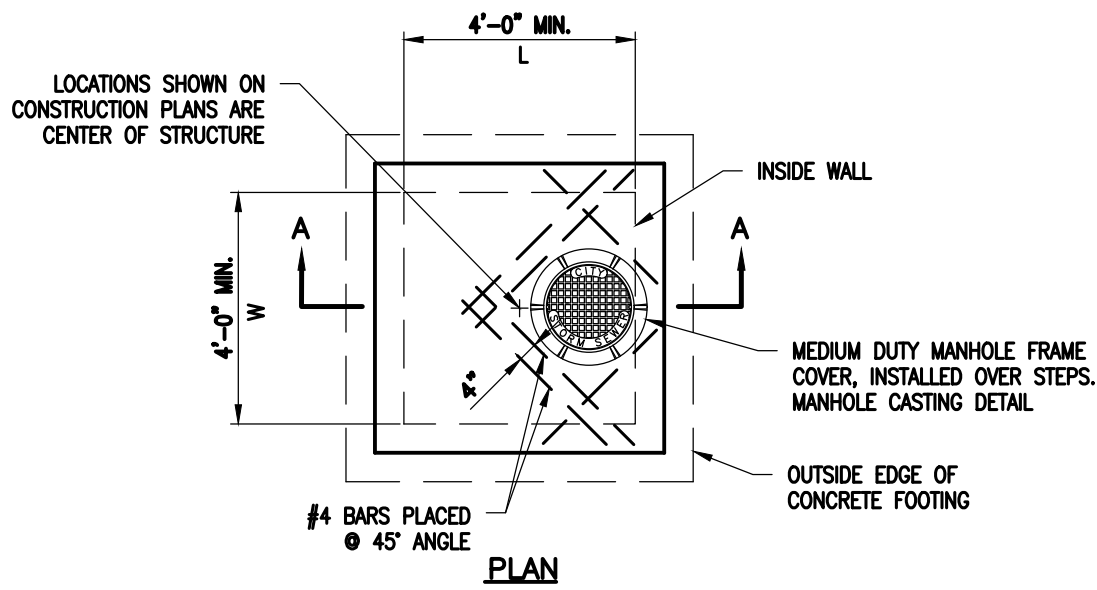
APRIL 2024

PROJECT NUMBER

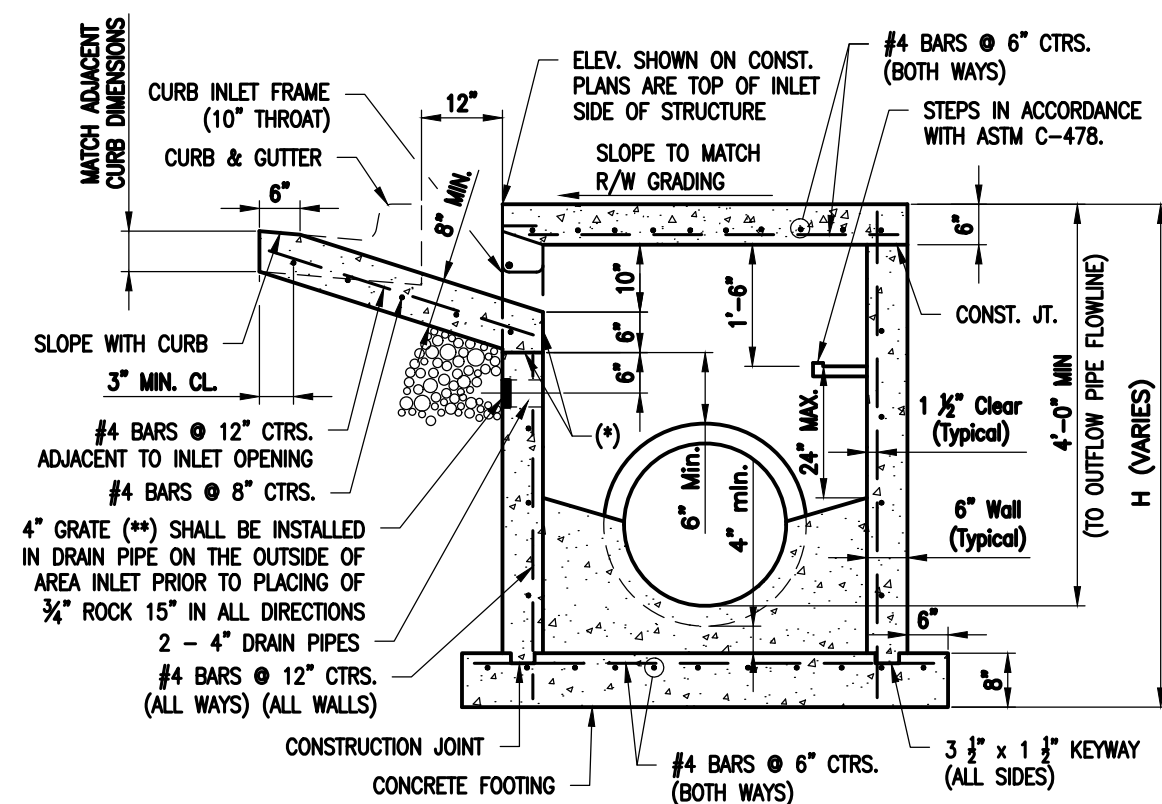
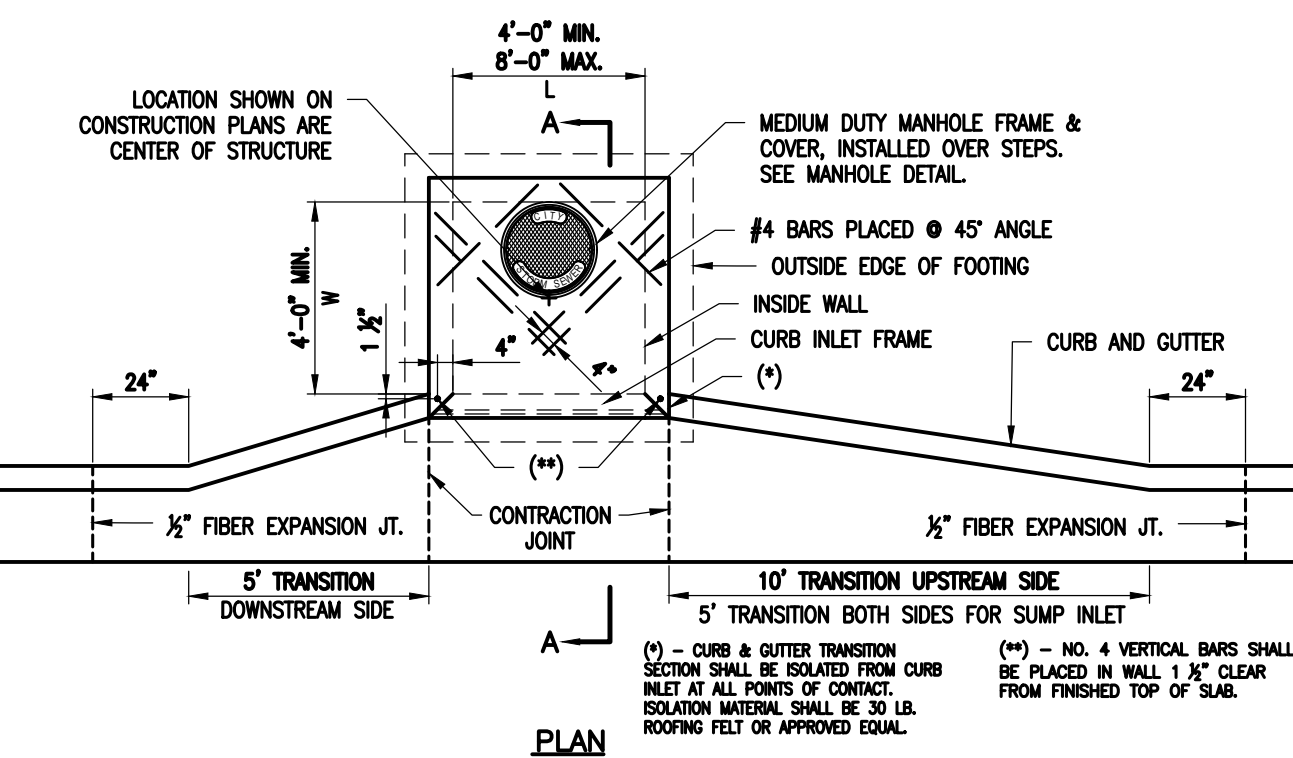
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JUNCTION BOX



(*) - CURB & GUTTER TRANSITION SECTION SHALL BE ISOLATED FROM CURB INLET AT ALL POINTS OF CONTACT. ISOLATION MATERIAL SHALL BE 30 LB. ROOFING FELT OR APPROVED EQUAL.

(**) - THE MATERIAL OF THE GRATE SHALL MATCH THE MATERIAL OF THE PIPE AND SHALL BE AS FOLLOWS:

A) PVC: PIPE - 4" SCHEDULE 40 PVC MEETING ASTM D-1785; GRATE - 4" PVC SNAP-IN GRATE - MEETS ASTM D-2065, WITH STAINLESS STEEL (TYPE 304) COVER MOUNTED WITH TWO 18-8 STAINLESS STEEL SCREWS; MAXIMUM OPENING SIZE 1/4".

B) HDPE: PIPE - 4" HDPE MEETING AASHTO M252, TYPE S; GRATE - 4" HDPE - MEETS ASTM D-3350, WITH STAINLESS STEEL (TYPE 304) COVER MOUNTED WITH TWO 18-8 STAINLESS STEEL SCREWS; MAXIMUM OPENING SIZE 1/4".

CURB INLET
(10" THROAT)

JUNCTION BOX NOTES

GENERAL

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
2. ALL STORM SEWER STRUCTURES SHALL BE PRE-CAST OR POURED IN PLACE. IF PRE-CAST STRUCTURES ARE USED, THE TOPS SHALL BE POURED IN PLACE AND THE WALL STEEL SHALL BE LEFT EXPOSED TO A HEIGHT 2" BELOW THE FINISH TOP ELEVATION, OR AS DIRECTED BY THE ENGINEER.
3. PRE-CAST SHOP DRAWINGS ARE TO BE APPROVED BY THE ENGINEER. PRE-CAST SHOP DRAWINGS ARE TO BE SUBMITTED IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS.
4. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER PRIOR TO CONSTRUCTION.
5. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION. THE CONCRETE THICKNESS AND REINFORCEMENT SHOWN IS FOR BOXES WITH ("L" + "W") AND ("W" + "H") LESS THAN OR EQUAL TO 20. FOR BOXES WITH EITHER OF THESE CALCULATIONS GREATER THAN 20, A SPECIAL DESIGN IS REQUIRED.

CONCRETE

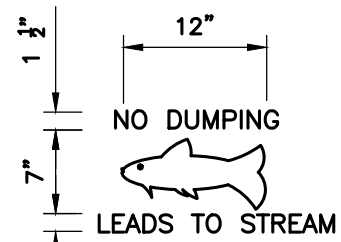
6. CONCRETE USED IN THIS WORK SHALL BE KCMHB4K, AS APPROVED BY THE KANSAS CITY METROPOLITAN MATERIALS BOARD, AND SHALL MEET THE REQUIREMENTS OF LOCAL JURISDICTION.
7. INLET FLOORS SHALL BE SHAPED WITH NON-REINFORCED CONCRETE INVERTS TO PROVIDE SMOOTH FLOW.
8. BEVEL ALL EXPOSED EDGES WITH 3/8" TRIANGULAR MOLDING.

REINFORCING STEEL

9. REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 40 AS PER ASTM A615, AND SHALL BE BENT COLD.
10. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF +/- 1/8" SHALL BE PERMITTED.
11. ALL LAP SPICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
12. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
13. ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE.

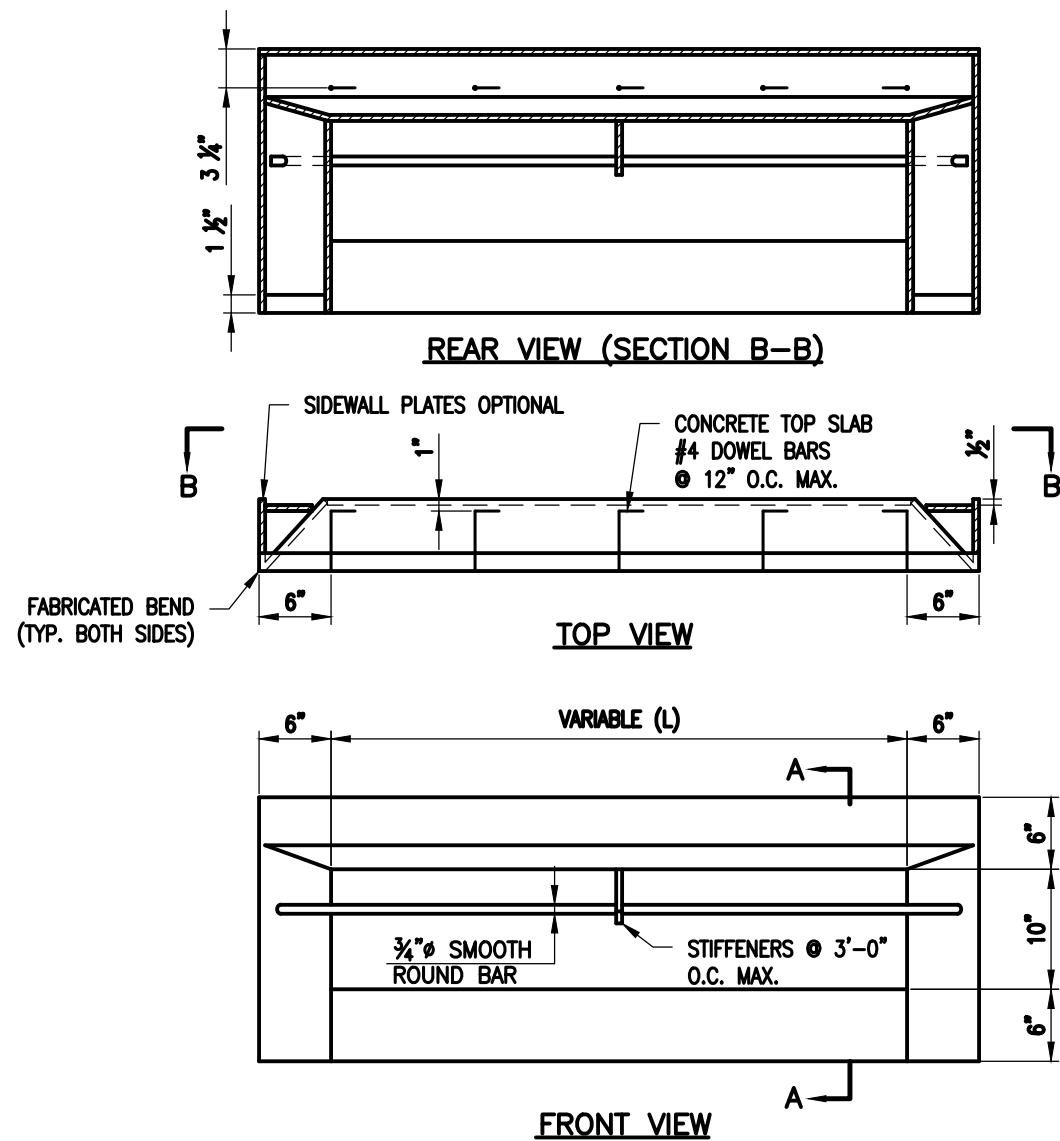
CONSTRUCTION

14. THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE. ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL, AND AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.
15. PIPE CONNECTIONS TO PRE-CAST STRUCTURES SHALL HAVE A MINIMUM OF 6" OF CONCRETE AROUND THE ENTIRE PIPE WITHIN 2' OF THE STRUCTURE.
16. TAMPED BACKFILL SHALL BE USED AROUND STRUCTURES, EXCEPT UNDER PAVED AREAS. TAMPED BACKFILL SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL AND STONES, COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO STANDARD, METHOD T-99. REMOVABLE FLOWABLE FILL IS REQUIRED UNDER ANY PORTION OF PAVED RIGHT OF WAY, INCLUDING THE AREA WITHIN EXISTING OR FUTURE PUBLIC STREET PAVEMENT AND UNDER EXISTING OR FUTURE CURB AND GUTTER, MEDIAN, ASPHALT PATH, CONCRETE SIDEWALK.



NOTE:
IMPRINT TO BE 1/4" IN DEPTH
STAMPED INTO INLET TOP WHEN
POURED. IMPRINT TO BE PLACED
ON ALL NEW CURB INLET LIDS.

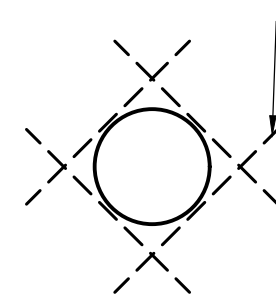
ENVIRONMENTAL STAMP



CURB INLET FRAME
(10" THROAT)

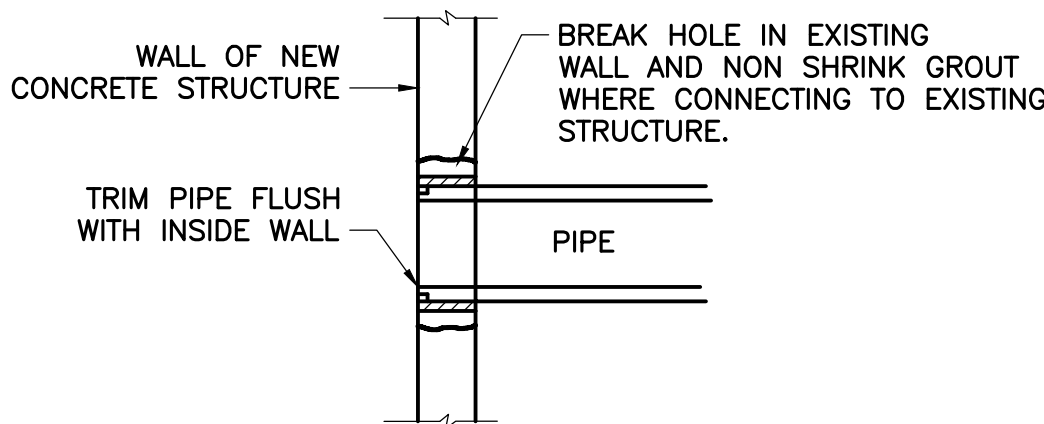
CURB INLET FRAME NOTES

1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. ALL FLAT STEEL SHALL BE 7 GAGE OR 3/8" THICK.
4. THE ENTIRE FRAME SHALL BE HOT DIP ZINC COATED IN ACCORDANCE WITH ASTM A-123.



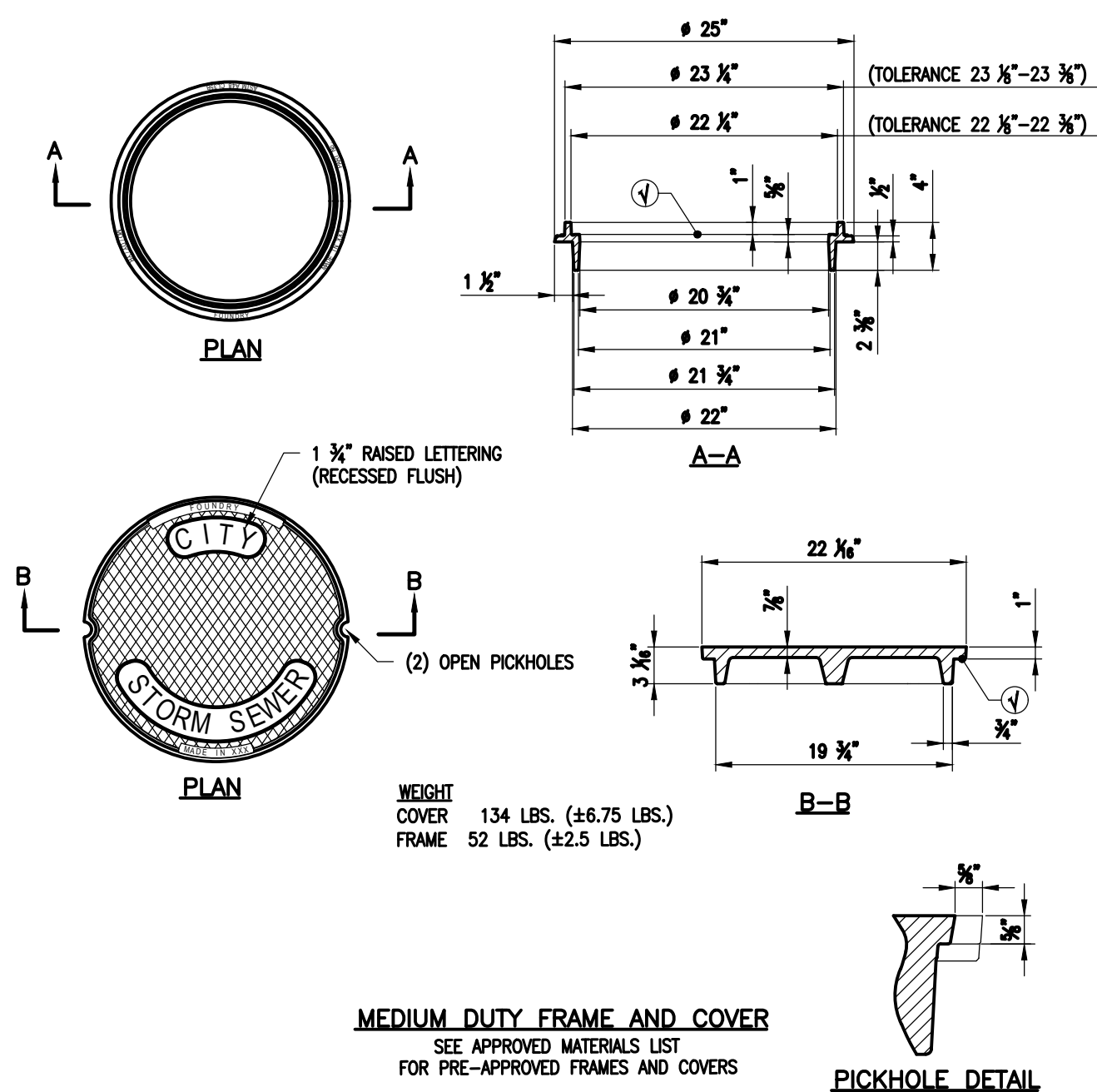
4 - #5 BARS (EPOXY COATED)
L = 2 1/2 TIMES PIPE O.D.
(CUT OFF STEEL AS REQUIRED WHERE
PIPES ARE NEAR OR EXTEND PARTIALLY
ABOVE TOP OF WALLS).

ADD'NL. REINF. AT NEW CONC.
STRUCTURE



AT EXISTING STRUCTURE

PIPE CONNECTION TO CONCRETE STRUCTURE
(NO DIRECT PAYMENT FOR PIPE CONNECTION TO NEW STRUCTURES)



MEDIUM DUTY FRAME AND COVER
SEE APPROVED MATERIALS LIST
FOR PRE-APPROVED FRAMES AND COVERS

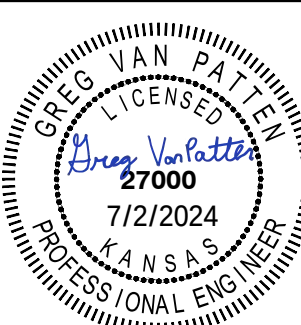
MANHOLE CASTING NOTES:

1. CASTING SHALL COMPLY WITH ASTM A-48 AND AASHTO M306-04.
2. AS-CAST DIMENSIONS MAY VARY ± 1/16 INCH PER FOOT.
3. EACH CASTING SHALL BE MARKED (C) IN ACCORDANCE WITH AASHTO M 306-04, SEC.9.
4. RAISED SURFACES SHALL BE CAST AS NON-SKID FINISH.
5. THE SURFACES LABELED ON THESE DETAILS AS SHALL BE MACHINED.
6. FOR PRIVATE SYSTEMS OMIT LETTERING.
7. PAINT IS OPTIONAL UNLESS SPECIFIED.
8. YEAR AND/OR DATE SHOULD BE DATE OF MANUFACTURE.

LAMP
RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 498-2498
NE AUTHORIZATION NO.: CA21030
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 228-0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011903 | LS-2019043127



GREG VANPATTAN
KS PE-27000

DETAIL SHEET

2024 NSRP - W 47TH PLACE RECONSTRUCTION
ROELAND PARK, KANSAS



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER
GVP/JEA
DATE
APRIL 2024
PROJECT NUMBER
0324016
BOOK AND PAGE

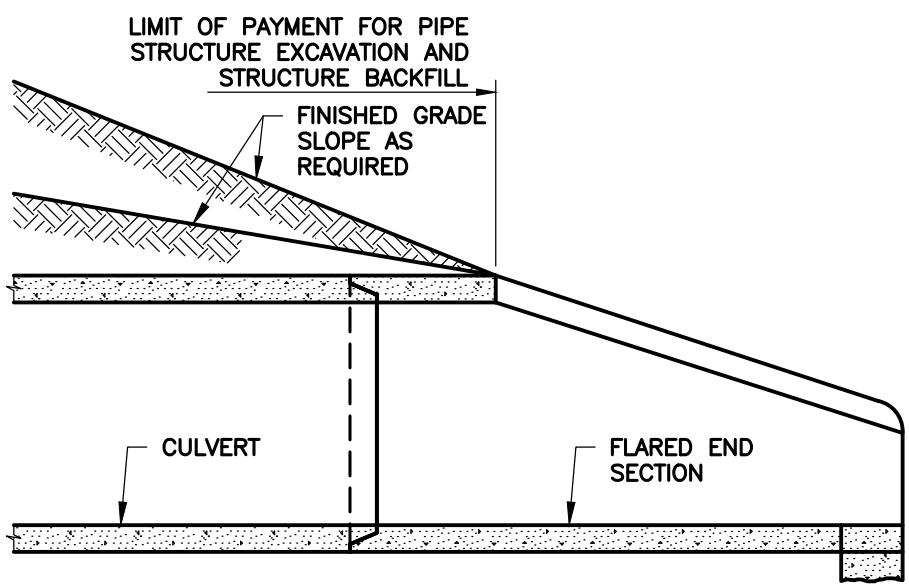
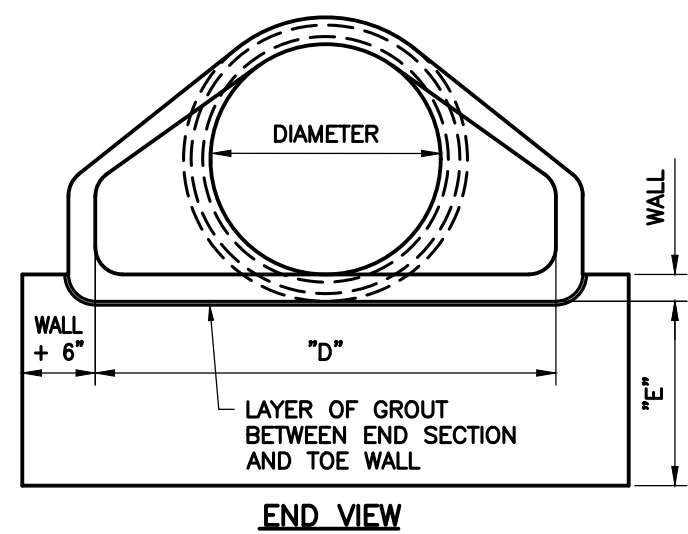
SHEET

REPRESENTATIVE SOIL TYPES		
SIDD Soil	USCS	AASHTO
Gravelly Sand (Category I)	SW, SP, GW, GP	A1, A3
Sandy Silt (Category II)	GM, SM, ML, Also GC, SC with less than 20% passing #200 sieve	A2, A4
Silty Clay (Category III)	CL, MH, GC, SC CH	A5, A6

PR-2 GRADATION	
Sieve	% Retained
3/4 in	0 - 20
3/8 in	40 - 70
No. 4	75 - 100
No. 8	95 - 100

TRENCH WIDTH TABLE	
Pipe Size (inches)	Minimum Side Wall Clearance (inches)
12 - 30	6
33 - 42	9
48 - 60	12
66 - 90	18
96 - 108	24

TABLE OF FILL DEPTHS BELOW PIPE		
Diameter (ø)	"A" min. in Soil	"A" min. in Rock
60" & smaller	3"	6"
66" & larger	6"	12"

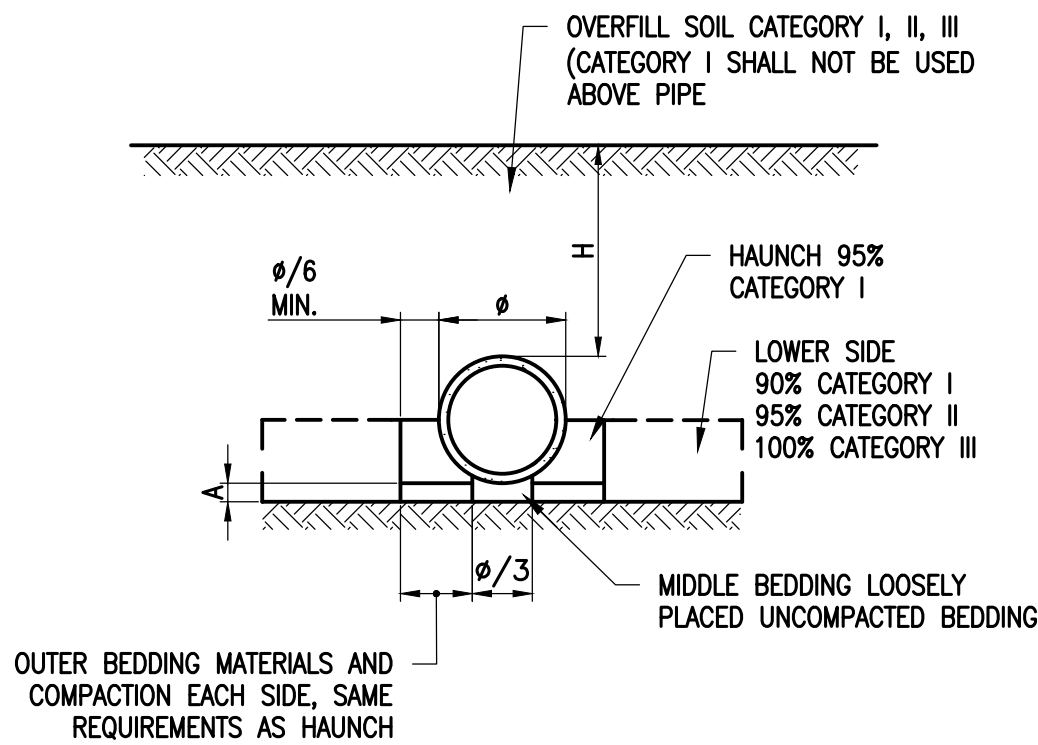


ADJOINING PIPE DIA. INCHES	BARREL SECTION REINFORCEMENT		FLARE SECTION REINFORCEMENT (ONE LAYER ONLY IN CENTER OF WALL)	
	CIRCULAR	ELLIPTICAL	AREA OF CONCRETE IN SQ. FT.	AREA OF REINFORCEMENT IN SQ. FT.
12	0.07	---	0.048	0.048
15	0.07	---	0.054	0.054
18	0.07	---	0.060	0.060
21	0.07	---	0.066	0.066
24	0.07	---	0.072	0.072
27	0.13	---	0.11	0.078
30	0.14	---	0.12	0.084
36	0.12	0.09	0.13	0.090
42	0.15	0.12	0.17	0.108
48	0.18	0.14	0.20	0.120
54	0.22	0.16	0.24	0.132
60	0.25	0.19	0.28	0.144
66	0.31	0.23	0.34	0.156

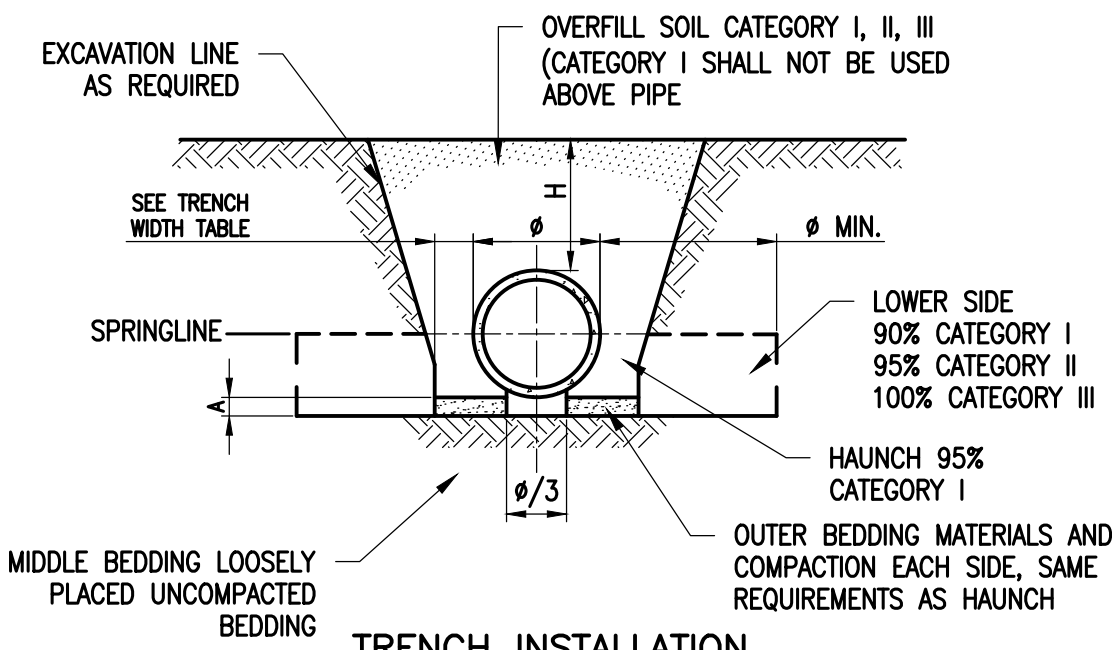
DIMENSIONS				
DIA.	WALL	A	B (MIN.)	C (MIN.)
12"	4"	4'-0"	6"	2'-0"
15"	2 1/4"	6"	3'-10"	6"
18"	2 1/2"	8"	3'-10"	6"
21"	2 3/4"	9"	3'-2"	6"
24"	3"	9 1/2"	2'-6"	6"
27"	3 1/4"	10 1/2"	2'-11"	6"
30"	3 1/2"	11'-0"	1'-7"	6"
36"	4"	1'-3"	2'-10"	6"
42"	4 1/2"	1'-9"	2'-11"	6"
48"	5"	2'-0"	2'-2"	8"
54"	5 1/2"	2'-3"	2'-11"	8"
60"	6"	2'-6"	3'-3"	8"
66"	6 1/2"	2'-0"	1'-9"	8"

GENERAL NOTES:

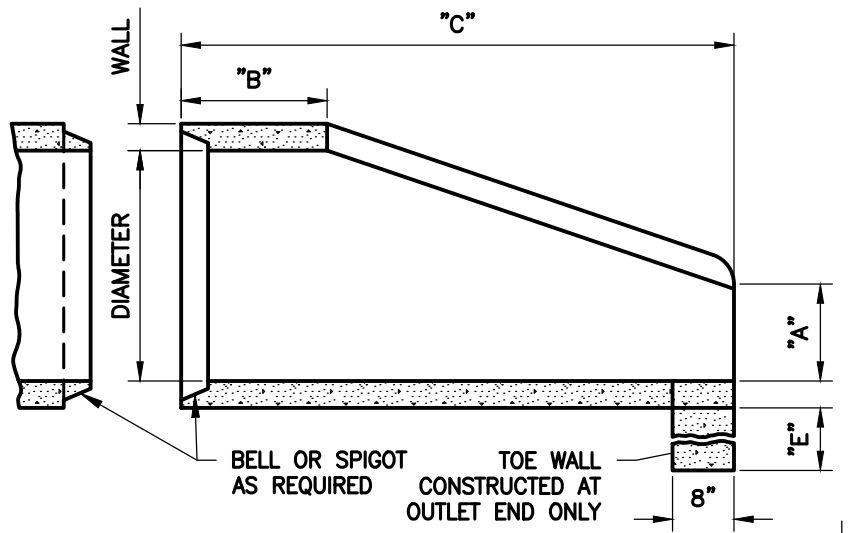
- SLIGHT VARIATIONS ON BOTH SHAPE AND DIMENSIONS FROM THOSE SHOWN MAY BE ACCEPTED IF APPROVED BY THE ENGINEER.
- NOT MORE THAN THREE LIFT HOLES MAY BE DRILLED OR CAST IN THE END SECTION FOR HANDLING AND LAYING.
- LIFT LUGS OR BARS WILL BE PERMITTED IN PRECAST TOE WALLS.
- TOE WALL MAY BE CAST IN PLACE OF PRECAST.



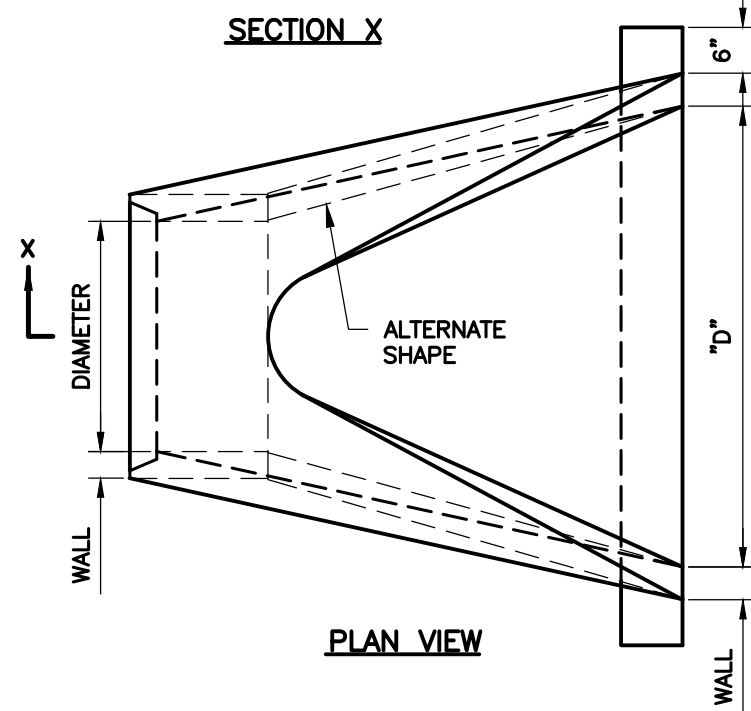
EMBANKMENT INSTALLATION



TRENCH INSTALLATION RCP INSTALLATION TYPE 1



SECTION X



PLAN VIEW

RCP INSTALLATION NOTES:

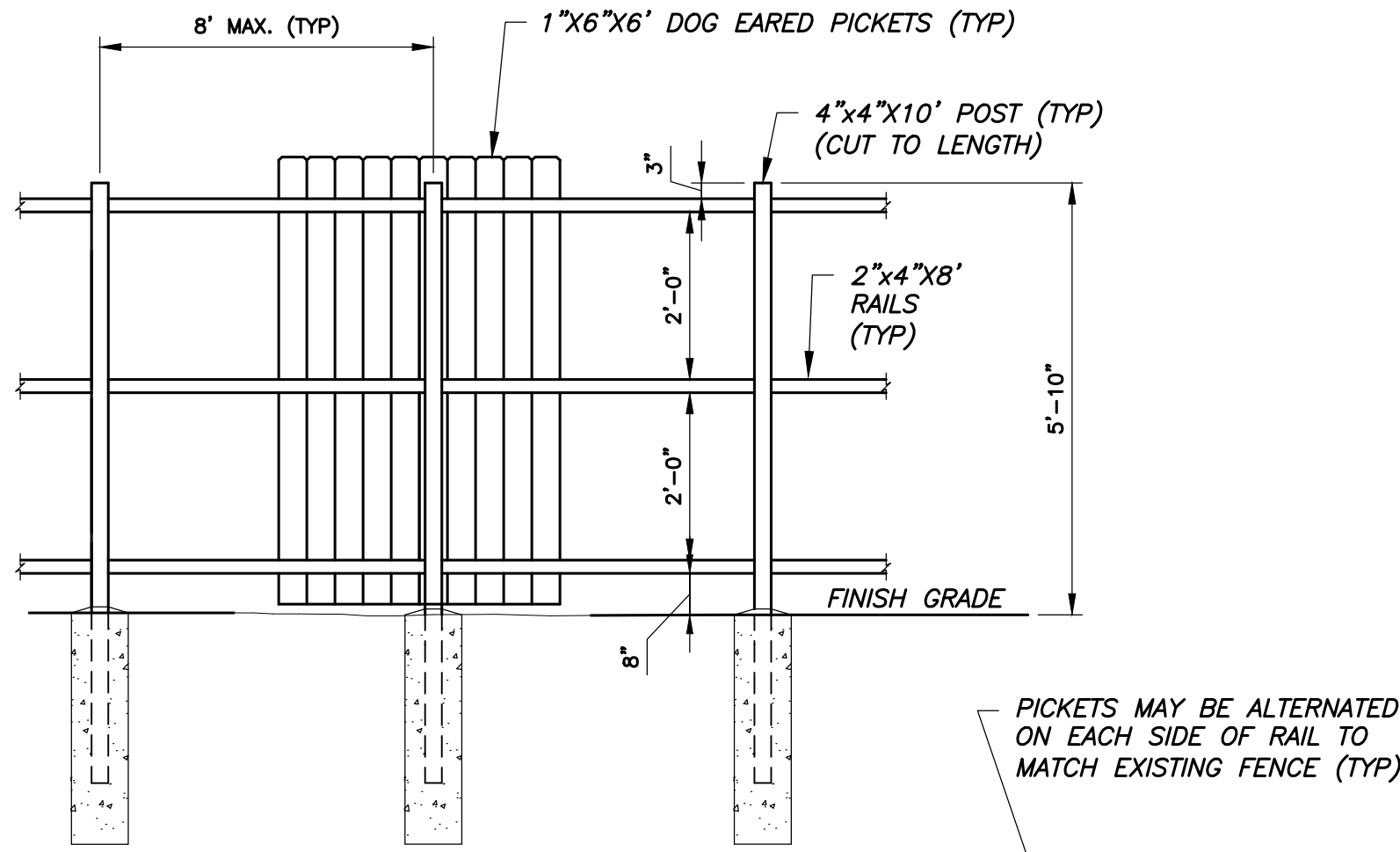
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
- CATEGORY I MATERIAL SHALL BE CRUSHED STONE OR SILICEOUS GRAVEL MEETING THE REQUIREMENTS OF SECTION 1107 OF THE STANDARD SPECIFICATIONS, AGGREGATE DESIGNATION PB-2.
- COMPACTION AND SOIL SYMBOLS - I.E. "95% CATEGORY I" - REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM STANDARD PROCTOR COMPACTION OF 95%.
- REMOVABLE FLOWABLE FILL IS REQUIRED FOR THE FULL DEPTH OF THE TRENCH ABOVE THE SPRINGLINE IN ANY PAVED PORTION OF THE RIGHT OF WAY, INCLUDING THE AREA WITHIN EXISTING OR FUTURE PUBLIC STREET PAVEMENT, UNDER EXISTING OR FUTURE CURB AND GUTTER, MEDIAN, ASPHALT PATH, PARKING LOTS, CONCRETE SIDEWALK. ALSO UNDER EXISTING CONCRETE, ASPHALT, OR GRAVEL DRIVEWAY APPROACH AND UNDER ANY FUTURE DRIVEWAY APPROACH, WHEN THE LOCATION IS KNOWN. FLOWABLE FILL SHALL BE CONSIDERED SUBSIDIARY TO THE PIPE INSTALLATION.
- TAMPED BACKFILL SHALL BE USED AT ALL OTHER LOCATIONS UNLESS OTHERWISE NOTED. TAMPED BACKFILL SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL AND STONES, COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO STANDARD, METHOD T-99.
- GRANULAR FILL MAY BE SUBSTITUTED FOR ALL OR PART OF TAMPED BACKFILL. GRANULAR FILL SHALL BE AB-3, AS SPECIFIED IN THE STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 95% OF OPTIMUM DENSITY, WITHIN 0 TO MINUS 2 PERCENT OF OPTIMUM MOISTURE, TO THE SURFACE OF THE EXISTING SUBGRADE.
- SEE STREET REPAIR DETAILS FOR ADDITIONAL BACKFILL REQUIREMENTS UNDER STREETS, ROADWAYS, CURBS, SIDEWALKS AND OTHER STRUCTURES IN RIGHT-OF-WAY.

TRENCH INSTALLATION NOTES:

- THE TRENCH TOP ELEVATION SHALL BE NO LOWER THAN 0.1 H BELOW FINISHED GRADE OR, FOR ROADWAYS, ITS TOP SHALL BE NO LOWER THAN AN ELEVATION OF 1' BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL.
- SOIL IN OUTER BEDDING AND HAUNCH ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE MAJORITY OF SOIL IN THE BACKFILL ZONE.
- THE TRENCH WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
- FOR TRENCH WALLS THAT ARE WITHIN 10 DEGREES OF VERTICAL, THE COMPACTION OR FIRMNESS OF THE SOIL IN THE TRENCH WALLS AND LOWER SIDE ZONE NEED NOT BE CONSIDERED.
- FOR TRENCH WALLS WITH GREATER THAN 10 DEGREE SLOPES THAT CONSIST OF EMBANKMENT, THE LOWER SIDE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE SOIL IN THE OVERFILL ZONE.

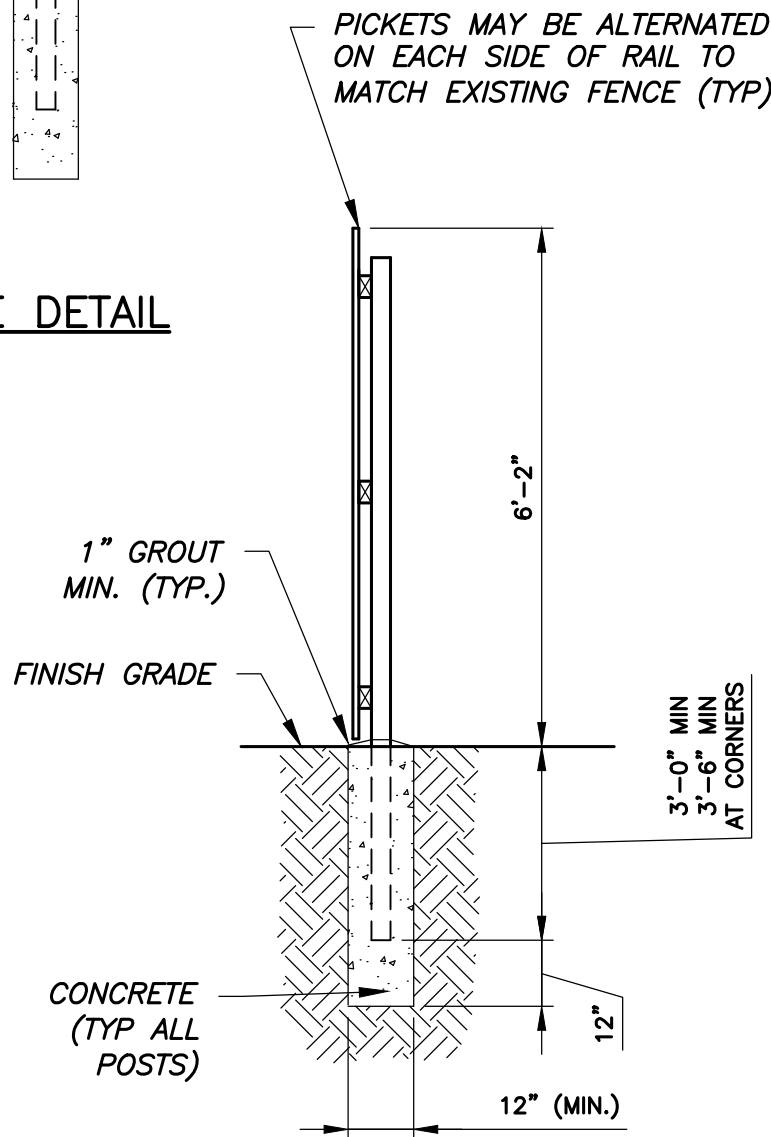
EMBANKMENT INSTALLATION NOTES:

- SOIL IN THE OUTER BEDDING, HAUNCH AND LOWER SIDE ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE MAJORITY OF SOIL IN THE OVERFILL ZONE.
- A SUBTRENCH IS DEFINED AS A TRENCH WITH ITS TOP BELOW FINISHED GRADE BY MORE THAN 0.1 H OR, FOR ROADWAYS, ITS TOP IS AT AN ELEVATION LOWER THAN 1' BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL.
- THE MINIMUM WIDTH OF A SUBTRENCH SHALL BE 1.33 ø OR WIDER IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
- FOR SUBTRENCHES WITH WALLS OF NATURAL SOIL, ANY PORTION OF THE LOWER SIDE ZONE IN THE SUBTRENCH WALL SHALL BE AT LEAST AS FIRM AS AN EQUIVALENT SOIL PLACED TO THE COMPACTION REQUIREMENTS SPECIFIED FOR THE LOWER SIDE ZONE AND AS FIRM AS THE MAJORITY OF SOIL IN THE OVERFILL ZONE, OR SHALL BE REMOVED AND REPLACED WITH SOIL COMPACTED TO THE SPECIFIED LEVEL.



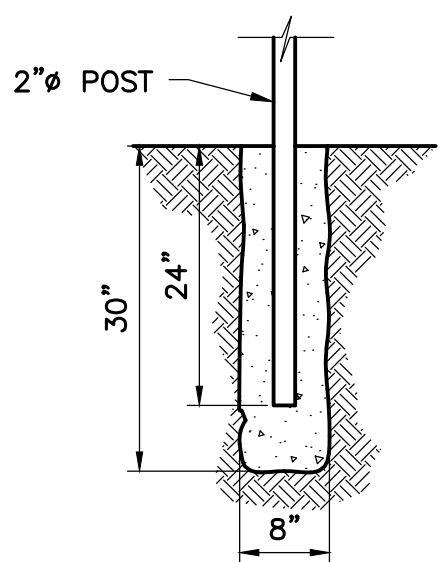
ELEVATION 6'-0" SCREEN PRIVACY FENCE DETAIL

NOTE:
FACE LUMBER TO MATCH EXISTING FENCE MATERIAL.

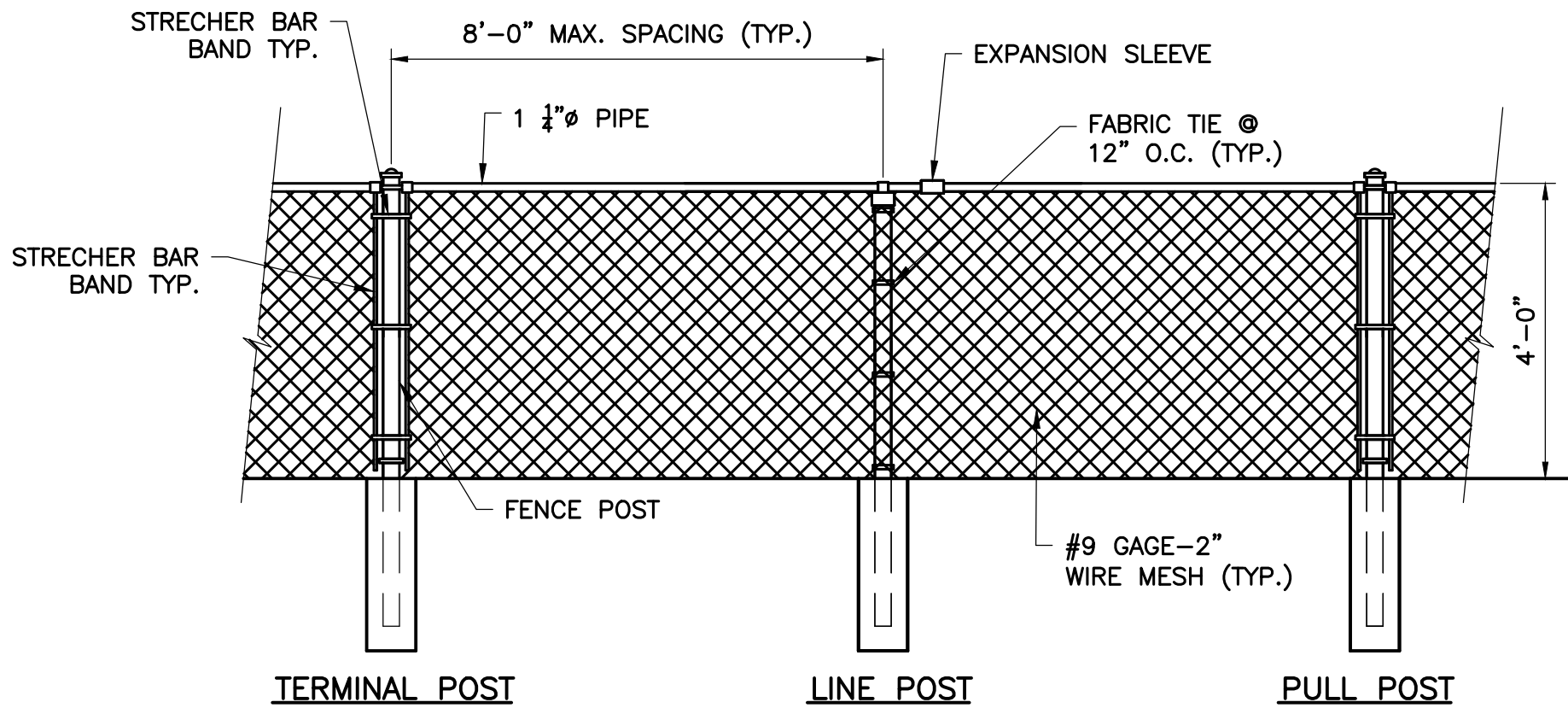


WOOD FENCE DETAIL

SECTION



GROUND ANCHOR



FENCE DETAIL

NOTES:

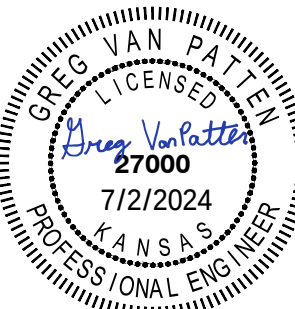
- PLACE EXPANSION SLEEVE AT ABOUT 30'-0" CENTERS WITH AT LEAST ONE EXPANSION SLEEVE BETWEEN PULLPOSTS.
- PULL POST SHALL BE USED AT SHARP BREAKS IN VERTICAL GRADE OR AT 100'-0" CENTERS ON STRAIGHT RUNS.

CHAIN LINK FENCE DETAIL

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496-2496
NE AUTHORIZATION NO.: CA2130
FORT COLLINS, COLORADO
4715 INNOVATION DR, STE. 100 (970) 226-0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD, STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011963 | LS-2019043127



GREG VANPATTEN
KS PE-27000

DETAIL SHEET

2024 NSRP - W 47TH PLACE RECONSTRUCTION
ROELAND PARK, KANSAS



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

GVP/JEA

DATE

APRIL 2024

PROJECT NUMBER

0324016

BOOK AND PAGE

SHEET

2024 NEIGHBORHOOD STREET RECONSTRUCTION PROGRAM W 47TH PLACE PUBLIC INFORMATION MEETING

JULY 9TH, 2024 6:00-7:00 PM



AGENDA



- Introductions
- Why? Need/Purpose of project?
- Project Scope
- Construction Schedule
- 47th Place Sidewalk Location





DONNIE SCHARFF
PUBLIC WORKS DIRECTOR
ROELAND PARK



GREG VAN PATTEN
PROJECT MANAGER
LAMP RYNEARSON



WHY? NEED/PURPOSE

The intent of the reconstruction project is to replace streets that have reached the end of useful life. The City plans for reconstruction of streets every other year (and can sometimes also add a reconstruction project on an even year). New infrastructure is installed to improve pedestrian access by replacing or installing new sidewalks to ADA standards, providing an improved driving surface, and enhancing pedestrian crossings at intersections.



SCOPE OF WORK

- Full depth street reconstruction of 47th Place, west and east of Mohawk Drive
- New 5' Sidewalk on South side of 47th Place, west of Mohawk Drive
- New 5' Sidewalk on North side of 47th Place, east of Mohawk Drive
- Replacement of driveway aprons on South side of 47th Place, west of Mohawk Drive
- Replacement of driveway aprons on North side of 47th Place, east of Mohawk Drive
- Spot curb replacement on both sides of 47th Place where needed
- Storm Sewer Replacement at east end of 47th Place, east of Mohawk Drive
- Project Restoration/Sodding

PREVIOUS NSRP'S ON CANTERBURY STREET AND REINHARDT DRIVE

- In 2023 Canterbury Street from 51st Street to 47th St was reconstructed
- In 2021 Reinhardt Drive from 52nd Place to 48th Street was reconstructed
- Both projects had similar project scope



SIDEWALK LOCATION

SOUTH SIDE 47TH PLACE, WEST OF MOHAWK

NORTH SIDE 47TH PLACE, EAST OF MOHAWK

- The new sidewalk is located where topography is most favorable. This helps limit impacts to residential properties with less driveway replacement, eliminates integral sidewalk retaining walls behind the sidewalk, and avoids significant grading near significant trees.
- Infrastructure in conflict with the proposed sidewalk will be relocated. This includes two fire hydrants and one street light.
- No tree removal due to the sidewalk. One tree trimming at 3606 W 47th Place.
- Irrigation will be relocated to the back of the sidewalk if in conflict with the proposed sidewalk.
- Other landscaping items in conflict with the proposed sidewalk (l.e. bushes, brick hardscapes and fences) can either be removed by the contractor or relocated by the resident ahead of the project.
- The sidewalk provides ADA accessibility for today's residents as well as future residents.



ACCESS DURING CONSTRUCTION

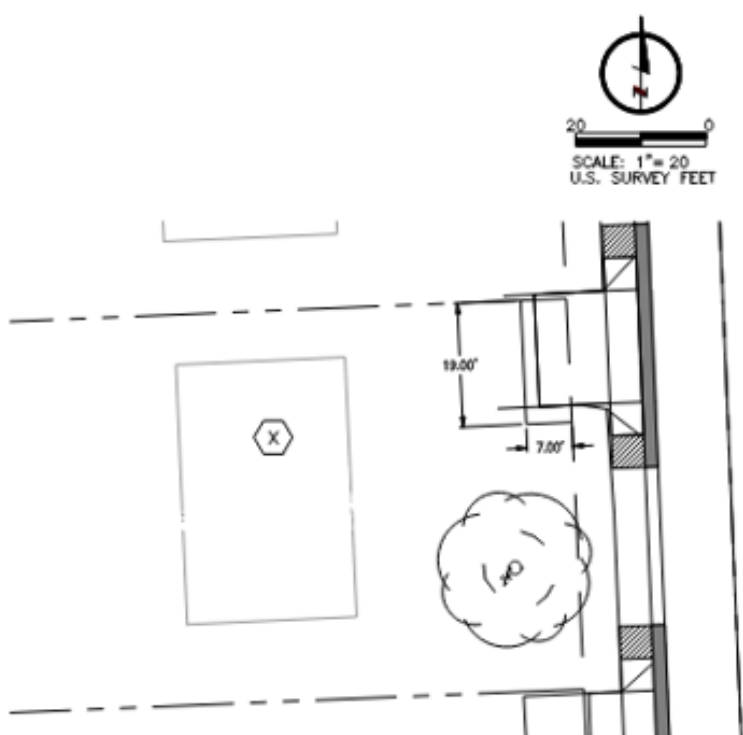
- There will be a short duration in which homeowners will not have access to their driveways. This will be during the construction and cure time of the curb and gutter adjacent to the driveway as well as the reconstruction and cure time of the driveway approaches. We anticipate the closure of select driveways to be limited to 3-7 days each (depending on weather).
- Special accommodations will be made for those with special medical needs and those with disabilities.
- Street access will be limited to residents who live on 47th Place when the street is demolished. Driveway access will be maintained except for the days listed above.

CONSTRUCTION SCHEDULE

Late August through
October Construction



Final Restoration
Completed in Fall of
2024

EASEMENT EXHIBIT		
LEGAL DESCRIPTION		
		
LAMP RYNEARSON LAMPRYNEARSON.COM OWNER'S REPRESENTATIVE 10101 100TH AVE. S.E. SUITE 100 KANSAS CITY, MO 64114 PH: 816.451.1000 WWW.LAMPRYNEARSON.COM	OWNER / DRAFTER _____ PREPARED _____ PROJECT NUMBER _____ DATE _____ SURFACE LOCATION _____ BOOK AND PAGE _____	EASEMENT EXHIBIT

TEMPORARY CONSTRUCTION EASEMENT

- Displays location of property where construction will occur
- Purpose is to minimizing driveway slopes where tying into the new ADA compliant sidewalk
- Only temporary access is granted
- A notary is here today to execute easements

THANK YOU

QUESTIONS?

If you have questions after this meeting please submit to Donnie Scharff, Director of Public Works at the following email - dscharff@roelandpark.org



Opposed to sidewalk on west side of W 47th Pl

Address	Name	Signature	Phone
3701	Jeff + Laurel PINKUS	Jeff Pinkus	816-820-3003
3709	Brent Sander	Brent Sander	913 461 4582
3707	Mary Labner	Mary Labner	236-8178
3711	Kaitlin & Justin Page	Kaitlin & Justin Page	620-341-3122
3715	John Orr	John Orr	314 225 7581
3719	Ashley Hale	Ashley Hale	417-249 0906
3720	JARED + LILIANA VOIGTS	Jared + Liliana Voigts	816. 510, 9891
4720 MOHAWK	RAY PETERSEN	Ray Petersen	972-358-859
3718 3709	Ramon Rodriguez	Ramon Rodriguez	816-517-2417
3718	Ariel Toler	Ariel Toler	620-228-2806
3716	Kevin Connaghan	Kevin Connaghan	913 568-7661
3712	Sylvia Fehr	Sylvia Fehr	7841 402-598-0809

Item Number: New Business- VIII.-B.
Committee 8/5/2024
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/19/2024
Submitted By: Donnie Scharff, Director of Public Works
Committee/Department: Public Works
Title: **Approve Task Order with Lamp Rynearson for Final Design and Construction Inspection for Mission Road Project (5 min)**
Item Type: Agreement

Recommendation:

Staff recommends approval if the attached Final Design Task Order with Lamp Rynearson for the 2025 Mission Road Project at a cost not to exceed \$183,400.

Details:

Attached is the task order for final design for the 2025 CARS Mission Road Project to include bidding, construction administration and observation (inspection), and easement documents. Roeland Park is administering the project and will incur all project costs and will invoice Westwood & Fairway for their portions. Below is the breakdown for each city:

Roeland Park - Final Design, \$43,040 Construction Admin & Observation - \$60,414.49, Material Testing - \$18,387 **Total - \$121,842**

Westwood - Final Design, \$31,879 Construction Admin & Observation - \$44,747.82, Material Testing - \$13,619 **Total - \$90,246**

Fairway - Final Design, \$1,380 Construction Admin & Observation - \$1,937.69 Material Testing - \$590 **Total - \$3,908**

The total cost of construction is estimated at \$2.17mm. RP portion is \$1.25mm, Westwood's portion is \$908K, and Fairway's portion is \$39K. JOCO CARS will cover \$1.04mm. Roeland Park's cost for construction, CO/CA, and material testing is \$775K, Westwood's cost is \$645K, and Fairway's cost is \$26K

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

Amount of Request: \$183,400 for engineering and inspection task order	
Budgeted Item?	Budgeted Amount: \$180,000 total for engineering and inspections services
Line Item Code/Description: 270 Special Street and Highway Fund- Street Construction	

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Public Works	Moody, Keith	Approved	7/31/2024 - 4:35 PM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▣ Final Design Task Order	Cover Memo

City of Roeland Park – 2025 CARS – Mission Road

Contract: 2025 CARS – Mission Road (53rd Street to 47th Street)

Ordinance or Resolution:

Task Agreement No: 24-05

Funding Amount: \$183,400.00

Purchase Order No:

Project Title: 2025 CARS – Mission Road

Contractor/Consultant:
Lamp Rynearson
9001 State Line Road, Suite 200
Kansas City, MO 64114

Division Manager:
Civil Design Group
Daniel G. Miller, P.E. – Civil Design Group Leader

Project Management Manual reviewed:

Attachments (Gantt Chart, etc.): Fee estimate

PROJECT Scope:

1. Easement documents including description and exhibit for an estimated 17 total temporary and permanent easements. Right-of-way documents for St. Agnes.
2. Design: Final design for plans with Cover sheet, general notes, general layout, project plan sheets, intersection plan, grading plan, storm plan and profiles at 51st Street, hydraulic and hydrologic calculations, lighting design, traffic control, erosion control, pavement marking, preliminary design phase of driveway apron design including walls and stairs at 4 properties, sidewalk ramp details and standard details. Provide a map of the city that details the parking spaces on Mission compared to adjacent streets. Provide utility coordination including a utility meeting. Prepare the engineer's estimate of probable cost. Provide project manual with technical specifications. Provide an estimated 11 progress meetings with the city staff from Roeland Park and Westwood, including 10 during the preliminary design phase. Provide public engagement meetings with St. Agnes twice including 1 during the preliminary design phase, 2 neighborhood meetings including 1 during the preliminary design phase, and 2 city council presentations including 1 during the preliminary design phase. Provide answers to questions that arise from the council and the public.

Not included: Street profiles, cross sections, stormwater pollution prevention plan (SWPPP) and easement and right of way acquisition services.

Schedule: Complete design by August 2024, bid by January 2025 after easements and ROW has been acquired.

3. Bidding: Conduct a pre-bid meeting, answer questions during bidding, provide addendum if warranted, attend bid opening, tabulate and review bid proposals and qualifications, and provide a bid recommendation to City.
4. Construction Administration: Conduct a pre-construction meeting, develop a material testing contract based on estimated tests required from quantities, review shop drawings, attend construction progress meetings (Estimated 4), review pay requests (estimated 4), answer questions during construction, perform final walkthrough and prepare punch list, and prepare record drawings.
5. Construction Observation: Provide observation services for the construction of: curbs, sidewalk, driveway aprons, storm pipe and structures, paving, pavement markings, and the light poles. Coordinate with utilities for relocations. For an estimated 18-week construction in 2025.

The attached services will be provided at an hourly rate. The total not to exceed project fee is **\$183,400.00**, including direct expenses.

Staff Signatures

Mayor:
Mike Kelly

City Administrator:
Keith Moody

Signature: _____

Date: _____

Signature: _____

Date: _____

Partner Signatures

Division Manager:
Daniel G. Miller, P.E.

Company Principal (if different):
Terry Atkins

Signature: _____

Date: 6/19/2024

Signature: _____

Date: 6/19/2024

Project Type: Design ☒ Construction ☒ Property Acquisition _____ Conceptual/Problem Solving _____ Surveying ☒

Project Discipline(s): Transportation ☒ Planning _____ Water _____ Wastewater _____ Stormwater ☒

Report(s) Received:

Work on File:

This Task Agreement is subject to all the provisions included in the On-Call Professional Services Agreement, Public Works Department, Engineering Division by and between the City and Lamp Rynearson (Professional), dated **11/2/2020**.



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

CIVIL DESIGN GROUP FEE ESTIMATE

PROJECT TITLE

2025 CARS - Mission Road

LOCATION

Mission Road (53rd Street to 47th Street), Roeland Park and Westwood, KS

DATE

6/14/2024

PROJECT #

BY

Greg Van Patten

Classification:							Hourly NTE		
	Civil Design Group Leader	Project Manager	Project Engineer	Project Designer IV	Construction Observer	Admin. Assit. Sr.	Survey/ Merge	Fee	
Associate:	Miller	Van Patten	Montague	McMurry	Bruemmer	Nichols			
Hourly Rate:	\$269.00	\$163.00	\$116.00	\$139.00	\$115.00	\$112.00			
Survey									
Easements and ROW Documents							\$	11,000.00	\$11,000.00
Subtotal of Hours per Associate							\$	11,000.00	
Subtotal of Fee per Associate									
							Labor Fee		\$11,000.00
							Reimbursables	5%	\$550.00
							Survey Coordination	5%	\$550.00
							Subtotal of Surveying Services		\$12,100.00
Merge Midwest Lighting Final Design									
Lighting Design							\$	6,240.00	\$6,240.00
Subtotal of Hours per Associate							\$	6,240.00	
Subtotal of Fee per Associate									
							Labor Fee		\$6,240.00
							Subconsultant Coordination	10%	\$624.00
							Subtotal of Surveying Services		\$6,864.00

LAMP
RYNEARSON

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Kansas City, MO 64114
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CIVIL DESIGN GROUP FEE ESTIMATE

PROJECT TITLE

2025 CARS - Mission Road

PROJECT #

LOCATION

Mission Road (53rd Street to 47th Street), Roeland Park and Westwood, KS

BY

Greg Van Patten

DATE

6/14/2024

Classification:

Hourly NTE

Civil Design
Group Leader

Project
Manager

Project
Engineer

Project
Designer IV

Construction
Observer

Admin. Assit.
Sr.

Survey/
Merge Fee

Subtotal of
Hrs per Item

Subtotal of Fee
per Item

Associate:

Miller

Van Patten

Montague

McMurry

Bruemmer

Nichols

Hourly Rate:

\$269.00

\$163.00

\$116.00

\$139.00

\$115.00

\$112.00

Final Design

Progress Meetings (11)

9

15

15

39

\$6,606.00

Neighborhood Public Meetings/Presentations (2)

4

8

8

20

\$3,308.00

St. Agnes Meetings (2)

4

4

4

12

\$2,192.00

City Council Meetings/Presentations (2)

4

6

4

14

\$2,518.00

Cover Sheet and General Notes

1

1

2

\$279.00

Plan Sheets

4

16

20

\$2,508.00

Parking Spaces Map

2

8

10

\$1,254.00

Grading Plan

2

8

10

\$1,254.00

Driveway Apron Design

2

8

24

34

\$4,626.00

ADA Sidewalk Ramp Design (estimated 26 ramps)

4

16

20

\$2,508.00

Intersection Layout Sheet

1

2

4

7

\$1,059.00

Storm Plan and Profiles (51st Street)

2

16

18

\$2,182.00

Hydraulic and Hydrologic Calculations

2

8

10

\$1,254.00

Traffic Control Plan (Detour)

1

2

4

6

13

\$1,893.00

Pavement Marking Plan (Bike Lanes)

2

2

8

12

\$1,670.00

Detail Sheets

1

3

3

7

\$928.00

Project Management

4

12

16

\$3,032.00

Utility Coordination, Meeting, Updates

2

6

12

20

\$2,908.00

Engineer's Estimate of Probable Construction Costs

4

16

20

\$2,508.00

Special Provisions in Project Manual

2

4

4

10

\$1,638.00

Project Manual and Technical Specifications

2

4

4

8

18

\$2,550.00

Subtotal of Hours per Associate

14

62

142

17

12

247

Subtotal of Fee per Associate

\$3,766.00

\$10,106.00

\$16,472.00

\$2,363.00

\$1,344.00

Labor Fee

\$48,675.00

Reimbursables

2%

\$973.50

Contingency

5%

\$2,433.75

Subtotal of Final Design

\$52,082.25

Bidding

Attend Pre-Bid Meeting & Prep

3

5

8

\$1,069.00

Answer Questions During Bidding

4

2

6

\$884.00

Issue Addendum (if warranted)

2

4

2

8

\$1,014.00

Attend Bid Opening

2

2

4

\$558.00

Tabulate and Review Bids, Provide Recommendation

2

2

2

6

\$782.00

Prepare Contracts

1

4

5

\$611.00

Subtotal of Hours per Associate

14

15

8

37

Subtotal of Fee per Associate

\$2,282.00

\$1,740.00

\$896.00

Labor Fee

\$4,918.00

Reimbursables

2%

\$98.36

Contingency

5%

\$245.90

Subtotal of Bidding

\$5,262.26

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CIVIL DESIGN GROUP FEE ESTIMATE

PROJECT TITLE

2025 CARS - Mission Road

PROJECT #

LOCATION

Mission Road (53rd Street to 47th Street), Roeland Park and Westwood, KS

BY

Greg Van Patten

DATE

6/14/2024

Classification:

Hourly NTE

Civil Design
Group Leader

Project
Manager

Project
Engineer

Project
Designer IV

Construction
Observer

Admin. Assit.
Sr.

Survey/
Merge Fee

Subtotal of
Hrs per Item

Subtotal of Fee
per Item

Associate:

Miller

Van Patten

Montague

McMurry

Bruemmer

Nichols

Hourly Rate:

\$269.00

\$163.00

\$116.00

\$139.00

\$115.00

\$112.00

Construction Administration

Pre-Construction Meeting, Prep, Minutes

2

4

2

8

\$1,020.00

Coordinate Material Testing Contract

1

3

4

\$511.00

Shop Drawing Review/ Submittals

4

12

16

\$2,044.00

Construction Issues and Question Resolution

1

4

4

9

\$1,385.00

Progress Meetings, Agenda and Minutes (4)

8

8

8

24

\$3,152.00

Review Pay Requests

8

8

4

20

\$2,692.00

Perform Final Walkthrough, Punch List, Follow-up

4

4

4

12

\$1,576.00

As-Constructed Record Drawings

1

1

4

2

8

\$1,065.00

Subtotal of Hours per Associate

1

32

44

4

20

101

Subtotal of Fee per Associate

\$269.00

\$5,216.00

\$5,104.00

\$556.00

\$2,300.00

Labor Fee

\$13,445.00

Reimbursables

2%

\$268.90

Contingency

5%

\$672.25

2025 Rate

5%

\$672.25

Subtotal of Construction Administration

\$15,058.40

Construction Observation

Construction Observation

Estimated 40 Hours / Week / 18 Week Construction

720

720

\$82,800.00

Subtotal of Hours per Associate

720

800

Subtotal of Fee per Associate

\$82,800.00

Labor Fee

\$82,800.00

Reimbursables

0.67/mile

\$904.50

Contingency

5%

\$4,140.00

2025 Rate

5%

\$4,140.00

Subtotal of Construction Services

\$91,984.50

Project Fee Summary

Survey, Design, and Bidding Services

\$76,308.51

Construction Administration and Observation Services

\$107,042.90

PROJECT TOTAL

\$183,351.41

Item Number: New Business- VIII.-C.
Committee 8/5/2024
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/5/2024
Submitted By: Jennifer Jones-Lacy, Assistant City Administrator/Finance Director
Committee/Department: Admin
Title: **Interlocal Agreement with the City of Mission for the E Bike Share Program (5 min)**
Item Type: Agreement

Recommendation:

To approve the interlocal agreement with the City of Mission for the electric bicycle purchase for the bike share.

Details:

The attached interlocal agreement between Mission and Roeland Park details the cost sharing agreement between the two parties for the electric bike purchase. The City of Mission will make the purchase and Roeland Park will reimburse them for our share of the bicycles (20 located in RP), batteries, bike racks and signage installation. This amounts to \$50,304 after applying the CPRG grant funds. We intend to partner with Mission to construct the concrete pads for our two bike rack locations as well. The location details are not included in this agreement but will be discussed later.

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

Amount of Request: \$53,304	
Budgeted Item?	Budgeted Amount: \$50,000 In 2024
Line Item Code/Description: 5268.101 - Bike Share Program	

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Jones-Lacy, Jennifer	Approved	7/28/2024 - 6:23 PM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▣ Interlocal Agreement with Mission for Bike Share Equipment	Cover Memo

Item Number: New Business- VIII.-D.
Committee 8/5/2024
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 8/5/2024
Submitted By: Jennifer Jones-Lacy, Assistant City Administrator/Finance Director
Committee/Department: Public Works
Title: **Approve Third Party Agreement with KDOT and Mission for E Bike Share Program (5 min)**
Item Type: Agreement

Recommendation:

To approve the third party agreement with KDOT and the City of Mission for the bike share program.

Details:

The City of Roeland Park received a Carbon Reduction Program Grant (CPRG) with the City of Mission to initiate a bike share program in both Cities. The Council previously approved an agreement with BikeKC, whose staff will be administering the program and maintaining the bikes.

The CRPG program provided 80% of the funding needed to purchase and maintain the bikes through 2028 (five years). The City's share is \$50,000 and is in the 2024 projected budget. The Cities will be responsible for purchasing and installing the concrete pad and bike racks for the program.

Per KDOT, which is administering the grant, we are required to enter into a third party agreement between KDOT, Mission and the City of Roeland Park regarding our payment to the City of Mission (project primary sponsor). This must be executed before Mission can issue the RFP to purchase bikes. At this point, this program will likely be rolled out to the public in the Spring of 2025.

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?

- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

Amount of Request: No cost	
Budgeted Item?	Budgeted Amount: N/A
Line Item Code/Description: N/A	

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Jones-Lacy, Jennifer	Approved	7/25/2024 - 4:29 PM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▣ Third Party Agreement for Bike Share program	Exhibit

PROJECT NO. 46 N-0804-01

CRP-N080(401)

MARC TIP #347016

MISSION: BIKE SHARE IN VARIOUS LOCATIONS IN MISSION AND ROELAND PARK

CITY OF MISSION, KANSAS

AGREEMENT

This Agreement is between the **Secretary of Transportation**, Kansas Department of Transportation (KDOT) (the “Secretary”), the **City of Mission, Kansas** (“Sponsor”), and the **City of Roeland Park, Kansas** (“Roeland Park”), **collectively**, the “Parties.”

RECITALS:

- A. The Mid-America Regional Council (MARC) has been designated by the states of Kansas and Missouri as the Metropolitan Planning Organization (MPO) for the bi-state Kansas City metropolitan region.
- B. The Sponsor has submitted a Project to MARC and MARC has approved Sponsor’s Project for receipt of Carbon Reduction Program (CRP) federal funds.
- C. The Sponsor agrees to sponsor the Project for the Bike Share program in northeast Johnson County, including Mission, Kansas, and Roeland Park, Kansas, as further described in this Agreement.
- D. The Secretary, the Sponsor, and Roeland are empowered by the laws of Kansas to enter into agreements for the development of such projects, and the Secretary is authorized to administer funds for such projects.

NOW THEREFORE, in consideration of these premises and the mutual covenants set forth herein, the Parties agree to the following terms and provisions.

ARTICLE I

DEFINITIONS: The following terms as used in this Agreement have the designated meanings:

- 1. **“Agreement”** means this written document, including all attachments and exhibits, evidencing the legally binding terms and conditions of the agreement between the Parties.
- 2. **“Construction”** means the work done on the Project after Letting, consisting of building, altering, repairing, improving or demolishing any structure, building or pavement; any drainage, dredging, excavation, grading or similar work upon real property.
- 3. **“Construction Contingency Items”** mean unforeseeable elements of cost within the defined project scope identified after the Construction phase commences.

4. **“Construction Engineering” or “CE”** means inspection services, material testing, engineering consultation and other reengineering activities required during Construction of the Project.
5. **“CRP”** means the Carbon Reduction Program authorized under 23 U.S.C. § 175, funds to be used for activities for the reduction of transportation emissions and other eligible projects.
6. **“Design Plans”** means design plans, specifications, estimates, surveys, and any necessary studies or investigations, including, but not limited to, environmental, hydraulic, and geological investigations or studies necessary for the Project under this Agreement.
7. **“Effective Date”** means the date this Agreement is signed by the Secretary or the Secretary’s designee.
8. **“Encroachment”** means any building, structure, farming, vehicle parking, storage or other object or thing, including but not limited to signs, posters, billboards, roadside stands, fences, or other private installations, not authorized to be located within the Right of Way which may or may not require removal during Construction pursuant to the Design Plans.
9. **“Federal Government”** means the United States of America and any executive department or agency thereof.
10. **“FHWA”** means the Federal Highway Administration, a federal agency of the United States.
11. **Fiscal Year 2024”** means the twelve-month period used by the United States Federal Government for financial reporting and budgeting beginning on October 1, 2023, and ending on September 30, 2024.
12. **“KDOT”** means the Kansas Department of Transportation, an agency of the state of Kansas, with its principal place of business located at 700 SW Harrison Street, Topeka, KS 66603-3745.
13. **“Letting” or “Let”** means the process of receiving bids prior to any award of a Construction contract for any portion of the Project.
14. **“MARC”** means the Mid-America Regional Council, with its place of business at 600 Broadway, Suite 200, Kansas City, MO 64105.
15. **“Non-Participating Costs”** means the costs of any items or services which the Secretary, acting on the Secretary’s own behalf and on behalf of the FHWA, reasonably determines are not Participating Costs.
16. **“Participating Costs”** means expenditures for items or services which are an integral part of highway, bridge and road construction projects, as reasonably determined by the Secretary.
17. **“Parties”** means the Secretary of Transportation and KDOT, individually and collectively, the Sponsor, and Roeland Park.

18. **“Project”** means the purchase of bikes for Bike Share in northeast Johnson, County, Kansas, including three hubs with 10 bikes each in Mission, Kansas and for two hubs with 10 bikes each in Roeland Park, Kansas, and is the subject of this Agreement.
19. **“Responsible Bidder”** means one who makes an offer to construct the Project in response to a request for bid with the technical capability, financial capacity, human resources, equipment, and performance record required to perform the contractual services.
20. **“Right of Way”** means the real property and interests therein necessary for Construction of the Project, including fee simple title, dedications, permanent and temporary easements, and access rights, as shown on the Design Plans.
21. **“Roeland Park”** means the City of Roeland Park, Kansas, with its place of business at 4600 W. 51st Street, Roeland Park, KS 66205.
22. **“Secretary”** means the Secretary of Transportation of the State of Kansas, and the Secretary’s successors and assigns, and KDOT, individually and collectively.
23. **“Sponsor”** means the City of Mission, Kansas, with its place of business at 4775 Lamar Avenue, Mission, KS 66202.
24. **“Urbanized Area”** means an area encompassing a population of not less than 50,000 people that has been defined and designated in the most recent decennial census as an “urbanized area” by the U.S. Secretary of Commerce.
25. **“Utilities” or “Utility”** means all privately, publicly or cooperatively owned lines, facilities and systems for producing, transmitting or distributing communications, power, electricity, light, heat, gas, oil, crude products, water, steam, waste, and other similar commodities, including non-transportation fire and police communication systems which directly or indirectly serve the public.

ARTICLE II

FUNDING:

Funding. The table below reflects the funding commitments of each Party. The Total Actual Costs of Construction include Construction Contingency Items. The Parties agree estimated costs and contributions are to be used for encumbrance purposes and may be subject to change. The Sponsor agrees to notify KDOT promptly in writing if costs increase by 10% or greater over the estimate.

Party	Funding Source	Responsibility
Secretary	Federal Funds	80% of Participating Costs of the Project in Fiscal Year 2024 up to a maximum of \$503,050. The Secretary’s total contribution to Participating Costs shall not exceed \$503,050.

Sponsor	Local Match	20% of Participating Costs of the Project until the Secretary's funding limit is reached in Fiscal Year 2024. 100% of Participating Costs exceeding the Secretary's funding limit in the Secretary's total contribution. 100% of Costs of Right of Way, Utility adjustments, and Non-Participating Costs.
Roeland Park	N/A	N/A

ARTICLE III

SECRETARY RESPONSIBILITIES:

1. **Secretary Authorization.** The Secretary is authorized by the Federal Government to administer CRP funds.
2. **Fiscal Year Allocation.** The Secretary has allocated CRP funds from federal fiscal year (FFY) 2024 for the Project.
3. **Reimbursement Payments.** The Secretary agrees to reimburse the Sponsor for eighty percent (80%) of the total actual and eligible costs incurred by the Sponsor, but not to exceed \$503,050.00 for the Project, subject to any federal reduction in CRP funds. The Secretary shall not be responsible for the total actual costs that exceed \$628,812.50 for the Project. The Secretary agrees to make partial payments, for amounts not less than \$1,000 and no more frequently than monthly, to the Sponsor upon receipt of proper billings.
4. **Final Payment.** Any final amount due for the authorized work performed under this Project will be based upon the Sponsor's most recent Single Audit Report available and a desk review of the claim by the Contract Audit Section of the Secretary's Bureau of Fiscal Services.

ARTICLE IV

SPONSOR RESPONSIBILITIES:

1. **Incorporation of Project Application.** The Sponsor shall undertake and complete the Project and in accordance with the terms and conditions of this Agreement.
2. **Procurement.** The Sponsor shall undertake the purchase of materials related to the Project in accordance with the procedures established by the current K.S.A. 75-3739 *et seq.* and 49 C.F.R. 18.32, or the Sponsor's procurement policies or regulations if such policies or regulations are approved by KDOT's Bureau of Local Projects (BLP). The Secretary shall not be responsible for any obligations that the Sponsor has assumed with using the State of Kansas' procurement procedures.

Furthermore, the Sponsor acknowledges and agrees its request to the Secretary to use the State of Kansas' procurement procedures shall not bind the Secretary to render or provide assistance in any manner associated with this Agreement.

3. **Meeting Requirements.** The Sponsor agrees, during the life of the Project, to attend any meetings requested by representatives of the Secretary or the MARC, if the Secretary deems such meetings to be necessary.

4. **Inspections.** Representatives of the Secretary or the MARC, if the Secretary deems necessary, may make periodic inspections of the Project and the records of the Sponsor as may be deemed necessary or desirable. The Sponsor will accomplish or direct or cause its subcontractors to accomplish any corrective action or work required by the Secretary's representatives as needed for federal participation. The Secretary does not undertake (for the benefit of the Sponsor, its subcontractors, or any third party) the duty to perform the day to day detailed monitoring of the Project, or to catch any errors, omissions, or deviations from the Project's scope of work by the Sponsor or its subcontractors.

5. **Reports.** The Sponsor shall advise the Secretary regarding the progress of the Project at such times and in such a manner as the Secretary may require, including, but not limited to, meetings, interim progress reports, summary of expenditures, and a detailed final report.

6. **Legal Authority.** The Sponsor agrees to adopt all necessary ordinances and/or resolutions and to take such administrative or legal steps as may be required to give full effect to the terms of this Agreement.

7. **Indemnification.** To the extent permitted by law and subject to the maximum liability provisions of the Kansas Tort Claims Act, the Sponsor shall defend, indemnify, hold harmless, and save the Secretary and the Secretary's authorized representatives from any and all costs, liabilities, expenses, suits, judgments, damages to persons or property or claims of any nature whatsoever arising out of or in connection with the provisions or performance of this Agreement by the Sponsor, the Sponsor's agents, employees, or subcontractors. The Sponsor shall not be required to defend, indemnify, hold harmless, and save the Secretary for negligent acts or omissions of the Secretary or the Secretary's authorized representatives or employees.

8. **Financial Obligation.** The Sponsor will be responsible for twenty percent (20%) of the total actual costs incurred for the Project up to \$628,812.50. In addition, the Sponsor agrees to be responsible for one hundred percent (100%) of the total actual costs of the Project that exceed \$628,812.50. Further, the Sponsor agrees to be responsible for one hundred percent (100%) of all costs of items found not eligible for reimbursement by the Secretary.

9. **Project Costs Prior to FHWA Approval.** The Sponsor agrees to be responsible for one hundred percent (100%) of any Project costs incurred by the Sponsor for the Project prior to the funding for the Project being authorized, obligated, and approved by the FHWA.

10. **Restricted Funding Source.** The Sponsor acknowledges and understands Secretary's share of the Project's total, actual, and eligible costs will be funded through the federal aid Carbon Reduction Program (CRP) Funds allocated to the Kansas City Urbanized Area. The Secretary does not

assume any liability in connection with the Project. The Sponsor shall reimburse the Secretary for any funds approved for this Project and expended by the Secretary for which the Secretary is not reimbursed by the Federal Government (Federal Aid CRP Funds).

11. **Davis-Bacon Act Requirements.** As provided at 23 U.S.C 175(g), all projects funded with CRP funding shall be treated as located on a Federal-aid highway. Accordingly, 23 U.S.C 113 applies, and Davis-Bacon wage rates must be paid. In general, Davis-Bacon requires that all laborers and mechanics employed by the applicant, subrecipients, contractors or subcontractors in the performance of construction, alteration, or repair work on an award or project in excess of \$2000 funded directly by or assisted in whole or in part by funds made available under CRP shall be paid wages at rates not less than those prevailing on similar projects in the locality, as determined by the Secretary of Labor in accordance with subchapter IV of chapter 31 of title 40, United States Code commonly referred to as the “Davis-Bacon Act” (DBA). For additional guidance on how to comply with DBA provisions and clauses, see <https://www.dol.gov/agencies/whd/government-contracts/construction> and <https://www.dol.gov/agencies/whd/government-contracts/protections-for-workers-in-construction> . See also <https://www.fhwa.dot.gov/construction/cqit/dbacon.cfm>.

12. **Billings and Reporting.** The Sponsor agrees to submit proper billings to the Secretary for amounts not less than one thousand dollars (\$1,000) and no more frequently than monthly. The Sponsor will submit progress reports on the Project, in a form acceptable to the Secretary, together with the billings. Further, if a final report is required for the Project, the Sponsor must submit such final report to the Secretary prior to the Sponsor’s receipt of final payment.

13. **Payment of Final Billing.** If any payment is due to the Secretary, such payment shall be made within thirty (30) days after receipt of a complete and final billing from the Secretary’s Chief of Fiscal Services.

14. **Annual Project Audit.** The Sponsor will participate and cooperate with the Secretary in an annual audit of the Project. If any such audits reveal payments have been made with federal funds by the Sponsor for items considered Non-Participating Costs, the Sponsor shall promptly reimburse the Secretary for such items upon notification by the Secretary.

15. **Retention of Records.** The Sponsor shall maintain accounting records and other evidence pertaining to the costs incurred and to make the records available at its office at all reasonable times during the period of Agreement performance and for five (5) years thereafter. Such accounting records and other evidence pertaining to the costs incurred will be made available for inspection by the Secretary, FHWA, U.S. Department of Transportation (USDOT), and Office of Inspector General, or their authorized representatives, and copies thereof shall be furnished if requested.

16. **Accounting.** Upon request by the Secretary and in order to enable the Secretary to report all costs of the Project to the legislature, the Sponsor shall provide the Secretary an accounting of all actual Non-Participating Costs which are paid directly by the Sponsor to any party outside of the Secretary and all costs incurred by the Sponsor not to be reimbursed by the Secretary for any phase or any other major expense associated with the Project.

17. **Cancellation by Sponsor.** If the Sponsor cancels the Project after receiving written approval from MARC, it will reimburse the Secretary for any costs incurred by the Secretary prior to the cancellation of the Project. The Sponsor agrees to reimburse the Secretary within thirty (30) days after receipt by the Sponsor of the Secretary's statement of the cost incurred by the Secretary prior to the cancellation of the Project.

ARTICLE V

ROELAND PARK RESPONSIBILITIES:

1. **Inspections.** Representatives of the Secretary or the MARC, if the Secretary deems necessary, may make periodic inspections of the Project as may be deemed necessary or desirable. The Sponsor will accomplish or direct or cause its subcontractors to accomplish any corrective action or work required by the Secretary's representatives as needed for federal participation. The Secretary does not undertake (for the benefit of Roeland Park, the Sponsor, their subcontractors, or any third party) the duty to perform the day-to-day detailed monitoring of the Project, or to catch any errors, omissions, or deviations from the Project's scope of work by the Sponsor or its subcontractors.

2. **Legal Authority.** Roeland Park agrees to adopt all necessary ordinances and/or resolutions and to take such administrative or legal steps as may be required to give full effect to the terms of this Agreement.

3. **Indemnification.** To the extent permitted by law and subject to the maximum liability provisions of the Kansas Tort Claims Act, Roeland Park shall defend, indemnify, hold harmless, and save the Secretary and the Secretary's authorized representatives from any and all costs, liabilities, expenses, suits, judgments, damages to persons or property or claims of any nature whatsoever arising out of or in connection with the provisions or performance of this Agreement by Roeland Park, the Roeland Park's agents, employees, or subcontractors. Roeland Park shall not be required to defend, indemnify, hold harmless, and save the Secretary for negligent acts or omissions of the Secretary or the Secretary's authorized representatives or employees.

4. **Project Costs Prior to FHWA Approval.** Roeland Park acknowledges and understands that the Sponsor shall be responsible for one hundred percent (100%) of any Project costs incurred by the Sponsor for the Project prior to the funding for the Project being authorized, obligated, and approved by the FHWA.

5. **Restricted Funding Source.** Roeland Park acknowledges and understands Secretary's share of the Project's total, actual, and eligible costs will be funded through the federal aid Carbon Reduction Program (CRP) Funds allocated to the Kansas City Urbanized Area. The Secretary does not assume any liability in connection with the Project.

ARTICLE VI

GENERAL FEDERAL REQUIREMENTS:

1. **Anti-Lobbying.** If the total value of this agreement exceeds one hundred thousand dollars (\$100,000.00), a Certification for Federal Aid Contracts and Accompanying Disclosure of Lobbying Activities Attachment will be included to this Agreement and be attached and made a part of this Agreement. Such certification must state the recipient or subrecipient of a federal grant will not and has not used Federally-appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. § 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. 2 C.F.R. § Pt. 200, App. II.
2. **FHWA Approval.** This Agreement is subject to the approval of the Federal Highway Administration (FHWA).
3. **Debarment & Suspension.** If the value of this Agreement exceeds twenty-five thousand dollars (\$25,000.00), it is a covered transaction for purposes of 2 C.F.R. Parts 180 and/or 1200. By signature on this Agreement, the Sponsor and Roeland Park verify that neither they, nor their agents or employees, are presently debarred, suspended, proposed for debarment, declared ineligible, disqualified, or voluntarily excluded from participation in this transaction by any federal department or agency as reflected in the System for Award Management (SAM). Exec.Orders No. 12549 and 12689; 2 C.F.R. § 200.213.
4. **System for Award Management.** The Sponsor has registered with the System for Award Management (<http://www.sam.gov/>), which provides a Unique Entity Identifier (SAM). The Sponsor shall maintain such registration at all times during which it has active federal awards.
5. **Buy America Compliance.** The Parties agree to comply with the Buy America requirements of 23 C.F.R. § 635.410, as applicable, when purchasing items using Federal funds under this Agreement. Buy America requires the Parties to purchase only steel and iron produced in the United States, unless a waiver has been granted by FHWA or the product is subject to a general waiver. Costs for applicable materials which are not certified either compliant or under waiver will not be reimbursed. Buy America requirements apply to all contractors/subcontractors and should be incorporated through appropriate contract provisions as needed.
6. **Prohibition on Certain Technologies.** All Parties agree that they will comply with 2 C.F.R. §§ 200.216 and 200.471 regulations. Such regulations provide that recipients and sub-recipients of federal funds are prohibited from obligating or expending loan or grant funds to 1) procure or obtain; 2) extend or renew a contract to procure or obtain, or; 3) or enter into a contract to procure or obtain telecommunication or video surveillance equipment, services, or systems produced by: Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities); and Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities). Any expenditures for such

telecommunication or video surveillance equipment, services or systems are unallowable costs and will not be reimbursed.

7. **Audit.** All local governmental units, state agencies or instrumentalities, non-profit Organizations, institutions of higher education and Indian Tribal governments shall comply with Federal-Aid Transportation Act and the requirements of 2 C.F.R. Part 200, “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards” (commonly known as the “Supercircular”). Further, the Sponsor agrees to the following provisions:

(a) **Audit.** It is the policy of the Secretary to make any final payments to the Sponsor for services related to the Project in a timely manner. The Audit Standards set forth in 2 C.F.R. Part 200, “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,” and specifically the requirements in Subpart F, 2 C.F.R. § 200.500, *et seq.* require either a single or program specific audit be performed by an independent certified public accountant in accordance with these standards. All information audited and audit standards and procedures shall comply with 2 C.F.R. § 200.500, *et seq.*

(b) **Audit Report.** The Secretary may pay any final amount due for the authorized work performed based upon the Sponsor’s most recent Single or Program Specific Audit Report “(Audit Report)” available and a desk review of the claim by the Contract Audit Section of KDOT’s Bureau of Fiscal Services. The Sponsor, by executing this Agreement, acknowledges the final payment is subject to all single or program specific audits which cover the time period of the expenses being claimed for reimbursement. The Parties agree once the Audit Report becomes available for the reimbursement period (normally should occur within a period of 1-2 years), the Secretary will review the Audit Report for items which are declared as not eligible for reimbursement. The Sponsor agrees to refund payment made by the Secretary to the Sponsor for items subsequently found to be not eligible for reimbursement by audit.

(c) **Agency Audit.** The Secretary and/or the FHWA may request, in their sole discretion, to conduct an audit of the Project. Upon the request of the Secretary and/or the FHWA for an audit, the Sponsor will participate and cooperate in the audit and shall make its records and books available to representatives of the requesting agency for a period of five (5) years after date of final payment under this Agreement. If the audit reveals payments have been made with federal funds by the Sponsor for items considered Non-Participating Costs, the Sponsor shall promptly reimburse the Secretary for such items upon notification by the Secretary.

ARTICLE VI

GENERAL PROVISIONS:

1. **Amendments.** Any change in this Agreement, whether by modification and/or supplementation must be accomplished by a formal contract amendment or supplement signed and approved by the duly authorized representatives of Roeland Park, the Sponsor, and the Secretary.

2. **Incorporation of Documents.** The final Design Plans, special provisions, Construction Contract Proposal (as available), the Project Procedures Manuals, the agreement between the Sponsor

and Roeland Park regarding this Project, the agreement estimate for Construction Engineering services (if applicable) and other Attachments (Index provides List of Attachments) are all essential documents of this Agreement and are hereby incorporated by reference and made a part of this Agreement.

3. **Controlling Document.** If any provision of any agreement, plan, program, policy, arrangement, or other written document between the Parties and relating to the Project conflicts with any provision of this Agreement, the provision of this Agreement shall control and prevail.

4. **FHWA Approval.** Decisions as to what Project costs are federal Participating Costs will be made in accordance with the requirements of the FHWA.

5. **Civil Rights Act.** The Civil Rights Act Attachment, pertaining to the implementation of the Civil Rights Act of 1964, is attached and made a part of this Agreement.

6. **Contractual Provisions.** The Provisions found in Contractual Provisions Attachment (Form DA-146a), which is attached hereto, are hereby incorporated in this contract and made a part hereof.

7. **Headings.** All headings in this Agreement have been included for convenience of reference only and are not to be deemed to control or affect the meaning or construction or the provisions herein.

8. **Binding Agreement.** This Agreement and all contracts entered into under the provisions of this Agreement shall be binding upon the Secretary, the Sponsor, and Roeland Park and their successors in office.

9. **No Third-Party Beneficiaries.** No third-party beneficiaries are intended to be created by this Agreement and nothing in this Agreement authorizes third parties to maintain a suit for damages pursuant to the terms or provisions of this Agreement.

10. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

11. **Severability.** If any provision of this Agreement is held invalid, the invalidity does not affect other provisions which can be given effect without the invalid provision, and to this end the provisions of this Agreement are severable.

The signature page immediately follows this paragraph.

IN WITNESS WHEREOF the Parties have caused this Agreement to be signed by their duly authorized officers as of the Effective Date.

SPONSOR:

ATTEST:

THE CITY OF MISSION, KANSAS

CITY CLERK (Date)

MAYOR

(SEAL)

ATTEST:

THE CITY OF ROELAND PARK, KANSAS

CITY CLERK (Date)

MAYOR

(SEAL)

Kansas Department of Transportation
Secretary of Transportation

By: _____
Greg M. Schieber, P.E. (Date)
Deputy Secretary and
State Transportation Engineer

Approved as to form

INDEX OF ATTACHMENTS:

Civil Rights Act Attachment
Contractual Provisions Attachment (Form DA-146a)
Certification for Federal Aid Contracts and Accompanying Disclosure of Lobbying Activities

KANSAS DEPARTMENT OF TRANSPORTATION CIVIL RIGHTS ACT ATTACHMENT

PREAMBLE

The Secretary of Transportation for the State of Kansas, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. § 2000d to 2000d-4) and other nondiscrimination requirements and the Regulations, hereby notifies all contracting parties that it will affirmatively ensure that this contract will be implemented without discrimination on the grounds of race, color, national origin, sex, age, disability, income-level or Limited English Proficiency (LEP).

CLARIFICATION

The term “Contractor” is understood to include the Contractor, the Contractor’s assignees and successors in interest, consultants, and all other parties to contracts or agreements with the Secretary of Transportation, Kansas Department of Transportation. This Attachment shall govern should this Attachment conflict with provisions of the Document to which it is attached.

ASSURANCE APPENDIX A

During the performance of this contract, the Contractor, for itself, its assignees and successors in interest, agrees as follows:

1. **Compliance with Regulations:** The Contractor will comply with the Acts and the Regulations relative to nondiscrimination in its Federally-assisted programs of the U.S. Department of Transportation, the Federal Highway Administration (FHWA), the Federal Transit Administration (FTA) or the Federal Aviation Administration (FAA) as they may be amended from time to time which are herein incorporated by reference and made a part of this contract.
2. **Nondiscrimination:** The Contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project or program set forth in Appendix B of 49 CFR Part 21.
3. **Solicitations for Subcontractors, Including Procurements of Material and Equipment:** In all solicitations, either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor will be notified by the Contractor of the Contractor’s obligations under this contract and the Acts and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
4. **Information and Reports:** The Contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA, FTA, or FAA to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish the information, the Contractor will so certify to the Recipient or, the FHWA, FTA, or FAA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of the Contractor’s noncompliance with the nondiscrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA, FTA, or FAA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the Contractor under the contract until the Contractor complies; and/or
 - b. cancelling, terminating or suspending a contract, in whole or in part.

6. **Incorporation of Provisions:** The Contractor will include the provisions of the paragraphs one (1) through six (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Contractor will take action with respect to any subcontract or procurement as the Recipient or the FHWA, FTA, or FAA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

ASSURANCE APPENDIX E

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest agrees to comply with the following nondiscrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21;
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- The Federal Aid Highway Act of 1973 (23 U.S.C. § 324 et. seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 et. seq.) as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et. seq.), prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987 (PL No. 100-259), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and Contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, (prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities), (42 U.S.C. §§12131-12189as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38);
- The Federal Aviation Administration’s nondiscrimination statute (49 U.S.C. § 47123), (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, (ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations);
- Executive Order 13166, Improving Access to Services for Persons with LEP, and resulting agency guidance, national origin discrimination includes discrimination because of LEP. To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended (prohibits you from discriminating because of sex in education programs or activities), (20 U.S.C. § 1681).

CONTRACTUAL PROVISIONS ATTACHMENT

Important: This form contains mandatory contract provisions and must be attached to or incorporated in all copies of any contractual agreement. If it is attached to the vendor/contractor's standard contract form, then that form must be altered to contain the following provision:

The Provisions found in Contractual Provisions Attachment (Form DA-146a, Rev. 07-19), which is attached hereto, are hereby incorporated in this contract and made a part thereof.

The parties agree that the following provisions are hereby incorporated into the contract to which it is attached and made a part thereof, said contract being the _____ day of _____, 20____.

1. **Terms Herein Controlling Provisions:** It is expressly agreed that the terms of each and every provision in this attachment shall prevail and control over the terms of any other conflicting provision in any other document relating to and a part of the contract in which this attachment is incorporated. Any terms that conflict or could be interpreted to conflict with this attachment are nullified.
2. **Kansas Law and Venue:** This contract shall be subject to, governed by, and construed according to the laws of the State of Kansas, and jurisdiction and venue of any suit in connection with this contract shall reside only in courts located in the State of Kansas.
3. **Termination Due To Lack Of Funding Appropriation:** If, in the judgment of the Director of Accounts and Reports, Department of Administration, sufficient funds are not appropriated to continue the function performed in this agreement and for the payment of the charges hereunder, State may terminate this agreement at the end of its current fiscal year. State agrees to give written notice of termination to contractor at least thirty (30) days prior to the end of its current fiscal year and shall give such notice for a greater period prior to the end of such fiscal year as may be provided in this contract, except that such notice shall not be required prior to ninety (90) days before the end of such fiscal year. Contractor shall have the right, at the end of such fiscal year, to take possession of any equipment provided State under the contract. State will pay to the contractor all regular contractual payments incurred through the end of such fiscal year, plus contractual charges incidental to the return of any such equipment. Upon termination of the agreement by State, title to any such equipment shall revert to contractor at the end of the State's current fiscal year. The termination of the contract pursuant to this paragraph shall not cause any penalty to be charged to the agency or the contractor.
4. **Disclaimer Of Liability:** No provision of this contract will be given effect that attempts to require the State of Kansas or its agencies to defend, hold harmless, or indemnify any contractor or third party for any acts or omissions. The liability of the State of Kansas is defined under the Kansas Tort Claims Act (K.S.A. 75-6101, *et seq.*).
5. **Anti-Discrimination Clause:** The contractor agrees: (a) to comply with the Kansas Act Against Discrimination (K.S.A. 44-1001, *et seq.*) and the Kansas Age Discrimination in Employment Act (K.S.A. 44-1111, *et seq.*) and the applicable provisions of the Americans With Disabilities Act (42 U.S.C. 12101, *et seq.*) (ADA), and Kansas Executive Order No. 19-02, and to not discriminate against any person because of race, color, gender, sexual orientation, gender identity or expression, religion, national origin, ancestry, age, military or veteran status, disability status, marital or family status, genetic information, or political affiliation that is unrelated to the person's ability to reasonably perform the duties of a particular job or position; (b) to include in all solicitations or advertisements for employees, the phrase "equal opportunity employer"; (c) to

comply with the reporting requirements set out at K.S.A. 44-1031 and K.S.A. 44-1116; (d) to include those provisions in every subcontract or purchase order so that they are binding upon such subcontractor or vendor; (e) that a failure to comply with the reporting requirements of (c) above or if the contractor is found guilty of any violation of such acts by the Kansas Human Rights Commission, such violation shall constitute a breach of contract and the contract may be cancelled, terminated or suspended, in whole or in part, by the contracting state agency or the Kansas Department of Administration; (f) Contractor agrees to comply with all applicable state and federal anti-discrimination laws and regulations; (g) Contractor agrees all hiring must be on the basis of individual merit and qualifications, and discrimination or harassment of persons for the reasons stated above is prohibited; and (h) if it is determined that the contractor has violated the provisions of any portion of this paragraph, such violation shall constitute a breach of contract and the contract may be canceled, terminated, or suspended, in whole or in part, by the contracting state agency or the Kansas Department of Administration.

6. **Acceptance of Contract:** This contract shall not be considered accepted, approved or otherwise effective until the statutorily required approvals and certifications have been given.
7. **Arbitration, Damages, Warranties:** Notwithstanding any language to the contrary, no interpretation of this contract shall find that the State or its agencies have agreed to binding arbitration, or the payment of damages or penalties. Further, the State of Kansas and its agencies do not agree to pay attorney fees, costs, or late payment charges beyond those available under the Kansas Prompt Payment Act (K.S.A. 75-6403), and no provision will be given effect that attempts to exclude, modify, disclaim or otherwise attempt to limit any damages available to the State of Kansas or its agencies at law, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.
8. **Representative's Authority to Contract:** By signing this contract, the representative of the contractor thereby represents that such person is duly authorized by the contractor to execute this contract on behalf of the contractor and that the contractor agrees to be bound by the provisions thereof.
9. **Responsibility for Taxes:** The State of Kansas and its agencies shall not be responsible for, nor indemnify a contractor for, any federal, state or local taxes which may be imposed or levied upon the subject matter of this contract.
10. **Insurance:** The State of Kansas and its agencies shall not be required to purchase any insurance against loss or damage to property or any other subject matter relating to this contract, nor shall this contract require them to establish a "self-insurance" fund to protect against any such loss or damage. Subject to the provisions of the Kansas Tort Claims Act (K.S.A. 75-6101, *et seq.*), the contractor shall bear the risk of any loss or damage to any property in which the contractor holds title.
11. **Information:** No provision of this contract shall be construed as limiting the Legislative Division of Post Audit from having access to information pursuant to K.S.A. 46-1101, *et seq.*
12. **The Eleventh Amendment:** "The Eleventh Amendment is an inherent and incumbent protection with the State of Kansas and need not be reserved, but prudence requires the State to reiterate that nothing related to this contract shall be deemed a waiver of the Eleventh Amendment."
13. **Campaign Contributions / Lobbying:** Funds provided through a grant award or contract shall not be given or received in exchange for the making of a campaign contribution. No part of the funds provided through this contract shall be used to influence or attempt to influence an officer or employee of any State of Kansas agency or a member of the Legislature regarding any pending legislation or the awarding, extension, continuation, renewal, amendment or modification of any government contract, grant, loan, or cooperative agreement.

**Federal Funds Lobbying Certification Attachment
Required Contract Provision**

Definitions

1. **Designated Entity:** An officer or employee of any agency, a Member of Congress or any state legislature, an officer or employee of Congress or any state legislature, or an employee of a Member of Congress or any state legislature
2. **Federal Grant:** An award of financial assistance by the Federal government (Federal Aid Highway Program is considered a grant program)
3. **Influencing (or attempt):** Making, with the intent to influence, any communication to or appearance before any designated entity in connection with the making of any Federal grant
4. **Person:** An individual, corporation, company, association, authority, firm, partnership, society, state or local government
5. **Recipient:** All contractors, subcontractors or subgrantees, at any tier, of the recipient of fund received in connection with a Federal grant.

Explanation

As of December 23, 1989, Title 31 U.S.C. (new) Section 1352 limits the use of appropriated Federal funds to influence Federal contracting. Under this new section no appropriated funds may be used by the recipient of a Federal grant to pay any person to influence or attempt to influence a designated entity in connection with the naming of a Federal grant or the extension, renewal, amendment or modification of any grant. These restrictions apply to grants in excess of \$100,000.00. Submission of this Certification is required for participation in this Project by Federal Law. For each failure to file, a civil penalty of not less than \$10,000.00 and not more than \$100,000.00 may be imposed.

Note: If funds other than appropriated Federal funds have or will be paid to influence or attempt to influence a designated entity it must be reported. If required, the reporting shall be made on KDOT Form No. 401, "Disclosure of Lobbying Activities", in accordance with its instructions. KDOT Form No. 401 is available through the Bureau of Design.

THE ABOVE DEFINITIONS, EXPLANATION AND NOTE ARE ADOPTED AND INCORPORATED BY REFERENCE IN THIS CERTIFICATION FOR ALL PURPOSES THE SAME AS IF SET OUT IN FULL IN IT.

The maker of this Certification states that it has been signed on the maker's behalf or, if on behalf of some other person, that the maker is vested with legal right and authority to bind and obligate the other person in the making of this Certification submitted in regard to this Agreement.

The maker certifies that: No Federal appropriated funds have been paid or will be paid by or on behalf of the maker, to any person, for influencing or attempting to influence any designated person in connection with the awarding of any Federal grant or the extension, continuation, renewal, amendment or modification of any Federal grant.

In the event that the maker subcontracts work in this Agreement, the maker will provide to and require the signing of this Certification by the subcontractor, and shall keep and maintain the original signed form as part of the contract with the subcontractor.

The maker understands that this Certification is a material representation of fact upon which reliance was placed as part of this transaction.

(Date)

By: _____

Item Number: **Ordinances and Resolutions:- IX.-**
 A.
Committee **8/5/2024**
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 7/15/2024
Submitted By: Jennifer Jones-Lacy, Assistant City Administrator/Finance Director
Committee/Department: Admin
Title: **Ordinance 1056 - Amendments to Chapter 16 Zoning Code (15 min)**
Item Type: Ordinance

Recommendation:

The Planning Commission and Staff recommend adoption of the amendments to the City's Zoning and Subdivision Regulations- Chapter 16- Articles 2, 4, 6, 9, 10, and 14.

Please note that Ordinance 1056 (attached) been created with Exhibits A through F (also attached as separate PDF's). This format was created to ease navigating the large volume of this omnibus code amendment.

Details:

This action is the conclusion of a comprehensive review of the City's zoning/subdivisions regulations (an Objective adopted by Council). This has been a major project engaging the Council and Planning Commission in joint meetings as well as engaging residents in each of the public meetings and hearings held along the way to gain their insights. Compromise has been employed to achieve balance to differing views on a variety of the sections being amended.

Chris Shires, the City's consultant with Confluence, has incorporated the direction from these meetings into amendments as well as document format enhancements (for ease of interpretation) in the following sections of Chapter 16 - Zoning and Subdivision Regulations:

- Article 2 - Definitions
- Article 4 - Zoning Districts
- Article 6 - Accessory Uses and Structures
- Article 9 - Sign Regulations
- Article 10 - Landscaping & Screening

- Article 14 - Subdivision Regulations

Those revisions are reflected a redline of each Article (also attached as reference to easily identify the changes). Chris will also provide a brief presentation summarizing any updates from the latest joint meeting on this topic that took place on May 21st.

The Planning Commission reviewed and approved the changes to the code as presented in the attached redlined documents during a public hearing held at the July 16th Planning Commission meeting. The attached ordinance reflects these redlined changes.

Council can adopt the changes via ordinance as recommended by the Planning Commission or make an amendment and override the recommended changes via a 2/3 majority vote or remand the decision back to the Planning Commission with recommendations for revisions.

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

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

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Jones-Lacy, Jennifer	Approved	7/28/2024 - 7:06 PM

Goals/Objectives & Terms

A review and update of the Zoning and Subdivision regulations is a Council adopted Objective.

ATTACHMENTS:

Description	Type
▣ Code Review Changes Presentation	Cover Memo
▣ Ordinance 1056 - Omnibus Zoning Ordinance	Cover Memo
▣ Chapter 16 Article 2 Changes (Exhibit A)	Cover Memo
▣ Chapter 16, Article 4 Changes (Exhibit B)	Cover Memo
▣ Chapter 16, Article 6 Changes (Exhibit C)	Cover Memo
▣ Chapter 16, Article 9 Changes (Exhibit D)	Cover Memo
▣ Chapter 16, Article 10 Changes (Exhibit E)	Cover Memo
▣ Chapter 16, Article 14 Changes (Exhibit F)	Cover Memo
▣ Article 2 - Definitions- Redline	Exhibit
▣ Article 4 - Zoning Districts- Redline	Exhibit
▣ Article 6 - Accessory Uses & Structures- Redline	Exhibit
▣ Article 9 - Sign Regulations- Redline	Exhibit
▣ Article 10 - Landscaping & Screening- Redline	Exhibit
▣ Article 14 - Subdivision Regulations- Redline	Exhibit

Development Code Update

ROELAND PARK, KANSAS

August 5, 2024

City Council Hearing

CONFLUENCE



FOCUS AREAS

Updates to:

- Article 2 – Definitions
- Article 4 – Zoning Districts
- Article 6 – Accessory Uses and Structures
- Article 9 – Sign Regulations
- Article 10 – Landscaping and Screening
- Article 14 – Subdivision Regulations (postage stamp lots for townhomes)

FOCUS AREAS

Updates to:

- **Article 2 – Definitions**
- Article 4 – Zoning Districts
- Article 6 – Accessory Uses and Structures
- Article 9 – Sign Regulations
- Article 10 – Landscaping and Screening
- Article 14 – Subdivision Regulations (postage stamp lots for townhomes)

ARTICLE 2 – DEFINITIONS

Major Updates

- Updated definitions of various uses listed within the new draft code.
- Added definitions for dwelling types.
- Clarified definition of certain businesses:
 - Is a bar if 50% or more of total sales are in alcoholic beverages.
 - Is a liquor store if 50% or more of total sales are in alcohol.
 - Is a tobacco or vape shop if 50% or more of total sales are in these products.

FOCUS AREAS

Updates to:

- Article 2 – Definitions
- **Article 4 – Zoning Districts**
- Article 6 – Accessory Uses and Structures
- Article 9 – Sign Regulations
- Article 10 – Landscaping and Screening
- Article 14 – Subdivision Regulations (postage stamp lots for townhomes)

ARTICLE 4 – ZONING DISTRICTS

Division I – General Provisions

- Sec. 16-401. - Authorization and Regulation of Zones and Districts.
- Sec. 16-402. - **Zoning Districts Designated.**
- Sec. 16-403. - Official Zoning Map.
- Sec. 16-404. - General Requirements Applicable to All Zoning Districts.
- Sec. 16-405. - Prohibitions.

Division II – Zoning Districts Described

- Sec. 16-406. - R-1 and R-2 Single-Family Residence Districts.
- Sec. 16-407. - R-3 Duplex Residence District.
- Sec. 16-408. - **R-4 Townhouse/Row Dwelling District.**
- Sec. 16-409. - R-5 Multiple Residence District.
- Sec. 16-410. - **Residential Bulk Regulations.**
- Sec. 16-411. - C-1 Office Building District.
- Sec. 16-412. - C-2 Retail Business District.
- Sec. 16-413. - **Office and Retail Bulk Regulations.**
- Sec. 16-414. - **Permitted and Special Uses.**
- Sec. 16-415. - **Building Design Standards.**
- Sec. 16-416. - **Performance Standards.**

BULK AND DENSITY REGULATION BY BUILDING TYPE	TABLE 16-410.1: RESIDENTIAL BULK REGULATIONS					
	BUILDING TYPE					
	Single Family Dwelling in the R-1 Zoning District	Single-Family Dwelling in the R-2 Zoning District	Duplex and Two- Family Dwelling in the R-3, R-4, or R-5 Zoning Districts	Townhouse or Row Dwelling (3+ units) in the R-4 and R-5 Zoning Districts	Multiple family dwelling (3+ apartment or condo units) in the R-5 Zoning District	Non-Residential Structure in a Residential Zoning District
Min. Lot Size	7,500 sq. ft.	6,000 sq. ft.	7,500 sq. ft.	n/a	7,500 sq. ft. for each building	40,000 sq ft
Min. Lot Width ¹	60 ft	60 ft	60 ft	24 ft.	n/a	100 ft
Min. Lot Street Frontage ²	35 ft	35 ft	35 ft	20 ft	80 ft	40 ft
Front Yard Setback ³	30/35 ft.	25 ft	30/35 ft.	25 ft	35 ft	35 ft.
Side Yard Setback ⁴	5 ft (max 80% of lot width)	5 ft (max 80% of lot width)	5 ft (max 80% of lot width)	8 ft. ⁶	20 ft (max 75% of lot width) 30 ft	30 ft
Rear Yard Setback ⁵	15 ft	15 ft	15 ft	30 ft	30 ft	30 ft
Min. Separation Between Principal Buildings	n/a	n/a	n/a	16 ft side to side, 46 ft back to back or back to side	15 ft 30 ft	20 ft
Min. Setback from Private Street or Common Private Roadway	n/a	n/a	n/a	20 ft from back of curb or street sidewalk whichever is closest	20 ft from back of curb or street sidewalk whichever is closest	n/a
Min. Setback from the Perimeter of the Development	n/a	n/a	n/a	30 ft	30 ft	30 ft
Max. Building Height	35 ft (2 ¼ stories)	35 ft (2 ½ stories)	35 ft (2 ¼ stories)	35 ft	40 50 ft (3 stories)	35 ft ⁷
Min. Green Space ⁸	55-65%	55-65%	55-65%	25%	25%	25%
Max. Dwelling Units Per Acre	n/a	n/a	n/a	8	17.4 (2,500 sq. ft. per unit) 18	n/a

ARTICLE 4 – ZONING DISTRICTS

Division III. - Height and Areas Standards

Sec. 16-421. - Height and Area Exceptions; Generally.

Sec. 16-421. - **Lot and Yard Regulations.**

Sec. 16-422. - Height and Yard Exceptions—Public or Semi-Public Buildings.

Sec. 16-422. - Yard Exceptions—Platted Setback Lines.

Sec. 16-423. - Yard Exceptions—Residential Districts; Front Yards.

Sec. 16-425. - Yard Exceptions—Required Yards.

Sec. 16-424. - Yard Exceptions—Sight Distance on Corner Lots.

Sec. 16-425. - Exceptions—Rear Yard Adjoining Alleys.

Division IV. – Planned Districts

Sec. 16-428. - Planned Zoning Districts; Statement of Objectives.

Corner Lot Example

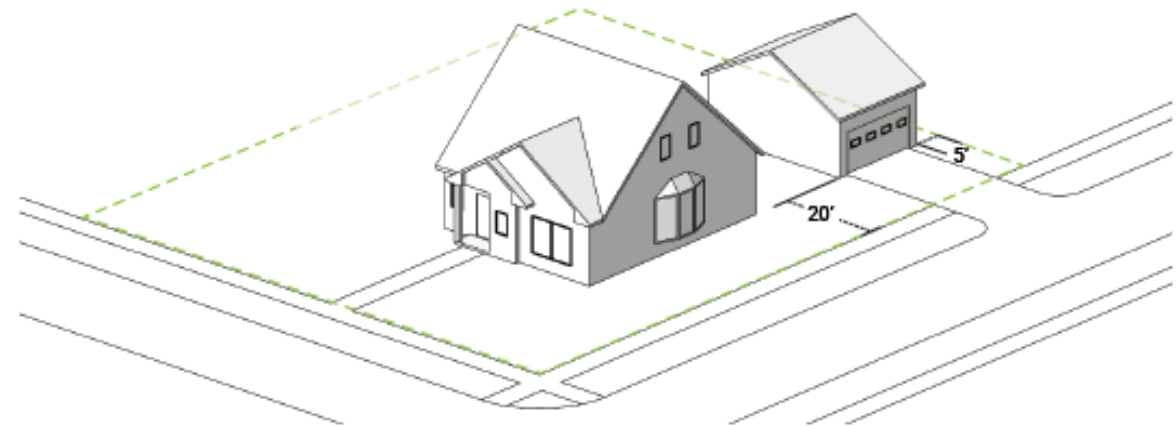


Figure 11 - Detached garage

FOCUS AREAS

Updates to:

- Article 2 – Definitions
- Article 4 – Zoning Districts
- **Article 6 – Accessory Uses and Structures**
- Article 9 – Sign Regulations
- Article 10 – Landscaping and Screening
- Article 14 – Subdivision Regulations (postage stamp lots for townhomes)

ARTICLE 6 – ACCESSORY USES AND STRUCTURES

Article 6 – Accessory Uses and Structures

Sec. 16-601. - **Accessory Buildings and Structures.**

Sec. 16-602. - **Antennas, Satellite Dish Antennas, and Towers (Not Including Wireless Communications Facilities).**

Sec. 16-603. - **Fences and Walls.**

Sec. 16-604. - Hobby Activities.

Sec. 16-605. - Home Occupations.

Sec. 16-606. - **Outside Storage and Use of Equipment, Material or Vehicles, and Other Provisions.**

Sec. 16-607. - Little Free Libraries.

Sec. 16-608. - **Accessory Dwelling Units.**



FOCUS AREAS

Updates to:

- Article 2 – Definitions
- Article 4 – Zoning Districts
- Article 6 – Accessory Uses and Structures
- **Article 9 – Sign Regulations**
- Article 10 – Landscaping and Screening
- Article 14 – Subdivision Regulations (postage stamp lots for townhomes)

ARTICLE 9 – SIGN REGULATIONS

Chapter Components

- Purpose
- Findings and Intent; Interpretation
- Severability
- Definitions
- General Requirements
- **Prohibited Signs**
- **Exceptions to Sign Permit Requirement**
- **Sign Types**
- **Sign Regulations**
- **Sign Design Standards**
- Sign Area Calculation
- Enforcement Authority
- Permit Required
- Application for sign Permit
- Approval of Electrical Wiring
- Licensed Sign Contractor
- Permit Issuance; Expiration
- Revocability of Permit
- Right of Entry
- Inspection
- Unsafe or Unlawful Signs
- Nonconforming Signs
- Removal of Irrelevant Signs
- Variances and Appeal



FOCUS AREAS

Updates to:

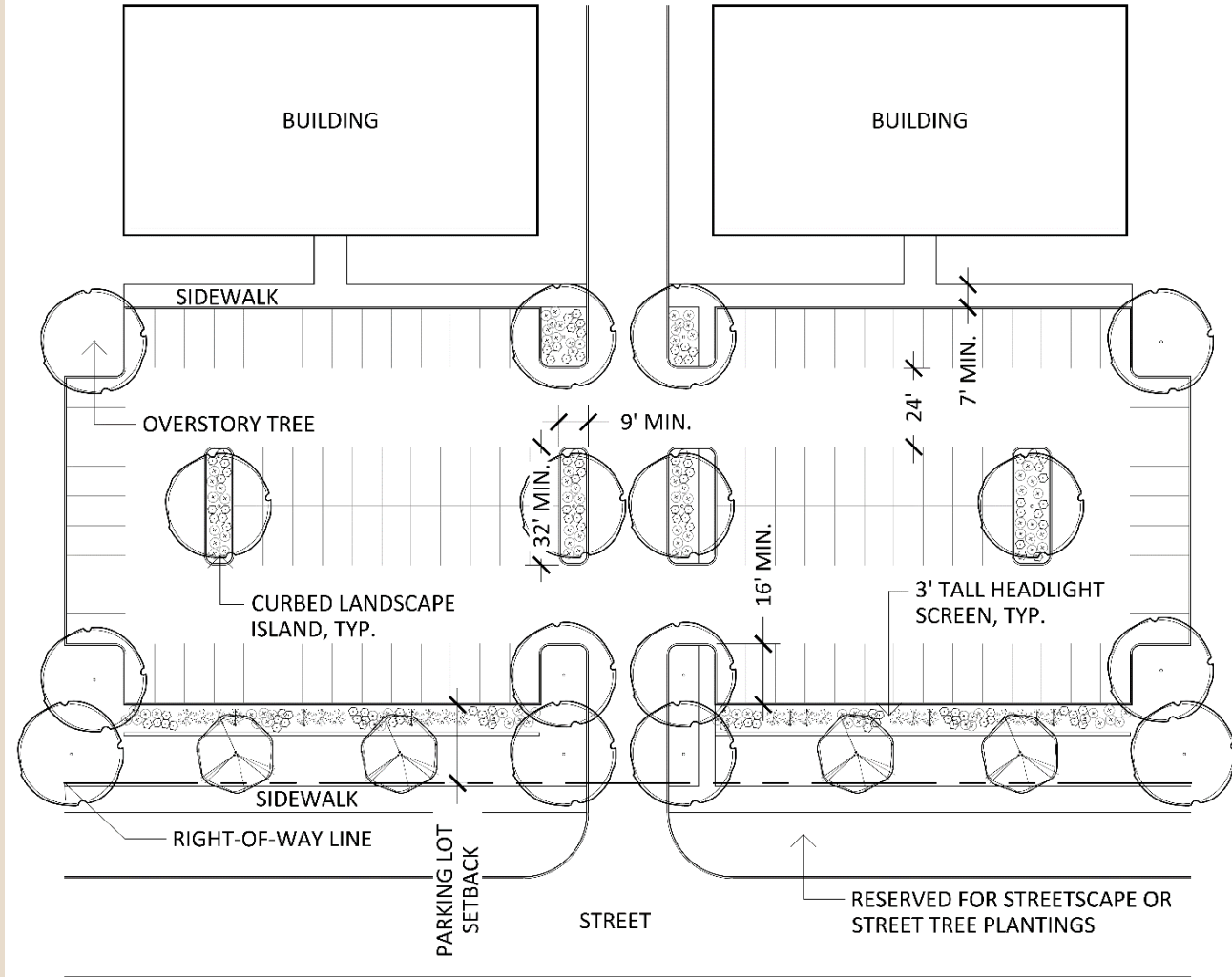
- Article 2 – Definitions
- Article 4 – Zoning Districts
- Article 6 – Accessory Uses and Structures
- Article 9 – Sign Regulations
- **Article 10 – Landscaping and Screening**
- Article 14 – Subdivision Regulations (postage stamp lots for townhomes)

ARTICLE 10 – LANDSCAPING AND SCREENING

Chapter Components

- Statement of Intent
- Applicability
- **Definitions**
- **Open Space and Landscaping Required**
- **Screening and Buffering**
- **Plant Materials Standards**
- Review and Approval Process
- Maintenance and Replacement

PARKING LOT LANDSCAPING



FOCUS AREAS

Updates to:

- Article 2 – Definitions
- Article 4 – Zoning Districts
- Article 6 – Accessory Uses and Structures
- Article 9 – Sign Regulations
- Article 10 – Landscaping and Screening
- **Article 14 – Subdivision Regulations (postage stamp lots for townhomes)**

ARTICLE 14 - SUBDIVISION REGULATIONS

Major Updates

- Added language for postage stamp type lots typical for townhome development.

Postage-stamp lot means a small lot typically contained within an owner's association held common lot or outlot and intended to define the immediate area surrounding the perimeter of an individual townhouse or rowhouse unit or commercial building for ownership purposes. Postage-stamp lots are generally designed to be established no closer than 5-feet from any foundation or building wall, excluding shared walls located along a common lot line.



CITY OF ROELAND PARK, KANSAS
ORDINANCE NO. 1056

AN ORDINANCE AMENDING ARTICLES 2, 4, 6, 9, 10 AND 14 OF CHAPTER XVI “ZONING AND SUBDIVISION REGULATIONS” OF THE ROELAND PARK MUNICIPAL CODE

WHEREAS, the Governing Body of the City of Roeland Park, Kansas desires to substantially amend its Zoning and Subdivision Regulations; and

WHEREAS, the Roeland Park Planning Commission together with the Governing Body has frequently met over the preceding months to discuss, draft, and revise the proposed changes to the City of Roeland Park’s Zoning and Subdivision Regulations; and

WHEREAS, on Tuesday, July 16, 2024, the Roeland Park Planning Commission voted to recommend the proposed changes to the Governing Body, and the Governing Body desires to adopt the Planning Commission’s recommendation.

NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS

SECTION 1. Article 2 of Chapter XVI “Zoning and Subdivision Regulations” is hereby repealed and replaced with the code language contained in **Exhibit A** attached hereto.

SECTION 2. Article 4 of Chapter XVI “Zoning and Subdivision Regulations” is hereby repealed and replaced with the code language contained in **Exhibit B** attached hereto, with the exception that Section 16-429 *et. seq.*, located in Division IV of Article 4 of Chapter XVI remains unchanged and in effect.

SECTION 3. Article 6 of Chapter XVI “Zoning and Subdivision Regulations” is hereby repealed and replaced with the code language contained in **Exhibit C** attached hereto.

SECTION 4. Article 9 of Chapter XVI “Zoning and Subdivision Regulations” is hereby repealed and replaced with the code language contained in **Exhibit D** attached hereto.

SECTION 5. Article 10 of Chapter XVI “Zoning and Subdivision Regulations” is hereby repealed and replaced with the code language contained in **Exhibit E** attached hereto.

SECTION 6. Article 14 of Chapter XVI “Zoning and Subdivision Regulations” is hereby repealed and replaced with the code language contained in **Exhibit F** attached hereto.

SECTION 7. This Ordinance shall take effect upon its publication, or the publication of a summary thereof, in the official City newspaper.

PASSED by the City Council on the 5th day of August, 2024. **APPROVED** by the Mayor.

Mayor Michael Poppa

ATTEST:

Kelley Nielsen, City Clerk

APPROVED AS TO FORM:

Steven E. Mauer, City Attorney

ARTICLE 2. DEFINITIONS

Sec. 16-201. Definitions.

For the purpose of this Chapter, certain terms or words used herein shall be interpreted or defined as follows unless the context clearly indicates otherwise:

- (a) *Accessory use or building* is a subordinate use or building or a portion of the main building, customarily incidental to and located on the same lot with the main use or building.
- (b) *After Hours Business* means any business open during any time between the hours of two o'clock (2:00) A.M. to six o'clock (6:00) A.M. any day of the week and where patrons are allowed to bring their own beer and wine onto the business premises.
- (c) *Alteration* as applied to a building or structure is a change or rearrangement in the structural parts or in the exit facilities, or an enlargement, whether by extending on a side or by increasing in height, or moving from one location or position to another.
- (d) *Antenna*. See Section 16-1102.
- (e) *Apartment building or apartment house* means a building or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of three (3) or more families living independently of each other and doing their own cooking in the building. Said buildings have dwelling units that are both vertically and horizontally attached to one another. (See “Multiple-family dwelling.”)
- (f) *Assisted living residential facility* means a building consisting of individual dwelling units where meals and assistance for daily living activities are provided to the residents, who are primarily elderly persons. Such facility must be licensed by the State of Kansas.
- (g) *Automobile sales and storage lot* means an open, off-street area where two or more new and/or used operable motor vehicles are stored or offered or displayed for sale or advertising purposes. No motor vehicle may be sold or stored in any location other than an automobile sales and storage lot.
- (h) *Automobile service center* means any building or premises where at least fifty percent (50%) of the business is derived from retail sales of auto parts and accessories. Major work, including (but not limited to) engine and transmission overhauls and/or changes, shall not be permitted.
- (i) *Bar* means any establishment devoted primarily to the selling, serving or dispensing and drinking of malt, vinous, or other alcoholic beverage by 50% or more of total gross sales, and where such beverages are consumed on the premises. (This definition includes and may also be referred to as a “Cocktail Lounge,” “Tavern,” or “Saloon.”)

Exhibit A – Chapter XVI, Article 2 (August 5, 2024)

- (j) *Basement* is a story having part but not less than one-half of its height below grade.
- (k) *Bed and breakfast inn* means an owner-occupied dwelling unit that contains no more than five (5) guest rooms where lodging, with or without meals, is provided for compensation. For establishments to be considered a bed and breakfast inn, versus an extended stay hotel, apartment hotel, or apartment house or building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel and collect and pay hotel/motel tax on all guest rooms and guest stays. This definition does not include short-term rentals as defined in Section 5-702 of the Code of the City of Roeland Park, Kansas).
- (l) *Boarding or rooming house* shall mean every building or other structure which is kept, used, maintained, advertised or held out to the public to be a place where sleeping accommodations are furnished for pay to transient or permanent guests, other than a short-term rental (as defined in Section 5-702 of the Code). Provided, however, where a resident homeowner leases space to no more than two roommates for terms of a year or more, it shall not be considered to be a boarding or rooming house. This definition includes “Lodging house.”
- (m) *Body piercing studio* means any establishment or business wherein body piercing is practiced. Specifically excluded from this definition are retail jewelry businesses offering ear piercing as a complimentary service. (See “Tattoo studio.”)
- (n) *Building* is any structure designed or intended for the support, enclosure, shelter or protection of persons, animals or property. When a structure is divided into separate parts by unpierced walls from the ground up, each part is deemed a separate building.
- (o) *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 or 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.
- (p) *Commercial Vehicle* is any type of motor vehicle used for transporting goods/cargo or paying passengers.
- (q) *Communications Facility*. See Section 16-1102.
- (r) *Communication tower*. See Section 16-1102.
- (s) *Concrete* pervious or impervious which is designed or used for residential dwelling purposes in the form of a driveway, patio, sidewalk, garage floor, shed floor, basement floor, step, porch or any other use designed to be permanent in nature shall be considered a structure. This excludes concrete used as an anchor for signs, posts or similar items.
- (t) *Convenience store* means any retail establishment, generally less than 10,000 square feet in size, offering for sale food products, household items and other goods commonly found

Exhibit A – Chapter XVI, Article 2 (August 5, 2024)

in grocery stores and may include automotive and truck fuel sales. Any such business with 50% or more of its gross sales in alcohol and/or tobacco shall be considered a liquor store or a tobacco store.

- (u) *Delayed Deposit Services Business* means a person or individual, group of individuals, partnership, association, corporation, or any other business unit or legal entity who for a fee does either of the following:
 - (1) Accepts a check, draft, share draft, or other instrument for the payment of money dated after the date it was written.
 - (2) Accepts a check, draft, share draft, or other instrument for the payment of money dated on the date it was written and holds it for a period of time prior to deposit or presentment pursuant to an agreement with, or any representation made to, the maker of the check, draft, or other instrument whether express or implied.
 - (3) The above are typically referred to as “Check Cashing,” “Payday Lending,” or “Car Title Loan” establishments.
- (v) *Drive-in or drive-thru facility* means an establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in their vehicle that are in designated drive-thru vehicle stacking lanes. A drive-thru facility may be in combination with other uses, such as financial institutions, restaurants, pharmacies, and service providers such as dry cleaners. For the purposes of the Zoning Regulations, automotive and truck washes and automotive and truck fuel sales facilities will not be categorized as drive-thru facilities.
- (w) *Driveways* which are designed or used for residential dwelling purposes shall be considered structures.
- (x) *Duplex* is a dwelling designed for or occupied exclusively by two families.
- (y) *Dwelling* is any building or portion thereof which is designed or used exclusively for residential purposes, but not including a tent, cabin, trailer, or mobile home, and designed to be placed on, supported by and attached to a continuous perimeter foundation, which is permanent and constructed in accordance with the Roeland Park Building Code for site-built housing.
- (z) *Dwelling, accessory*, means a separate and smaller second dwelling that is located within the lot or building envelop of a single-family dwelling and is held under the same ownership of that single-family dwelling. This separate dwelling contains its own living, cooking, and housekeeping facilities, may or may not have its own entrance, and is contained within, attached to, or built separate from the principal single-family dwelling. Examples include: a dwelling over an attached or detached garage, a tiny house built on a separate foundation in the backyard, a dwelling within the basement of the principal building, or a dwelling attached to the principal building.

Exhibit A – Chapter XVI, Article 2 (August 5, 2024)

- (aa) *Dwelling, multiple-family*, means a building with three (3) or more dwelling units designed for or occupied by three or more families with separate cooking and housekeeping facilities for each, where either the units share a common entrance from the exterior of the building or any single unit has common walls or floors with more than two units. Said buildings have dwellings units that are both vertically and horizontally attached to one another. (See “Apartment building or house.”)
- (bb) *Dwelling, row*, means three (3) or more horizontally attached dwelling units in a continuous row. (See “Dwelling, townhouse.”)
- (cc) *Dwelling, single-family detached*, means a detached dwelling erected on its own lot and designed for or occupied by one family only.
- (dd) *Dwelling, single-family semi-detached*, means a dwelling designed for or occupied by one family only which is erected on a separate lot and is joined to another such dwelling on one side only by a wall located on the lot line and which has yards on the remaining sides (commonly referred to as a duplex).
- (ee) *Dwelling, townhouse*, means a dwelling unit attached horizontally to 2 or more other dwelling units by party walls, but no single unit shares party walls with more than two other units, and where each unit maintains an individual entrance from the exterior of the building. (See “Dwelling, row.”)
- (ff) *Dwelling, two-family*, means a dwelling designed for or occupied by two (2) families only, with separate housekeeping and cooking facilities for each, and erected on one lot.
- (gg) *Dwelling unit* means a room or group of rooms which are arranged, designed, or used as a dwelling for the occupancy of one family, containing sleeping, bathroom, and kitchen facilities.
- (hh) *Family* means one or more persons who are related by blood or marriage, living together and occupying a single housekeeping unit with single kitchen facilities; or a group of not more than five persons, living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities, on a nonprofit, cost-sharing basis.
- (ii) *Gas station or service station* means any building or premises used for the retail sale of liquefied petroleum products for the propulsion of motor vehicles, and including such products as kerosene, fuel oil, lubricants, tires, batteries, antifreeze, motor vehicle accessories, and other items customarily associated with the sale of such products; for the rendering of services and making of adjustments and replacements to motor vehicles, and the washing, waxing and polishing of motor vehicles, as incidental to other services rendered; and the making of repairs to motor vehicles except those of a major type. Repairs of a major type are defined to be spray painting, body, fender, clutch, transmission, differential, axle, spring, frame repairs, and major overhauling of engines requiring the removal of engine cylinder head or crankcase pan.

Exhibit A – Chapter XVI, Article 2 (August 5, 2024)

- (jj) *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.
- (kk) *Homeowner's Association (HOA)* is a private organization made up of individual property owners within a subdivision, planned community, planned development, or condominium building that makes and enforces rules and guidelines for said properties and manages any property or infrastructure held or owned in common by said association. Also referred to as a *Property Owner's Association* or *Council of Co-Owners*.
- (ll) *Hookah Lounge* an establishment where patrons are provided shisha (flavored tobacco) in a hookah or nargile water smoking pipe or where customers use an electronic smoking or other apparatus to deliver an inhaled dose of nicotine or other substance within the establishment. These establishments may also be known or referred to as an "E-hookah lounge or bar."
- (mm) *Hotel or motel* means a building containing guest rooms in which lodging is provided and offered to the public on a temporary basis for compensation, and which is open to transient guests, in contrast to a bed and breakfast inn, boarding house, or rooming house. For establishments to be considered a hotel or motel, versus an extended stay hotel, apartment hotel, or apartment house or building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel and collect and pay hotel/motel tax on all guest rooms and guest stays.
- (nn) *Hotel, extended stay or apartment hotel*, means a building containing furnished bedrooms with or without cooking facilities in which lodging is provided and offered to the public on a weekly or monthly basis for compensation.
- (oo) *Liquor store* means a retail shop or establishment that primarily sells prepackaged alcoholic beverages, including wine, beer, and alcoholic liquors, intended to be consumed off the store's premises, and where 50% or more of total gross sales are derived from the sale of alcohol and tobacco.
- (pp) *Lodging house* is a building where lodging only is provided for compensation to three or more, in contradistinction to hotels open to transients. (See "Boarding or rooming house.")
- (qq) *Lot* is a parcel of land occupied or intended for occupancy by one main building together with its accessory buildings, including the open spaces required by this chapter.
- (rr) *Lot, corner* is a lot abutting upon two or more streets at their intersection.
- (ss) *Lot, depth* of is the mean horizontal distance between the front and rear lot lines.

Exhibit A – Chapter XVI, Article 2 (August 5, 2024)

- (tt) *Lot of record* is a lot which is a part of a subdivision, map of which has been recorded in the office of the Register of Deeds of Johnson County, Kansas, or a lot described by metes and bounds the description of which has been recorded in the office of the Register of Deeds of Johnson County, Kansas.
- (uu) *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.
- (vv) *Manufactured home* means a dwelling unit that is substantially assembled in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it was built in compliance with the National Manufactured Home Construction and Safety Standards (24 C.F.R. 320 et seq.), promulgated by the U.S. Department of Housing and Urban Development, and does not have a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have any permanently attached wheels or axles to its body or frame.
- (ww) *Medical, dental or health clinic* is any building designed for use by one or more persons lawfully engaged in the diagnosis, care and treatment of physical or mental diseases or ailments of human beings, including, but not limited to, doctors of medicine, dentistry, chiropractors, osteopaths, optometrists, podiatrists, and in which no retail sales are made.
- (xx) *Mini-storage or self-storage* means a building or group of buildings, containing varying sizes of individualized, compartmentalized, and controlled stalls or lockers for the dead storage of customers' goods or wares, excluding junk, explosive, or flammable materials, and other noxious or dangerous materials. No business activities other than rental of storage units shall be conducted on the premises.
- (yy) *Mini-warehouse or self-storage facility* (See "Mini-storage or self-storage.")
- (zz) *Motor Vehicle* is a self-propelled vehicle, commonly wheeled, used for the transportation of people or cargo.
- (aaa) *Nonconforming use* is any building or land lawfully occupied by a use at the time of the passage of the ordinance from which this chapter is derived or amendments hereto, which use does not conform to this chapter after the passage of said ordinance or amendment hereto.
- (bbb) *Nursing or convalescent home* means a building or structure having accommodations and where care is provided for invalid, infirm, aged, convalescent, or physically disabled, or injured persons; not including mentally insane, mental deficiency or deterioration, inebriate, or contagious cases.
- (ccc) *Parking area* is any parking lot and vehicular use area.

Exhibit A – Chapter XVI, Article 2 (August 5, 2024)

- (ddd) *Passenger Vehicle* is a car or truck used for passengers, excluding buses.
- (eee) *Person* includes a corporation, members of a partnership or other business organization, committee, board, trustee, receiver, agent or other representative.
- (fff) *Recreational Vehicle (RV)* is a motor vehicle or trailer which includes living quarters designed for temporary accommodation. Types of RVs include motor homes, camper vans, caravans (also known as travel trailers and camper trailers), fifth wheel trailers, popup campers and truck campers.
- (ggg) *Public utility* is any business, the purpose of which is to furnish to the general public either telephone service, telegraph service, cable television, electricity, natural gas, water, transportation of persons and property, sanitary sewer systems and any other business so affecting the public interest as to be subject to the supervision or regulation by an agency of the state.
- (hhh) *Recycling collection point* is an accessory use or structure that serves as a drop-off point for pre-sorted recyclable materials. The temporary storage of these items is permitted, but no processing is allowed.
- (iii) *Restaurant* means an establishment that prepares and serves food and beverages to persons for immediate consumption. Any establishment with 50% or more of total gross sales in alcoholic beverages shall be defined as and considered a bar and not a restaurant.
- (jjj) *Shall* is mandatory.
- (kkk) *Single family attached residential* (See “Dwelling, row,” “Dwelling, single-family, semi-detached,” “Dwelling, townhouse,” and “Dwelling, two-family.”)
- (lll) *Single family detached residential* (See “Dwelling, single-family.”)
- (mmm) *Single-family dwelling* is a dwelling designed for or occupied exclusively by one family.
- (nnn) *Story* is that portion of a building, other than a basement, included between the surface of any floor above it or, if there be no floor above it, the space between the floor and the ceiling next above it.
- (ooo) *Story, half* is a space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet above the top floor level and in which space not more than two-thirds of the floor area is finished off for use. A half-story containing independent living quarters shall be counted as a full story.
- (ppp) *Structure* is anything constructed or erected, the use of which requires permanent location on the ground or which is attached to something having a permanent location on the ground, but not including fences or single standing walls.

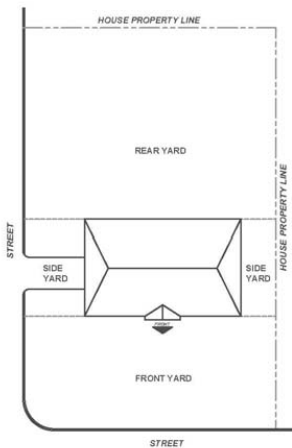
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- (qqq) *Tavern* (See “Bar.”)
- (rrr) *Tattoo studio* means any establishment in which tattooing is carried out professionally and may or may not include ear and body piercing. (See “Body Piercing Studio.”)
- (sss) *Tobacco store* means a retail shop or establishment primarily engaged in the sale of tobacco and tobacco related products, including nicotine products and supplies such as electronic cigarettes and other devices capable of providing an inhalable dose of nicotine, for off premise consumption and where 50% or more of total gross sales are derived from the sale of tobacco and nicotine products or a combination of tobacco products and alcohol. These establishments may also be known or referred to as an E-Cigarette, E-Hookah, Vape or Vapor Store or Shop.
- (ttt) *Townhouse* is a dwelling unit which is attached horizontally and not vertically to one or more other dwelling units, wherein the land or lot beneath each dwelling is individually owned by the owner of the dwelling. A townhouse subdivision shall have common elements which are specified in or determined under the rules and regulations set forth by recorded covenants. Covenants for a townhouse subdivision shall establish the guidelines for maintenance of common elements and permit free movement through common areas by members of the homeowner’s association (council of co-owners) to assure access to the structural exterior of each townhouse unit by the individual unit owner.
- (uuu) *Use, occupy or occupied* as applied to any land or building shall be construed to include the words "intended," "arranged" or "designed" to be used or occupied.
- (vvv) *Watercraft* are water-born vehicles including ships, boats, and hovercraft. Watercraft usually have a propulsive capability (whether by sail, oar, paddle or engine).
- (www) *Yard* is an open space on the same lot with a building, unoccupied and unobstructed by any part of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the mean horizontal distance between the property line and the adjacent wall of the main building shall be used.
- (xxx) *Yard, front* is a yard extending across the front of a lot between the side property lines and being the minimum horizontal distance between the front yard property line and the main building or any projection thereof other than steps, unenclosed balconies and unenclosed porches. The property line is a line common to the adjacent right-of-way (ROW), other than an alley. For corner lots, the front property line will generally be the side with the least dimension. The Building Inspector will make a determination. (See Figures 16-201.1a through 16-201.1d). Exception: When the house faces a corner, the house will have two front yards. (See Figures 16-201.1c and 16-201.1d.)
- (yyy) *Yard, rear* is a yard extending across the rear of a lot measured between side property lines and being the minimum horizontal distance between the rear property line(s) and the rear

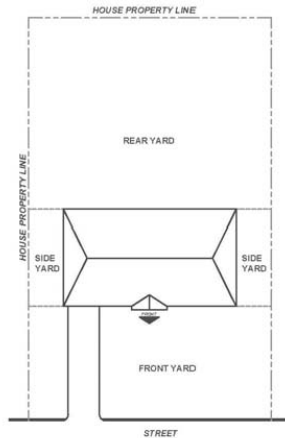
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of the main building or any projection other than steps, unenclosed balconies or unenclosed porches. On corner lots, the rear yard shall be considered as opposite to the street upon which the lot has its least dimension. (See Figure 16-201.1a.) On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard. One-half the alley width may be considered a part of the adjacent rear yard. (See Figures 16-201.1a through 16-201.1d.)

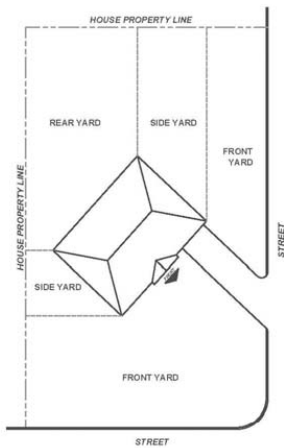
(zzz) *Yard, side* is a yard between the building and the side property line of the lot extending from the front yard to the rear yard. (See Figures 16-201.1a through 16-201.1d.)



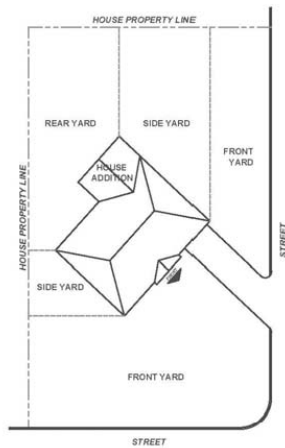
(Figure 16-201.1a.)



(Figure 16-201.1b.)



(Figure 16-201.1c.)



(Figure 16-201.1d.)

(Ord. No. 928, § 1, 4-18-2016; Ord. No. 944, § 2, 11-21-2016; Ord. No. 974, § 1, 10-22-2018; Ord. No. 1018, § 1, 11-1-2021)

Sec. 16-201.1. Additional Definitions Relating to Communications Facilities.

The additional definitions relating to Communications Facilities set forth in Section 16-1102 are incorporated herein by reference. (Ord. No. 944, § 3, 11-21-2016)

Sec. 16-202. Definitions Not Included.

Words or terms not herein defined shall have their ordinary meaning in relation to the context.

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ARTICLE 4. ZONING DISTRICTS

DIVISION I. - GENERAL PROVISIONS

- Sec. 16-401. - Authorization and Regulation of Zones and Districts.
- Sec. 16-402. - Zoning Districts Designated.
- Sec. 16-403. - Official Zoning Map.
- Sec. 16-404. - General Requirements Applicable to All Zoning Districts.
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DIVISION II. - ZONING DISTRICTS DESCRIBED

- Sec. 16-406. – R-1 and R-2 Single-Family Residence Districts.
- Sec. 16-407. – R-3 Duplex Residence District.
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- Sec. 16-409. – R-5 Multiple Residence District.
- Sec. 16-410. – Residential Bulk Regulations
- Sec. 16-411. - C-1 Office Building District.
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- Sec. 16-413. – Office and Retail Bulk Regulations.
- Sec. 16-414. – Permitted and Special Uses.
- Sec. 16-415. – Building Design Standards.
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DIVISION III. - HEIGHT AND AREAS STANDARDS ~~EXCEPTIONS~~

- Sec. 16-421. – Lot and Yard Regulations
- Sec. 16-422. - Yard Exceptions—Platted Setback Lines.
- Sec. 16-423. - Yard Exceptions—Residential Districts; Front Yards.
- Sec. 16-424. - Yard Exceptions—Sight Distance on Corner Lots.

DIVISION IV. – PLANNED DISTRICTS

- Sec. 16-428. - Planned Zoning Districts; Statement of Objectives.

DIVISION I. GENERAL PROVISIONS

Sec. 16-401. Authorization and Regulation of Zones and Districts.

The Governing Body hereby divides the City into zones and districts, in order to regulate and restrict the location of trades and industries, and the location, erection, alteration and repair of buildings designed for specific uses, and the uses of the land within each district or zone.

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.

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- a. R-1, Single-Family Residence District.
- b. R-2, Single-Family Residence District.
- (2) R-3, Duplex Residence District.
- (3) R-4, Townhouse/Row Dwelling.
- (4) R-5, Multiple Residence District.
- (5) C-1, Office Building District.
- (6) C-2, 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.

Sec. 16-403. Official Zoning Map.

The boundaries of the zoning districts enumerated in Section 16-402 shall be shown on a map officially designated as the Official Map, which map is reincorporated by reference as amended.

Sec. 16-404. General Requirements Applicable to All Zoning Districts.

- (a) Except as otherwise specifically provided, no building or structure shall be erected, constructed, reconstructed, moved or altered, nor shall any building, structure or land be used for any purpose other than is permitted in this chapter by the regulations of the zoning district in which the building, structure or land is situated.
- (b) Except as otherwise specifically provided, no building or structure shall be erected, constructed, reconstructed, moved or altered to exceed the height or area limits established in this chapter by the regulations of the zoning district in which the building or structure is situated.

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- (c) Except as otherwise specifically provided, no lot area shall be reduced or diminished so that the yards or other open spaces shall be smaller than prescribed, nor shall the density be increased in any manner, except in conformity by the regulations of the zoning district in which the lot or property is situated.
- (d) Except as otherwise specifically provided, no building, structure or site improvement shall be erected, constructed, reconstructed, moved or altered except in compliance with any applicable final development plans, site plans or other development plans approved by the Governing Body or the Planning Commission. For the purposes of this section, compliance with approved plans shall include both compliance with the content of the plan drawings and compliance with any conditions or stipulations attached to the approval.

Sec. 16-405. Prohibitions.

Prohibitions from the zoning regulations of the City shall be as follows:

- (a) No temporary or incomplete building nor any vehicular equipment, trailer, garage or appurtenance incident to a family dwelling, shall be erected, maintained or used for residence purposes in the City.
- (b) No temporary or outwardly incomplete structure or building or excavation for a basement or foundation, and no building or structure so damaged as to become unfit for use or inhabitation shall be permitted, maintained or remain in this condition with the City for a period of more than six months, except by special permission of the Governing Body.
- (c) No building material, equipment, machinery or refuse shall be stored or maintained upon a lot, tract or parcel within the City, other than during the period during which actual construction or repair operations are being regularly and continuously performed in accordance with the schedule of construction approved in conjunction with a building permit issued for these operations, as the schedule shall be amended from time to time, or otherwise beyond a reasonable period of time necessary to complete the construction or repair as determined by the Building Inspector in his sole discretion; provided, however, that the Governing Body may waive the prohibition against the storage or maintenance in unusual cases for a limited time upon good cause shown therefor.
- (d) No building, structure, or land now located within the City nor any building hereafter erected therein, shall be used or occupied for any of the following purposes, unless otherwise provided for in this article:
 - (1) Junkyard or junk storage room;
 - (2) Slaughterhouse, commercial poultry dressing or processing establishment where the use is primary and not incidental to some authorized use;
 - (3) Trailer camps;
 - (4) Circuses or carnivals;

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- (5) Storage or selling of volatile or explosive materials;
- (6) Boarding houses or lodging houses;
- (7) Flea markets.

DIVISION II. ZONING DISTRICTS DESCRIBED

Sec. 16-406. R-1 and R-2 Single-Family Residence Districts.

- (a) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.
- (a) Bulk Regulations. See Section 16-410 for Bulk Regulations for Residential Zoning Districts.
- (b) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.
- (c) Building Design Standards. See Section 16-415 for building design standards.
- (d) Construction Across Lot Lines. No single-family or two-family 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:
 - (1) Does not create a through lot that has more than two street frontages.
 - (2) 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.
 - (3) 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.
 - (4) Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.
- (e) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.

Sec. 16-407. R-3 Duplex Residence District.

- (b) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.
- (a) Bulk Regulations. See Section 16-410 for Bulk Regulations for Residential Zoning Districts.
- (b) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.

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- (c) Building Design Standards. See Section 16-415 for building design standards.
- (d) Construction Across Lot Lines. No single-family or two-family 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:
 - (1) Does not create a through lot that has more than two street frontages.
 - (2) 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.
 - (3) 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.
 - (4) Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.
- (f) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.

Sec. 16-408. R-4 Townhouse/Row Dwelling District.

- (c) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.
- (a) Bulk Regulations. See Section 16-410 for Bulk Regulations for Residential Zoning Districts.
- (b) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.
- (c) Building Design Standards. See Section 16-415 for building design standards.
- (d) Construction Across Lot Lines. No single-family or two-family 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:
 - (1) Does not create a through lot that has more than two street frontages.
 - (2) 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.
 - (3) 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.

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(4) Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.

(e) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.

Sec. 16-409. R-5 Multiple Residence District.

(a) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.

(b) Bulk Regulations. See Section 16-410 for Bulk Regulations for Residential Zoning Districts.

(c) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.

(d) Building Design Standards. See Section 16-415 for building design standards.

(e) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.

(f) Performance Standards. See Section 16-416 for applicable performance standards.

(g) Landscaping and Screening Standards. See Article 10, Landscaping and Screening of Chapter 16 of City Code.

Sec. 16-410. Residential Bulk Regulations.

The following table details the minimum lot sizes, building setbacks, building size and height limitations, minimum green space, and maximum density requirements for each building type constructed within the residential zoning districts established herein.

TABLE 16-410.1: RESIDENTIAL BULK REGULATIONS						
BULK AND DENSITY REGULATION BY BUILDING TYPE	BUILDING TYPE					
	Single Family Dwelling in the R-1 Zoning District	Single-Family Dwelling in the R-2 Zoning District	Duplex and Two-Family Dwelling in the R-3, R-4, or R-5 Zoning Districts	Townhouse or Row Dwelling (3+ units) in the R-4 and R-5 Zoning Districts	Multiple family dwelling (3+ apartment or condo units) in the R-5 Zoning District	Non-Residential Structure in a Residential Zoning District
Min. Lot Size	7,500 sq. ft.	6,000 sq. ft.	7,500 sq. ft.	n/a	7,500 sq. ft. for each building	40,000 sq ft
Min. Lot Width¹	60 ft	60 ft	60 ft	24 ft.	n/a	100 ft
Min. Lot Street Frontage²	35 ft	35 ft	35 ft	20 ft	80 ft	40 ft
Front Yard Setback³	30 ft.	25 ft	30 ft.	25 ft	35 ft	35 ft.
Side Yard Setback⁴	5 ft (max 80% of lot width)	5 ft (max 80% of lot width)	5 ft (max 80% of lot width)	8 ft. ⁶	30 ft	30 ft
Rear Yard Setback⁵	15 ft	15 ft	15 ft	30 ft	30 ft	30 ft
Min. Separation Between Principal Buildings	n/a	n/a	n/a	16 ft side to side, 46 ft back-to-back or back to side	15 ft 30 ft	20 ft
Min. Setback from Private Street or Common Private Roadway	n/a	n/a	n/a	20 ft from back of curb or street sidewalk whichever is closest	20 ft from back of curb or street sidewalk whichever is closest	n/a
Min. Setback from the Perimeter of the Development	n/a	n/a	n/a	30 ft	30 ft	30 ft
Max. Building Height	35 ft (2 ½ stories)	35 ft (2 ½ stories)	35 ft (2 ½ stories)	35 ft	50 ft (3 stories)	35 ft ⁷

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Min. Green Space⁸	55-65%	55-65%	55-65%	25%	25%	25%
Max. Dwelling Units Per Acre	n/a	n/a	n/a	8	18	n/a
¹ Measured at the front yard building setback line.						
² Postage Stamp Lots: Direct street frontage not required; All yard setbacks for postage stamp lots shall be 5 ft, excluding shared walls located along a common lot line.						
³ Front stoops, stairs, open decks and unenclosed porches may encroach up to 8 ft into the required front yard setback.						
⁴ Horizontally projecting roof overhangs and other similar building projections may extend up to 30-inches into a required side yard setback provided no part of a building is closer than 5 ft to a property line.						
⁵ Decks, pools, and similar at or below grade structures may be located within a rear or side yard provided they are no closer than 5 ft to a property line.						
⁶ Zero feet from common lot lines of attached structures.						
⁷ 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.						
⁸ Residential lots less than 15,000 square feet in size shall maintain a minimum of 55 percent of the lot area as green space. 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 one percent of green space area for each 400 square feet of lot size over 15,000 square feet. Residential lots 19,000 square feet in size and larger shall maintain a minimum of 65 percent of the lot area as green space.						

Sec. 16-411. C-1 Office Building District.

- (a) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.
- (b) Bulk Regulations. See Section 16-413 for Bulk Regulations for Office and Commercial Zoning Districts.
- (c) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.
- (d) Building Design Standards. See Section 16-415 for building design standards.
- (e) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.
- (f) Performance Standards. See Section 16-416 for applicable performance standards.
- (g) Landscaping and Screening Standards. See Article 10, Landscaping and Screening, Chapter 16 of City Code.

Sec. 16-412. C-2 Retail Business District.

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- (a) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.
- (b) Bulk Regulations. See Section 16-413 for Bulk Regulations for Office and Commercial Zoning Districts.
- (c) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.
- (d) Building Design Standards. See Section 16-415 for building design standards.
- (e) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.
- (f) Performance Standards. See Section 16-416 for applicable performance standards.
- (h) Landscaping and Screening Standards. See Article 10, Landscaping and Screening, Chapter 16 of City Code.

Sec. 16-413. Office/Retail Bulk Regulations.

The following table details the minimum lot sizes, building setbacks, building size and height limitations, minimum green space, and maximum density requirements for each non-residential zoning district.

TABLE 16-413.1: OFFICE AND COMMERCIAL BULK REGULATIONS		
BULK REGULATION BY ZONING DISTRICT	ZONING DISTRICTS	
	C-1 Office Building	C-2 Retail Business
Min. Lot Size	n/a	n/a
Min. Lot Width	n/a	n/a
Min. Lot Street Frontage	n/a	n/a
Front Yard Setback	30 ft	30 ft
Side Yard Setback	15 ft	15 ft
Rear Yard Setback	20 ft	20 ft
Min. Separation Between Buildings Not Attached	20 ft	20 ft
Max. Building Height ³	40 ft	40 ft
Min. Building Height	n/a	n/a
Min. Green Space	20%	20%
³ 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.		

Sec. 16-414. Permitted and Special Uses.

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The following table identifies the allowable uses within each zoning district. A use identified with a “P” within a given zoning district column is a Permitted use. A use identified with an “S” within a given zoning district column requires approval of a Special Use Permit from the Planning Commission and Governing Body in accordance with this Chapter. A use identified with an “L” requires approval of a city license but does not necessarily require approval of a Special Use Permit. A blank space indicated that use is not permitted within the given zoning district. Uses not listed shall be considered not permitted uses.

The definitions for each listed use shall coincide first with the definition contained within Article 2 of this Chapter, second as may be defined elsewhere in the City Code, and finally the commonly understood definition as determined by the Zoning Administrator.

A proposed use may follow under more than one category; however, for the purposes of this section, the proposed use shall follow the closest, most similar or specific use as listed in the Use Matrix.

It shall be the sole discretion of the Zoning Administrator to make the determine as to where a proposed use falls within the Uses Table, whether it fits within or is similar to a use listed within the Uses Table or is otherwise not listed and therefore not permitted. The determination by the Zoning Administrator is appealable as provided in this Chapter.

TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE		ZONING DISTRICT					
		R-1	R-2	R-3	R-4	R-5	C-1 C-2
RESIDENTIAL USES							
Household Living							
	Single-family dwelling, detached	P	P	P	P		
	Single-family dwelling, semi-detached (traditional duplex on two lots)			P	P	P	
	Two-family dwelling on one lot (duplex on one lot) does not include the conversion of an existing single-family home into 2 dwelling units			P	P	P	
	Townhouse/row dwelling (3+ units)				P	P	
	Multiple family dwelling (3+ apartment or condo units)					P	
	Manufactured Home on one lot	P	P	P	P		

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TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE		ZONING DISTRICT					
		R-1	R-2	R-3	R-4	R-5	C-1 C-2
	Accessory dwelling that is attached to or within the principal dwelling unit (includes the conversion of an existing single family detached dwelling into 2 units such as converting a basement or attached garage space into a separate dwelling unit)	S	S	S	S	S	
	Accessory dwelling that is detached and separate from the principal dwelling unit	S		S	S	S	
	Dwelling units located above the ground floor (mixed use building)						S S
	Short-term rental for single family dwelling or duplex, city license required (see Chapter 5, Article 7 of City Code)	L	L	L			
	Short-term rental for townhomes, rowhouse, apartment				L	L	
Group Residential							
	Group home as defined by K.S.A. 12-736	P	P	P	P		
	Assisted living residential facility				P	P	P P
	Nursing or convalescent home				P	P	P P
	Supervised group residence or halfway house, not including group home as defined by K.S.A. 12-736						
PUBLIC AND CIVIC USES							
	College, university, vocational and trades schools						P P
	Cultural exhibit, museum, or library						P P
	Membership or religions organization, social club or lodge, and other place of public assembly	P	P	P	P	P	P P
	Public or private elementary, middle, or high school	P	P	P	P	P	P P
	Public or private parks, golf courses, golf driving ranges, country clubs, swimming pools, playgrounds, and indoor or outdoor recreational facilities and ball fields	P	P	P	P	P	P P
	City, State, and Federal Government buildings and properties	P	P	P	P	P	P P
	County Office Buildings						P P

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TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE		ZONING DISTRICT					
		R-1	R-2	R-3	R-4	R-5	C-1 C-2
Hospital							P P
COMMERCIAL USES							
After hours business							
Agricultural Sales and Services							P
Animal services							
Kennel, public (indoor only - no outdoor runs) (including day kenneling)							P
Kennel, public (outdoor runs) (including day kenneling)							S
Veterinary services (without overnight kenneling)							P
Art gallery							P P
Banks and financial services							
Banks, not including delayed deposit service business							P P
Delayed deposit service business (including check cashing, payday lending, car title loan business), city licensed required							S
Pawnshop, city licensed required							S
Freestanding automated teller machine (ATM)							P P
Body piercing studio or tattoo studio							P
Commercial Day Care Facilities, state licensed required		S	S	S	P	P	P P
Construction sales and service, contractor office, office for plumber, electrician, HVAC service or similar use							
No outdoor storage							P
With outdoor storage							
Drive-in or drive-thru facilities							P P
Eating and drinking establishment							
Restaurant							P
Micro-brewery, micro-distillery, or winery with on-site tasting/sampling and sales							P
Tavern / Bar							P
Entertainment							

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TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE		ZONING DISTRICT					
		R-1	R-2	R-3	R-4	R-5	C-1 C-2
	Movie theater, performance hall, performing arts studio						P P
	Indoor: waterpark, miniature golf, bowling, video game arcades, commercial driving ranges, go-carts, trampoline park, playground play space or similar use						P
	Outdoor: drive-in theater, waterpark, miniature golf, commercial driving ranges, go-carts, trampoline park, playground play space or similar use						P
Funeral and interment services							
	Cemetery, mausoleum, columbarium						P P
	Cremation services (the cremation of a human body)						
	Funeral Home including funeral services and retail sales with no outdoor display or storage						P
	Retail sales with outdoor displays and storage						P
Lodging							
	Bed & breakfast inn					P	
	Boarding or rooming house						
	Extended stay or apartment hotel						P P
	Hotel or motel						P P
	Campground						
	Medical or dental clinic, pediatrician's office, outpatient surgery center, medical testing center, or similar use						P P
Mini warehouse or self-storage facility							
	In-door only						P
	Out-door storage including vehicle, boat, camper, recreational vehicle						
Motor vehicle and motor equipment-oriented businesses							
	Automobile service center (auto parts sales)						P

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TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE		ZONING DISTRICT					
		R-1	R-2	R-3	R-4	R-5	C-1 C-2
	Automotive washing, car wash (auto, manual, or attended), does not include truck or trailer washing or trailer washout						S
	Gas station or service station with minor repair and services (brakes, batteries, tires, oil changes), including the dispensing of liquified propane						P
	Major motor vehicle repair (painting, body, fender, frame, transmission, engine overhaul)						
	Automobile sales, rental, storage lot, and off-street parking						P
	Automobile, truck and equipment auction facilities						P
	Recreational vehicle, camper, boat, motorcycle, snowmobile, golf car, and similar sales, lease, and rental and ancillary repair and maintenance						P
	Light equipment sales, rental, or repair service						P
	Heavy equipment sales, rental or repair service						
	Truck Stop, not including trailer washout						
	Commercial parking lots and parking structures (not ancillary to a principal use)						P
	Personal and consumer service						
	Beauty salon, barbershop					P	P
	Dry cleaner and laundry service						P
	Dry cleaner and laundry service (pick-up/drop-off service only)					P	P
	Laundry (self-serve laundromat)						P
	Massage Establishment, city licensed required					P	P
	Fitness center, gym, health spa					P	P
	Tailor					P	P
	Print shop, copy center, retail shipping store					P	P

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TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Professional Office (corporate, law, engineering, architecture, real estate, insurance, accounting, bookkeeping or similar use)						P	P
Television and radio broadcast studio, offices, and production facilities						P	P
Retail sales (grocery store, pharmacy/drug store, office supplies store, bakery, clothing or department store, and similar retail use)							P
Retail sale - intensive							
Small-Box Discount Retailers and Thrift Stores, city license required							P
Convenience store with fuel sales							P
Fireworks retail sales facility							
Hardware store, lawn and garden store, or similar use with outdoor storage							P
Large retail (over 50,000 sq. ft. gross floor area, single user or tenant space)							P
Liquor store							P
Lumber yard and Construction Sales and Services							
Can and bottle redemption facility							
Smoking lounge or hookah lounge							S
Tobacco store (including vape shop)							S
Adult entertainment business, city licensed required							S
Spectator sports							
Indoor							P
Outdoor							P
Sports and recreation, participant							
Outdoor							P
Indoor							P
INDUSTRIAL USES							
Animal feedlots, processing of animals or animal by-products							
Electrical power generation (utility scale for off-site use, distribution, or sale)							

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TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE		ZONING DISTRICT					
		R-1	R-2	R-3	R-4	R-5	C-1 C-2
Manufacturing, production and industrial services							
	<u>Limited</u> (no food related processing and manufacturing, all activities wholly contained within a building)						
	<u>General</u> (limited food processing, outdoor storage limited)						
	<u>Intensive</u> (may include outdoor storage of materials and activities not contained within a building) and includes:						
	Auto and other equipment and machinery wrecking and used parts yards and storage (no outdoor wrecking or disassembly)						
	Truck or trailer washout						
	Cement, lime, gypsum, or plaster manufacture						
	Explosive and ammunition manufacture or storage						
	Junk or garbage processing, recycling, storage, or transfer station (indoor only)						
	Petroleum, chemical, fuel, and gasses refining, manufacture, distribution, or bulk storage						
	Rubber goods manufacture						
	sand or gravel pits, mining, and crushing						
	Smelting and processing of ore, metal and scrap metal						
	Medical cannabidiol manufacturer						
Repair service							
	Electronics, appliance, household goods, furniture or similar						P
	Small engine						P
Research laboratory and testing							P
Storage of equipment, data and records, electronic data center, furniture and similar							P

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TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Trucking/freight terminal							
Wholesale fuel storage, sales, or distribution							
Grain storage and distribution							
Warehousing and wholesaling (outdoor storage limited to licensed and operable trailers, trucks, power equipment, and shipping containers)							
Waste related use							
Junkyard including auto, truck and machinery wrecking and recycling							
Recycling facility							
Sanitary landfill							
OTHER USES							
Gas and electrical power distribution station	S	S	S	S	S	S	S
Mining operation, sand and gravel extraction or processing, gas or oil well, or similar mineral or earth resource extraction (no crushing of rock, ore)							
Communication Facilities							
New tower or base station or substantial change to the same	S	S	S	S	S	S	S
Collocation, approved under Article 11, Chapter 16 of City Code	P	P	P	P	P	P	P

Sec. 16-415. Building Design Standards.

- (a) Applicability. The standards contained in this section shall apply to all new buildings, the redevelopment of any existing buildings, including building additions and expansions and changes or modifications to building facades. All new buildings, including accessory structures, and additions to existing buildings shall be subject to the standards of this section. However, minor building expansions or additions, including successive additions, totaling less than twenty percent (20%) of the gross floor area of the existing building, may use exterior building materials that match or complement the existing building materials and building design features that are aesthetically consistent with the existing building.
- (b) Exceptions. The standards of this section apply to any changes in existing building facades but do not apply to existing building façade maintenance and repair, including repainting of existing painted surfaces, window, door, siding and roof replacement with identical or similar materials. At the full discretion of the review authority, any deviations from these standards may be considered and/or granted in order to achieve building additions that are aesthetically compatible with the existing building design and appearance.
- (c) General Provisions. The design and construction of all buildings shall employ architectural design principles and high-quality materials in compliance with these standards to create structures that are durable and attractive while complimenting neighboring properties.

All buildings shall employ recognized architectural styles and design principles on all sides of each structure, with overall building massing and articulations that are proportional and scaled appropriately. Exterior building materials shall be integrated in an authentic and honest manner reflecting the material's purpose, weight, and typical use in order to convey a sense of permanence and durability. Every building shall clearly express a base, a body and a top.

The following specific provisions do not apply to single-family and two-family dwellings.

- (1) *Application of Brick and Stone Masonry*. Heavy exterior materials, such as any type of brick and stone masonry, shall be applied so as to acknowledge its historic use as a building foundation and structural material. Brick or stone masonry that appears to be unsupported or 'float' within a façade shall not be permitted, e.g., stone applied to a roof dormer or stone placed directly above doors/windows without a supporting lintel above the door/window.
- (2) *Use of EIFS*. Exterior Insulation and Finish System (EIFS) shall be "water managed" type and shall further not be permitted within ten (10) feet of the finished floor elevation of the façade on which it is located.
- (3) *Thin Brick and Stone Masonry Veneer*. Thin brick and stone masonry veneer shall comply with the following:
 - a. Thin brick and stone masonry veneer shall only be used in applications where the actual brick or stone thickness will not be distinguishable or is otherwise addressed

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by adjustments in the wall plane to provide the appearance of full depth brick or real stone.

- b. 'L' shaped brick/stone corner pieces and full-depth brick/stone caps shall be utilized at all corners and edges to maintain the appearance of full-depth brick/stone.
 - c. Thin brick and stone masonry veneer shall be continued (returned) a minimum of 12-inches around all wall corners to further maintain the appearance of full-depth brick or real stone and shall be terminated at a 90 degree inside corner along the given facade.
 - d. More than one façade material may be used on a single building, however, transitions from one wall material to another must occur along all visible sides of a building and should always follow a horizontal and level line.
- (4) *Building Mounted Equipment Screening (Roof-Top and Exterior-Mounted Mechanical Equipment)*. All exterior-mounted and all roof-top building HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters shall be located out of view or otherwise appropriately screened by architectural features and landscape plantings from view from all adjacent public or private streets and residentially developed or zoned properties. Screening shall be accomplished via landscaping, site walls, and architectural building elements or screen walls, or a combination of these methods. For roof-top equipment not adequately screened by the parapet, a supplementary screen around all visible sides of the equipment shall be provided by the use of prefinished architectural metal panels, stucco panels, masonry walls, or similar building materials that are consistent with the overall architectural design and finish materials of the proposed building. The height of the screen shall be no lower than the height of the equipment. The above provisions shall not apply to solar energy panels and solar energy systems.

(d) Single-Family and Two-Family Dwelling Standards.

- (1) Surfaces, Materials and Finishes. Exterior finish building and roofing materials for all single-family and two-family dwellings 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.

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- 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 blocks.
- h. Concrete block and cast-in-place concrete - foundation walls only.
- i. 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.

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.

(2) Single-Family Residence Districts; Wall Articulation and Windows.

The following standards apply to residential dwellings and additions constructed after the date of the ordinance from which this section is derived.

- 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 two 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 ten percent (10%) of the total wall area of that facade.

- (e) Manufactured Homes Standards. Manufactured homes shall be residentially designed and conform to the following architectural or aesthetic standards:

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- (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.
- (f) Building Exterior Finish Materials.

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- (1) For the purpose of this Article, exterior building materials shall be divided into the following categories. All materials must be utilized in the application as intended by the manufacturer and follow property installation requirements and standards, including management of water migration and installation of appropriate substrate material.

The Zoning Administrator may recategorize a building material provided below or may categorize a building material not listed below if it finds that the material is similar or of higher quality to the other materials in the same category with regard to durability, quality, and appearance.

TABLE 16-415.1: EXTERIOR FINISH MATERIALS TABLE					
	Class 1	Class 2	Class 3	Class 4	DEFINITIONS
Masonry					
Brick veneer, fired clay	X				Fired clay brick, full-veneer masonry wall system
Brick veneer (thin), fired clay		X			Thin veneer fired clay brick adhered to a wall surface or wall anchoring system, with the appearance of full brick
Brick paneling, fired clay		X			Prefabricated panels of thin veneer fired clay brick
Brick veneer, synthetic			X		Synthetic bricks adhered to wall surface or wall anchoring system
Brick paneling, synthetic			X		Prefabricated panels of synthetic brick adhered to a wall surface or wall anchoring system
Terracotta rainscreen panels	X				Fired clay panels with a rainscreen wall anchoring system
	Class 1	Class 2	Class 3	Class 4	DEFINITIONS
Stone					
Stone veneer, natural	X				Genuine stone, full-veneer masonry wall system
Stone paneling, natural		X			Prefabricated panels of genuine stone adhered to wall surface or wall anchoring system
Stone veneer, synthetic			X		Synthetic stone adhered to wall surface or wall anchoring system (also referred to as cultured stone)
Stone paneling, synthetic			X		Prefabricated panels of synthetic stone adhered to a wall surface or wall anchoring system (also referred to as cultured stone)

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	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete Masonry Units					
Cast Stone	X				A highly refined architectural precast concrete masonry unit intended to simulate natural-cut stone
Burnished/ground-faced block		X			Concrete modular blocks, smooth finish with large aggregates visible or polished finish and with mortared joints
Patterned or shaped block			X		Concrete modular blocks, face surface has pattern or shape, not flat, and with mortared joints
Split-faced block			X		Concrete modular blocks, rough, split-faced finish, and with mortared joints
Plain, flat-faced block			X		Concrete modular blocks, plain, flat finish, and with mortared joints
	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete					
Architectural quality precast concrete panels		X			Highest finish precast concrete panels, textured or burnished, and integrally colored - not painted
Cast-in-place concrete, board formed or decorative form liner		X			Architecturally designed cast-in-place concrete with a high-quality patterned or textured surface created by board forms or decorative concrete form liners
Cast-in-place concrete, plain			X		Textured or smooth finish, may be painted
Site cast and precast concrete panels			X		Site cast and precast concrete panels, plain, smooth finish, may be painted
	Class 1	Class 2	Class 3	Class 4	Definitions
Metal					
Architectural quality, composite metal wall panel systems	X				High quality insulated metal panels for decorative surface application, such as <i>Alucobond</i> panel systems
Architectural quality metal wall panel systems, concealed fastening		X			High quality metal panels for decorative surface application with concealed fasteners, such as <i>Firestone Delta</i>

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Architectural quality metal wall panel systems, exposed fastening			X		High quality metal panels for decorative surface application with exposed fasteners, such as <i>Firestone Omega</i>
Metal (panels, siding, and trim)				X	Standard metal siding and panels, painted or coated for exterior application
	Class 1	Class 2	Class 3	Class 4	Definitions
Glass					
Clear glass (windows, doors, curtain walls, paneling systems)	X				Clear glass with no visible tint, reflective coating, coloring, or other covering (not including low-e or UV coatings or treatments)
Glass blocks			X		Hollow translucent block of varying shapes and sizes made entirely from glass. Also, known as glass brick.
Mirrored glass				X	Glass with a reflective or mirrored coating or finish
Opaque or tinted glass (including color applied)			X		Glass with a tinted or colored coating or finish or otherwise treated to produce a tint that reduces its opacity.
Spandrel Glass	X				Opaque glass panels with a fire-fused ceramic frit paint; typically used between vision areas of windows to conceal structural columns floors and shear walls
	Class 1	Class 2	Class 3	Class 4	Definitions
Other Materials					
Architectural quality fiber cement wall panels textured to resemble stone or metal		X			The highest quality fiber cement wall panel systems textured to resemble stone or metal with concealed fasteners – such as <i>Nichiha</i>
Stucco, genuine		X			Traditional Portland cement-based stucco applied in 3 coats over a solid surface
Wood (panels and siding)			X		Authentic hardwood or exterior rated, rot-resistant wood paneling and siding
Cement fiber board (panels and siding)			X		Cement panels reinforced with cellulose fibers, such as <i>HardiePlank</i> and <i>HardiePanel</i>
Exterior Insulation and Finish System (EIFS)			X		Polystyrene foam covered with a synthetic stucco, water-managed and exterior rated

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Composite wood (panels, siding, and trim)			X		Composite or other synthetic wood types, such as <i>LP SmartSide</i>
Vinyl and PVC (panels, siding, and trim)				X	Exterior siding and trim that is made from a synthetic resin or plastic - minimum thickness 0.46 mm
Ceramic			X		Ceramic tile adhered to a wall surface or wall anchoring system
Translucent wall panel systems			X		Panels or blocks, typically hollow, made of translucent polycarbonate material - such as <i>Kalwall</i>
Fabric					(not permitted)
	Class 1	Class 2	Class 3	Class 4	Definitions
Roofing Materials					
Standing Seam Metal	X				Vertically run or horizontal-Bermuda style metal panels connected within interlocking raised seams
Metal roof panel system	X				High quality metal panels designed for roof application including metal shingles
Metal panel		X			Standard metal roof panels, designed for roof application
Slate	X				Natural stone tiles (or shingles) cut from slate, traditionally applied in an overlapping pattern
Tile	X				Fired clay, ceramic, or concrete roofing tiles applied in an overlaying pattern
Synthetic or composite slate		X			Molded plastic to mimic the appearance of slate tiles
Green roof	X				Low-slope roof covered with roof-top plants in a designed roof-top planting system
Simulated metal roofing		X			Membrane roofing system designed with the appearance of a standing seam metal roof
Membrane or ballast (not visible)		X			Typical roofing materials for low-slope roofs and is not visible from any adjacent public or private street or residential developed or zoned properties
Membrane or ballast (visible)				X	Typical roofing materials for low-slope roofs
Wood shake shingles	X				Shingle shakes constructed of rot resistance wood, such as cedar
Asphalt shingles (laminate or dimensional)		X			Asphalt shingles constructed with a heavy base mat and multiple adhered layers to provide a thicker, dimensional appearance - also known as laminated architectural shingles
Asphalt shingles (3-tab)				X	Asphalt shingles constructed with a single layer of material and 3 cut shingle "tabs"

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Glass roofing	X				A roof constructed of glass panels or glass tiles within a glass framing system - also known as a roof glazing system
Fabric				X	Exterior rated fabric designed for application in a canopy or roofing system

(g) Building Exterior Finish Standards by Building Type, Except Single-Family and Duplex Dwellings.

(1) For the purposes of this Article, all buildings, except for single-family and duplex dwellings, shall be categorized in the following building use types. Any building type not listed or any question as to the appropriate categorization of a building shall be as determined by the Zoning Administrator. The building design standards shall be regulated by both building use type and the zoning district in which the building is located. Unless otherwise permitted by the Zoning Administrator, all accessory buildings and structures shall comply with the design standards required of the principal building.

TABLE 16-415.2: BUILDING DESIGN STANDARD BY BUILDING TYPE						
BUILDING TYPE	Façade Materials	Façade Articulation	Entryways	Fenestrations	Overhead Doors	Roofing
Townhouse / Row Dwelling	Each primary façade shall have no less than 3 different Class 1 & 2 building materials.	The primary façade of each individual unit dwelling must have a change in the wall plane and/or a change in the exterior material type, texture, and/or color to differentiate it from the adjoining units.				Roofs of minimum 4-12 pitch, except as appropriate based on architectural style. Class 1, 2, & 3 roofing materials.

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TABLE 16-415.2: BUILDING DESIGN STANDARD BY BUILDING TYPE						
BUILDING TYPE	Façade Materials	Façade Articulation	Entryways	Fenestrations	Overhead Doors	Roofing
Multi-Family Residential	Each primary façade shall have no less than 3 different Class 1 & 2 building materials together comprising at least 50% of the façade area. Each secondary façade shall have no less than 3 different Class 1, 2, & 3 building materials. Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.	No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements.	Elevated and open walkways and stairways along exterior of building are prohibited. All main building entries must be covered by a projection from façade or recessed.		Overhead doors should not face a public street. If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building façade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.	Class 1, 2, & 3 roofing materials.

TABLE 16-415.2: BUILDING DESIGN STANDARD BY BUILDING TYPE						
BUILDING TYPE	Façade Materials	Façade Articulation	Entryways	Fenestrations	Overhead Doors	Roofing
Commercial / Retail Buildings	Each primary façade shall have no less than 3 different Class 1 & 2 building materials together comprising at least 50% of the façade area.	No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements.	All main building entries must be covered by a projection from façade or recessed.	At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 25% clear glass fenestrations (windows and full glass doors) on the first level.	Overhead doors should not face a public street. If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building façade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.	Class 1, 2, & 3 roofing materials.
	Each secondary façade shall have no less than 3 different Class 1, 2, & 3 building materials.					
	Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.					

Sec. 16-416. Performance Standards.

- (a) Trash or other like material storage. No material to be disposed of, trash, garbage, or like items, shall be visible to the public either within a building or structure or outside a building or structure and these items shall be disposed of in a safe and sanitary manner.
- (b) Trash and Recycling Collection. The following trash and recycling collection standards shall apply to all sites excluding single-family dwellings, two-family dwellings, and townhouse/row dwellings:
 - (1) *Provisions Required.* All buildings and dwellings shall have adequate provisions for the collection of trash, grease, and recyclable materials with sufficient numbers and locations of collection containers as determined by the Zoning Administrator, at their sole discretion.

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- (2) *Screening of Collection Containers.* All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates for disposal truck access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick or stone. Colors shall be compatible with the dominant architectural materials of buildings on site and shall be integral to a building on site whenever possible. The enclosure shall be located out of public view and constructed to visibly screen the views from the adjoining properties.
- (c) Equipment Screening. The following equipment screening standards shall apply to all sites excluding single-family dwellings, two-family dwellings, and townhouse/row dwellings:
- (1) All ground mounted and all roof-top building HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters shall be screened from view from adjacent public streets and residential developed or zoned properties.
 - (2) Required screening shall be accomplished by one or more of the following: landscaping, screen walls, and building structure.
- (d) Exterior Lighting. The following exterior lighting standards shall apply to all sites excluding single-family dwellings and two-family dwellings:
- (1) All site and building lighting shall be LED type (light produced via light emitting diodes) of a soft-white or bright-white light color and quality.
 - (2) All light fixtures shall be downcast in nature and must possess sharp, cut-off qualities to limit off-site glare. Wall-pack type light fixtures are prohibited.
 - (3) All parking lot, building exterior, and site lighting shall be designed, angled, or shielded so as not to glare or shine onto abutting properties or to cause glare upon the adjoining public rights-of-way.
 - (4) Buildings and signage may be up-cast or downcast illuminated provided said lighting does not shine or glare off or past the sign or building wall.
 - (5) Upon the request of the Zoning Administrator, a photometric plan and cut-sheets of all light fixtures shall be provided to the City during the site plan and/or building permit review process to ensure compliance with the regulations of this section.
- (e) Attached and Free-Standing Drive-Thru Canopies. The following regulations shall apply to all vehicle drive-thru or drive-up canopies, including bank ATM and teller service canopies, fuel pump island canopies, and restaurant drive-thru and drive-up canopies.
- (1) Canopies shall meet the building setback requirements for the property on which it is located.
 - (2) The minimum vertical clearance for all canopies shall be 14 ft.

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(3) The maximum height for all free-standing canopies shall be 20 ft.

(4) All structural and supporting columns shall be wrapped in a material consistent with or complementary to the primary building material of the principal building or buildings located on the same site. Canopies clad in any architectural metal panel shall consist of no more than two different colors.

(5) Under-canopy lighting shall be flush mounted.

(f) Office Building and Retail Business District Standards.

(1) All goods, merchandise and equipment shall be sold and rented, and all business activities or services shall be rendered or conducted within completely enclosed buildings; provided that, each permitted use shall be allowed to locate food and/or drink vending machines immediately adjacent to the enclosed building from which that activity or service is conducted.

(2) No goods, merchandise or equipment shall be stored or displayed outside of a fully enclosed building, except if the storage or display is screened or fenced in accordance with a plan reviewed by the Planning Commission and approved by the Governing Body.

DIVISION III. HEIGHT AND AREA STANDARDS ~~EXCEPTIONS~~

Sec. 16-421. Lot and Yard Regulations.

(a) Corner Lots. For corner lots, the front yard regulation shall apply to each street side of the corner lot. The Zoning Administrator shall designate the rear yard of a lot which shall generally be that portion of yard opposite the narrow street side.

(b) Corner Lot Exception for Single-Family and Two-Family Dwellings. For corner lots for single-family and two-family dwellings, the Zoning Administrator shall designate the primary front yard, which shall generally be the side with the least dimension. The front yard building setback requirement shall apply to this yard. The second yard adjacent to the street shall be considered a secondary front yard and a 20-foot building setback requirements shall apply to this yard.

(c) Double Frontage Lots. The Zoning Administrator shall designate the front yard of a double frontage lot (also known as a through lot) which shall generally be the yard adjacent to the local street or lower street hierarchy classification designation. The front yard regulations shall apply to each street side of a double frontage lot.

(d) Double Frontage Lot Exception for Single-Family and Two-Family Dwellings. For double frontage lots for single-family and two-family dwellings, the Zoning Administrator shall designate the primary front yard which shall generally be the yard adjacent to the local street or lower street hierarchy classification designation. The front yard building setback

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requirement shall apply to this yard. The second yard adjacent to the street shall be considered a secondary front yard and a 20-foot building setback requirements shall apply to this yard.

- (e) Postage-Stamp Lot. Structures built within a postage-stamp lot shall be setback no less five (5) feet from all lot lines, excluding shared walls located along a common lot line, and shall otherwise meet all other building setback requirements for the zoning district in which it is located. Postage-stamp lots may or may not have public street frontage but shall at a minimum have access to public streets and public utilities via an adjoining outlot or association held parcel.
- (f) Projecting Overhang or Structure. The ordinary horizontal projection from buildings including eaves, sills, fascia, parapets, cornices, bay windows, or other similar architectural features, except for gutters and downspouts, may not project or extend more than three (3) feet into a required yard, provided no part of a building is closer than 5 ft to a lot line.
- (g) Yard Encroachments.
 - a. Carports, cantilevered projections, chimneys, accessory buildings, and structures may not project into any required yard.
 - b. Air conditioning units, heat pumps, or other similar devices may encroach into the required side yard.
 - c. Steps providing access to the ground level of a dwelling may encroach no more than 30-inches into any required side yard.
 - d. Front stoops, stairs, open decks and unenclosed porches may encroach up to 8 ft into the required front yard setback.
 - e. Decks, pools, and similar at or below grade structures may be located within a rear or side yard provided they are no closer than 5 ft to a property line.
 - f. Uncovered patios, brick or stone pavers, concrete slab structures, or other paved surfaces constructed on the ground, or less than 12 inches above the average grade of the ground, shall be allowed to be constructed within the required front, side, or rear yards, except that no such patio or paved area shall encroach closer than two (2) feet of the property line.

Sec. 16-422. Yard Exceptions—Platted Setback Lines.

Where a setback line for a front yard, side yard or rear yard is established on any plat approved by the City, which platted setback is more restrictive than the yard requirements set forth in this title, the setbacks shall control and building permits shall not be issued for any building or structure outside of the platted setback which would not otherwise be allowed to be located in the yard

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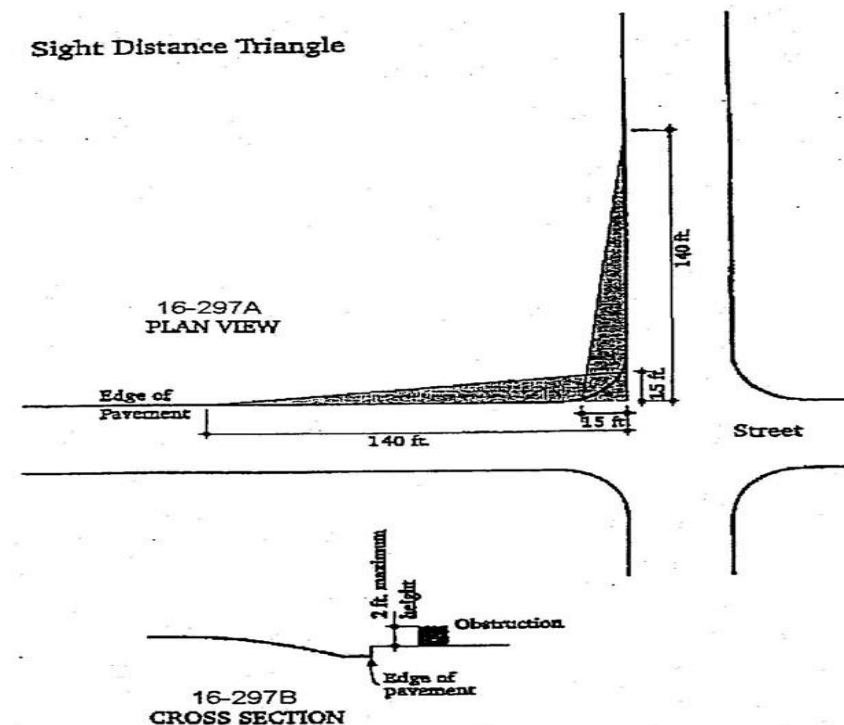
pursuant to this title. An exception to this restriction can be made for a covered front porch as outlined in section 16-425(a)(1).

Sec. 16-423. Yard Exceptions—Residential Districts; Front Yards.

In residential districts where lots comprising 40 percent or more of the frontage on the same side of a street between two intersecting streets are developed with buildings having front yards with a variation of not more than ten feet in depth, the average of these front yards shall establish the minimum front yard depth for the entire frontage; provided, however, that where a recorded plat has been filed showing a setback line which otherwise complies with the requirements of this title, but which is less than the established setback for the block as provided herein, the setback line shall control. Provided further, that the Board of Zoning Appeals may establish a reasonable setback by variance where the configuration of the ground and buildings is such as to make conformity with the front yard requirements established pursuant to this section impractical. An exception to this restriction can be made for a covered front porch as outlined in section 16-425(a)(1).

Sec. 16-424. Yard Exceptions—Sight Distance on Corner Lots.

All corner lots shall provide two sight distance triangles, the short leg of which shall be 15 feet, and the long leg of which shall be 140 feet measured along the edge of the pavement as depicted in Figure 16-297A. The area within the triangles, as depicted in Figure 16-297B shall be and remain free of shrubbery, fences or other obstructions to vision more than two feet in height measured above the edge of pavement at a point nearest the obstruction.



DIVISION IV. – PLANNED DISTRICTS

Sec. 16-428. - Planned Zoning Districts; Statement of Objectives.

The zoning of land to one of the planned zoning districts designated in section 16-402(b) shall be for the purpose of encouraging and requiring orderly development at a quality level generally equal to or exceeding that commonly found in projects developed under conventional zoning, but permitting deviations from the normal and established development techniques. The use of planned zoning procedures is intended to encourage large-scale developments, efficient development of small tracts, innovative and imaginative site planning, conservation of natural resources and minimum waste of land. The following are specific objectives of the planned zoning districts:

- (a) Planned developments are groupings of buildings or building sites that are planned as an integrated unit or cluster on property under unified control or ownership at the time the zoning was approved by the City. The sale, subdivision or other partition of the site after zoning approval does not exempt or protect the portions thereof from complying with the development standards, architectural quality, sign concepts and other conditions that were committed to at the time of the rezoning. The submittal by the developer and the approval by the City of development plans represents a firm commitment by the developer that development will indeed follow the approved plans in concept, intensity of use, aesthetic levels and quantities of open space.
- (b) Planned commercial and industrial developments should be designed so as to result in attractive, viable and safe centers and clusters, as opposed to strip patterns along thoroughfares. Control of vehicular access, architectural quality, landscaping and signs will be exercised to soften the impact on nearby residential neighborhoods, and to assure minimum adverse effects on the street system and other services of the community.
- (c) The developer will be given latitude in using innovative techniques in the development of land not feasible under application of conventional zoning requirements.
- (d) Deviations from the performance and development standards, as provided for in section 16-449, may be approved if it is deemed that other amenities or conditions will be gained to the extent that an equal or higher quality development is produced.

ARTICLE 6. ACCESSORY USES AND STRUCTURES

Sec. 16-601. – Accessory Buildings and Structures.

Sec. 16-602. - Antennas, Satellite Dish Antennas, and Towers (Not Including Wireless Communications Facilities).

Sec. 16-603. – Fences and Walls

Sec. 16-604. - Hobby Activities

Sec. 16-605. - Home Occupations

Sec. 16-606. - Outside Storage and Use of Equipment, Material or Vehicles, and Other Provisions.

Sec. 16-607. - Little Free Libraries.

Sec. 16-608. – Accessory Dwelling Units

Sec. 16-601. - Accessory Buildings and Structures.

- (a) Intent. Principal uses specified as permitted uses or special uses for a district shall be deemed to include accessory buildings and uses that are necessary and customarily associated with and are appropriate, incidental, and subordinate to such principal or special exception uses. These accessory buildings and structures include: free standing garages and carports for automobiles, trash enclosures, sheds, play structures, gazebos, free-standing patios, pergolas, trellises, underground shelters, and above-ground and in-ground pools and hot-tubs. It is the intent of these standards herein this section to establish the basic regulations for accessory buildings and structures.
- (b) General Provisions. No accessory structure shall be constructed upon a lot until the construction of the main or principal building has been commenced, and no accessory structure shall be used if the main or principal building has been unused for a period of six (6) months or longer. Accessory buildings shall not be used for dwelling purposes, except for approved accessory dwellings as defined in this chapter.
- (c) Applicability. The following regulations shall apply to all accessory buildings and structures for agricultural uses, single-family dwellings, two-family dwellings, townhouse or row dwellings, and manufactured home parks. Accessory buildings and structures for all other uses shall comply with the regulations and standards as established for principal structures.
- (d) Location and Setbacks. The following location and setback requirements shall apply to all accessory buildings and structures:

Accessory buildings and structures shall only be erected to the rear of any principal building. No accessory use or structure except basketball goals, flag poles and fences, as permitted, shall be located in any front yard. No accessory structure shall be located between any principal building and any street. A detached, private garage may be constructed along the side of a principal building provided that said garage is no closer than ten (10) feet from the principal building and does not extend past the front face of the principal building. An attached garage or carport shall be subject to the same required

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setbacks as the main structure. A detached garage or carport shall be subject to the setbacks required for detached accessory buildings.

- (1) Accessory buildings and structures shall not be erected within any required buffer or easement.
- (2) When located upon a corner lot, the front yard regulation shall apply to each street frontage and no accessory building or structure shall be located within either of these front yards.
- (3) When located on a double frontage or through lot, the Zoning Administrator shall determine which street frontage serves as the rear yard, which shall generally be the street frontage adjacent to the street with the higher street hierarchy classification and for which no driveway access is provided.
- (4) No accessory building or structure shall be located closer than ten (10) feet from the street right-of-way line of the street located along the designated rear yard as determined by the Zoning Administrator, except that when any vehicle entrance to an accessory building faces the street, said accessory building shall be setback at least twenty (20) feet from the alley line or street right-of-way line as may apply.
- (5) Accessory buildings and structures shall maintain a minimum distance of five (5) feet from any lot lines, alley lines and any adjoining lots, except that when any vehicle entrance to an accessory building faces the alley, said accessory building shall be setback at least twenty (20) feet from the alley line.
- (6) Accessory buildings and structures shall maintain a minimum distance of ten (10) feet from any principal structure. Otherwise, said accessory building or structure must meet the setback standards required of the principal structure.
- (7) All setbacks and building separations shall be measured from the closest building wall face. Horizontal projection including roof-overhangs may not extend into any required setback.

(e) Area and Height Limit.

- (1) Accessory buildings and structures shall be limited to a maximum of two (2) total buildings, including a garage, of which all total accessory buildings shall not occupy more than 250 sq. ft. for each 3,000 sq. ft. of lot total lot area nor exceed a total square footage of 1,200 square feet.
- (2) Accessory buildings and structures shall not be taller nor encompass more floor area than the principal structure that is located on the same and shall in no case be more than one and one-half (1.5) stories in height and shall not exceed a height of 24-feet.

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- (f) Building Design. Accessory buildings shall match the architectural style and design of the principal structure. The exterior building materials (siding and roofing materials) shall also be similar and of identical quality as that found on the principal structure.
- (g) Exempt Structures. Accessory structures of one-hundred (100) square feet or less, no taller one-story, and of a movable design, plus ground mounted play structures no taller than ten (10) feet with a footprint of no more than 400 square feet, shall be exempt from permit requirements. These structures must conform to all setback requirements. The square footage of these structures shall be included in the maximum cumulative area requirements of this Chapter.

Sec. 16-602. - Antennas, Satellite Dish Antennas, and Towers (Not Including Wireless Communications Facilities).

- (a) The following standards shall apply to all antennas, satellite dish antennas, and towers that are not part of a wireless telecommunications facility:
 - (1) Freestanding antennas, satellite dish antennas, and towers shall comply with the height restrictions and setback requirements for accessory buildings and structures.
 - (2) Antennas, satellite dish antennas, and towers attached to a principal building or structure shall comply with the height restrictions and setback required of that principal building or structure for the zoning district in which it is located.
 - (3) No satellite dish antenna, radio or TV antenna, or related tower use shall be permitted within any front or side yard or attached to the front wall or face of any building or structure, unless the property owner can adequately demonstrate to the satisfaction of the Zoning Administrator that it is not physically possible to locate the antenna or satellite dish antenna within the confines of the rear yard and obtain a signal.
 - (4) No satellite dish antenna with a dish diameter greater than three (3) feet or height greater than fifteen (15) feet shall be permitted in any residential zoning district. Satellite dish antennas shall be located and screened as practical from view of all adjoining residential uses and public streets.

Sec. 16-603. - Fences and Walls

- (a) *Fences or walls*.
 - (1) Fences or walls may be constructed to a maximum height of six feet above the average grade subject to the restrictions of this subsection. Where a new fence or wall is constructed or an existing fence or wall is being extended, a permit shall be obtained from the Building Inspector. A fence permit shall also be required for the replacement or reconstruction of 50 percent or more of the linear length of the entire existing fence. Any replacement or reconstruction shall comply with all the provisions of this subsection, except setbacks.

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- (2) Fences or walls (including retaining walls) in any planned district shall be approved by the Planning Commission as part of the final development plan prior to the issuance of any fence permit.
- (3) Retaining walls may be permitted where they are reasonably necessary due to the topography of the lot, where the wall is located at least two feet from any street right-of-way, and where the wall does not extend more than 42 inches above the ground level of the land being retained.
- (4) All fences or walls constructed prior to the adoption of these regulations which do not meet the standards of this subsection may be replaced and maintained resulting in a fence of the same size, type and material; provided, however, that no fence shall be replaced or reconstructed in a manner which obstructs the sight distance triangles as defined in Section 16-424 of this Chapter.
- (5) In residential districts the following restrictions and standards shall apply to all fences and walls:

(b) *Location.*

- (1) *Front yard.* A fence or wall in excess of 30 inches high may not be constructed in the front yard or in front of the front platted building line, whichever is more restrictive. A decorative wall or fence 30 inches high or lower may be constructed in a front yard, provided that no fence or wall may be located in public right-of-way. For purposes of this subsection, a "decorative" wall or fence shall be limited to structures constructed of wood rail, masonry, wrought iron, or spaced wooden pickets; where the construction has both a finished and an unfinished surface, the finished surface shall face outward.
- (2) *Rear yard.* A fence or wall may be constructed on the rear property line on all lots whose rear lot lines abut another lot or a designated thoroughfare. Fences on corner lots shall be restricted to 42 inches high once it passes the front building line of the house on the rear adjacent lot. No fence shall be permitted in any platted landscape easement except as a part of an approved master fence/screening plan. In the case of a double frontage lot whose rear yard abuts a collector or local street, a fence or wall may be constructed no closer than 15 feet to the rear property line.
- (3) *Side yard.* A fence or wall may be constructed in the side yard up to or on the side property line, except that no fence shall be closer than 15 feet to any collector or local street right-of-way with the exception of a 42 inches high fence which is permitted to be placed up to the right-of-way line and does not encroach on the sight distance triangle as defined in Section 16-424 of this Chapter of this Code. In addition, no fence shall be permitted in any platted landscape easement except as a part of an approved master fence/screening plan.

(c) *Design standards.*

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- (1) All fences and walls shall be constructed with a finished side facing outward from the property. The posts and support beams shall be on the inside or shall be designed as an integral part of the finished surface. Chain-link style fencing is prohibited within all front yards.
- (2) All fence segments abutting a designated thoroughfare, except on corner lots, shall provide one gate opening per lot to allow access to the area between the fence and the edge of the street for maintenance and mowing.
- (3) *Exceptions for fences in landscape easements.* Where a master fence/screening plan has been approved as part of a final development plan, all fences in the platted landscape easement shall conform with the approved master fence/screening plan. Changes to this plan shall be permitted only if a new master fence/screening plan is approved in accordance with the procedures established in this chapter. In all commercial and industrial districts, a fence or wall up to eight feet in height may be constructed on any side or rear property line but shall not be located in any required front yard setback or be closer to any public or private street than the required setback for a building. Planning Commission approval will be required for fences or walls in any planned zoning district.

(d) Retaining Walls.

- (1) Retaining walls shall be set back from the property line one foot (1') for every one foot (1') of height.
- (2) Retaining walls which are six (6) or more feet in height shall be structurally engineered. No single wall face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation. The design specifications, elevations and site plan showing the exact location of the wall shall be provided along with the required building permit application to the Zoning Administrator.

(a) Materials and Maintenance.

(1) *Allowed Materials.*

- a. Fences are to be constructed of customarily used materials such as chain-link, wrought iron, aluminum, wood, polyvinyl chloride (PVC), and other similar materials, unless specified otherwise herein. Wood fences should be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay and be protected with a wood sealant.
- b. The use of materials such as corrugated or sheet metal, chicken wire, woven wire, temporary construction fencing, snow fencing, or similar materials shall not be permitted for permanent fencing. A fence shall not be constructed or covered with: paper sheets or strips; cloth or fabric tarps, sheets, or strips; plastic or vinyl tarps, sheets, mesh, or strips; metal siding or panels not originally designed or intended

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as fencing material; bamboo; reed; or plywood sheeting. Chain-link or woven wire type fences shall not include plastic or wood slats or strips, bamboo, or reed. All fences must be of an earth tone, neutral, or natural color such as white, black, gray (silver), tan, brown, green. Bright or fluorescent colors are not permitted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on fences.

- c. An exception may be approved by the Zoning Administrator for sun and/or wind screen material applied to fences directly associated with a sports or recreation facility such as tennis court fences, baseball field fences, or basketball courts, subject to the provisions of this chapter. An exception also may be approved by the Zoning Administrator for mesh screen material associated with a commercial or industrial site.
 - d. Walls and Retaining Walls. Walls and retaining walls are to be constructed of brick, stone, textured concrete, precast concrete, tile block, etc., and shall not be painted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on walls unless part of an approved and permitted sign in accordance with the City's Sign Regulations.
- (2) *Prohibited Materials.* A fence or wall may not be designed to cause pain or injury to humans or animals. Therefore, the use of broken glass, barbed wire, razor wire, nails, electrical charge or other similar materials shall be prohibited. However, spikes or pointed pickets are permitted to discourage climbing.
- (3) *Construction and Maintenance.* All fences shall be constructed in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, painting/sealing, and other acts required for maintenance. The Zoning Administrator after ten (10) days' notice to the owner of the fence, may order the removal of any fence that is not maintained in accordance with the provisions of this Code, and the cost assessed against the property where said fence is located. An extension of time may be granted, upon filing a verified statement that the delay is not a result of any act of the owner.

(b) Overland Flowage Easements.

- (1) Fences may encroach into an overland flowage easement providing measures are taken to make certain that the fence does not cause siltation buildup or restrict the water flow.
- (2) Permitted fence material includes chain-link, wrought iron fencing, picket style fencing that is at least fifty percent (50%) open, or other fencing styles that are at least fifty (50%) open.
- (3) All fencing shall be elevated a minimum of three (3) inches through the swale part of the easement to allow water flowage.

(c) Exceptions to Fence Standards.

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- (1) *Recreational Purposes.* Fences associated with the uses of a sports or recreational facility or other similar area, shall not be subject to the height restrictions specified elsewhere in this section, provided that such fence is constructed to maintain a consistency of at least seventy five percent (75%) open space for the full length of the fence and does not impede the required vision clearance. Any such fence is subject to design review and approval of the Zoning Administrator.
- (2) *Governmental Properties.* Fences associated with governmental (federal, state, county, city) facilities and properties.
- (3) *Temporary Fences.* Temporary or seasonal fences, e.g., snow fence, garden fence, are exempt from permitting requirements providing they are not more than four (4) feet in height. Snow fence shall be allowed to be placed from the first day of November through the first day of April of the following year. Snow fence shall not be allowed at any other time of the year, unless it is being placed as safety or construction fencing in accordance with the temporary construction fence requirements of this Chapter.
- (4) *Temporary Construction Fence.* Temporary construction fences, barricades, railings, or other similar fences installed to provide temporary site security and/or safety in conjunction with construction work may be allowed in any district during periods of construction. Any such temporary fences shall be removed upon completion of the construction work.
- (5) *Existing Fence.* Repair of existing, legal but nonconforming fences shall not be subject to the setback or height regulations, if the repair or replacement coincides with the location and height of the existing fence. Complete replacement of an existing fence requires compliance with the terms of this Chapter. Complete replacement shall be defined as the removal or replacement of forty (40) percent or more of the existing fence.

Sec. 16-604. – Hobby Activities.

- (a) Hobby activities. A hobby activity may be operated as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation so long as the activity is not in conflict with any City ordinance. Articles produced or constructed shall not be sold unless the activity complies with the requirements for a home occupation.

Sec. 16-605. – Home Occupations.

- (a) Home occupations are permitted as an accessory use to a residence subject to the following provisions:
- (b) Purpose and intent. It is the purpose and intent of these requirements to:
 - (1) Maintain neighborhood integrity and preserve the residential character of neighborhoods by encouraging compatible land uses.

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- (2) Provide residents of the City with an option to utilize their residences as places to enhance or fulfill personal economic goals as long as the choice of home occupations does not infringe on the residential rights of neighbors.
- (3) Establish criteria for operating home occupations in dwelling units within residential districts.
- (4) Assure that public and private services such as streets, sewers, water or utility systems are not burdened by home occupations to the extent that usage significantly exceeds that which is normally associated with a residence.
- (c) Performance criteria. Home occupations shall comply with the performance criteria of Article 6, Chapter V, of the City Code, which are incorporated herein by reference as if set out in full.
- (d) Other regulations. Home occupations shall comply with all other local, state or federal regulations pertinent to the activity pursued, and the imposition of requirements under this chapter shall not be construed as an exemption from these regulations.

Sec. 16-606. - Outside Storage and Use of Equipment, Material or Vehicles, and Other Provisions.

- (1) Where permitted in residential districts, storage of not more than one of the following is permitted: a boat, a camping trailer, a pickup camper, a motor home, a recreational vehicle or a hauling trailer. Storage shall not occur in the front yard or the side or rear yard between the house and the street (see definition for "Front Yard"). On corner lots where the house is built diagonally across the corner, storage of these items shall not pass the front corner of the house structure on this or the adjacent lot whichever is more restrictive. Storage areas are not required to be paved. These items may be parked in the customary driveway for purposes of loading or unloading or trip preparation for a period of time not to exceed two 48-hour occurrences within a 30-day period during which these items are being loaded or unloaded.
- (2) Except as may be otherwise provided in Chapter V or VII of the City Code, no other equipment, material or vehicle, other than operable passenger vehicles or motorcycles, shall be stored for more than 24 hours in a 30-day period in a residential district.
- (3) Exceptions from the above may be granted by the Governing Body upon approval of plans indicating screening to be installed and setbacks to be used.
- (4) In commercial districts, trucks, vans and trailers may be parked, but not for a period in excess of 72 hours, nor shall trucks, vans or trailers be used for storage or sale of merchandise.
- (5) Notwithstanding the foregoing, useful items may be stored outside to the extent permitted elsewhere in the City Code. Storage of these items shall be permitted only to

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the extent that it is accessory to the residential use of the property; storage related to any business activity shall not be permitted.

- (h) No temporary or incomplete building, and no automotive equipment, trailer, recreational vehicle, garage or other use or building accessory to a family dwelling shall be erected, maintained or used for residential purposes.
- (o) A recycling collection point as defined in this chapter may be permitted as an accessory use only after approval of a final development plan by the Governing Body. Prior to granting any approval, the Governing Body shall consider the impact of the proposed activity and structure on:
 - (1) Adjacent properties and uses;
 - (2) The visual appearance of the area; and
 - (3) Traffic circulation on and off the site.

In all residential districts, recycling collection points may be permitted only in conjunction with a nonresidential use such as a school, church, or community building.

Sec. 16-607. - Little Free Libraries.

- (a) Little free libraries. A little free library is a "take a book, return a book" gathering place where neighbors share their favorite literature and stories. In its most basic form, a little free library is a box full of books where anyone may stop by and pick up a book (or two) and bring back another book to share.
- (b) Little free libraries are permitted to be placed on single-family residential lots, City properties, church properties and public or parochial school properties. These are considered an accessory structure and accessory use to the property and shall conform to the following guidelines:
 - (1) The little free library shall not be located in or overhang the public street right-of-way or any public or utility easement and shall be at least five feet behind the curb;
 - (2) The associated structures shall not obstruct vehicular, bicycle or pedestrian traffic, either physically or by a person utilizing the Little Free Library;
 - (3) The structures shall not obstruct access isles or paths utilized by persons in wheelchairs or for ADA accessibility;
 - (4) The little free library must be placed in the front yard between the face of the house or building and the street right-of-way. At its discretion, the City may make exceptions for churches and schools which may be approved administratively by City Staff;

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- (5) The library structure shall be designed to hold books. The overall structure shall be limited to a height not to exceed 66 inches; a width not to exceed 30 inches; a depth not to exceed 18 inches; and the box height shall not exceed 30 inches;
- (6) The structures shall be anchored to the ground or securely attached to something having a permanent location on the ground;
- (7) There shall be a limit of one little free library per address;
- (8) A little free library meeting the above conditions will not be subject to any permits or special licensing requirements.

Sec. 16-608. - Accessory Dwelling Units

- (a) All accessory dwellings, where permitted, shall comply with the following:
 - (1) No more than a total of two (2) dwelling units (principal and accessory) are allowed on a single lot or parcel.
 - (2) An accessory dwelling may be contained within, attached to, or detached and separate from the principal dwelling and must be located wholly within the same lot or parcel of the principal dwelling.
 - (3) The lot or parcel, principal dwelling, and accessory dwelling shall all be under the same ownership and the owner must live on the property either in the principal dwelling or the accessory dwelling as their principal place of residency.
 - (4) The total gross floor area of the accessory dwelling cannot exceed the lesser of eight hundred square feet (800 sq. ft.) or eighty-percent (80%) of the total gross floor area of the principal dwelling.
 - (5) The accessory dwelling shall have no more than one (1) bedroom and shall have its own bathroom and kitchen.
 - (6) The accessory dwelling shall comply with the building setback and bulk regulations for a principal building as applicable for the zoning district in which its lot or parcel is located.
 - (7) The exterior design and appearance of the accessory dwelling, attached or detached, must compliment the design, features, exterior building materials, and level of finish of the principal dwelling building and shall otherwise comply with the requirements of the architectural design standards found in the City's zoning code regulations.
 - (8) The accessory dwelling may have its own entrance or share an entrance with the principal dwelling but cannot have its own separate entrance on the same façade as the front or street-facing entrance of the principal dwelling.

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- (9) The principal dwelling shall have no less than two (2) off-street parking spaces and one (1) additional off-street parking space shall be provided for the accessory dwelling. Tandem style parking spaces (where access to a given space may be blocked by the designated parking space of another vehicle) shall not count towards meeting the parking requirements of this section. Unless specifically approved by the approval authority, accessory dwelling units shall not have a driveway separate from that of the principal dwelling.
- (10) All accessory dwellings require approval of a Special Use Permit from the Planning Commission and Governing Body in accordance with the procedures outlined within this Chapter. To approve a request for a Special Use Permit, after a public hearing, the approval authority shall consider and make favorable findings regarding the following requirements. Failure to make favorable findings for any or all of these requirements shall be cause to deny the request.
- a. The size, location, layout, and appearance of the principal dwelling and the proposed accessory dwelling do not negatively impact the adjoining properties and surrounding neighborhood.
 - b. Adequate provisions for parking have been made for both the accessory dwelling and the principal dwelling.
 - c. The property is appropriately zoned for an accessory dwelling and all city code requirements have been satisfied.

ARTICLE 9. SIGN REGULATIONS

- Sec. 16-901. – Purpose.
- Sec. 16-902. - Findings and Intent; Interpretation.
- Sec. 16-903. – Severability.
- Sec. 16-904. - Definitions.
- Sec. 16-905. – General Requirements.
- Sec. 16-906. – Prohibited Signs.
- Sec. 16-907. – Exceptions to Sign Permit Requirement.
- Sec. 16-908. – Sign Types.
- Sec. 16-909. – Sign Regulations.
- Sec. 16-910. – Sign Design Standards.
- Sec. 16-911. – Sign Area Calculation.
- Sec. 16-912. – Enforcement Authority
- Sec. 16-913. – Permit Required.
- Sec. 16-914. – Application for sign Permit
- Sec. 16-915. – Approval of Electrical Wiring
- Sec. 16-916. – Licensed Sign Contractor
- Sec. 16-917. – Permit Issuance; Expiration
- Sec. 16-918. – Revocability of Permit
- Sec. 16-919. – Right of Entry
- Sec. 16-920. – Inspection
- Sec. 16-921. – Unsafe or Unlawful Signs
- Sec. 16-922. – Nonconforming Signs
- Sec. 16-923. – Removal of Irrelevant Signs
- Sec. 16-924. – Variances and Appeal

Sec. 16-901. - Purpose.

The purpose of this article is to create the framework for a comprehensive and balanced system of content- and viewpoint-neutral regulation of signs to facilitate easy and pleasant communication between people while protecting the First Amendment rights of resident individuals and businesses of the City and preserving and improving the quality of the City's environment by avoiding visual clutter harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance.

Sec. 16-902. - Findings and Intent; Interpretation.

- (a) Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this article is to regulate the size, color, illumination, movement, materials, location, height and conditions of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment on historic convenience to citizens and encouraging economic investment. This article allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all Signs. This article must be interpreted in a manner

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consistent with the First Amendment guarantee of free speech. This article is based on the following legislative intent and findings.

- (1) A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein must be deemed to be an integral but accessory and subordinate part of the principal use of the land or building. Therefore, the intent of this article is to establish limitations on signs in order to ensure that they are appropriate to the land, building or use to which they are appurtenant and are adequate for the intended purpose while balancing the individual and community interests identified above.
- (2) These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.
- (3) These regulations do not regulate every form and instance of visual communication that may be displayed anywhere within the jurisdictional limits of the City. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.
- (4) These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.
- (5) These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by the federal government, the State of Kansas, Johnson County, or this City. The inclusion of "government" in describing some signs does not intend to subject the government to regulation, but instead helps illustrate the type of signs that falls within the immunities of the government from regulation.
- (6) Many signs are intended to be temporary in nature, and so do not meet the regular structural and installation requirements necessary to prevent them from being affected by weather and other natural forces and present a potential hazard to persons and property. Severe weather conditions include, but are not limited to, thunderstorms with accompanying high winds, tornadoes, ice accumulation, and flooding, and are characteristic of local weather conditions.
- (7) The primary purpose of signs unrelated to traffic and placed along a roadway is to attract the attention of drivers and distract them from their primary responsibility of constant attention to traffic and road conditions. This concern is especially acute in residential areas where young children present a significant potential hazard for drivers.
- (8) Signs inherently are out of keeping with their surroundings; they are intended to attract attention. Their purpose fails if they meld into the landscape. As such, they are a visual

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blight where the visual clutter of signs is at odds with the City's policy to make structures blend into the topography and be compatible with their natural surroundings.

- (9) Signs have an adverse effect on the aesthetic quality of a City, and thus risk depreciating property values. This potential adverse effect conflicts with the City's policy to enhance the quality of life through other land use regulations.
- (10) Residents are virtually captive audiences of signs displayed by neighbors; signs are an intrusion into residential privacy and interfere with the enjoyment of a resident's property because the vista from the resident's property may become so marred by the clutter of signs that the resident cannot successfully avoid observing the sign clutter.

Sec. 16-903. – Severability.

Severability is intended throughout and within the provisions of this article. If any section, subsection, sentence, clause, phrase or portion of the article is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this article.

Sec. 16-904. – Definitions.

As used in this Article, unless the context otherwise indicates, the following terms have the meanings ascribed herein:

- (a) “Animated sign” means any sign with actual motion, the appearance or illusion of motion, or light or color changes by mechanical or electrical means.
- (b) “Air-Activated Graphics” means a sign, all or any part of, which is designed to be moved by action of forced air so as to make the sign appear to be animated or otherwise have motion.
- (c) “Awning” means any structure made of cloth type materials or metal with a metal frame attached to a building and projecting over a thoroughfare, when the same is so erected as to permit its being raised to a position flat against the building when not in use.
- (d) “Bag sign” is a sign designed to temporarily cover an existing monument sign or pole sign.
- (e) “Balloon sign” is a sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or a structure and equipped with a portable blower motor that provides a constant flow of air into the device. Balloon signs are restrained, attached, or held in place by a cord, rope, cable, or similar method. Also known as Inflatable Devices. See also the definition for air-activated graphics.
- (f) "Banner sign" is a sign composed of fabric or other flexible substrate that is fastened to the exterior of a building, exterior structure, or wall, that is attached to the ground by secure attachments to stakes, poles, or similar devices and secured or mounted so as to

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limit movement of the sign caused by movement of the atmosphere. Banners do not include those signs which are defined as flags in this Article.

- (g) "Billboard" means any structure, regardless of material used in the construction of the same, that is erected, maintained, or used for public display of poster, painted signs, wall signs, whether the structure is placed on the wall itself, pictures, or other pictorial reading matter.
- (h) "Blade sign" is a temporary sign constructed of cloth, canvas, plastic fabric, or similar lightweight, non-rigid material and supported by a single vertical pole mounted into the ground or on a portable structure. May also be known as a "feather sign."
- (i) "Building sign" means a sign which is wholly supported by the building wall, parallel to the plane thereof, and which does not extend beyond the surface of said building wall more than twelve (12) inches. This definition includes walls signs, awning signs, canopy signs, fascia signs, parapet signs, painted signs and window signs as may be defined herein this Article. Internally illuminated color panels, strips, or bands and neon lighting shall be considered building signs.
- (j) "Business" means a place where different types of trade, commerce, etc., is carried on, usually under the ownership of one person, company or partnership.
- (k) "Canopy" means any structure, other than an awning, made of cloth type materials or metal with metal frames attached to a building, projecting over a thoroughfare, and carried by a frame supported by the ground or sidewalk.
- (l) "Canopy sign" is a building sign attached to or in any way incorporated with the face or underside of a canopy, marquee, or any other similar building projection, and which does not extend beyond the projection more than six inches.
- (m) "Changeable message sign" means a sign that has the capability of sign copy being changed manually or mechanically.
- (n) "Commercial sign" means any sign not defined herein as a "non-commercial sign"
- (o) "Corporate flag" means a flag, other than a government flag, that contains a logo, corporate name, or other identification.
- (p) "Directional sign" means any sign oriented internally intended to convey messages to internal users of a site and generally not intended to convey messages to persons off-site or from an adjoining street. Examples include directional or wayfinding signs, traffic directions and signs that provide parking instructions, security warning signs, business directories, or similar communications that are accessory to the use of the site and any building located thereon.
- (q) "Directory sign" means a permanent diagrammed representation located near the entrance of a complex which shows the location and address of the unit designations within a complex.

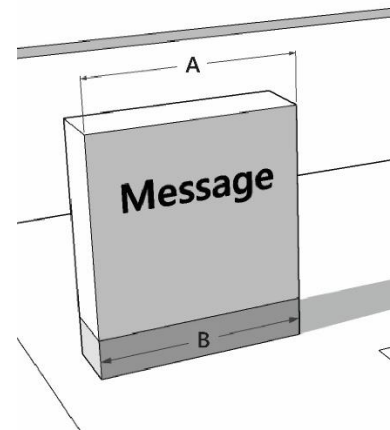
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- (r) "Electronic message center" means a sign that is electronically or electrically controlled that displays a message center or reader board composed of a series of lights that may be changed through electronic means including LED or LCD displays.
- (s) "Erect" means to build, construct, attach, hang, place, suspend, or affix, and also includes the painting of wall signs.
- (t) "Feather sign" see "blade sign."
- (u) "Flag" means any fabric, banner or bunting containing words, numbers, colors, patterns or symbols, or logos.
- (v) "Free standing signs," including pole and ground monument signs, as regulated by this Article, include any sign which is supported by one or more uprights or braces in or upon the ground and not attached to any building or wall.
- (w) "Facing or surface" means the surface of the sign upon, against or through which the message is displayed or illustrated on the sign. The square footage of a sign, wherever the same is required to be computed for the purposes of this Article, shall be determined by computing the square footage of the facing or surface of such sign.
- (x) "Government flag" means any fabric, banner or bunting containing words, numbers, colors, patterns or symbols, used as a symbol of a government or political subdivision, including flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States, and other flags adopted or sanctioned by an elected legislative body of competent jurisdiction.
- (y) "Government sign" means any type of sign that is constructed, placed or maintained by or at the direction of the federal, state, county, or local government. Examples include traffic control and safety signs and devices, public notices and informational signs, all public parks and public facilities signs, and directional and identification signs such as tourist oriented directional signs approved and placed by the Iowa Department of Transportation, memorial plaques, signs of historical interest, signs designating hospitals, libraries, public parks, schools, colleges, airports, and other institutions or places of public interest or concern.
- (z) "Ground sign," see "free standing sign."
- (aa) "Identification sign" means a sign that displays no more than the name, address, crest or insignia, occupation or profession of an occupant of the premises, name of any building on the premises or the trademark of the occupant.
- (bb) "Illuminated sign" means any sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.
- (cc) "Incombustible material" means any material which will not ignite at or below a temperature of 1200 degrees Fahrenheit and will not continue to burn or glow at that temperature.

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- (dd) “Logo” means a stylized group of letters, words, symbols, or combination thereof used to identify and represent a business, organization, group, team, or product and to differentiate it from others.
- (ee) “Marquee” means any hood or awning of permanent construction projecting from the wall of a building above an entrance and extending over a thoroughfare.
- (ff) “Mobile sign” means a sign affixed to an automobile, truck, trailer or other vehicle.
- (gg) “Monument ground sign” means a free standing sign which is anchored to the ground similar to a ground sign, but which has a monolithic or columnar line and which maintains essentially the same contour from grade to top with the base of the sign being a minimum of 80% of the width of the widest component of the sign. Said signs may be doubled-sided, perpendicular or parallel to the adjoining roadway but in no case shall consist of more than 2 sign faces.

Figure 1



Ground Monument Sign
 $B \geq 80\% \text{ of } A$

- (hh) “Non-commercial sign” means any sign containing an ideological, political issue, religious or other message not related to the promotion of a commercial or business activity. All signs not defined as a “non-commercial sign” shall be defined as a “commercial signs.”
- (ii) “Off-premises sign” means a commercial sign installed, erected, constructed, or hung on a site or property that is not appurtenant to the use of, products or services being sold on, work being performed on, or the sale, lease, or rental of the land or buildings on which the sign is located. This definition does not include non-commercial signs.
- (jj) “On-premises sign” means a sign installed, erected, constructed, or hung on a site or property that is appurtenant to the use of, products or services being sold on, work being performed on, or the sale, lease, or rental of the land or buildings on which the sign is located.

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- (kk) “Other advertising structure” means any marquee, canopy or awning as further defined herein.
- (ll) "Panel sign" means a sign consisting of a frame covered by a translucent material which may be internally illuminated. The entire sign structure is one unit and the copy is not intended to include three-dimensional individual letters.
- (mm) “Permanent sign” means a sign constructed of durable materials and attached to a wall or imbedded in or constructed on a foundation in the ground, that does not allow removal without special tools or equipment and which is intended to exist on more than a temporary basis.
- (nn) "Pole sign" means a freestanding sign that is supported by one or more uprights not attached to, or braced by, any other structure. Pole signs shall have a clear open space of not less than ten (10) feet between the base line of said sign and the ground level.
- (oo) "Political issue sign" means a sign announcing, promoting (for or against), or drawing attention to any personal or political issue or candidate(s) seeking public political office.
- (pp) "Portable sign" means a freestanding sign not permanently anchored or secured to the ground or any building or wall, which may be moved from place to place, including, but not limited to, signs design to be transported by means of wheels, and is not expressly permitted under this Article as a temporary sign.
- (qq) “Projected-image sign” means a sign which involves an image projected on the face of a wall, structure, sidewalk, or other surface, from a distant electronic device, such that the image does not originate from the plane of the wall, structure, sidewalk, or other surface.
- (rr) “Projecting sign” means any sign which is attached to a building or other structure and extends more than 12 inches beyond the building.

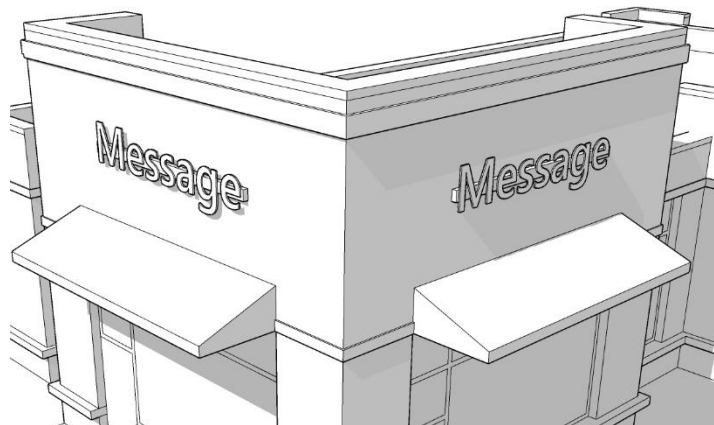
Figure 2



Projecting Sign

- (ss) “Public school district sign” means any type of sign that is constructed or placed by a public school district on property owned or leased by that public school district.
- (tt) “Raceway” means an enclosed channel designed expressly for holding wires, cables, or bus bars on which a sign is mounted.

Figure 3



Sign Mounted on Raceway

- (uu) “Raceway, pan style” is a sign raceway that is shaped and contoured to follow the outline of the sign to which is mounted to the raceway.

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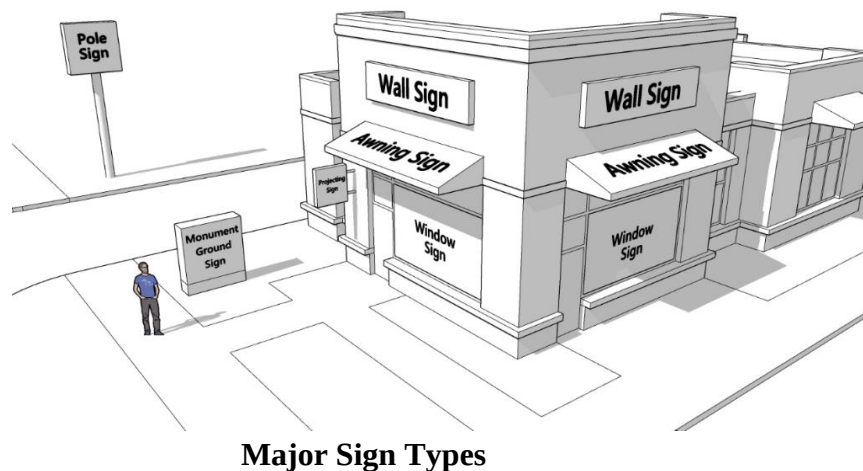
- (vv) “Roof sign” means any sign erected, constructed and maintained wholly upon or over the roof of any building with the principal support on the roof structure.
- (ww) “Sidewalk sign” means free standing portable sign. Typically designed as either A or T framed and to be used on daily basis and during business hours.
- (xx) “Sight distance triangle” means the clear vision zone corner lots as defined in Section 16-426 of City Code.
- (yy) “Sign” means any and every advertising sign, identification sign, freestanding sign, ground sign, wall sign, roof sign, illuminated sign, projecting sign, temporary sign, marquee, awning and canopy and includes any announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote the interests of any person when the same is placed out-of-doors in view of the general public.
- (zz) "Sign area" means that area of a sign's exposed facing, determined by the Zoning Administrator using actual dimensions where practical, or approximate dimensions when irregularity of a sign shape warrants. Such area shall be measured using one of the formulas in Section 16-911 of this Article.
- (aaa) "Sign copy" means words, letters, logos figures, symbols, illustrations, or patterns that form a message or otherwise call attention to a business, product, service, or activity, or to the sign itself.
- (bbb) “Structural trim” means the molding, battens, cappings, nailing strips, latticing, and platforms which are attached to the sign structure.
- (ccc) “Temporary sign” means any yard sign, portable sign, inflatable signs, bag or banner covering a permanent sign, or other sign, banner, pennant, valance or advertising display constructed of Vinyl, cloth, canvass, light fabric, cardboard, wallboard or other light materials, with or without frames, intended to be displayed for a short period of time only.
- (ddd) “Trailer sign” means any sign mounted on a vehicle normally licensed by the State of Iowa as a trailer and used for advertising or promotional purposes.
- (eee) "Vehicle sign" means a message, inscription or logo painted, attached, or incorporated on a motor vehicle which advertises or promotes the interest of any private or public firm, person, organization, or other entity, or to draw attention to the use on the premises.
- (fff) “Wall sign” means any flat sign of solid face construction which is placed against a building or other structure and attached to the exterior front, rear or side wall of any building or other structure.
- (ggg) “Window sign” means a sign posted, painted, placed, adhered, or affixed in or on a window or door, or a sign that is located on the interior of a structure that is exposed to public view from the exterior of the structure through a window or glass door.

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(hhh) “Work of art” means any mural painting or decoration, inscription, mosaic, painted glass, base-relief, or other similar art form of a permanent character that is intended for decoration, ornament, or commemoration and that is applied to, placed upon, or erected on any lot or parcel or wall of any building or structure. A work of art shall not incorporate logos, advertisements, or other commercial speech nor shall a work of art contain images, letters, symbols or other representations designed to identify or market any commercial activities contained upon the site on which it is located.

(iii) “Yard sign” means a temporary, freestanding sign made of rigid materials that is supported by a frame, one or more poles or posts, or other support structure placed directly in the ground without foundation or other anchor. These signs may be single or double-sided (back-to-back).

Figure 4



Sec. 16-905. – General Requirements.

- (a) No sign shall be allowed except as permitted by this Article.
- (b) No sign shall be located within the clear vision area of a driveway or street intersection as defined in City Code. No sign shall be located so that the safety of a moving vehicle or pedestrian will be impaired by obscuring a driver's or pedestrian's vision.
- (c) No person shall install, erect, construct, hang, or alter any sign within the City without first obtaining from the City a Sign Permit, unless such sign is otherwise exempt under this Article.
- (d) No person shall replace the sign copy or sign face without first obtaining from the City a Sign Permit, unless such sign is otherwise exempt under this Article.

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- (e) Signs shall be properly erected or attached to a structure and kept in good repair. Any lettering, logo, design, and other markings placed upon the sign shall be clear, distinct, and readable and maintained in that condition.
- (f) Any permanent or temporary commercial sign allowed in this Article may be utilized as a non-commercial or political issue sign subject to the regulations contained herein.
- (g) Strength of Signs. All signs and other advertising structures shall be designed and constructed to withstand a wind load and dead load as required in the Building Code or other ordinances of the City.
- (h) Sign Maintenance: All signs and sign structures shall be properly maintained and kept in a safe, orderly condition. In addition, all parts and supports shall be properly painted. Any sign or sign structure which is rotted, unsafe, deteriorated, defaced, or otherwise altered, shall be repainted, repaired, or replaced by the property owner or agent of the owner of the property upon which the sign is located, within thirty (30) days after written notice by the City.
- (i) Interference: No sign, nor any guys, stay or attachment thereto shall be erected, placed or maintained by any person on rocks, fences, or trees; nor in such a manner as to interfere with the effective use of firefighting equipment or personnel, or any overhead electrical power, telephone, fiber optic, or cable wires or supports thereof.
- (j) Safe Ingress and Egress: No sign or part thereof shall be erected or maintained to prevent or deter free ingress and egress from any door, window, or fire escape. No sign or sign structure shall be attached to a standpipe or fire escape.
- (k) Illumination: All externally illuminated signs shall be constructed to direct the source of light away from adjacent properties or public streets.
- (l) Free-Standing Sign Height Computation: The height of free-standing signs (including all temporary and permanent signs) shall be computed to be the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to mean the newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.
- (m) Free-Standing Sign Setback Measurement: The sign setback for free-standing signs (including all temporary and permanent signs) shall be measured from the nearest edge of the sign.

Sec. 16-906. - Prohibited Signs.

The following signs shall not be permitted, erected or maintained on any property within the City, unless located within the confines of a building, or not visible from outside the premises of the lot in which the sign is located.

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- (a) Air-Activated Graphics and Signs with Moving Parts. Any sign which has any visible moving part, visible revolving parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, or mechanical means, including intermediate electrical pulsations, or by action of normal wind currents, except as part of Special Event approved by the City under Article 7 of City Code.
- (b) Animated Signs.
- (c) Balloon Signs.
- (d) Banners. Banners, pennants, spinners, and streamers, except as specified in this Article as a permitted temporary sign or as part of Special Event approved by the City under Article 7 of City Code.
- (e) Billboards.
- (f) Flashing or Glaring Lights. Flashing lights, strobe lights, or rotating beams shall be prohibited outside of a building or visible from the outside of a building in all zoning districts except when otherwise legally displayed as emergency lights or warning lights. Illumination of signs shall be designed in such a way as to reflect light away from residential properties and motorists' vision.
- (g) Mobile signs attached to or painted on an inoperable or unlicensed vehicle, truck, or trailer.
- (h) Moving Lights. Signs which incorporate in any manner any flashing, pulsating, rotating, beacons, or moving lights. Except for a special event approved by the City Council per the City's special event procedures.
- (i) Off-Premise Signs, except a permitted temporary sign, as specified in this Article, may be off-premise.
- (j) Pole Signs.
- (k) Portable Sign.
- (l) Projecting Signs.
- (m) Projected-Image Signs.
- (n) Roof Signs.
- (o) Discontinued Use. Signs on a property that is vacant or un-occupied for a period of more than six (6) months.
- (p) Hazardous Sign. Any sign or sign structure which:
 - (1) Is structurally unsafe;

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- (2) Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment;
- (3) constitute an obstruction so as to prevent free ingress or egress through any door, window or fire escape;
- (4) Is not kept in good repair; or,
- (5) Is capable of causing electrical shocks to persons likely to come in contact with it.
- (q) Obscene Matter. Signs that display obscene matters in violation of any State or Federal statute.
- (r) Signs Projecting over Public Right-of-Way. It is unlawful to erect or maintain any sign on, over, or above any land or right-of-way belonging to City or other governmental entity unless specifically permitted by said entity, except as allowed by K.S.A. 25-2711 for political signs during the 45-day period prior to any election and the two-day period following any such election.
- (s) Temporary Signs. All temporary signs except those that are specifically allowed by this Article.
- (t) Interference with Traffic. No sign or other advertising structure as regulated by this Article shall be erected at the intersection of any street or alley in such a manner as to obstruct free and clear vision, or at any location, where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device or which makes use of the words STOP, LOOK, DRIVE-IN, DANGER or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.
- (u) Unlawful Signs. Any sign unlawfully installed, erected or maintained in violation of this Article.

Sec. 16-907. – Exemptions to Sign Permit Requirement.

The following signs shall not require a sign permit.

- (a) Government signs and government flags as defined herein this Article, are exempt from the Sign Regulations, the Sign Design Standards, and the Sign Permits and Fees requirement.
- (b) Signs located within the confines of a building, except those that are defined as window signs.
- (c) Building addresses on buildings and signs as required by the City are exempt from the Sign Regulations, the Sign Design Standards, and the Sign Permits and Fees requirement.

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- (d) Directory signs as required by the Fire Department for emergency identification are exempt from the Sign Regulations, the Sign Design Standards, and the Sign Permits and Fees requirement.
- (e) Works of art that meet the definition as provided herein this Article.
- (f) Temporary Signs, to the extent that they meet the standards herein this Article, are exempt from the Sign Permits and Fees requirement.

Sec. 16-908. - Sign Types.

For the purposes of this Article, the following sign types as defined herein are placed into the following categories.

- (a) Permanent Signs. Permanent signs may be commercial or non-commercial signs as defined herein this Article. Permanent, commercial signs must meet the definition of an on-premise sign. Permanent, commercial signs shall not include off-premise signs. Permanent signs are limited to the following sign types as defined and further regulated herein this Article:
 - (1) Building Signs
 - (2) Ground Signs
 - (3) Directional Signs
 - (4) Drive-Thru Facility Signs
 - (5) Signs Affixed to Automated Teller Machines (ATM)
 - (6) Corporate Flags
- (b) Temporary Signs. Temporary signs may be commercial or non-commercial signs as defined herein this Article. Temporary, commercial signs may be on-premise or off-premise signs. Temporary signs are limited to the following sign types as defined and further regulated herein this Article:
 - (1) Free-standing signs
 - (2) Sidewalk signs
 - (3) Blade signs and flags
 - (4) Banner signs attached to a building wall or window or covering and affixed to an existing building sign

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(5) Bag signs covering and affixed to an existing monument ground sign

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Sec. 16-909. – Sign Regulations.

(a) Permanent signs permitted by zoning district.

TABLE 19-909.1: PERMANENT SIGNS							
BUILDING SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	1 sign per principal building facing a public street for all permitted multi-family residential and non-residential uses.					Building signs may be located on any side of a building so long as the total sign area does not exceed the total allowed for the building. The area of all wall, awning, and window signs shall be included in the total building signage area calculation.	
Maximum Sign Area	25 sq. ft.					10% of the total sq. ft. of the wall area of a principal building facing a public street. No more than two sides of a building facing a street shall be used to calculate the allowable signage. The sign area of all building signs (including wall, awning, and window signs) shall be calculated using sign area Formula A as defined herein this chapter.	
GROUND SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	1 per public street frontage for each lot of record for all permitted multi-family residential and non-residential uses.					1 per public street frontage for each lot of record.	

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Maximum Sign Height	8 ft.	10 ft.
Maximum Sign Width	8 ft.	10 ft.
Maximum Sign Area	25 sq. ft. calculated using sign area Formula B as defined herein this chapter.	50 sq. ft. calculated using sign area Formula B as defined herein this chapter.
Minimum Sign Setback Requirements	16 ft. from all property lines.	Minimum setback from all property lines is equal to twice the sign height, but no less than 10 ft.

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DIRECTIONAL SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	2 per each lot of record for all permitted multi-family residential and non-residential uses.					2 per each lot or record.	
Maximum Sign Height	3 ft.						
Maximum Sign Area	9 sq. ft. calculated using sign area Formula B as defined herein this chapter.						
Sign Setback Requirements	10 ft. from all property lines.						
DRIVE-THRU FACILITY SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	For sites with a permitted drive-thru facility, 2 drive-thru facility signs, as provided herein, shall be permitted for each drive-thru lane. Signs may be free-standing (one-sided only) or building/wall mounted.						
Maximum Sign Height	8 ft.						
Maximum Sign Area	Each sign shall be no greater than 36 sq. ft. using sign area Formula B as defined herein this chapter.						
Minimum Sign Setback and Placement Requirements	25 ft front yard and 10 ft from all property lines. Must be within 10 ft of the drive-thru lane.						
SIGNS ON ATMS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Maximum Sign Area						Sign copy may be adhered or placed upon any surface of a permitted ATM or ATM kiosk; however, the total area of all signage shall not exceed 48 sq. ft.	

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CORPORATE FLAGS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number Permitted	Not Permitted.					1 per lot of record or 1 per principal building.	
Maximum Height						30 ft.	
Maximum Flag Size						15 sq. ft.	
Minimum Pole Setback						Minimum setback from all property lines is equal to the pole height, but no less than 5 ft.	
Other Requirements						May only be displayed concurrent with the display of 1 or more government flag(s) attached either on a shared pole or separate pole located in close proximity to the pole(s) displaying the government flag(s).	

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(b) Temporary signs permitted by zoning district.

TABLE 19-909.2: TEMPORARY SIGNS							
COMMERCIAL SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	1 sign per public street frontage for each lot of record.					1 sign per public street frontage for each lot of record. Each building or individual business may display 1 "A-frame" or 1 "blade sign" during the hours in which the business is open provided said sign is within 20 feet of the main entrance of that building or business.	
Maximum Sign Area	24 sq. ft. for permitted multi-family residential and non-residential uses and 6 sq. ft. for all other uses. Sign area shall be calculated by using sign area Formula B as defined herein this chapter.					32 sq. ft. using sign area Formula B as defined herein this chapter.	
Maximum Free Standing Sign Height	6 ft.					8 ft.	
Maximum Free Standing Sign Setback Requirement	5 ft. from all property lines.						
NON-COMMERCIAL SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	3 per lot of record, except as allowed by K.S.A. 25-2711 for political signs during the 45-day period prior to any election and the two-day period following any such election.						
Maximum Sign Area	8 sq. ft. using sign area Formula B as defined herein this chapter.					32 sq. ft. using sign area Formula B as defined herein this chapter.	
Maximum Free Standing Sign Setback Requirement	5 ft. from all property lines.						

Sec. 16-910. – Sign Design Standards.

- (a) Permanent Signs. The following regulations are established for all permanent signs as may be permitted by this article.

(1) Building Sign Regulations.

- a. Prior to installation of any building signage, all multi-tenant buildings and multi-building commercial centers shall provide a signage plan detailing how and where signage will be allocated to each individual tenant space. This plan shall be adhered to unless an alternate plan is provided to the City by the building owner. In the case of commercial condominium or horizontal property regime, each owner shall be allocated an amount of signage proportional to the size of their unit.
- b. No wall sign shall cover wholly or partially any wall opening, nor project beyond the ends of the wall to which it is attached.
- c. All building signs, but not including awning and window signs, shall consist of solid individual letters and symbols that have a three-dimensional appearance with a minimum dimensional depth of one (1) inch. The dimensional depth may be achieved by individual dimension letters or symbols, cut out, push through, engraved, embossed, pin mounted with stand-offs, or alternative acceptable to the Zoning Administrator. Said individual letters and symbols shall be made of anodized aluminum or similar materials or should consist of individual illuminated self-contained letters and symbols made of anodized aluminum or similar materials with translucent plastic faces.
- d. Signs with exposed florescent tubes or light bulbs are prohibited.
- e. Painted signs, including any lettering, graphics, images, and logos, are prohibited except as may be permitted on awnings and windows.
- f. Signs in any residential zoning district shall not be internally illuminated.
- g. No individual letter or symbol shall exceed four (4) feet in height and four (4) feet in width. All letters and symbols should be individually attached to the building wall. Raceways are prohibited. In any situation where it is not physically practical to mount a wall sign without a raceway, a pan-style raceway may be authorized at the discretion of the Zoning Administrator. Panel signs no greater than 32 square feet in size shall be permitted.
- h. Signs may be mounted on a uniform backing that is of no more than one (1) color and that projects no more than four (4) inches from the surface of the building wall.

(2) Ground Sign Regulations.

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- a. Ground signs shall be restricted to monument grounds signs. Pole signs are prohibited.
- b. All sign structures shall be architecturally designed and incorporate design details, materials, and colors of the associated building.
- c. Signs with exposed florescent tubes or light bulbs are prohibited.
- d. Painted signs, including any lettering, graphics, images, and logos, are prohibited.
- e. Signs in any residential zoning district shall not be illuminated, neither internally nor externally. All other signs may be internally or externally illuminated provided they do not cause glare towards public streets or neighboring properties.
- f. Permitted ground signs may include a changeable message sign that is double-sided (back-to-back) and no larger than 32 sq. ft. in size per sign face.
- g. Permitted ground signs may include an electronic message center sign that is double-sided (back-to-back), subject to the following design regulations:
 - The maximum electronic message center sign size within any non-residential zoning district is 32 sq. ft., per sign face, for a double-sided (back-to-back) sign.
 - The maximum electronic message center sign size within any residential zoning district is 12 sq. ft., per sign face, for a double-sided (back-to-back) sign.
 - Electronic message center messages and images may not include video, animation, scroll, or flash and shall not display full-motion graphics in a series of frames to give the illusion of motion or video.
 - The images and messages displayed on an electronic message center must have a minimum dwell time of at least 10-seconds before changing to the next image or message. The transition or change from one message to another must be instantaneous and involve no animation or special effects.
 - Electronic message centers shall be integral to and a part of an approved monument sign.
 - An approved monument sign may have more than one individual electronic display provided the total area of all such displays does not exceed 32 sq. ft. of the total sign copy area.
 - The brightness of any electronic message center shall not exceed a maximum illumination of 5,000 candelas per square meter (nits) during daylight hours and a maximum illumination of 250 candelas per square meter (nits) between dusk and dawn, as measured from the brightest element on the sign's face. Electronic

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message centers must be equipped with a light detector or photocell that automatically adjusts the display's brightness according to natural ambient light conditions.

(3) Temporary Sign Regulations

- a. The following types of temporary signs may be permitted in accordance with the regulations herein this Article. All other temporary sign types not listed herein below are prohibited.
 - Free-standing signs limited to yard signs, sidewalk signs, flags, and blade signs.
 - Banner signs attached to a building wall or window or covering and affixed to an existing building sign.
 - Bag signs covering and affixed to an existing monument ground sign.
- b. Prohibited Within Public Street Right-of-Way and Public Property. No temporary sign shall be placed within a public street right-of-way nor on public property.
- c. Time Limit. No temporary sign shall be in place for a period greater than six (6) months unless removed and replaced with a new sign.

Sec. 16-911. – Sign Area Calculation.

The area of a sign shall be as determined by the Zoning Administrator using actual dimensions where practical or approximate dimensions when irregularity of a sign shape warrants. The area of each sign type is to be measured with either Formula A or Formula B as noted below. The application of either Formula A or Formula B is established by sign type as defined elsewhere in this article.

- (a) **Formula A.** The sign area is the sum of the area of two (2) contiguous rectangles, squares or circles that enclose the extreme points or edges of all copy, logos and symbols of said sign.

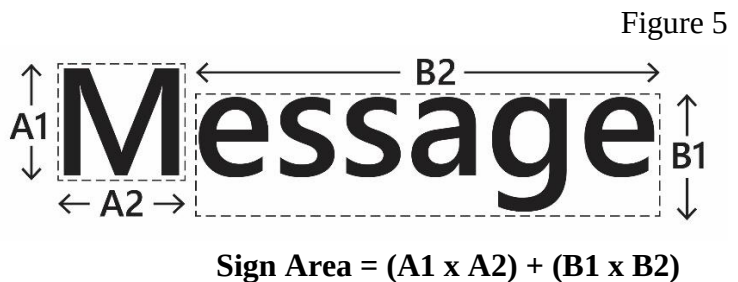
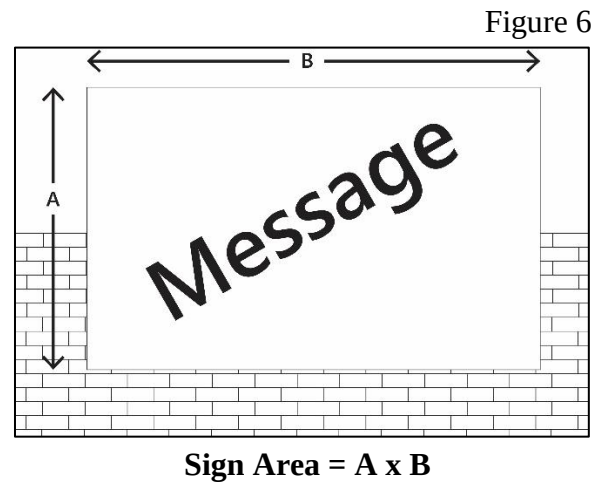


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- (b) **Formula B.** The sign area is the area of one rectangle, square or circle that encloses the extreme points or edges of all areas where copy may be placed on a sign. This area does not include structural or architectural features of the sign where copy will not be located.



Sec. 16-912. – Enforcement Authority.

The Zoning Administrator is hereby authorized and directed to enforce all the provisions of this Article.

Sec. 16-913. – PERMIT REQUIRED.

Except those signs as expressly exempted by Section 16-907 of this Article, it is unlawful for any person to erect, repair, alter, relocate or maintain within the City any sign or other advertising structure as defined in this Article, without first obtaining an erection permit from the Community Development Department, and making payment of the fee required herein. All illuminated signs shall, in addition, be subject to the provisions of the Electrical Code of the City.

Sec. 16-914. – Application For Sign Permit.

Application for sign erection permits shall be made upon forms as determined by the Zoning Administrator and shall contain or have attached thereto the following information unless any such information is deemed unnecessary by the Zoning Administrator:

- (a) Application fee as established by resolution of the City Council.
- (b) Name, address and telephone number of the applicant and building and/or property owner.
- (c) Location of building, structure, or lot to which or upon which the sign or other advertising structure is to be attached or erected.

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- (d) Position of the sign or other advertising structure in relation to nearby buildings or structures.
- (e) Site plan, sign elevations, details, and specifications and method of construction and attachment to the building or in the ground.
- (f) Copy of stress sheets and calculations showing the structure is designed for dead load and wind pressure in any direction in the amount required by this Article and all other laws and ordinances of the City.
- (g) Name of person, firm, corporation or association erecting the structure.
- (h) Written consent of the owner of the building, structure or land to which or on which the structure is to be erected if different from the applicant.
- (i) Such other information as the Zoning Administrator shall require to show full compliance with this Article and all other laws and ordinances of the City.

Sec. 16-915. – Approval Of Electrical Wiring.

The application for a permit for erection of a sign or other advertising structure in which electrical wiring and connections are to be used shall be submitted to the Zoning Administrator. The Zoning Administrator shall examine the plans and specifications respecting all wiring and connections to determine if the same complies with the Electrical Code of the City, and the Zoning Administrator shall approve such permit if the said plans and specifications comply with said code, or disapprove the application if noncompliance with such code is found.

Sec. 16-916. – Licensed Sign Contractor.

All permanent, free standing and building signs shall be constructed by a professional sign contractor licensed to conduct business within the City. The licensing application and insurance requirements shall be as determined by the City.

Sec. 16-917. – Permit Issuance; Expiration.

It is the duty of the Zoning Administrator, upon the filing of an application for an erection permit, to examine such plans and specifications and other data and the premises upon which it is proposed to erect the sign or other advertising structure, and if all the requirements of this Article and all other laws and ordinances of the City are complied with, the Zoning Administrator shall then issue the erection permit. If the work authorized under an erection permit has not been completed within six months after date of issuance, the said permit shall become null and void.

Sec. 16-918. – Revocability of Permit.

All rights and privileges acquired under the provisions of this Article, or any amendment thereto, are mere permits revocable by the Council, and all sign permits shall contain this provision. In the event that by action of the Council any permit is revoked, it shall be unlawful thereafter to permit

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such sign to continue to remain on the premises, and it is the duty of the owner, agent, or person in possession of said premises, and each of them, to remove such sign forthwith.

Sec. 16-919. – Right Of Entry.

Subject to constitutional limitations and upon presentation of proper credentials, the Zoning Administrator or any duly authorized representatives may enter at reasonable times any building, structure or premises in the City to perform any duty imposed upon the Zoning Administrator by this Article.

Sec. 16-920. – Inspection.

All signs for which a permit is required by this Article or any ordinance of the City shall be subject to inspection by the Zoning Administrator. Footing inspections will be required for all ground signs. Electric signs shall be inspected before erection.

Sec. 16-921. – Unsafe Or Unlawful Signs.

If the Zoning Administrator finds that any sign or other advertising structure regulated herein is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this Article, the Zoning Administrator shall give written notice to the permittee thereof. If the permittee fails to remove or alter the structure so as to comply with the standards herein set forth within 10 days after such notice, such sign or other advertising structure may be removed or altered to comply, by the Zoning Administrator at the expense of the permittee or owner of the property upon which it is located. The Zoning Administrator shall recommend to the City Manager the revocation of the permit covering such sign or other structure regulated herein, and thereupon said permit may be revoked by order of the Council. The Zoning Administrator may cause any sign or other advertising structure which is an immediate peril to persons or property to be removed summarily and without notice. Existing signs shall comply with the provisions of this section.

Sec. 16-922. – Nonconforming Signs.

(a) Intent: It is the intent of this Article to allow existing legal, nonconforming signs to continue to be maintained and used until they are removed under the terms of this Article, while encouraging legal, nonconforming signs to be brought into conformity. Every sign or other advertising structure lawfully in existence on August 5, 2024, but which is prohibited by the terms and conditions of this Article, shall not be altered or moved except in compliance with this Article.

(b) Modification: A legal nonconforming sign or sign structure shall be brought into conformity with this Article if it is altered, reconstructed, replaced, expanded, or relocated. A change in sign copy, or the replacement of a sign face, is not an alteration or replacement

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for purposes of this section, but conditions may be placed on the approval to bring the sign closer to compliance with the intent of the provisions of this Article.

- (c) Maintenance: Legal nonconforming signs must be maintained in good condition. Maintenance required by this subsection shall include replacing or repairing of worn or damaged parts of a sign or sign structure in order to return it to its original state, and it is not a change or modification for purposes of subsection (d)1 of this section.
- (d) Removal: Removal of a nonconforming sign or replacement of a nonconforming sign with a conforming sign is required when:
 - (1) Fifty percent (50%) or more of the entire sign structure of a legal nonconforming sign is damaged, destroyed, or for any reason or by any means taken down; or
 - (2) The condition of the legal nonconforming sign or legal nonconforming sign structure has deteriorated without maintenance as required by this section; or the legal nonconforming sign structure or building it is mounted on is destroyed or damaged by a fire, flood, windstorm, or similar abnormal event; and the cost of restoration of the sign to its condition immediately prior to such deterioration or event exceeds fifty percent (50%) of the cost of reconstruction of the sign structure; or
 - (3) The use of the legal nonconforming sign, or the property on which it is located, has ceased, become vacant, or been unoccupied for a period of thirty (30) consecutive days or more. An intent to abandon is not required as the basis for removal under this subsection.
- (e) Sign Permit Application: For any new sign permit applications filed under this Article, the City may review all signs within the subject property for compliance with this Article. Should it be determined that there are legal nonconforming signs on the premises, the City may require that any nonconforming sign displayed on the premises that would affect the compliance of the new sign with this Article be altered or removed before a new permit may be issued under the provisions of this Article.
- (f) Site Plan Application: Any site that is the subject of a site plan application shall be required as a condition of approval to bring all nonconforming signs on the premises into conformity with the provisions of this Article.

Sec. 16-923. – Removal of Irrelevant Signs.

Any sign now or hereafter existing which no longer advertises a bona fide business conducted, or a product sold, shall be taken down and removed by the owner, agent or person having the use of the building or structure upon which such sign may be found, within 10 days after written notification from the Zoning Administrator, and upon failure to comply with such notice within the time specified in such order, the Zoning Administrator is hereby authorized to cause removal of such sign, and any expense incident thereto shall be paid by the owner of the building or structure to which such sign is attached.

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Sec. 16-924. – Variances and Appeals.

Any variance from these regulations may be approved only by the Board of Zoning Appeals after an application for a permit has been denied for the proposed sign, by the Zoning Administrator or Building Inspector as provided in these regulations.

Any person aggrieved by an order, requirement, decision or determination of the Zoning Administrator or Building Inspector in the enforcement of this Article may file an appeal with the Board of Zoning Appeals in accordance with City Code.

ARTICLE 10. LANDSCAPING AND SCREENING

- Sec. 16-1001. – Statement of Intent.
- Sec. 16-1002. - Applicability.
- Sec. 16-1003. - Definitions.
- Sec. 16-1004. - Open Space and Landscaping Required.
- Sec. 16-1005. – Screening and Buffering.
- Sec. 16-1006. – Plant Materials Standards.
- Sec. 16-1007. – Review and Approval Process.
- Sec. 16-1008. - Maintenance and Replacement.

Sec. 16-1001. Statement of Intent.

The intent of the following provisions is as follows: to provide greenery to visually soften paved areas and buildings; to establish optimum environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, retardation of storm water runoff, and abatement of noise glare and heat; to ensure the replenishment of the local stock of native trees by utilizing plant materials that are generally native or hearty to the region; to preserve existing trees; to screen 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.

Sec. 16-1002. Applicability.

These regulations shall apply to new development, the redevelopment of existing sites, all site modifications including building additions and expansions, new parking lots and paved area expansions, and the subdivision of land within all zoning districts. The approval authority can approve alternative landscaping standards in order to address special or unique circumstances provided the overall intent of this Article is met.

Sec. 16-1003. Definitions.

The following terms are defined for this Article:

- (a) **Deciduous Ornamental Tree.** A deciduous tree (often an ornamental type tree) that reaches a mature height of less than 30 feet.
- (b) **Deciduous Shade Tree.** Defined as a deciduous tree with one vertical stem or trunk which begins branching at a height of six (6) feet or more and has a distinct crown that reaches a mature height of at least 30 feet.
- (c) **Evergreen / Coniferous Tree.** Defined as a tree that has needle-shaped or scale like leaves that remain green throughout the year; commonly referred to as pine, fir, and spruce trees. These trees generally reach a mature height of over 25 feet.
- (d) **Invasive Plant Species.** A plant reproducing outside its native range and outside cultivation that disrupts naturally occurring native plant communities by altering structure, composition, natural processes or habitat quality. Invasive plants are those plants

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recognized by the US Department of Agriculture as invasive plants including the invasive plants defined in Section 8-901 of City Code.

- (e) **Noxious Weeds.** A plant recognized by the Kansas Department of Agriculture as a noxious weed including the noxious weeds as defined in Section 8-901 of City Code.
- (f) **Open Space.** Any area not covered by a building, structure, parking lot, loading area, driveway, or other similarly paved area. Open space may include sidewalks, trails, pedestrian plazas and patios, and landscaped parking lot islands.
- (g) **Ornamental Grasses.** Defined as tall perennial grasses, generally over 24-inches at mature height, that are specifically grown and cultivated for their decorative properties. Most of the commonly used ornamental grasses are non-native, introduced species such as: Feather Reed Grass, Blue Oat Grass, Silvergrass, and Fountain Grass.
- (h) **Prairie Grass Plantings.** Native grasses and forbs (flowering plants) found within the native prairie environment typical for the area prior to clearance and cultivation of the land by European settlers. For the purposes of this Article, prairie plantings may contain native grasses without forbs to simplify prairie plant installation and maintenance.
- (i) **Turf Grass.** A continuous plant coverage consisting of a grass species that is mowed or maintained at an established height of 6 inches or less and can include native and non-native vegetation, e.g., Kentucky Blue Grass, Perennial Ryegrass, Tall Fescue, Fine Fescue, Buffalo Grass.

Sec. 16-1004. Open Space and Landscaping Required.

- (a) **Open Space.** All sites shall provide no less than the minimum amount of landscaping as required for each zoning district.
- (b) **Landscaping.**
 - (1) **Ground Cover.** All areas unencumbered by buildings, paving or hard-surfacing, shall be landscaped with turf grass, prairie grass plantings, plant beds, shrubs, and trees.
 - (2) **Use of Mulch.** Except for single-family and duplex dwellings, wood-based mulch shall be used around all plantings and in all plant beds. Large areas of wood mulch that do not contain plantings shall not be permitted except when used around play structures. Inorganic ground cover material, including rock, chip brick, and synthetic turf (unless part of a designated sport field or play surface), is prohibited except along building foundations, around drainage structures, and in other limited applications as may be deemed acceptable by the Zoning Administrator.
 - (3) **Minimum Open Space Landscape Requirements.** The following minimum open space plantings shall be required for all sites except for single-family and duplex dwellings. Each single-family and duplex dwellings constructed after the adoption of this ordinance shall be required to plant two (2) trees (ornamental or shade) per lot or unit prior to the issuance of an occupancy permit.

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- a. One (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs shall be planted for every 2,000 square feet of required open space. However, the minimum required landscape for all sites shall be no less than one (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs.
 - b. This landscaping is in addition to landscaping required for street frontage and parking lot landscaping. Open space plant materials shall not count towards the fulfillment of any other landscaping requirement.
- (4) Street Frontage Landscaping. The following street frontage landscaping shall be required for all sites except for single-family and duplex dwellings. One overstory street tree shall be required for every 40 feet of public or private street frontage. These trees may be clustered or arranged with varying spacing and need not be placed evenly at 40-foot intervals. These trees are encouraged to be located within close proximity to the street right-of-way and may be located within the public street right-of-way, if so approved by the City.
- (5) Off-Street Parking, Driveways and Loading Areas. The following standards shall apply to all off-street parking and loading areas with ten (10) or more parking stalls or with more than 2,500 square feet of paved area. Off-street and loading area required plant materials shall not count towards the fulfillment of any other landscaping requirement.
- a. Parking Lot Design.
 - All rows of parking shall be terminated with a curbed landscaped island that is a minimum nine (9) feet wide and no less than 16 feet in length (32 feet in length for head-to-head parking stalls).
 - No off-street parking or loading area shall be more than 100 feet from a deciduous shade tree located within a landscaped open space area.
 - Sidewalks that abut the front edge of any parking stall shall be no less than seven (7) feet wide to accommodate a two (2) feet vehicle overhang.
 - b. Landscaping Required.
 - All parking lot islands shall be landscaped with a combination of turf grass, prairie grass plantings, plant beds, shrubs, and trees.
 - Rock, chip brick, pavers, pavement and similar hard surfacing shall not be permitted within a parking lot island. Sidewalks may be constructed within a parking lot island as necessary to accommodate pedestrian circulation.
 - No less than one (1) deciduous shade tree shall be planted within each required landscaped island.
 - c. Parking Lot Screening.

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- Whenever an off-street parking area fronts along a public street an average of one (1) deciduous shade tree and two (2) deciduous ornamental trees shall be planted every 50 feet within the parking lot setback area.
- Additionally, a periodic clustering of ornamental grasses and/or shrubs and earth berming should be installed within the parking lot setback area to provide some screening of the parking lot area.

Sec. 16-1005. Screening and Buffering.

(a) **Buffers Required.** Buffers are required, as provided in this Article, for the following conditions. Properties separated by a public street right-of-way are not considered adjoining for the purposes of this Article.

- (1) Between any residentially zoned or developed property and any adjoining commercial, office, or industrial uses.
- (2) Between any single-family residentially zoned or developed property and any multi-family residential use.
- (3) Double Frontage Lots. Any proposed single-family residential lot that has both its front and rear lines abutting a street shall have a buffer from the street along its rear yard. No fences or structures shall be permitted within this buffer and the rear yard building setback shall be measured from the buffer yard line.

(b) **Burden of Providing a Required Buffer.** The burden of constructing and maintaining a required buffer shall be determined as follows:

- (1) In the case of a buffer required between two (2) undeveloped properties, the property with the more intensive zoning shall be burdened with the buffer requirements.
- (2) In the case of a buffer required between an undeveloped and a developed property, the property proposing the development shall be burdened with the buffer requirements.
- (3) In the case of a buffer required between a property proposed for redevelopment and a developed property, the property proposed for redevelopment shall be burdened with the buffer requirements.
- (4) Two properties may agree to transfer or share the burden of a required buffer.

(c) **General Buffer Provisions.**

- (1) No structures or parking lots or loading areas may be permitted within a required buffer. Fences, sidewalks, and trails may be permitted within a required buffer except that no fence may be constructed within a buffer that fronts along a street.
- (2) Buffer plantings should be in small groupings to appear more natural versus evenly spaced in a line.

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(3) Earth berming required within a buffer may vary and undulate to accommodate drainage and to provide a more nature appearance.

(d) **Buffer Options.** The following buffer options may be utilized to meet the buffering requirements of this Article, unless an alternate standard is established by the approval authority as a condition for approval of a Special Use Permit or by the City Council as a condition of a rezoning or site plan approval to mitigate conditions that may otherwise be detrimental to adjoining residential properties.

(1) 15-Foot Wide Buffer.

a. Minimum Width: 15 feet.

b. Landscape Requirements: For every 25 linear feet of required buffer a minimum of 1-overstory tree, 2-evergreen trees, and 6-shrubs shall be planted.

c. Earth Berming: three (3) foot tall.

(2) Buffer Reduction. Should the burden of a buffer requirement cause a property to become practically undevelopable, at the sole discretion of the Zoning Administrator, the width of a required buffer may be reduced in lieu of the installation of additional landscaping, a minimum six (6) foot tall privacy fence or masonry screen wall, and other measures necessary to mitigate the impact on the property to be buffered.

Sec. 16-1006. Plant Materials Standards.

(a) **Plant Materials.** All plants shall be of the type and species appropriate for the climate and location being planted. All plant material shall be commercially produced and meet the minimum standards recognized by landscape professionals.

(1) To reduce the threat and impact of plant disease, multiple plant types and species shall be utilized on each site. All trees, shrubs, and perennial plants must be drought resistant or drought tolerant.

(2) No less than 50% of the plant material on an individual site shall be species native to Kansas.

(3) Ornamental and prairie grass plantings must be appropriate in size, scale, quantity, and type for the location they are being placed so not to appear unkept or encroach walkways and driveways.

(4) Prohibited Plants and Trees. The City declares that invasive species and noxious weeds are a public nuisance that degrades landscaped and natural areas. The City shall prohibit the planting of any invasive plant species and noxious weeds in all public and private properties. Noxious weeds must be controlled and removed from all properties. (See Section 8-901 of City Code.)

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(5) Minimum Plant Sizes. All plants required herein this article shall meet the following minimum plant sizes and design requirements:

- a. Deciduous Shade Trees – minimum 2.0-inch caliper, measured six (6) inches above the immediate ground level.
- b. Deciduous Ornament Trees – minimum 1.5-inch caliper, measured six (6) inches above the immediate ground level.
- c. Evergreen / Coniferous Tree – minimum 5-feet in height.
- d. Shrubs – minimum three (3) gallon container.
- e. Ornamental Grasses – minimum one (1) gallon container.

(6) Seeded Plants. Turf and approved prairie grass areas may be established by hydro-mulch seeding, planting grass plugs, or laying of sod. Seeding without the use of mulch is discouraged.

(7) Plant Locations. All plantings shall comply with the following:

- a. In general, all plants shall be sited and spaced in a manner to allow for appropriate growth to mature size.
- b. Trees shall be located no closer than six (6) feet to the back of curb along any street or driveway and no closer than four (4) feet to the edge of any parking lot, sidewalk or walkway.
- c. Ornamental and prairie grasses with a mature height of over four (4) feet shall not be permitted within the front yard area of any residential property.
- d. Landscaping must meet minimum clearances from all fire hydrants and building sprinkler systems as required by the fire department.
- e. Deciduous shade trees should not be placed within any public sanitary sewer, storm sewer or watermain utility easement.
- f. No landscaping shall be planted in violation of the City's sight distance triangle for corner lots (see Section 16-426 of City Code).
- g. A permit must be obtained prior to planting any street tree or landscape material in the public right-of-way and shall comply with all City clearance and setback requirements.

(8) Plant Substitutions. Substitution of required plant materials may be made as follows:

- a. One (1) deciduous shade tree may be substituted in place of 10 required shrubs.

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- b. One (1) deciduous ornamental tree may be substituted in place of five (5) required shrubs.
 - c. One (1) evergreen/coniferous tree may be substituted in place of one (1) required deciduous shade tree.
 - d. One (1) deciduous shade tree may be substituted in place of two (2) required deciduous ornamental trees. Deciduous ornamental trees may not be substituted for required deciduous shade trees.
 - e. Three (3) ornamental grasses may be substituted for one (1) required shrub.
- (b) Tree Preservation Credit.** The preservation of existing trees on a site is encouraged when they are in good condition. Such trees, when preserved, may be counted as part of the required number of trees on a site. The tree credit shall be calculated as follows:
- a. A credit of one (1) tree shall be given for each existing tree on a site that is of the type of tree listed in the above sections which is over 2.0-inch caliper in size measured six (6) inches above the immediate ground level.
 - b. A credit of two (2) trees shall be given for each existing tree on a site that is of the type of tree listed in the above sections which is over 10-inch caliper in size measured six (6) inches above the immediate ground level.

However, this credit may not be applied in reducing the number of required interior parking lot trees, unless the tree is located within the parking lot area.

Sec. 16-1007. – Review and Approval Process.

- (a) **Plan Approval Required.** A landscape plan that follows the provisions of this Article shall be submitted as part of any application for approval of a Site Plan and as part of any application for approval of a Preliminary Plat that is for a single-family residential subdivision. No building permit shall be issued without an approved landscape plan in accordance with this Article.
- (b) **Plan Submittal Requirements.** The landscape plan shall be prepared and signed by a licensed landscape architect or other licensed professional with competency in preparing landscape plans. The plan set shall include the following:
 - (1) Property boundary and general location of all existing and proposed structures, fences, walls, paved areas, parking lots, utilities, easements, and storm water management facilities.
 - (2) Existing and proposed grades.
 - (3) Identification of all existing landscaping including whether it is to be preserved or removed.

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- (4) Details for the methods by which existing landscaping planned to be preserved will be protected during site construction.
 - (5) Identification of all proposed landscaping include plant species and size.
 - (6) Identification of all proposed ground cover.
 - (7) Width and details for all required buffers including buffer type and plant quantities.
 - (8) Details of all required screening.
 - (9) Specifications for soil conditioning and plant installation.
 - (10) Summary of the following site details:
 - a. Square footage of the total site area.
 - b. Sum square footage of all impervious areas.
 - c. Square footage of the current and proposed building footprint area and paved areas (not including sidewalks, patios, and pedestrian plaza).
 - d. Required open space calculations and square footage of open space provided.
 - e. Calculation of the require landscaping and summary of landscape provided.
 - (11) Other information as required by the Zoning Administrator.
 - (12) The Zoning Administrator may waive any of these required elements if determined unnecessary to ensure compliance with this Article.
- (c) **Final Approval.** Prior to approval of a Final Plat for any single-family residential subdivision and prior to issuance of a Certificate of Occupancy for any building, all landscaping must be installed in accordance with the approved landscape plan. Should any of the required landscaping not be installed prior to a request for Final Plat approval or Certificate of Occupancy, due to weather conditions or time of the year, the Zoning Administrator, at their sole discretion, may accept a cash surety or performance bond as a guarantee of installation and approve the Final Plat or issue a temporary Certificate of Occupancy. The surety amount shall be no less than the cost of installation.
- (d) **Modifications.** The Zoning Administrator may administratively review and approve requests for minor changes to any approved landscape plan, such as changes in plant materials or plant locations, provided those changes comply with the requirements of this Article and do not materially alter the appearance of the site.
- (e) **Nonconformities.** Existing developed sites seeking approval of a building permit or site plan approval for any site modifications including building additions and paving expansions shall attempt to bring the entire property into full compliance with the requirements of this Article. At a minimum, all new buildings, building additions, new

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parking lots, and new paved areas shall comply with the regulations of this Article. No site plan or building permit shall be approved that causes or increases a site's nonconformity with this Article.

Sec. 16-1008. - Maintenance and Replacement.

- (a) **Maintenance.** All property owners shall maintain all landscaping including regular mowing, trimming, and pruning and removal of dead, dying, or diseased plant material and keep the property clear from weeds, debris, and litter. Plant material shall be regularly trimmed and pruned to keep from encroaching sidewalks, walkways, driveway, and parking areas.
- (b) **Replacement.** The owner of any lot or parcel for which a landscape plan has been approved under this Article shall further be responsible for the replacement of any dead, dying, or diseased plant material to remain in compliance with the approved landscape plan. Should a tree for which a landscape credit was given, die, become diseased, or is otherwise removed, the owner of the property on which the tree is located shall replace the tree at the same ratio at which the credit was originally given. Failure to maintain the landscaping in accordance with this provision shall constitute a violation of the site's site plan and/or building permit approval and certificate of occupancy.

ARTICLE 14. SUBDIVISION REGULATIONS, LOTS AND LOT SPLITS

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- Sec. 16-1401. - Area Covered.
- Sec. 16-1402. - Authority.
- Sec. 16-1403. - Rules of Interpretation.
- Sec. 16-1404. - Definitions.
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- Sec. 16-1407. - Endorsement and Filing of Plats.
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- Sec. 16-1410. - Regulation of Streets to Adjoining Streets and Land.
- Sec. 16-1411. - Culs-de-Sac.
- Sec. 16-1412. - Street Arrangements for Oversized Lots.
- Sec. 16-1413. - Street Design Standards.
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- Sec. 16-1421. - Acreage Depth of Residential Lots.
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- Sec. 16-1425. - Relationship to Private Restrictions.
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- Sec. 16-1428. - Reservation of Open Space or Parkland.

DIVISION I. - GENERAL PROVISIONS

Sec. 16-1401. Area Covered.

The subdivision regulations contained in this article shall govern the subdivision of land located within the City.

Sec. 16-1402. Authority.

These regulations are adopted pursuant to the authority of applicable provisions of the Kansas Statutes Annotated and Article 2, Section 5 of the Kansas Constitution.

Sec. 16-1403. Rules of Interpretation.

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For purposes of interpreting these regulations, the following rules shall apply.

- (a) Unless the context clearly indicates to the contrary words used in the present tense include the future tense, words used in the singular include the plural, words used in the plural include the singular, words importing the masculine gender include the feminine and neuter, the word "shall" is mandatory, the word "building" includes the word "structure", and the term "used for" includes "designed for" or "intended for".
- (b) Unless specifically provided, in computing any period of time prescribed or allowed by these regulations, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed is to be included, unless it is a Saturday, Sunday or a legal holiday, in which event the period runs until the end of the next day which is not a Saturday, Sunday or a legal holiday. A half-holiday shall be considered as other days and not as a holiday. "Legal holiday" includes any day designated as a holiday by the Congress of the United States or by the Kansas legislature. Whenever a notice, petition or other document is required to be filed within a specified time period, the notice, petition or document must be filed with the appropriate City official or in the appropriate City office not later than 5:00 p.m. on the last day of the period as computed above.
- (c) Where these regulations permit or require an act on the part of an "owner" or "landowner," or and a particular lot or tract of land is owned by several persons, whether in joint tenancy, tenancy in common, partnership, joint venture or other form of joint ownership, the act shall be taken on behalf of, and with the express consent of, all these persons.

Sec. 16-1404. Definitions.

- (a) Where a word or term is not defined in this article but is defined elsewhere in this chapter or in the City Code, the definition shall be applicable unless the context indicates that a standard dictionary definition is more appropriate.
- (b) Where a word or term is defined in this article and also defined elsewhere in this chapter, the definition contained in this article shall be generally applicable except in the Article or section to which the other definition applies.
- (c) The words and terms contained hereinafter shall be defined to mean as follows:
 - (1) The City Code means the Code of the City of Roeland Park, Kansas.
 - (2) *Flood plain* or *100-year flood plain* means the area within the floodway and the floodway fringe.
 - (3) *Floodway* means the channel of a river or other waste course and the adjacent land areas that must be reserved in order to discharge a flood having a one percent change of being equaled or exceeded in any given year without cumulatively increasing the water surface elevation more than one foot at any point assuming equal conveyance reduction outside the channel from the two sides of the flood plain.

- (4) *Platted* means real property which is the subject of a final plat, or replat, recorded with the Register of Deeds of Johnson County, Kansas. Final plat means a drawing of a permanent nature showing the precise location and dimension of the feature as streets, lots, easements and other elements pertinent to transfer of property and prepared for permanent record. Preliminary plat means a drawing showing the proposed general pattern of streets, lots and land uses within a tract to be subdivided.
- (5) *Postage-stamp lot* means a small lot typically contained within an owner's association held common lot or outlot and intended to define the immediate area surrounding the perimeter of an individual townhouse or rowhouse unit or commercial building for ownership purposes. Postage-stamp lots are generally designed to be established no closer than 5-feet from any foundation or building wall, excluding shared walls located along a common lot line.
- (6) *Rule exceptions* means the allowing of a subdivision to deviate from one or more specific standards and requirements of these rules and regulations.
- (7) *Subdivider* means a person, firm or corporation undertaking the subdivision of land.
- (8) *Subdivision*, except for "lot-split" as defined below, means the division of a lot, tract or parcel of land into two or more lots, plots or sites, and includes the re-subdivision of land and the vacation of streets, lots or alleys. The creation of a street, alley or other public way by dedication shall be deemed a subdivision. "Lot-split" means the division of a lot into two or more lots or portions thereof.

Sec. 16-1405. Subdivision Approval.

Except as otherwise provided in this article, no subdivision may be developed within the City until both a preliminary and final plat have been filed and approved in accordance with the provisions set forth herein; provided, however, that the landowner may elect to submit a final plat without first having had a preliminary plat approved. Approval of a preliminary plat does not constitute acceptance of the subdivision, but authorizes preparation of the final plat. No improvements shall take place in the subdivision prior to approval and recording of the final plat and submittal of street construction plans to the City Engineer, and the approval thereof.

Sec. 16-1406. Conditions Stated on Plat.

All conditions to approval of a subdivision by the Planning Commission which run with the land or the acceptance of dedications of land by the Governing Body, and all rule exceptions granted by the Planning Commission, shall be clearly stated on the final plat prior to its recording by appropriate City officials.

Sec. 16-1407. Endorsement and Filing of Plats.

Approval of a final plat by the Planning Commission shall be endorsed on the plat by the chairman of the Planning Commission acceptance of lands dedicated for public purposes that have been

approved by the Governing Body shall be endorsed on the plat by the Mayor. Thereafter, the final plat shall be filed with the Register of Deeds as provided by law; no plat shall be filed with the Register of Deeds prior to its endorsement by the appropriate City officials. No final plat shall be recorded except by the City without approval of the City Engineer, or his or her designee.

Sec. 16-1408. Protection From Flooding.

Subdivision proposals shall be designed to assure that all proposals are consistent with the need to minimize flood damage, that all public utilities and facilities (such as sewer, gas, electrical and water systems) are located, elevated and constructed to minimize or eliminate flood damage and that adequate drainage is provided so as to reduce exposure to flood hazards.

Sec. 16-1409. Subdivision Arrangement.

Care shall be exercised in the design and layout out of streets, lots and other elements of a subdivision so that good planning principles are followed, efficient use is made of land and natural assets, such as trees and topography, can be retained wherever practicable. Except as provided in section 16-1411 dead-end streets shall not be permitted except where the streets are provided to connect with future streets on adjacent land, off-center street intersections with an offset of less than 15 feet between center lines shall not be permitted. Surface drainage easements shall be provided as necessary, and the City may request installation of pipe, masonry or rip-rap flumes, or other protective devices in order that adjacent or surrounding property shall not be endangered and maintenance requirements will be kept to a minimum.

Sec. 16-1410. Regulation of Streets to Adjoining Streets and Land.

The system of streets designated for a subdivision must connect with any streets already platted to its boundary from abutting subdivisions. Streets must be continued to the boundaries of the tract subdivided at reasonable intervals so that future abutting subdivisions may connect therewith.

Sec. 16-1411. Culs-de-Sac.

Culs-de-sac may be permitted where a vehicular connection is not essential. Culs-de-sac shall provide proper access to all lots and a turnaround shall be provided at the closed end with a outside street line radius of at least 50 feet. The length of culs-de-sac shall not exceed 700 feet, measured from the near-side right-of-way line of the intersecting street to the center line of the cul-de-sac turnaround.

Sec. 16-1412. Street Arrangements for Oversized Lots.

A tract subdivided into parcels larger than normal building lots shall be arranged so as to permit the opening of future streets and a logical pattern of re-subdivision.

Sec. 16-1413. Street Design Standards.

All streets within subdivisions shall conform to the applicable minimum design standards set forth in Section 13-108 of the City Code.

Sec. 16-1414. Private Streets.

No plat containing proposed private streets shall be approved by the Planning Commission unless the proposal to utilize private streets has been previously approved by the Governing Body and adequate assurances are provided for maintenance of those streets. Private streets shall be designed in conformance with the minimum design standards set forth in Section 13-107 of the City Code, and shall be designated as a separate tract or tracts under common ownership on the plat. In addition, public access easements shall be dedicated to assure adequate access to all subdivision lots served by the private street for government agencies and public utilities consistent with access provided elsewhere by public streets.

Sec. 16-1415. Block Lengths.

Intersecting streets determining block lengths shall be provided at intervals as to serve cross traffic adequately and to meet existing or future streets. Where no existing plats control, block lengths shall not exceed 1,500 feet.

Sec. 16-1416. Pedestrian Walkways.

In blocks where substantial pedestrian traffic may occur, e.g., adjacent to schools, the Planning Commission may require pedestrian walkways through blocks: The walkways shall be ten to 15 feet in width, constructed of concrete the entire length and adequately fenced. These walkways may be required to be dedicated to the public in the same manner, as streets.

Sec. 16-1417. Lots on Collector Streets.

The number of residential lots facing onto collector streets shall be kept to a minimum in each subdivision. The street patterns shall be so designed that the side lines of lots abut collector streets wherever land shapes and topography permit.

Sec. 16-1418. Lot Frontage.

- (a) Every residential lot shall front on a public or private street.
- (b) Every non-residential lot shall front on a public or private street or have access to a public or private street by means of a public access easement to a point approved by the City.
- (c) Postage-stamp lots may or may not have public street frontage but shall at a minimum have access to public streets and public utilities via an owner's associate held common lot or outlot.

Sec. 16-1419. Double-Frontage Lots.

The use of double-frontage lots shall be minimized in all subdivisions.

Sec. 16-1420. Residential Lots on Arterials.

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Residential lots shall not be designed so as to face onto existing arterials. No person shall construct or have constructed a driveway on a residential lot with direct access onto a designated thoroughfare. All plats shall contain language prohibiting the construction of driveways onto arterials.

Sec. 16-1421. Acreage Depth of Residential Lots.

Residential lots in conventional zoning districts shall have an average depth of not less than 115 feet. This provision does not apply to approved postage-stamp lots.

Sec. 16-1422. Minimum Lot Dimensions.

All lots shall conform to the applicable zoning district regulations pertaining to minimum lot dimensions. Lots otherwise containing sufficient lot area may have a width at the front lot line of not less than 35 feet when the lots front on a cul-de-sac. This provision does not apply to approved postage-stamp lots.

Sec. 16-1423. Rule Exceptions.

- (a) In case of hardship caused by the size, location or configuration of land, topography or other factors which affect a specific tract or subdivision or portion thereof, the subdivider may request a rule exception from the requirements of this article relating to lot and street layout, block lengths, cul-de-sac lengths, or minimum lot dimensions. Rule exceptions shall be requested at the time of filing the application for the preliminary or final plat on forms provided by the City. Rule exceptions shall not be approved by the Planning Commission unless it finds that the approval will not be contrary to the public interest or unnecessarily burden the City.
- (b) Rule exceptions may also be granted to facilitate conveyance of land between two adjacent platted lots under the following circumstances: the sale is to an adjacent property owner; both lots in question are platted; legal descriptions of the resulting lots are prepared and recorded with the Register of Deeds following approval of the rule exception by the Planning Commission; no extension or relocation of public infrastructure is required; no easements are affected or required; and the transaction does not create nonconforming lots or nonconforming site improvements. Application for such rule exceptions shall be requested on forms provided by the City and shall not require replatting. Rule exceptions shall not be approved by the Planning Commission unless it finds that the approval will not be contrary to the public interest or unnecessarily burden the City.

(Ord. No. 936, § 1, 8-15-2016)

Sec. 16-1424. Building or Zoning Permits.

No building or zoning permits shall be issued pursuant to other provisions of the City Code unless the applicant can demonstrate compliance with the provisions of this article. Provided, however, that land which has already been platted need not be replatted so long as all other requirements of this article, including development standards and required improvements, are satisfied. Provided further, that the owner of a single lot may apply to the Board of Zoning Appeals for a variance

from any applicable development standards in appropriate cases. The Board of Zoning Appeals shall consider variance requests in the same manner, and subject to the same standards, as requests for variances from the zoning regulations.

Sec. 16-1425. Relationship to Private Restrictions.

The provisions of these regulations are not intended to abrogate any deed restriction, covenant, easement or any other private agreement or restriction on the use of land. Provided, that, where the provisions of this chapter are more restrictive or impose higher standards than any private restriction, the requirements of this chapter shall control. Where the provisions of any private restriction are more restrictive or impose higher standards than the provisions of this chapter, private restrictions shall control, if properly enforced by a person having the legal right to enforce these restrictions. Private restrictions shall not be enforced by the City.

Sec. 16-1426. Penalty for Violations and Civil Remedies.

- (a) The violation of any provision of these regulations is hereby declared to be a public offense and subject to the general penalty provisions contained in section 1-117 of the City Code. Each day's violation of these regulations shall constitute a separate offense.
- (b) The City shall have the authority to maintain civil suits or actions in any court of competent jurisdiction for the purpose of enforcing the provisions of these regulations and to abate nuisances maintained in violation thereof. In the event that any building or structure is or is proposed to be erected constructed, altered, converted or maintained in violation of these regulations, or any building, structure or land is proposed to be used in violation of these regulations, the City Attorney, or other appropriate authority of the City may, in addition to any other remedies, institute injunction, mandamus or other appropriate action or proceedings to prevent the unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, or to correct or abate the violation, or to prevent the occupancy of the building, structure or land.

Sec. 16-1427. Dedication of Right-of-Way for Abutting Streets.

Whenever a proposed subdivision abuts a public street, or a proposed public street as indicated on the plat or the official street map, and adequate right-of-way does not exist for the street or proposed street in accordance with the standards set forth in section 13-107 of the City Code, or other right-of-way requirements established by a transportation corridor study, traffic analyses or area plan accepted by the City, the subdivider shall dedicate to the City the right-of-way as is necessary to provide conformity with the standards up to a total of one-half of the dedicated right-of-way requirements, the dedication shall be shown on the preliminary and final plat.

Sec. 16-1428. Reservation of Open Space or Parkland.

In residential subdivisions, the Planning Commission shall require the reservation or dedication of land for open space or public recreational use in order to ensure the proper balance of uses and to avoid the overcrowding of land. The reservation or dedication shall be determined by the geometric design of the streets, lots, blocks or other natural features of the subdivision, but the reservation or dedication shall not exceed ten percent of the tract being subdivided, exclusive of streets, alleys,

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easements or other public ways. Dedication of land for open space or public parkland shall be subject to acceptance by the Governing Body as provided in subsection 16-1437(d). In lieu of dedication of land or open space or public parkland, the Planning Commission or Governing Body may require the developer to pay a fee to the City. Any fees shall be in the amount of the fair market value of the land otherwise required to be dedicated, or other amount which appropriately reflects the proportionate benefit to the subdivision, and shall be deposited in a fund earmarked for the recreational facilities. The determination of the amount of the fee to be paid shall be made by the Governing Body at the time the plat is submitted to the Governing Body for consideration of acceptance of land to be dedicated for public purposes. The landowner shall be entitled to present evidence to the Governing Body concerning the appropriate fee to be paid, including, but not limited to, evidence of the fair market value of the land.

Notes: Text from current code in black. New text in red. This is a significant rewrite of the current code.

ARTICLE 2. DEFINITIONS

Sec. 16-201. Definitions.

For the purpose of this Chapter, certain terms or words used herein shall be interpreted or defined as follows unless the context clearly indicates otherwise:

- (a) *Accessory use or building* is a subordinate use or building or a portion of the main building, customarily incidental to and located on the same lot with the main use or building.
- (b) *After Hours Business* means any business open during any time between the hours of two o'clock (2:00) A.M. to six o'clock (6:00) A.M. any day of the week and where patrons are allowed to bring their own beer and wine onto the business premises.
- (c) *Alteration* as applied to a building or structure is a change or rearrangement in the structural parts or in the exit facilities, or an enlargement, whether by extending on a side or by increasing in height, or moving from one location or position to another.
- (d) *Antenna*. See Section 16-1102.
- (e) *Apartment building or apartment house* means a building or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of three (3) or more families living independently of each other and doing their own cooking in the building. Said buildings have dwelling units that are both vertically and horizontally attached to one another. (See "Multiple-family dwelling.")
- (f) *Assisted living residential facility* means a building consisting of individual dwelling units where meals and assistance for daily living activities are provided to the residents, who are primarily elderly persons. Such facility must be licensed by the State of Kansas.
- (g) *Automobile sales and storage lot* means an open, off-street area where two or more new and/or used operable motor vehicles are stored or offered or displayed for sale or advertising purposes. No motor vehicle may be sold or stored in any location other than an automobile sales and storage lot.
- (h) *Automobile service center* means any building or premises where at least fifty percent (50%) of the business is derived from retail sales of auto parts and accessories. Major work, including (but not limited to) engine and transmission overhauls and/or changes, shall not be permitted.
- (i) *Bar* means any establishment devoted primarily to the selling, serving or dispensing and drinking of malt, vinous, or other alcoholic beverage by 50% or more of total gross sales, and where such beverages are consumed on the premises. (This definition includes and may also be referred to as a "Cocktail Lounge," "Tavern," or "Saloon.")
- (j) *Basement* is a story having part but not less than one-half of its height below grade.

- (k) *Bed and breakfast inn* means an owner-occupied dwelling unit that contains no more than five (5) guest rooms where lodging, with or without meals, is provided for compensation. For establishments to be considered a bed and breakfast inn, versus an extended stay hotel, apartment hotel, or apartment house or building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel and collect and pay hotel/motel tax on all guest rooms and guest stays. This definition does not include short-term rentals as defined in Section 5-702 of the Code of the City of Roeland Park, Kansas).
- (l) *Boarding or rooming house* shall mean every building or other structure which is kept, used, maintained, advertised or held out to the public to be a place where sleeping accommodations are furnished for pay to transient or permanent guests, other than a short-term rental (as defined in Section 5-702 of the Code). Provided, however, where a resident homeowner leases space to no more than two roommates for terms of a year or more, it shall not be considered to be a boarding or rooming house. This definition includes "Lodging house."
- (m) *Body piercing studio* means any establishment or business wherein body piercing is practiced. Specifically excluded from this definition are retail jewelry businesses offering ear piercing as a complimentary service. (See "Tattoo studio.")
- (n) *Building* is any structure designed or intended for the support, enclosure, shelter or protection of persons, animals or property. When a structure is divided into separate parts by unpierced walls from the ground up, each part is deemed a separate building.
- (o) *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 or 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.
- (p) *Commercial Vehicle* is any type of motor vehicle used for transporting goods/cargo or paying passengers.
- (q) *Communications Facility*. See Section 16-1102.
- (r) *Communication tower*. See Section 16-1102.
- (s) *Concrete* pervious or impervious which is designed or used for residential dwelling purposes in the form of a driveway, patio, sidewalk, garage floor, shed floor, basement floor, step, porch or any other use designed to be permanent in nature shall be considered a structure. This excludes concrete used as an anchor for signs, posts or similar items.
- (t) *Convenience store* means any retail establishment, generally less than 10,000 square feet in size, offering for sale food products, household items and other goods commonly found in grocery stores and may include automotive and truck fuel sales. Any such business with 50% or more of its gross sales in alcohol and/or tobacco shall be considered a liquor store or a tobacco store.

- (u) *Delayed Deposit Services Business* means a person or individual, group of individuals, partnership, association, corporation, or any other business unit or legal entity who for a fee does either of the following:
 - (1) Accepts a check, draft, share draft, or other instrument for the payment of money dated after the date it was written.
 - (2) Accepts a check, draft, share draft, or other instrument for the payment of money dated on the date it was written and holds it for a period of time prior to deposit or presentment pursuant to an agreement with, or any representation made to, the maker of the check, draft, or other instrument whether express or implied.
 - (3) The above are typically referred to as "Check Cashing," "Payday Lending," or "Car Title Loan" establishments.
- (v) *Drive-in or drive-thru facility* means an establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in their vehicle that are in designated drive-thru vehicle stacking lanes. A drive-thru facility may be in combination with other uses, such as financial institutions, restaurants, pharmacies, and service providers such as dry cleaners. For the purposes of the Zoning Regulations, automotive and truck washes and automotive and truck fuel sales facilities will not be categorized as drive-thru facilities.
- (w) *Driveways* which are designed or used for residential dwelling purposes shall be considered structures.
- (x) *Duplex* is a dwelling designed for or occupied exclusively by two families.
- (y) *Dwelling* is any building or portion thereof which is designed or used exclusively for residential purposes, but not including a tent, cabin, trailer, or mobile home, and designed to be placed on, supported by and attached to a continuous perimeter foundation, which is permanent and constructed in accordance with the Roeland Park Building Code for site-built housing.
- (z) *Dwelling, accessory*, means a separate and smaller second dwelling that is located within the lot or building envelop of a single-family dwelling and is held under the same ownership of that single-family dwelling. This separate dwelling contains its own living, cooking, and housekeeping facilities, may or may not have its own entrance, and is contained within, attached to, or built separate from the principal single-family dwelling. Examples include: a dwelling over an attached or detached garage, a tiny house built on a separate foundation in the backyard, a dwelling within the basement of the principal building, or a dwelling attached to the principal building.
- (aa) *Dwelling, multiple-family*, means a building with three (3) or more dwelling units designed for or occupied by three or more families with separate cooking and housekeeping facilities for each, where either the units share a common entrance from the exterior of the building or any single unit has common walls or floors with more than two units. Said buildings have

- dwelling units that are both vertically and horizontally attached to one another. (See "Apartment building or house.")
- (bb) *Dwelling, row*, means three (3) or more horizontally attached dwelling units in a continuous row. (See "Dwelling, townhouse.")
- (cc) *Dwelling, single-family detached*, means a detached dwelling erected on its own lot and designed for or occupied by one family only.
- (dd) *Dwelling, single-family semi-detached*, means a dwelling designed for or occupied by one family only which is erected on a separate lot and is joined to another such dwelling on one side only by a wall located on the lot line and which has yards on the remaining sides (commonly referred to as a duplex).
- (ee) *Dwelling, townhouse*, means a dwelling unit attached horizontally to 2 or more other dwelling units by party walls, but no single unit shares party walls with more than two other units, and where each unit maintains an individual entrance from the exterior of the building. (See "Dwelling, row.")
- (ff) *Dwelling, two-family*, means a dwelling designed for or occupied by two (2) families only, with separate housekeeping and cooking facilities for each, and erected on one lot.
- (gg) *Dwelling unit* means a room or group of rooms which are arranged, designed, or used as a dwelling for the occupancy of one family, containing sleeping, bathroom, and kitchen facilities.
- (hh) *Family* means one or more persons who are related by blood or marriage, living together and occupying a single housekeeping unit with single kitchen facilities; or a group of not more than five persons, living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities, on a nonprofit, cost-sharing basis.
- (ii) *Gas station or service station* means any building or premises used for the retail sale of liquefied petroleum products for the propulsion of motor vehicles, and including such products as kerosene, fuel oil, lubricants, tires, batteries, antifreeze, motor vehicle accessories, and other items customarily associated with the sale of such products; for the rendering of services and making of adjustments and replacements to motor vehicles, and the washing, waxing and polishing of motor vehicles, as incidental to other services rendered; and the making of repairs to motor vehicles except those of a major type. Repairs of a major type are defined to be spray painting, body, fender, clutch, transmission, differential, axle, spring, frame repairs, and major overhauling of engines requiring the removal of engine cylinder head or crankcase pan.
- (jj) *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.
- (kk) *Homeowner's Association (HOA)* is a private organization made up of individual property owners within a subdivision, planned community, planned development, or condominium building

that makes and enforces rules and guidelines for said properties and manages any property or infrastructure held or owned in common by said association. Also referred to as a *Property Owner's Association* or *Council of Co-Owners*.

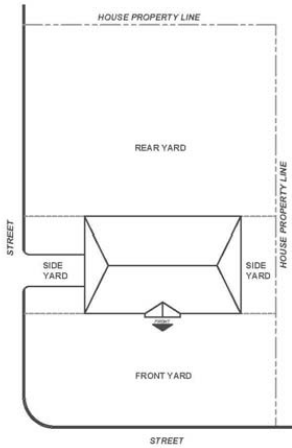
- (ll) *Hookah Lounge* an establishment where patrons are provided shisha (flavored tobacco) in a hookah or nargile water smoking pipe or where customers use an electronic smoking or other apparatus to deliver an inhaled dose of nicotine or other substance within the establishment. These establishments may also be known or referred to as an "E-hookah lounge or bar."
- (mm) *Hotel or motel* means a building containing guest rooms in which lodging is provided and offered to the public on a temporary basis for compensation, and which is open to transient guests, in contrast to a bed and breakfast inn, boarding house, or rooming house. For establishments to be considered a hotel or motel, versus an extended stay hotel, apartment hotel, or apartment house or building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel and collect and pay hotel/motel tax on all guest rooms and guest stays.
- (nn) *Hotel, extended stay or apartment hotel*, means a building containing furnished bedrooms with or without cooking facilities in which lodging is provided and offered to the public on a weekly or monthly basis for compensation.
- (oo) *Liquor store* means a retail shop or establishment that primarily sells prepackaged alcoholic beverages, including wine, beer, and alcoholic liquors, intended to be consumed off the store's premises, and where 50% or more of total gross sales are derived from the sale of alcohol and tobacco.
- (pp) *Lodging house* is a building where lodging only is provided for compensation to three or more, in contradistinction to hotels open to transients. (See "Boarding or rooming house.")
- (qq) *Lot* is a parcel of land occupied or intended for occupancy by one main building together with its accessory buildings, including the open spaces required by this chapter.
- (rr) *Lot, corner* is a lot abutting upon two or more streets at their intersection.
- (ss) *Lot, depth* of is the mean horizontal distance between the front and rear lot lines.
- (tt) *Lot of record* is a lot which is a part of a subdivision, map of which has been recorded in the office of the Register of Deeds of Johnson County, Kansas, or a lot described by metes and bounds the description of which has been recorded in the office of the Register of Deeds of Johnson County, Kansas.
- (uu) *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.

- (vv) *Manufactured home* means a dwelling unit that is substantially assembled in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it was built in compliance with the National Manufactured Home Construction and Safety Standards (24 C.F.R. 320 et seq.), promulgated by the U.S. Department of Housing and Urban Development, and does not have a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have any permanently attached wheels or axles to its body or frame.
- (ww) *Medical, dental or health clinic* is any building designed for use by one or more persons lawfully engaged in the diagnosis, care and treatment of physical or mental diseases or ailments of human beings, including, but not limited to, doctors of medicine, dentistry, chiropractors, osteopaths, optometrists, podiatrists, and in which no retail sales are made.
- (xx) *Mini-storage or self-storage* means a building or group of buildings, containing varying sizes of individualized, compartmentalized, and controlled stalls or lockers for the dead storage of customers' goods or wares, excluding junk, explosive, or flammable materials, and other noxious or dangerous materials. No business activities other than rental of storage units shall be conducted on the premises.
- (yy) *Mini-warehouse or self-storage facility* (See "Mini-storage or self-storage.")
- (zz) *Motor Vehicle* is a self-propelled vehicle, commonly wheeled, used for the transportation of people or cargo.
- (aaa) *Nonconforming use* is any building or land lawfully occupied by a use at the time of the passage of the ordinance from which this chapter is derived or amendments hereto, which use does not conform to this chapter after the passage of said ordinance or amendment hereto.
- (bbb) *Nursing or convalescent home* means a building or structure having accommodations and where care is provided for invalid, infirm, aged, convalescent, or physically disabled, or injured persons; not including mentally insane, mental deficiency or deterioration, inebriate, or contagious cases.
- (ccc) *Parking area* is any parking lot and vehicular use area.
- (ddd) *Passenger Vehicle* is a car or truck used for passengers, excluding buses.
- (eee) *Person* includes a corporation, members of a partnership or other business organization, committee, board, trustee, receiver, agent or other representative.
- (fff) *Recreational Vehicle (RV)* is a motor vehicle or trailer which includes living quarters designed for temporary accommodation. Types of RVs include motor homes, camper vans, caravans (also known as travel trailers and camper trailers), fifth wheel trailers, popup campers and truck campers.
- (ggg) *Public utility* is any business, the purpose of which is to furnish to the general public either telephone service, telegraph service, cable television, electricity, natural gas, water,

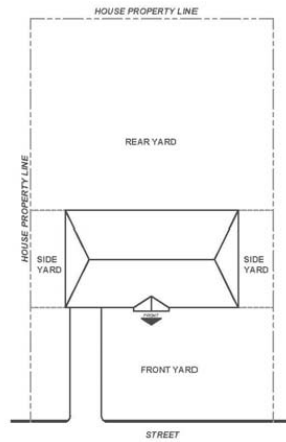
transportation of persons and property, sanitary sewer systems and any other business so affecting the public interest as to be subject to the supervision or regulation by an agency of the state.

- (hhh) *Recycling collection point* is an accessory use or structure that serves as a drop-off point for pre-sorted recyclable materials. The temporary storage of these items is permitted, but no processing is allowed.
- (iii) *Restaurant* means an establishment that prepares and serves food and beverages to persons for immediate consumption. Any establishment with 50% or more of total gross sales in alcoholic beverages shall be defined as and considered a bar and not a restaurant.
- (jjj) *Shall* is mandatory.
- (kkk) *Single family attached residential* (See "Dwelling, row," "Dwelling, single-family, semi-detached," "Dwelling, townhouse," and "Dwelling, two-family.")
- (lll) *Single family detached residential* (See "Dwelling, single-family.")
- (mmm) *Single-family dwelling* is a dwelling designed for or occupied exclusively by one family.
- (nnn) *Story* is that portion of a building, other than a basement, included between the surface of any floor above it or, if there be no floor above it, the space between the floor and the ceiling next above it.
- (ooo) *Story, half* is a space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet above the top floor level and in which space not more than two-thirds of the floor area is finished off for use. A half-story containing independent living quarters shall be counted as a full story.
- (ppp) *Structure* is anything constructed or erected, the use of which requires permanent location on the ground or which is attached to something having a permanent location on the ground, but not including fences or single standing walls.
- (qqq) *Tavern* (See "Bar.")
- (rrr) *Tattoo studio* means any establishment in which tattooing is carried out professionally and may or may not include ear and body piercing. (See "Body Piercing Studio.")
- (sss) *Tobacco store* means a retail shop or establishment primarily engaged in the sale of tobacco and tobacco related products, including nicotine products and supplies such as electronic cigarettes and other devices capable of providing an inhalable dose of nicotine, for off premise consumption and where 50% or more of total gross sales are derived from the sale of tobacco and nicotine products or a combination of tobacco products and alcohol. These establishments may also be known or referred to as an E-Cigarette, E-Hookah, Vape or Vapor Store or Shop.

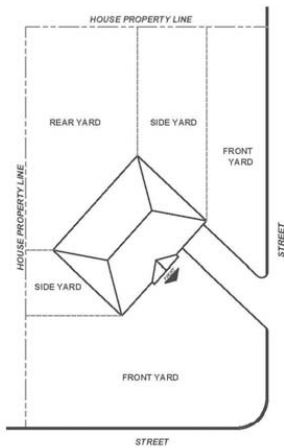
- (ttt) *Townhouse* is a dwelling unit which is attached horizontally and not vertically to one or more other dwelling units, wherein the land or lot beneath each dwelling is individually owned by the owner of the dwelling. A townhouse subdivision shall have common elements which are specified in or determined under the rules and regulations set forth by recorded covenants. Covenants for a townhouse subdivision shall establish the guidelines for maintenance of common elements and permit free movement through common areas by members of the homeowner's association (council of co-owners) to assure access to the structural exterior of each townhouse unit by the individual unit owner.
- (uuu) *Use, occupy or occupied* as applied to any land or building shall be construed to include the words "intended," "arranged" or "designed" to be used or occupied.
- (vvv) *Watercraft* are water-born vehicles including ships, boats, and hovercraft. Watercraft usually have a propulsive capability (whether by sail, oar, paddle or engine).
- (www) *Yard* is an open space on the same lot with a building, unoccupied and unobstructed by any part of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the mean horizontal distance between the property line and the adjacent wall of the main building shall be used.
- (xxx) *Yard, front* is a yard extending across the front of a lot between the side property lines and being the minimum horizontal distance between the front yard property line and the main building or any projection thereof other than steps, unenclosed balconies and unenclosed porches. The property line is a line common to the adjacent right-of-way (ROW), other than an alley. For corner lots, the front property line will generally be the side with the least dimension. The Building Inspector will make a determination. (See Figures 16-201.1a through 16-201.1d.) Exception: When the house faces a corner, the house will have two front yards. (See Figures 16-201.1c and 16-201.1d.)
- (yyy) *Yard, rear* is a yard extending across the rear of a lot measured between side property lines and being the minimum horizontal distance between the rear property line(s) and the rear of the main building or any projection other than steps, unenclosed balconies or unenclosed porches. On corner lots, the rear yard shall be considered as opposite to the street upon which the lot has its least dimension. (See Figure 16-201.1a.) On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard. One-half the alley width may be considered a part of the adjacent rear yard. (See Figures 16-201.1a through 16-201.1d.)
- (zzz) *Yard, side* is a yard between the building and the side property line of the lot extending from the front yard to the rear yard. (See Figures 16-201.1a through 16-201.1d.)



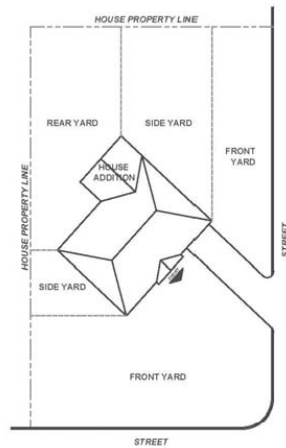
(Figure 16-201.1a.)



(Figure 16-201.1b.)



(Figure 16-201.1c.)



(Figure 16-201.1d.)

(Ord. No. 928, § 1, 4-18-2016; Ord. No. 944, § 2, 11-21-2016; Ord. No. 974, § 1, 10-22-2018; Ord. No. 1018, § 1, 11-1-2021)

Sec. 16-201.1. Additional Definitions Relating to Communications Facilities.

The additional definitions relating to Communications Facilities set forth in Section 16-1102 are incorporated herein by reference. (Ord. No. 944, § 3, 11-21-2016)

Sec. 16-202. Definitions Not Included.

Words or terms not herein defined shall have their ordinary meaning in relation to the context.

Notes: Text from current code in black. New text in red. Includes a reordering of regulations into tables. Adds a new R-4 zoning district for townhomes and rowhouses. Includes a small modification to the first section of Division IV regarding Planned Districts but no other changes to Planned Districts.

ARTICLE 4. ZONING DISTRICTS

DIVISION I. - GENERAL PROVISIONS

- Sec. 16-401. - Authorization and Regulation of Zones and Districts.
- Sec. 16-402. - Zoning Districts Designated.
- Sec. 16-403. - Official Zoning Map.
- Sec. 16-404. - General Requirements Applicable to All Zoning Districts.
- Sec. 16-405. - Prohibitions.

DIVISION II. - ZONING DISTRICTS DESCRIBED

- Sec. 16-406. - Single-Family Residence Districts.
- Sec. 16-406.1. - Single-Family Residence Districts; Exterior Surfaces, Materials and Finishes.
- Sec. 16-406.2. - Single-Family Residence Districts; Wall Articulation and Windows.
- Sec. 16-407. - Single-Family Residence Districts; Dimensions.
- Sec. 16-407.1. - Single-Family Residence Districts; Setback Requirements for Detached and Accessory Structures.
- Sec. 16-408. - Single-Family Residence Districts; Residential Parking Space.
- Sec. 16-409. - Duplex Residence District.
- Sec. 16-410. - Duplex Residence District; Dimensions and Parking.
- Sec. 16-411. - Multiple Residence District.
- Sec. 16-412. - Multiple Residence District; Dimensions.
- Sec. 16-413. - Multiple Residence District; Parking.
- Sec. 16-414. - Office Building District.
- Sec. 16-415. - Office Building District; Dimensions.
- Sec. 16-416. - Office Building District; Parking.
- Sec. 16-417. - Retail Business District.
- Sec. 16-418. - Retail Business District; Dimensions.
- Sec. 16-419. - Retail Business District; Parking.
- Sec. 16-420. - Retail Business District; Development and Performance Standards.
- Sec. 16-406. - R-1 and R-2 Single-Family Residence Districts.
- Sec. 16-407. - R-3 Duplex Residence District.
- Sec. 16-408. - R-4 Townhouse/Row Dwelling District.
- Sec. 16-409. - R-5 Multiple Residence District.
- Sec. 16-410. - Residential Bulk Regulations
- Sec. 16-411. - C-1 Office Building District.
- Sec. 16-412. - C-2 Retail Business District.
- Sec. 16-413. - Office and Retail Bulk Regulations.
- Sec. 16-414. - Permitted and Special Uses.
- Sec. 16-415. - Building Design Standards.
- Sec. 16-416. - Performance Standards.

DIVISION III. - HEIGHT AND AREAS ~~STANDARDS~~ EXCEPTIONS

- Sec. 16-421. - Height and Area Exceptions; Generally.
- Sec. 16-421. - Lot and Yard Regulations
- Sec. 16-422. - Height and Yard Exceptions—Public or Semi-Public Buildings.
- Sec. 16-422. - Yard Exceptions—Platted Setback Lines.
- Sec. 16-423. - Yard Exceptions—Residential Districts; Front Yards.
- Sec. 16-425. - Yard Exceptions—Required Yards.
- Sec. 16-424. - Yard Exceptions—Sight Distance on Corner Lots.
- Sec. 16-425. - Exceptions—Rear Yard Adjoining Alleys.

DIVISION IV. - PLANNED DISTRICTS

- Sec. 16-428. - Planned Zoning Districts; Statement of Objectives.

DIVISION I. GENERAL PROVISIONS**Sec. 16-401. Authorization and Regulation of Zones and Districts.**

The Governing Body hereby divides the City into zones and districts, in order to regulate and restrict the location of trades and industries, and the location, erection, alteration and repair of buildings designed for specific uses, and the uses of the land within each district or zone.

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) R-3, Duplex Residence District.

(3) R-4, Townhouse/Row Dwelling.

(4) R-5, Multiple Residence District.

(5) C-1, Office Building District.

(6) C-2, 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.

Sec. 16-403. Official Zoning Map.

The boundaries of the zoning districts enumerated in Section 16-402 shall be shown on a map officially designated as the Official Map, which map is reincorporated by reference as amended.

Sec. 16-404. General Requirements Applicable to All Zoning Districts.

- (a) Except as otherwise specifically provided, no building or structure shall be erected, constructed, reconstructed, moved or altered, nor shall any building, structure or land be used for any purpose other than is permitted in this chapter by the regulations of the zoning district in which the building, structure or land is situated.
- (b) Except as otherwise specifically provided, no building or structure shall be erected, constructed, reconstructed, moved or altered to exceed the height or area limits established in this chapter by the regulations of the zoning district in which the building or structure is situated.
- (c) Except as otherwise specifically provided, no lot area shall be reduced or diminished so that the yards or other open spaces shall be smaller than prescribed, nor shall the density be increased in any manner, except in conformity by the regulations of the zoning district in which the lot or property is situated.
- (d) Except as otherwise specifically provided, no building, structure or site improvement shall be erected, constructed, reconstructed, moved or altered except in compliance with any applicable final development plans, site plans or other development plans approved by the Governing Body or the Planning Commission. For the purposes of this section, compliance with approved plans shall include both compliance with the content of the plan drawings and compliance with any conditions or stipulations attached to the approval.

Sec. 16-405. Prohibitions.

Prohibitions from the zoning regulations of the City shall be as follows:

- (a) No temporary or incomplete building nor any vehicular equipment, trailer, garage or appurtenance incident to a family dwelling, shall be erected, maintained or used for residence purposes in the City.
- (b) No temporary or outwardly incomplete structure or building or excavation for a basement or foundation, and no building or structure so damaged as to become unfit for use or inhabitation shall be permitted, maintained or remain in this condition with the City for a period of more than six months, except by special permission of the Governing Body.
- (c) No building material, equipment, machinery or refuse shall be stored or maintained upon a lot, tract or parcel within the City, other than during the period during which actual construction or repair operations are being regularly and continuously performed in accordance with the schedule of construction approved in conjunction with a building permit issued for these operations, as the schedule shall be amended from time to time, or otherwise beyond a reasonable period of time necessary to complete the construction or repair as

determined by the Building Inspector in his sole discretion; provided, however, that the Governing Body may waive the prohibition against the storage or maintenance in unusual cases for a limited time upon good cause shown therefor.

(d) No building, structure, or land now located within the City nor any building hereafter erected therein, shall be used or occupied for any of the following purposes, unless otherwise provided for in this article:

- (1) Junkyard or junk storage room;
- (2) Slaughterhouse, commercial poultry dressing or processing establishment where the use is primary and not incidental to some authorized use;
- (3) Trailer camps;
- (4) Circuses or carnivals;
- (5) Storage or selling of volatile or explosive materials;
- (6) Boarding houses or lodging houses;
- (7) Flea markets.

DIVISION II. ZONING DISTRICTS DESCRIBED

Sec. 16-406. R-1 and R-2 Single-Family Residence Districts.

- (a) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.
- (a) Bulk Regulations. See Section 16-410 for Bulk Regulations for Residential Zoning Districts.
- (b) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.
- (c) Building Design Standards. See Section 16-415 for building design standards.
- (d) Construction Across Lot Lines. No single-family or two-family 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:
 - (1) Does not create a through lot that has more than two street frontages.
 - (2) 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.
 - (3) 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.

- (4) Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.

(e) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.

Sec. 16-407. R-3 Duplex Residence District.

(b) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.

(a) Bulk Regulations. See Section 16-410 for Bulk Regulations for Residential Zoning Districts.

(b) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.

(c) Building Design Standards. See Section 16-415 for building design standards.

(d) Construction Across Lot Lines. No single-family or two-family 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:

- (1) Does not create a through lot that has more than two street frontages.
- (2) 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.
- (3) 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.
- (4) Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.

(f) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.

Sec. 16-408. R-4 Townhouse/Row Dwelling District.

(c) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.

(a) Bulk Regulations. See Section 16-410 for Bulk Regulations for Residential Zoning Districts.

(b) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.

(c) Building Design Standards. See Section 16-415 for building design standards.

(d) Construction Across Lot Lines. No single-family or two-family 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:

- (1) Does not create a through lot that has more than two street frontages.
- (2) 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.
- (3) 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.
- (4) Exceptions to the above standards may be approved to address unique or special circumstances of the subject property.

(e) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.

Sec. 16-409. R-5 Multiple Residence District.

- (a) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.
- (b) Bulk Regulations. See Section 16-410 for Bulk Regulations for Residential Zoning Districts.
- (c) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.
- (d) Building Design Standards. See Section 16-415 for building design standards.
- (e) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.
- (f) Performance Standards. See Section 16-416 for applicable performance standards.
- (g) Landscaping and Screening Standards. See Article 10, Landscaping and Screening of Chapter 16 of City Code.

Sec. 16-410. Residential Bulk Regulations.

The following table details the minimum lot sizes, building setbacks, building size and height limitations, minimum green space, and maximum density requirements for each building type constructed within the residential zoning districts established herein.

TABLE 16-410.1: RESIDENTIAL BULK REGULATIONS						
BULK AND DENSITY REGULATION BY BUILDING TYPE	BUILDING TYPE					
	Single Family Dwelling in the R-1 Zoning District	Single-Family Dwelling in the R-2 Zoning District	Duplex and Two-Family Dwelling in the R-3, R-4, or R-5 Zoning Districts	Townhouse or Row Dwelling (3+ units) in the R-4 and R-5 Zoning Districts	Multiple family dwelling (3+ apartment or condo units) in the R-5 Zoning District	Non-Residential Structure in a Residential Zoning District
Min. Lot Size	7,500 sq. ft.	6,000 sq. ft.	7,500 sq. ft.	n/a	7,500 sq. ft. for each building	40,000 sq ft
Min. Lot Width ¹	60 ft	60 ft	60 ft	24 ft.	n/a	100 ft
Min. Lot Street Frontage ²	35 ft	35 ft	35 ft	20 ft	80 ft	40 ft
Front Yard Setback ³	30/35 ft.	25 ft	30/35 ft.	25 ft	35 ft	35 ft.
Side Yard Setback ⁴	5 ft (max 80% of lot width)	5 ft (max 80% of lot width)	5 ft (max 80% of lot width)	8 ft. ⁶	20 ft (max 75% of lot width) 30 ft	30 ft
Rear Yard Setback ⁵	15 ft	15 ft	15 ft	30 ft	30 ft	30 ft
Min. Separation Between Principal Buildings	n/a	n/a	n/a	16 ft side to side, 46 ft back-to-back or back to side	15 ft 30 ft	20 ft
Min. Setback from Private Street or Common Private Roadway	n/a	n/a	n/a	20 ft from back of curb or street sidewalk whichever is closest	20 ft from back of curb or street sidewalk whichever is closest	n/a
Min. Setback from the Perimeter of the Development	n/a	n/a	n/a	30 ft	30 ft	30 ft
Max. Building Height	35 ft (2 ½ stories)	35 ft (2 ½ stories)	35 ft (2 ½ stories)	35 ft	40 50 ft (3 stories)	35 ft ⁷
Min. Green Space ⁸	55-65%	55-65%	55-65%	25%	25%	25%
Max. Dwelling Units Per Acre	n/a	n/a	n/a	8	17.4 (2,500 sq. ft. per unit) 18	n/a
¹ Measured at the front yard building setback line.						
² Postage Stamp Lots: Direct street frontage not required; All yard setbacks for postage stamp lots shall be 5 ft, excluding shared walls located along a common lot line.						
³ Front stoops, stairs, open decks and unenclosed porches may encroach up to 8 ft into the required front yard setback.						

⁴ Horizontally projecting roof overhangs and other similar building projections may extend up to 30-inches into a required side yard setback provided no part of a building is closer than 5 ft to a property line.

⁵ Decks, pools, and similar at or below grade structures may be located within a rear or side yard provided they are no closer than 5 ft to a property line.

⁶ Zero feet from common lot lines of attached structures.

⁷ 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.

⁸ Residential lots less than 15,000 square feet in size shall maintain a minimum of 55 percent of the lot area as green space. 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 one percent of green space area for each 400 square feet of lot size over 15,000 square feet. Residential lots 19,000 square feet in size and larger shall maintain a minimum of 65 percent of the lot area as green space.

Sec. 16-411. C-1 Office Building District.

- (a) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.
- (b) Bulk Regulations. See Section 16-413 for Bulk Regulations for Office and Commercial Zoning Districts.
- (c) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.
- (d) Building Design Standards. See Section 16-415 for building design standards.
- (e) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.
- (f) Performance Standards. See Section 16-416 for applicable performance standards.
- (g) Landscaping and Screening Standards. See Article 10, Landscaping and Screening, Chapter 16 of City Code.

Sec. 16-412. C-2 Retail Business District.

- (a) Permitted Uses. See Section 16-414 for a list of Permitted and Special Uses.
- (b) Bulk Regulations. See Section 16-413 for Bulk Regulations for Office and Commercial Zoning Districts.
- (c) Accessory Structures Setbacks and Regulations. See Article 6, Accessory Uses and Structures, of Chapter 16 of City Code.
- (d) Building Design Standards. See Section 16-415 for building design standards.

- (e) Off-Street Parking Required. See Article 8, Vehicle Parking and Loading of Chapter 16 of City Code.
- (f) Performance Standards. See Section 16-416 for applicable performance standards.
- (h) Landscaping and Screening Standards. See Article 10, Landscaping and Screening, Chapter 16 of City Code.

Sec. 16-413. Office/Retail Bulk Regulations.

The following table details the minimum lot sizes, building setbacks, building size and height limitations, minimum green space, and maximum density requirements for each non-residential zoning district.

TABLE 16-413.1: OFFICE AND COMMERCIAL BULK REGULATIONS		
BULK REGULATION BY ZONING DISTRICT	ZONING DISTRICTS	
	C-1 Office Building	C-2 Retail Business
Min. Lot Size	n/a	n/a
Min. Lot Width	n/a	n/a
Min. Lot Street Frontage	n/a	n/a
Front Yard Setback	30 ft	30 ft
Side Yard Setback ¹	15 ft	15 ft
Rear Yard Setback ²	20 ft	20 ft
Min. Separation Between Buildings Not Attached	20 ft	20 ft
Max. Building Height ³	40 ft	40 ft
Min. Building Height	n/a	n/a
Min. Green Space	20%	20%
¹ 20 feet when said yard adjoins a residentially zoned property		
² 30 feet when said yard adjoins a residentially zoned property		
³ 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.		

Sec. 16-414. Permitted and Special Uses.

The following table identifies the allowable uses within each zoning district. A use identified with a "P" within a given zoning district column is a Permitted use. A use identified with an "S" within a given zoning district column requires approval of a Special Use Permit from the Planning Commission and Governing Body in accordance with this Chapter. A use identified with an "L" requires approval of a city license but does not necessarily require approval of a Special Use Permit. A blank space indicated that use is not permitted within the given zoning district. Uses not listed shall be considered not permitted uses.

The definitions for each listed use shall coincide first with the definition contained within Article 2 of this Chapter, second as may be defined elsewhere in the City Code, and finally the commonly understood definition as determined by the Zoning Administrator.

A proposed use may follow under more than one category; however, for the purposes of this section, the proposed use shall follow the closest, most similar or specific use as listed in the Use Matrix.

It shall be the sole discretion of the Zoning Administrator to make the determine as to where a proposed use falls within the Uses Table, whether it fits within or is similar to a use listed within the Uses Table or is otherwise not listed and therefore not permitted. The determination by the Zoning Administrator is appealable as provided in this Chapter.

TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE		ZONING DISTRICT					
		R-1	R-2	R-3	R-4	R-5	C-1 C-2
RESIDENTIAL USES							
Household Living							
	Single-family dwelling, detached	P	P	P	P		
	Single-family dwelling, semi-detached (traditional duplex on two lots)			P	P	P	
	Two-family dwelling on one lot (duplex on one lot) does not include the conversion of an existing single-family home into 2 dwelling units			P	P	P	
	Townhouse/row dwelling (3+ units)				P	P	
	Multiple family dwelling (3+ apartment or condo units)					P	
	Manufactured Home on one lot	P	P	P	P		
	Accessory dwelling that is attached to or within the principal dwelling unit (includes the conversion of an existing single family detached dwelling into 2 units such as converting a basement or attached garage space into a separate dwelling unit)	S	S	S	S	S	
	Accessory dwelling that is detached and separate from the principal dwelling unit	S		S	S	S	
	Dwelling units located above the ground floor (mixed use building)						S S
	Short-term rental for single family dwelling or duplex, city license required (see Chapter 5, Article 7 of City Code)	L	L	L			
	Short-term rental for townhomes, rowhouse, apartment				L	L	

TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE		ZONING DISTRICT					
		R-1	R-2	R-3	R-4	R-5	C-1 C-2
Group Residential							
	Group home as defined by K.S.A. 12-736	P	P	P	P		
	Assisted living residential facility				P	P	P P
	Nursing or convalescent home				P	P	P P
	Supervised group residence or halfway house, not including group home as defined by K.S.A. 12-736						
PUBLIC AND CIVIC USES							
	College, university, vocational and trades schools						P P
	Cultural exhibit, museum, or library						P P
	Membership or religions organization, social club or lodge, and other place of public assembly	P	P	P	P	P	P P
	Public or private elementary, middle, or high school	P	P	P	P	P	P P
	Public or private parks, golf courses, golf driving ranges, country clubs, swimming pools, playgrounds, and indoor or outdoor recreational facilities and ball fields	P	P	P	P	P	P P
	City, State, and Federal Government buildings and properties	P	P	P	P	P	P P
	County Office Buildings						P P
	Hospital						P P
COMMERCIAL USES							
	After hours business						
	Agricultural Sales and Services						P
	Animal services						
	Kennel, public (indoor only - no outdoor runs) (including day kenneling)						P
	Kennel, public (outdoor runs) (including day kenneling)						S
	Veterinary services (without overnight kenneling)						P
	Art gallery						P P
	Banks and financial services						
	Banks, not including delayed deposit service business						P P

TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE								
USE		ZONING DISTRICT						
		R-1	R-2	R-3	R-4	R-5	C-1	C-2
	Delayed deposit service business (including check cashing, payday lending, car title loan business), city licensed required							S
	Pawnshop, city licensed required							S
	Freestanding automated teller machine (ATM)						P	P
	Body piercing studio or tattoo studio							P
	Commercial Day Care Facilities, state licensed required	S	S	S	P	P	P	P
	Construction sales and service, contractor office, office for plumber, electrician, HVAC service or similar use							
	No outdoor storage							P
	With outdoor storage							
	Drive-in or drive-thru facilities						P	P
	Eating and drinking establishment							
	Restaurant							P
	Micro-brewery, micro-distillery, or winery with on-site tasting/sampling and sales							P
	Tavern / Bar							P
	Entertainment							
	Movie theater, performance hall, performing arts studio						P	P
	Indoor: waterpark, miniature golf, bowling, video game arcades, commercial driving ranges, go-carts, trampoline park, playground play space or similar use							P
	Outdoor: drive-in theater, waterpark, miniature golf, commercial driving ranges, go-carts, trampoline park, playground play space or similar use							P
	Funeral and interment services							
	Cemetery, mausoleum, columbarium						P	P
	Cremation services (the cremation of a human body)							

TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE		ZONING DISTRICT					
		R-1	R-2	R-3	R-4	R-5	C-1 C-2
	Funeral Home including funeral services and retail sales with no outdoor display or storage						P
	Retail sales with outdoor displays and storage						P
	Lodging						
	Bed & breakfast inn					P	
	Boarding or rooming house						
	Extended stay or apartment hotel						P P
	Hotel or motel						P P
	Campground						
	Medical or dental clinic, pediatrician's office, outpatient surgery center, medical testing center, or similar use						P P
	Mini warehouse or self-storage facility						
	In-door only						P
	Out-door storage including vehicle, boat, camper, recreational vehicle						
	Motor vehicle and motor equipment-oriented businesses						
	Automobile service center (auto parts sales)						P
	Automotive washing, car wash (auto, manual, or attended), does not include truck or trailer washing or trailer washout						S
	Gas station or service station with minor repair and services (brakes, batteries, tires, oil changes), including the dispensing of liquified propane						P
	Major motor vehicle repair (painting, body, fender, frame, transmission, engine overhaul)						
	Automobile sales, rental, storage lot, and off-street parking						P
	Automobile, truck and equipment auction facilities						P

TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE								
USE		ZONING DISTRICT						
		R-1	R-2	R-3	R-4	R-5	C-1	C-2
	Recreational vehicle, camper, boat, motorcycle, snowmobile, golf car, and similar sales, lease, and rental and ancillary repair and maintenance							P
	Light equipment sales, rental, or repair service							P
	Heavy equipment sales, rental or repair service							
	Truck Stop, not including trailer washout							
	Commercial parking lots and parking structures (not ancillary to a principal use)							P
	Personal and consumer service							
	Beauty salon, barbershop						P	P
	Dry cleaner and laundry service							P
	Dry cleaner and laundry service (pick-up/drop-off service only)						P	P
	Laundry (self-serve laundromat)							P
	Massage Establishment, city licensed required						P	P
	Fitness center, gym, health spa						P	P
	Tailor						P	P
	Print shop, copy center, retail shipping store						P	P
	Professional Office (corporate, law, engineering, architecture, real estate, insurance, accounting, bookkeeping or similar use)						P	P
	Television and radio broadcast studio, offices, and production facilities						P	P
	Retail sales (grocery store, pharmacy/drug store, office supplies store, bakery, clothing or department store, and similar retail use)							P
	Retail sale - intensive							
	Small-Box Discount Retailers and Thrift Stores, city license required							P
	Convenience store with fuel sales							P
	Fireworks retail sales facility							
	Hardware store, lawn and garden store, or similar use with outdoor storage							P

TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE		ZONING DISTRICT					
		R-1	R-2	R-3	R-4	R-5	C-1 C-2
	Large retail (over 50,000 sq. ft. gross floor area, single user or tenant space)						P
	Liquor store						P
	Lumber yard and Construction Sales and Services						
	Can and bottle redemption facility						
	Smoking lounge or hookah lounge						S
	Tobacco store (including vape shop)						S
	Adult entertainment business, city licensed required						S
	Spectator sports						
	Indoor						P
	Outdoor						P
	Sports and recreation, participant						
	Outdoor						P
	Indoor						P
INDUSTRIAL USES							
	Animal feedlots, processing of animals or animal by-products						
	Electrical power generation (utility scale for off-site use, distribution, or sale)						
	Manufacturing, production and industrial services						
	<u>Limited</u> (no food related processing and manufacturing, all activities wholly contained within a building)						
	<u>General</u> (limited food processing, outdoor storage limited)						
	<u>Intensive</u> (may include outdoor storage of materials and activities not contained within a building) and includes:						
	Auto and other equipment and machinery wrecking and used parts yards and storage (no outdoor wrecking or disassembly)						
	Truck or trailer washout						
	Cement, lime, gypsum, or plaster manufacture						

TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE								
USE		ZONING DISTRICT						
		R-1	R-2	R-3	R-4	R-5	C-1	C-2
	Explosive and ammunition manufacture or storage							
	Junk or garbage processing, recycling, storage, or transfer station (indoor only)							
	Petroleum, chemical, fuel, and gasses refining, manufacture, distribution, or bulk storage							
	Rubber goods manufacture							
	sand or gravel pits, mining, and crushing							
	Smelting and processing of ore, metal and scrap metal							
	Medical cannabidiol manufacturer							
	Repair service							
	Electronics, appliance, household goods, furniture or similar							P
	Small engine							P
	Research laboratory and testing							P
	Storage of equipment, data and records, electronic data center, furniture and similar							P
	Trucking/freight terminal							
	Wholesale fuel storage, sales, or distribution							
	Grain storage and distribution							
	Warehousing and wholesaling (outdoor storage limited to licensed and operable trailers, trucks, power equipment, and shipping containers)							
	Waste related use							
	Junkyard including auto, truck and machinery wrecking and recycling							
	Recycling facility							
	Sanitary landfill							
OTHER USES								
	Gas and electrical power distribution station	S	S	S	S	S	S	S

TABLE 16-414.1: PERMITTED AND SPECIAL USES TABLE							
USE		ZONING DISTRICT					
		R-1	R-2	R-3	R-4	R-5	C-1 C-2
Mining operation, sand and gravel extraction or processing, gas or oil well, or similar mineral or earth resource extraction (no crushing of rock, ore)							
Communication Facilities							
	New tower or base station or substantial change to the same	S	S	S	S	S	S
	Collocation, approved under Article 11, Chapter 16 of City Code	P	P	P	P	P	P

Sec. 16-415. Building Design Standards.

- (a) Applicability. The standards contained in this section shall apply to all new buildings, the redevelopment of any existing buildings, including building additions and expansions and changes or modifications to building facades. All new buildings, including accessory structures, and additions to existing buildings shall be subject to the standards of this section. However, minor building expansions or additions, including successive additions, totaling less than twenty percent (20%) of the gross floor area of the existing building, may use exterior building materials that match or complement the existing building materials and building design features that are aesthetically consistent with the existing building.
- (b) Exceptions. The standards of this section apply to any changes in existing building facades but do not apply to existing building façade maintenance and repair, including repainting of existing painted surfaces, window, door, siding and roof replacement with identical or similar materials. At the full discretion of the review authority, any deviations from these standards may be considered and/or granted in order to achieve building additions that are aesthetically compatible with the existing building design and appearance.
- (c) General Provisions. The design and construction of all buildings shall employ architectural design principles and high-quality materials in compliance with these standards to create structures that are durable and attractive while complimenting neighboring properties.

All buildings shall employ recognized architectural styles and design principles on all sides of each structure, with overall building massing and articulations that are proportional and scaled appropriately. Exterior building materials shall be integrated in an authentic and honest manner reflecting the material's purpose, weight, and typical use in order to convey a sense of permanence and durability. Every building shall clearly express a base, a body and a top.

The following specific provisions do not apply to single-family and two-family dwellings.

- (1) *Application of Brick and Stone Masonry.* Heavy exterior materials, such as any type of brick and stone masonry, shall be applied so as to acknowledge its historic use as a building foundation and structural material. Brick or stone masonry that appears to be unsupported or 'float' within a façade shall not be permitted, e.g., stone applied to a roof dormer or stone placed directly above doors/windows without a supporting lintel above the door/window.
- (2) *Use of EIFS.* Exterior Insulation and Finish System (EIFS) shall be "water managed" type and shall further not be permitted within ten (10) feet of the finished floor elevation of the façade on which it is located.
- (3) *Thin Brick and Stone Masonry Veneer.* Thin brick and stone masonry veneer shall comply with the following:
 - a. Thin brick and stone masonry veneer shall only be used in applications where the actual brick or stone thickness will not be distinguishable or is otherwise addressed

by adjustments in the wall plane to provide the appearance of full depth brick or real stone.

- b. 'L' shaped brick/stone corner pieces and full-depth brick/stone caps shall be utilized at all corners and edges to maintain the appearance of full-depth brick/stone.
 - c. Thin brick and stone masonry veneer shall be continued (returned) a minimum of 12-inches around all wall corners to further maintain the appearance of full-depth brick or real stone and shall be terminated at a 90 degree inside corner along the given facade.
 - d. More than one façade material may be used on a single building, however, transitions from one wall material to another must occur along all visible sides of a building and should always follow a horizontal and level line.
- (4) *Building Mounted Equipment Screening (Roof-Top and Exterior-Mounted Mechanical Equipment)*. All exterior-mounted and all roof-top building HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters shall be located out of view or otherwise appropriately screened by architectural features and landscape plantings from view from all adjacent public or private streets and residentially developed or zoned properties. Screening shall be accomplished via landscaping, site walls, and architectural building elements or screen walls, or a combination of these methods. For roof-top equipment not adequately screened by the parapet, a supplementary screen around all visible sides of the equipment shall be provided by the use of prefinished architectural metal panels, stucco panels, masonry walls, or similar building materials that are consistent with the overall architectural design and finish materials of the proposed building. The height of the screen shall be no lower than the height of the equipment. The above provisions shall not apply to solar energy panels and solar energy systems.

(d) Single-Family and Two-Family Dwelling Standards.

- (1) Surfaces, Materials and Finishes. Exterior finish building and roofing materials for all single-family and two-family dwellings 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 blocks.
- h. Concrete block and cast-in-place concrete - foundation walls only.
- i. 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.

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.

(2) Single-Family Residence Districts; Wall Articulation and Windows.

The following standards apply to residential dwellings and additions constructed after the date of the ordinance from which this section is derived.

- 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 two 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 ten percent (10%) of the total wall area of that facade.

(e) Manufactured Homes Standards. Manufactured homes shall be residentially designed and conform 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.

(f) Building Exterior Finish Materials.

- (1) For the purpose of this Article, exterior building materials shall be divided into the following categories. All materials must be utilized in the application as intended by the manufacturer and follow property installation requirements and standards, including management of water migration and installation of appropriate substrate material.

The Zoning Administrator may recategorize a building material provided below or may categorize a building material not listed below if it finds that the material is similar or of higher quality to the other materials in the same category with regard to durability, quality, and appearance.

TABLE 16-415.1: EXTERIOR FINISH MATERIALS TABLE					
	Class 1	Class 2	Class 3	Class 4	DEFINITIONS
Masonry					
Brick veneer, fired clay	X				Fired clay brick, full-veneer masonry wall system
Brick veneer (thin), fired clay		X			Thin veneer fired clay brick adhered to a wall surface or wall anchoring system, with the appearance of full brick
Brick paneling, fired clay		X			Prefabricated panels of thin veneer fired clay brick
Brick veneer, synthetic			X		Synthetic bricks adhered to wall surface or wall anchoring system
Brick paneling, synthetic			X		Prefabricated panels of synthetic brick adhered to a wall surface or wall anchoring system
Terracotta rainscreen panels	X				Fired clay panels with a rainscreen wall anchoring system
	Class 1	Class 2	Class 3	Class 4	DEFINITIONS
Stone					
Stone veneer, natural	X				Genuine stone, full-veneer masonry wall system
Stone paneling, natural		X			Prefabricated panels of genuine stone adhered to wall surface or wall anchoring system
Stone veneer, synthetic			X		Synthetic stone adhered to wall surface or wall anchoring system (also referred to as cultured stone)
Stone paneling, synthetic			X		Prefabricated panels of synthetic stone adhered to a wall surface or wall anchoring system (also referred to as cultured stone)
	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete Masonry Units					
Cast Stone	X				A highly refined architectural precast concrete masonry unit intended to simulate natural-cut stone
Burnished/ground-faced block		X			Concrete modular blocks, smooth finish with large aggregates visible or polished finish and with mortared joints
Patterned or shaped block			X		Concrete modular blocks, face surface has pattern or shape, not flat, and with mortared joints
Split-faced block			X		Concrete modular blocks, rough, split-faced finish, and with mortared joints
Plain, flat-faced block			X		Concrete modular blocks, plain, flat finish, and with mortared joints

	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete					
Architectural quality precast concrete panels		X			Highest finish precast concrete panels, textured or burnished, and integrally colored - not painted
Cast-in-place concrete, board formed or decorative form liner		X			Architecturally designed cast-in-place concrete with a high-quality patterned or textured surface created by board forms or decorative concrete form liners
Cast-in-place concrete, plain			X		Textured or smooth finish, may be painted
Site cast and precast concrete panels			X		Site cast and precast concrete panels, plain, smooth finish, may be painted
	Class 1	Class 2	Class 3	Class 4	Definitions
Metal					
Architectural quality, composite metal wall panel systems	X				High quality insulated metal panels for decorative surface application, such as <i>Alucobond</i> panel systems
Architectural quality metal wall panel systems, concealed fastening		X			High quality metal panels for decorative surface application with concealed fasteners, such as <i>Firestone Delta</i>
Architectural quality metal wall panel systems, exposed fastening			X		High quality metal panels for decorative surface application with exposed fasteners, such as <i>Firestone Omega</i>
Metal (panels, siding, and trim)				X	Standard metal siding and panels, painted or coated for exterior application
	Class 1	Class 2	Class 3	Class 4	Definitions
Glass					
Clear glass (windows, doors, curtain walls, paneling systems)	X				Clear glass with no visible tint, reflective coating, coloring, or other covering (not including low-e or UV coatings or treatments)
Glass blocks			X		Hollow translucent block of varying shapes and sizes made entirely from glass. Also, known as glass brick.
Mirrored glass				X	Glass with a reflective or mirrored coating or finish
Opaque or tinted glass (including color applied)			X		Glass with a tinted or colored coating or finish or otherwise treated to produce a tint that reduces its opacity.
Spandrel Glass	X				Opaque glass panels with a fire-fused ceramic frit paint; typically used between vision areas of windows to conceal structural columns floors and shear walls

	Class 1	Class 2	Class 3	Class 4	Definitions
Other Materials					
Architectural quality fiber cement wall panels textured to resemble stone or metal		X			The highest quality fiber cement wall panel systems textured to resemble stone or metal with concealed fasteners – such as <i>Nichiha</i>
Stucco, genuine		X			Traditional Portland cement-based stucco applied in 3 coats over a solid surface
Wood (panels and siding)			X		Authentic hardwood or exterior rated, rot-resistant wood paneling and siding
Cement fiber board (panels and siding)			X		Cement panels reinforced with cellulose fibers, such as <i>HardiePlank</i> and <i>HardiePanel</i>
Exterior Insulation and Finish System (EIFS)			X		Polystyrene foam covered with a synthetic stucco, water-managed and exterior rated
Composite wood (panels, siding, and trim)			X		Composite or other synthetic wood types, such as <i>LP SmartSide</i>
Vinyl and PVC (panels, siding, and trim)				X	Exterior siding and trim that is made from a synthetic resin or plastic - minimum thickness 0.46 mm
Ceramic			X		Ceramic tile adhered to a wall surface or wall anchoring system
Translucent wall panel systems			X		Panels or blocks, typically hollow, made of translucent polycarbonate material - such as <i>Kalwall</i>
Fabric					(not permitted)
	Class 1	Class 2	Class 3	Class 4	Definitions
Roofing Materials					
Standing Seam Metal	X				Vertically run or horizontal-Bermuda style metal panels connected within interlocking raised seams
Metal roof panel system	X				High quality metal panels designed for roof application including metal shingles
Metal panel		X			Standard metal roof panels, designed for roof application
Slate	X				Natural stone tiles (or shingles) cut from slate, traditionally applied in an overlapping pattern
Tile	X				Fired clay, ceramic, or concrete roofing tiles applied in an overlaying pattern
Synthetic or composite slate		X			Molded plastic to mimic the appearance of slate tiles
Green roof	X				Low-slope roof covered with roof-top plants in a designed roof-top planting system
Simulated metal roofing		X			Membrane roofing system designed with the appearance of a standing seam metal roof
Membrane or ballast (not visible)		X			Typical roofing materials for low-slope roofs and is not visible from any adjacent public or private street or residential developed or zoned properties
Membrane or ballast (visible)				X	Typical roofing materials for low-slope roofs

Wood shake shingles	X				Shingle shakes constructed of rot resistance wood, such as cedar
Asphalt shingles (laminated or dimensional)		X			Asphalt shingles constructed with a heavy base mat and multiple adhered layers to provide a thicker, dimensional appearance - also known as laminated architectural shingles
Asphalt shingles (3-tab)				X	Asphalt shingles constructed with a single layer of material and 3 cut shingle "tabs"
Glass roofing	X				A roof constructed of glass panels or glass tiles within a glass framing system - also known as a roof glazing system
Fabric				X	Exterior rated fabric designed for application in a canopy or roofing system

(g) Building Exterior Finish Standards by Building Type, Except Single-Family and Duplex Dwellings.

- (1) For the purposes of this Article, all buildings, except for single-family and duplex dwellings, shall be categorized in the following building use types. Any building type not listed or any question as to the appropriate categorization of a building shall be as determined by the Zoning Administrator. The building design standards shall be regulated by both building use type and the zoning district in which the building is located. Unless otherwise permitted by the Zoning Administrator, all accessory buildings and structures shall comply with the design standards required of the principal building.

TABLE 16-415.2: BUILDING DESIGN STANDARD BY BUILDING TYPE

BUILDING TYPE	Façade Materials	Façade Articulation	Entryways	Fenestrations	Overhead Doors	Roofing
Townhouse / Row Dwelling	Each primary façade shall have no less than 3 different Class 1 & 2 building materials.	The primary façade of each individual unit dwelling must have a change in the wall plane and/or a change in the exterior material type, texture, and/or color to differentiate it from the adjoining units.				Roofs of minimum 4-12 pitch, except as appropriate based on architectural style. Class 1, 2, & 3 roofing materials.

TABLE 16-415.2: BUILDING DESIGN STANDARD BY BUILDING TYPE

BUILDING TYPE	Façade Materials	Façade Articulation	Entryways	Fenestrations	Overhead Doors	Roofing
Multi-Family Residential	Each primary façade shall have no less than 3 different Class 1 & 2 building materials together comprising at least 50% of the façade area. Each secondary façade shall have no less than 3 different Class 1, 2, & 3 building materials. Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.	No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements.	Elevated and open walkways and stairways along exterior of building are prohibited. All main building entries must be covered by a projection from façade or recessed.		Overhead doors should not face a public street. If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building façade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.	Class 1, 2, & 3 roofing materials.
Commercial / Retail Buildings	Each primary façade shall have no less than 3 different Class 1 & 2 building materials together comprising at least 50% of the façade area. Each secondary façade shall have no less than 3 different Class 1, 2, & 3 building materials. Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.	No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements.	All main building entries must be covered by a projection from façade or recessed.	At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 25% clear glass fenestrations (windows and full glass doors) on the first level.	Overhead doors should not face a public street. If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building façade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.	Class 1, 2, & 3 roofing materials.

Sec. 16-416. Performance Standards.

- (a) Trash or other like material storage. No material to be disposed of, trash, garbage, or like items, shall be visible to the public either within a building or structure or outside a building or structure and these items shall be disposed of in a safe and sanitary manner.
- (b) Trash and Recycling Collection. The following trash and recycling collection standards shall apply to all sites excluding single-family dwellings, two-family dwellings, and townhouse/row dwellings:
 - (1) *Provisions Required.* All buildings and dwellings shall have adequate provisions for the collection of trash, grease, and recyclable materials with sufficient numbers and locations of collection containers as determined by the Zoning Administrator, at their sole discretion.
 - (2) *Screening of Collection Containers.* All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates for disposal truck access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick or stone. Colors shall be compatible with the dominant architectural materials of buildings on site and shall be integral to a building on site whenever possible. The enclosure shall be located out of public view and constructed to visibly screen the views from the adjoining properties.
- (c) Equipment Screening. The following equipment screening standards shall apply to all sites excluding single-family dwellings, two-family dwellings, and townhouse/row dwellings:
 - (1) All ground mounted and all roof-top building HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters shall be screened from view from adjacent public streets and residential developed or zoned properties.
 - (2) Required screening shall be accomplished by one or more of the following: landscaping, screen walls, and building structure.
- (d) Exterior Lighting. The following exterior lighting standards shall apply to all sites excluding single-family dwellings and two-family dwellings:
 - (1) All site and building lighting shall be LED type (light produced via light emitting diodes) of a soft-white or bright-white light color and quality.
 - (2) All light fixtures shall be downcast in nature and must possess sharp, cut-off qualities to limit off-site glare. Wall-pack type light fixtures are prohibited.
 - (3) All parking lot, building exterior, and site lighting shall be designed, angled, or shielded so as not to glare or shine onto abutting properties or to cause glare upon the adjoining public rights-of-way.

- (4) Buildings and signage may be up-cast or downcast illuminated provided said lighting does not shine or glare off or past the sign or building wall.
- (5) Upon the request of the Zoning Administrator, a photometric plan and cut-sheets of all light fixtures shall be provided to the City during the site plan and/or building permit review process to ensure compliance with the regulations of this section.
- (e) Attached and Free-Standing Drive-Thru Canopies. The following regulations shall apply to all vehicle drive-thru or drive-up canopies, including bank ATM and teller service canopies, fuel pump island canopies, and restaurant drive-thru and drive-up canopies.
 - (1) Canopies shall meet the building setback requirements for the property on which it is located.
 - (2) The minimum vertical clearance for all canopies shall be 14 ft.
 - (3) The maximum height for all free-standing canopies shall be 20 ft.
 - (4) All structural and supporting columns shall be wrapped in a material consistent with or complementary to the primary building material of the principal building or buildings located on the same site. Canopies clad in any architectural metal panel shall consist of no more than two different colors.
 - (5) Under-canopy lighting shall be flush mounted.
- (f) Office Building and Retail Business District Standards.
 - (1) All goods, merchandise and equipment shall be sold and rented, and all business activities or services shall be rendered or conducted within completely enclosed buildings; provided that, each permitted use shall be allowed to locate food and/or drink vending machines immediately adjacent to the enclosed building from which that activity or service is conducted.
 - (2) No goods, merchandise or equipment shall be stored or displayed outside of a fully enclosed building, except if the storage or display is screened or fenced in accordance with a plan reviewed by the Planning Commission and approved by the Governing Body.

DIVISION III. HEIGHT AND AREA ~~STANDARDS~~ EXCEPTIONS

~~Sec. 16-421. Height and Area Exceptions; Generally.~~

~~The regulations and requirements relating to the height of buildings and structures and the area of lots and yards shall be subject to the following exceptions and additional regulations set forth in this chapter.~~

~~Sec. 16-422. Height and Yard Exceptions—Public or Semi-Public Buildings.~~

~~In any district, public or semi-public buildings, such as hospitals, churches and schools, either public or private, may be erected to a height of a public or semi-public building exceeds the maximum height established for the district in which the building is located, the building shall have yards which shall be increased one foot on all sides for each additional foot that these buildings exceed the maximum height.~~

Sec. 16-421. Lot and Yard Regulations.

- (a) Corner Lots. For corner lots, the front yard regulation shall apply to each street side of the corner lot. The Zoning Administrator shall designate the rear yard of a lot which shall generally be that portion of yard opposite the narrow street side.
- (b) Corner Lot Exception for Single-Family and Two-Family Dwellings. For corner lots for single-family and two-family dwellings, the Zoning Administrator shall designate the primary front yard, which shall generally be the side with the least dimension. The front yard building setback requirement shall apply to this yard. The second yard adjacent to the street shall be considered a secondary front yard and a 20-foot building setback requirements shall apply to this yard.
- (c) Double Frontage Lots. The Zoning Administrator shall designate the front yard of a double frontage lot (also known as a through lot) which shall generally be the yard adjacent to the local street or lower street hierarchy classification designation. The front yard regulations shall apply to each street side of a double frontage lot.
- (d) Double Frontage Lot Exception for Single-Family and Two-Family Dwellings. For double frontage lots for single-family and two-family dwellings, the Zoning Administrator shall designate the primary front yard which shall generally be the yard adjacent to the local street or lower street hierarchy classification designation. The front yard building setback requirement shall apply to this yard. The second yard adjacent to the street shall be considered a secondary front yard and a 20-foot building setback requirements shall apply to this yard.
- (e) Postage-Stamp Lot. Structures built within a postage-stamp lot shall be setback no less five (5) feet from all lot lines, excluding shared walls located along a common lot line, and shall otherwise meet all other building setback requirements for the zoning district in which it is located. Postage-stamp lots may or may not have public street frontage but shall at a minimum have access to public streets and public utilities via an adjoining outlot or association held parcel.
- (f) Projecting Overhang or Structure. The ordinary horizontal projection from buildings including eaves, sills, fascia, parapets, cornices, bay windows, or other similar architectural features, except for gutters and downspouts, may not project or extend more than three (3) feet into a required yard, provided no part of a building is closer than 5 ft to a lot line.
- (g) Yard Encroachments.

- a. Carports, cantilevered projections, chimneys, accessory buildings, and structures may not project into any required yard.
- b. Air conditioning units, heat pumps, or other similar devices may encroach into the required side yard.
- c. Steps providing access to the ground level of a dwelling may encroach no more than 30-inches into any required side yard.
- d. Front stoops, stairs, open decks and unenclosed porches may encroach up to 8 ft into the required front yard setback.
- e. Decks, pools, and similar at or below grade structures may be located within a rear or side yard provided they are no closer than 5 ft to a property line.
- f. Uncovered patios, brick or stone pavers, concrete slab structures, or other paved surfaces constructed on the ground, or less than 12 inches above the average grade of the ground, shall be allowed to be constructed within the required front, side, or rear yards, except that no such patio or paved area shall encroach closer than two (2) feet of the property line.

Sec. 16-422. Yard Exceptions—Platted Setback Lines.

Where a setback line for a front yard, side yard or rear yard is established on any plat approved by the City, which platted setback is more restrictive than the yard requirements set forth in this title, the setbacks shall control and building permits shall not be issued for any building or structure outside of the platted setback which would not otherwise be allowed to be located in the yard pursuant to this title. An exception to this restriction can be made for a covered front porch as outlined in section 16-425(a)(1).

Sec. 16-423. Yard Exceptions—Residential Districts; Front Yards.

In residential districts where lots comprising 40 percent or more of the frontage on the same side of a street between two intersecting streets are developed with buildings having front yards with a variation of not more than ten feet in depth, the average of these front yards shall establish the minimum front yard depth for the entire frontage; provided, however, that where a recorded plat has been filed showing a setback line which otherwise complies with the requirements of this title, but which is less than the established setback for the block as provided herein, the setback line shall control. Provided further, that the Board of Zoning Appeals may establish a reasonable setback by variance where the configuration of the ground and buildings is such as to make conformity with the front yard requirements established pursuant to this section impractical. An exception to this restriction can be made for a covered front porch as outlined in section 16-425(a)(1).

Sec. 16-425. Yard Exceptions—Required Yards.

- ~~(a) Every part of a required yard shall be open from its lowest point to the sky unobstructed except for the ordinary projection of sills, belt courses, cornices, chimneys buttresses,~~

~~ornamental features and eaves; provided however, that none of the above projections shall extend into a court more than six inches nor into a minimum yard more than 30 inches.~~

~~(1) Canopies or open porches having a roof area projecting a maximum of eight feet into the required front yard set-back and with a 120 square-foot maximum floor area shall be allowed to be added on to single-family residential structures where they meet the following criteria:~~

- ~~a. The porch must be designed and finished with materials that match the existing house, including the roofing shingles, as to appear that it was part of the original house;~~
- ~~b. The covered porch shall be attached to the main house structure;~~
- ~~c. The roof pitch shall be a minimum of a 3:12 pitch;~~
- ~~d. The covered porch shall remain open and free of any screening or glass that encloses the space; and,~~
- ~~e. The covered porch shall have a defined access point(s) with an open decorative railing, plantings, or other built items around it that complements the porch and house structure; the railing shall be no higher than 38 inches above the porch floor level and the minimum post size shall be at least six inch by six inches in nominal dimensions.~~

~~(2) Patios, pools or similar structures which are at or below grade may be located in any side or rear yard area provided they are at least three feet from any property line.~~

~~(b) In the case of corner lots or double frontage lots, the rules stated in subsection (a) of this section shall be modified as follows:~~

- ~~(1) No accessory structure of any kind shall be built in a platted landscape easement.~~
- ~~(2) In the case of a double frontage lot or corner lot the rear yard of which abuts a collector or local street, no accessory structure of any kind shall be built closer than 15 feet to the street right-of-way.~~

Sec. 16-424. Yard Exceptions—Sight Distance on Corner Lots.

All corner lots shall provide two sight distance triangles, the short leg of which shall be 15 feet, and the long leg of which shall be 140 feet measured along the edge of the pavement as depicted in Figure 16-297A. The area within the triangles, as depicted in Figure 16-297B shall be and remain free of shrubbery, fences or other obstructions to vision more than two feet in height measured above the edge of pavement at a point nearest the obstruction.

(INSERT SIGHT DISTANCE TRIANGLE GRAPHIC)

~~Sec. 16-425. Exceptions—Rear Yard Adjoining Alleys.~~

~~In computing the depth of a rear yard for any building where the yard adjoins an alley, one-half of the alley may be counted as a portion of the rear yard.~~

DIVISION IV. – PLANNED DISTRICTS**Sec. 16-428. - Planned Zoning Districts; Statement of Objectives.**

The zoning of land to one of the planned zoning districts designated in section 16-402(b) shall be for the purpose of encouraging and requiring orderly development at a quality level generally equal to or exceeding that commonly found in projects developed under conventional zoning, but permitting deviations from the normal and established development techniques. The use of planned zoning procedures is intended to encourage large-scale developments, efficient development of small tracts, innovative and imaginative site planning, conservation of natural resources and minimum waste of land. The following are specific objectives of the planned zoning districts:

- ~~(a) The conventional zoning districts should generally not be applied to the improvement of land by other than lot-by-lot development. Consequently, with the exception of residential subdivisions, development proposals which are intended to be subdivided into multiple lots should generally be rezoned to one or more planned zoning districts to ensure the compatibility, coordination, timing and sequencing of development. From and after the adoption of these planned zoning provisions, property shall not be rezoned to either office building district or retail business district except under unique circumstances, and only upon a showing that requiring rezoning to a planned zoning district would result in undue hardship upon the landowner.~~
- (b) Planned developments are groupings of buildings or building sites that are planned as an integrated unit or cluster on property under unified control or ownership at the time the zoning was approved by the City. The sale, subdivision or other partition of the site after zoning approval does not exempt or protect the portions thereof from complying with the development standards, architectural quality, sign concepts and other conditions that were committed to at the time of the rezoning. The submittal by the developer and the approval by the City of development plans represents a firm commitment by the developer that development will indeed follow the approved plans in concept, intensity of use, aesthetic levels and quantities of open space.
- (c) Planned commercial and industrial developments should be designed so as to result in attractive, viable and safe centers and clusters, as opposed to strip patterns along thoroughfares. Control of vehicular access, architectural quality, landscaping and signs will be exercised to soften the impact on nearby residential neighborhoods, and to assure minimum adverse effects on the street system and other services of the community.
- (d) The developer will be given latitude in using innovative techniques in the development of land not feasible under application of conventional zoning requirements.

- (e) Deviations from the performance and development standards, as provided for in section 16-449, may be approved if it is deemed that other amenities or conditions will be gained to the extent that an equal or higher quality development is produced.

Text for the remainder of Division IV unchanged.

Notes: Text from current code in black. New text in red.

ARTICLE 6. ACCESSORY USES AND STRUCTURES

~~Sec. 16-601. – Accessory Uses and Structures; Intent and Interpretation.~~
~~Sec. 16-602. – Accessory Uses and Structures; All Residential Districts.~~
~~Sec. 16-603. – Accessory Uses and Structures; Multiple Residence District.~~
~~Sec. 16-604. – Accessory Uses and Structures; All Commercial Districts.~~
~~Sec. 16-605. – Accessory Uses and Structures; Office Building District and District CP-O.~~
~~Sec. 16-606. – Accessory Uses and Structures; Retail Business District and District CP-2.~~
~~Sec. 16-607. – Accessory Uses and Structures; District P-1.~~
~~Sec. 16-608. – Accessory Uses and Structures; Accessory Uses Permitted By Interpretation.—~~
~~Sec. 16-609. – Accessory Uses and Structures; Hotels and Motel Hotels.—~~
~~Sec. 16-610. – Accessory Uses and Structures; Hospitals.—~~
~~Sec. 16-611. – Accessory Uses and Structures; Public Utility Buildings.—~~
~~Sec. 16-612. – Accessory Uses and Structures; Construction Sites.~~
~~Sec. 16-613. – Accessory Uses and Structures; Development and Performance Standards.~~
Sec. 16-601. – Accessory Buildings and Structures.
Sec. 16-602. – Antennas, Satellite Dish Antennas, and Towers (Not Including Wireless Communications Facilities).
Sec. 16-603. – Fences and Walls
Sec. 16-604. – Hobby Activities
Sec. 16-605. – Home Occupations
Sec. 16-606. – Outside Storage and Use of Equipment, Material or Vehicles, and Other Provisions.
Sec. 16-607. – Little Free Libraries.
Sec. 16-608. – Accessory Dwelling Units

Sec. 16-601. - Accessory Buildings and Structures.

- (a) Intent. Principal uses specified as permitted uses or special uses for a district shall be deemed to include accessory buildings and uses that are necessary and customarily associated with and are appropriate, incidental, and subordinate to such principal or special exception uses. These accessory buildings and structures include: free standing garages and carports for automobiles, trash enclosures, sheds, play structures, gazebos, free-standing patios, pergolas, trellises, underground shelters, and above-ground and in-ground pools and hot-tubs. It is the intent of these standards herein this section to establish the basic regulations for accessory buildings and structures.
- (b) General Provisions. No accessory structure shall be constructed upon a lot until the construction of the main or principal building has been commenced, and no accessory structure shall be used if the main or principal building has been unused for a period of six (6) months or longer. Accessory buildings shall not be used for dwelling purposes, except for approved accessory dwellings as defined in this chapter.
- (c) Applicability. The following regulations shall apply to all accessory buildings and structures for agricultural uses, single-family dwellings, two-family dwellings, townhouse or row dwellings, and manufactured home parks. Accessory buildings and structures for all other uses shall comply with the regulations and standards as established for principal structures.
- (d) Location and Setbacks. The following location and setback requirements shall apply to all accessory buildings and structures:

Accessory buildings and structures shall only be erected to the rear of any principal building. No accessory use or structure except basketball goals, flag poles and fences, as permitted, shall be located in any front yard. No accessory structure shall be located between any principal building and any street. A detached, private garage may be constructed along the side of a principal building provided that said garage is no closer than ten (10) feet from the principal building and does not extend past the front face of the principal building. An attached garage or carport shall be subject to the same required setbacks as the main structure. A detached garage or carport shall be subject to the setbacks required for detached accessory buildings.

- (1) Accessory buildings and structures shall not be erected within any required buffer or easement.
- (2) When located upon a corner lot, the front yard regulation shall apply to each street frontage and no accessory building or structure shall be located within either of these front yards.
- (3) When located on a double frontage or through lot, the Zoning Administrator shall determine which street frontage serves as the rear yard, which shall generally be the street frontage adjacent to the street with the higher street hierarchy classification and for which no driveway access is provided.
- (4) No accessory building or structure shall be located closer than ten (10) feet from the street right-of-way line of the street located along the designated rear yard as determined by the Zoning Administrator, except that when any vehicle entrance to an accessory building faces the street, said accessory building shall be setback at least twenty (20) feet from the alley line or street right-of-way line as may apply.
- (5) Accessory buildings and structures shall maintain a minimum distance of five (5) feet from any lot lines, alley lines and any adjoining lots, except that when any vehicle entrance to an accessory building faces the alley, said accessory building shall be setback at least twenty (20) feet from the alley line.
- (6) Accessory buildings and structures shall maintain a minimum distance of ten (10) feet from any principal structure. Otherwise, said accessory building or structure must meet the setback standards required of the principal structure.
- (7) All setbacks and building separations shall be measured from the closest building wall face. Horizontal projection including roof-overhangs may not extend into any required setback.

(e) Area and Height Limit.

- (1) Accessory buildings and structures shall be limited to a maximum of two (2) total buildings, including a garage, of which all total accessory buildings shall not occupy more than 250 sq. ft. for each 3,000 sq. ft. of lot total lot area nor exceed a total square footage of 1,200 square feet.

- (2) Accessory buildings and structures shall not be taller nor encompass more floor area than the principal structure that is located on the same and shall in no case be more than one and one-half (1.5) stories in height and shall not exceed a height of 24-feet.
- (f) Building Design. Accessory buildings shall match the architectural style and design of the principal structure. The exterior building materials (siding and roofing materials) shall also be similar and of identical quality as that found on the principal structure.
- (g) Exempt Structures. Accessory structures of one-hundred (100) square feet or less, no taller one-story, and of a movable design, plus ground mounted play structures no taller than ten (10) feet with a footprint of no more than 400 square feet, shall be exempt from permit requirements. These structures must conform to all setback requirements. The square footage of these structures shall be included in the maximum cumulative area requirements of this Chapter.

Sec. 16-602. - Antennas, Satellite Dish Antennas, and Towers (Not Including Wireless Communications Facilities).

- (a) The following standards shall apply to all antennas, satellite dish antennas, and towers that are not part of a wireless telecommunications facility:
 - (1) Freestanding antennas, satellite dish antennas, and towers shall comply with the height restrictions and setback requirements for accessory buildings and structures.
 - (2) Antennas, satellite dish antennas, and towers attached to a principal building or structure shall comply with the height restrictions and setback required of that principal building or structure for the zoning district in which it is located.
 - (3) No satellite dish antenna, radio or TV antenna, or related tower use shall be permitted within any front or side yard or attached to the front wall or face of any building or structure, unless the property owner can adequately demonstrate to the satisfaction of the Zoning Administrator that it is not physically possible to locate the antenna or satellite dish antenna within the confines of the rear yard and obtain a signal.
 - (4) No satellite dish antenna with a dish diameter greater than three (3) feet or height greater than fifteen (15) feet shall be permitted in any residential zoning district. Satellite dish antennas shall be located and screened as practical from view of all adjoining residential uses and public streets.

Sec. 16-603. - Fences and Walls

- (a) *Fences or walls.*
 - (1) Fences or walls may be constructed to a maximum height of **six** feet above the average grade subject to the restrictions of this subsection. Where a new fence or wall is constructed or an existing fence or wall is being extended, a permit shall be obtained

- from the Building Inspector. A fence permit shall also be required for the replacement or reconstruction of 50 percent or more of the linear length of the entire existing fence. Any replacement or reconstruction shall comply with all the provisions of this subsection, except setbacks.
- (2) Fences or walls (including retaining walls) in any planned district shall be approved by the Planning Commission as part of the final development plan prior to the issuance of any fence permit.
 - (3) Retaining walls may be permitted where they are reasonably necessary due to the topography of the lot, where the wall is located at least two feet from any street right-of-way, and where the wall does not extend more than 42 inches above the ground level of the land being retained.
 - (4) All fences or walls constructed prior to the adoption of these regulations which do not meet the standards of this subsection may be replaced and maintained resulting in a fence of the same size, type and material; provided, however, that no fence shall be replaced or reconstructed in a manner which obstructs the sight distance triangles as defined in [Section 16-424 of this Chapter](#).
 - (5) In residential districts the following restrictions and standards shall apply to all fences and walls:

(b) *Location.*

- (1) *Front yard.* A fence or wall in excess of 30 inches high may not be constructed in the front yard or in front of the front platted building line, whichever is more restrictive. A decorative wall or fence 30 inches high or lower may be constructed in a front yard, provided that no fence or wall may be located in public right-of-way. For purposes of this subsection, a "decorative" wall or fence shall be limited to structures constructed of wood rail, masonry, wrought iron, or spaced wooden pickets; where the construction has both a finished and an unfinished surface, the finished surface shall face outward.
- (2) *Rear yard.* A fence or wall may be constructed on the rear property line on all lots whose rear lot lines abut another lot or a designated thoroughfare. Fences on corner lots shall be restricted to 42 inches high once it passes the front building line of the house on the rear adjacent lot. No fence shall be permitted in any platted landscape easement except as a part of an approved master fence/screening plan. In the case of a double frontage lot whose rear yard abuts a collector or local street, a fence or wall may be constructed no closer than 15 feet to the rear property line.
- (3) *Side yard.* A fence or wall may be constructed in the side yard up to or on the side property line, except that no fence shall be closer than 15 feet to any collector or local street right-of-way with the exception of a 42 inches high fence which is permitted to be placed up to the right-of-way line and does not encroach on the sight distance triangle as defined in [Section 16-424 of this Chapter](#) of this Code. In addition, no fence shall be permitted in any platted landscape easement except as a part of an approved master fence/screening plan.

(c) *Design standards.*

- (1) All fences and walls shall be constructed with a finished side facing outward from the property. The posts and support beams shall be on the inside or shall be designed as an integral part of the finished surface. **Chain-link style fencing is prohibited within all front yards.**
- (2) All fence segments abutting a designated thoroughfare, except on corner lots, shall provide one gate opening per lot to allow access to the area between the fence and the edge of the street for maintenance and mowing.
- (3) *Exceptions for fences in landscape easements.* Where a master fence/screening plan has been approved as part of a final development plan, all fences in the platted landscape easement shall conform with the approved master fence/screening plan. Changes to this plan shall be permitted only if a new master fence/screening plan is approved in accordance with the procedures established in this chapter. In all commercial and industrial districts, a fence or wall **up to eight feet in height** may be constructed on any side or rear property line but shall not be located in any required front yard setback or be closer to any public or private street than the required setback for a building. Planning Commission approval will be required for fences or walls in any planned zoning district.

(d) **Retaining Walls.**

- (1) **Retaining walls shall be set back from the property line one foot (1') for every one foot (1') of height.**
- (2) **Retaining walls which are six (6) or more feet in height shall be structurally engineered. No single wall face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation. The design specifications, elevations and site plan showing the exact location of the wall shall be provided along with the required building permit application to the Zoning Administrator.**

(a) **Materials and Maintenance.**

(1) *Allowed Materials.*

- a. **Fences are to be constructed of customarily used materials such as chain-link, wrought iron, aluminum, wood, polyvinyl chloride (PVC), and other similar materials, unless specified otherwise herein. Wood fences should be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay and be protected with a wood sealant.**
- b. **The use of materials such as corrugated or sheet metal, chicken wire, woven wire, temporary construction fencing, snow fencing, or similar materials shall not be permitted for permanent fencing. A fence shall not be constructed or covered with: paper sheets or strips; cloth or fabric tarps, sheets, or strips; plastic or vinyl tarps,**

sheets, mesh, or strips; metal siding or panels not originally designed or intended as fencing material; bamboo; reed; or plywood sheeting. Chain-link or woven wire type fences shall not include plastic or wood slats or strips, bamboo, or reed. All fences must be of an earth tone, neutral, or natural color such as white, black, gray (silver), tan, brown, green. Bright or fluorescent colors are not permitted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on fences.

- c. An exception may be approved by the Zoning Administrator for sun and/or wind screen material applied to fences directly associated with a sports or recreation facility such as tennis court fences, baseball field fences, or basketball courts, subject to the provisions of this chapter. An exception also may be approved by the Zoning Administrator for mesh screen material associated with a commercial or industrial site.
 - d. Walls and Retaining Walls. Walls and retaining walls are to be constructed of brick, stone, textured concrete, precast concrete, tile block, etc., and shall not be painted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on walls unless part of an approved and permitted sign in accordance with the City's Sign Regulations.
- (2) *Prohibited Materials.* A fence or wall may not be designed to cause pain or injury to humans or animals. Therefore, the use of broken glass, barbed wire, razor wire, nails, electrical charge or other similar materials shall be prohibited. However, spikes or pointed pickets are permitted to discourage climbing.
- (3) *Construction and Maintenance.* All fences shall be constructed in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, painting/sealing, and other acts required for maintenance. The Zoning Administrator after ten (10) days' notice to the owner of the fence, may order the removal of any fence that is not maintained in accordance with the provisions of this Code, and the cost assessed against the property where said fence is located. An extension of time may be granted, upon filing a verified statement that the delay is not a result of any act of the owner.

(b) Overland Flowage Easements.

- (1) Fences may encroach into an overland flowage easement providing measures are taken to make certain that the fence does not cause siltation buildup or restrict the water flow.
- (2) Permitted fence material includes chain-link, wrought iron fencing, picket style fencing that is at least fifty percent (50%) open, or other fencing styles that are at least fifty (50%) open.
- (3) All fencing shall be elevated a minimum of three (3) inches through the swale part of the easement to allow water flowage.

(c) Exceptions to Fence Standards.

- (1) *Recreational Purposes.* Fences associated with the uses of a sports or recreational facility or other similar area, shall not be subject to the height restrictions specified elsewhere in this section, provided that such fence is constructed to maintain a consistency of at least seventy five percent (75%) open space for the full length of the fence and does not impede the required vision clearance. Any such fence is subject to design review and approval of the Zoning Administrator.
- (2) *Governmental Properties.* Fences associated with governmental (federal, state, county, city) facilities and properties.
- (3) *Temporary Fences.* Temporary or seasonal fences, e.g., snow fence, garden fence, are exempt from permitting requirements providing they are not more than four (4) feet in height. Snow fence shall be allowed to be placed from the first day of November through the first day of April of the following year. Snow fence shall not be allowed at any other time of the year, unless it is being placed as safety or construction fencing in accordance with the temporary construction fence requirements of this Chapter.
- (4) *Temporary Construction Fence.* Temporary construction fences, barricades, railings, or other similar fences installed to provide temporary site security and/or safety in conjunction with construction work may be allowed in any district during periods of construction. Any such temporary fences shall be removed upon completion of the construction work.
- (5) *Existing Fence.* Repair of existing, legal but nonconforming fences shall not be subject to the setback or height regulations, if the repair or replacement coincides with the location and height of the existing fence. Complete replacement of an existing fence requires compliance with the terms of this Chapter. Complete replacement shall be defined as the removal or replacement of forty (40) percent or more of the existing fence.

Sec. 16-604. – Hobby Activities.

- (a) Hobby activities. A hobby activity may be operated as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation so long as the activity is not in conflict with any City ordinance. Articles produced or constructed shall not be sold unless the activity complies with the requirements for a home occupation.

Sec. 16-605. – Home Occupations.

- (a) Home occupations are permitted as an accessory use to a residence subject to the following provisions:
- (b) Purpose and intent. It is the purpose and intent of these requirements to:
 - (1) Maintain neighborhood integrity and preserve the residential character of neighborhoods by encouraging compatible land uses.

- (2) Provide residents of the City with an option to utilize their residences as places to enhance or fulfill personal economic goals as long as the choice of home occupations does not infringe on the residential rights of neighbors.
- (3) Establish criteria for operating home occupations in dwelling units within residential districts.
- (4) Assure that public and private services such as streets, sewers, water or utility systems are not burdened by home occupations to the extent that usage significantly exceeds that which is normally associated with a residence.
- (c) Performance criteria. Home occupations shall comply with the performance criteria of Article 6, Chapter V, of the City Code, which are incorporated herein by reference as if set out in full.
- (d) Other regulations. Home occupations shall comply with all other local, state or federal regulations pertinent to the activity pursued, and the imposition of requirements under this chapter shall not be construed as an exemption from these regulations.

Sec. 16-606. - Outside Storage and Use of Equipment, Material or Vehicles, and Other Provisions.

- (1) Where permitted in residential districts, storage of not more than one of the following is permitted: a boat, a camping trailer, a pickup camper, a motor home, a recreational vehicle or a hauling trailer. Storage shall not occur in the front yard or the side or rear yard between the house and the street (see definition for "Front Yard"). On corner lots where the house is built diagonally across the corner, storage of these items shall not pass the front corner of the house structure on this or the adjacent lot whichever is more restrictive. Storage areas are not required to be paved. These items may be parked in the customary driveway for purposes of loading or unloading or trip preparation for a period of time not to exceed two 48-hour occurrences within a 30-day period during which these items are being loaded or unloaded.
- (2) Except as may be otherwise provided in Chapter V or VII of the City Code, no other equipment, material or vehicle, other than operable passenger vehicles or motorcycles, shall be stored for more than 24 hours in a 30-day period in a residential district.
- (3) Exceptions from the above may be granted by the Governing Body upon approval of plans indicating screening to be installed and setbacks to be used.
- (4) In commercial districts, trucks, vans and trailers may be parked, but not for a period in excess of 72 hours, nor shall trucks, vans or trailers be used for storage or sale of merchandise.
- (5) Notwithstanding the foregoing, useful items may be stored outside to the extent permitted elsewhere in the City Code. Storage of these items shall be permitted only to the extent that it is accessory to the residential use of the property; storage related to any business activity shall not be permitted.

- (h) No temporary or incomplete building, and no automotive equipment, trailer, recreational vehicle, garage or other use or building accessory to a family dwelling shall be erected, maintained or used for residential purposes.
- (o) A recycling collection point as defined in this chapter may be permitted as an accessory use only after approval of a final development plan by the Governing Body. Prior to granting any approval, the Governing Body shall consider the impact of the proposed activity and structure on:
 - (1) Adjacent properties and uses;
 - (2) The visual appearance of the area; and
 - (3) Traffic circulation on and off the site.

In all residential districts, recycling collection points may be permitted only in conjunction with a nonresidential use such as a school, church, or community building.

Sec. 16-614. - Little Free Libraries.

- (a) Little free libraries. A little free library is a "take a book, return a book" gathering place where neighbors share their favorite literature and stories. In its most basic form, a little free library is a box full of books where anyone may stop by and pick up a book (or two) and bring back another book to share.
- (b) Little free libraries are permitted to be placed on single-family residential lots, City properties, church properties and public or parochial school properties. These are considered an accessory structure and accessory use to the property and shall conform to the following guidelines:
 - (1) The little free library shall not be located in or overhang the public street right-of-way or any public or utility easement and shall be at least five feet behind the curb;
 - (2) The associated structures shall not obstruct vehicular, bicycle or pedestrian traffic, either physically or by a person utilizing the Little Free Library;
 - (3) The structures shall not obstruct access isles or paths utilized by persons in wheelchairs or for ADA accessibility;
 - (4) The little free library must be placed in the front yard between the face of the house or building and the street right-of-way. At its discretion, the City may make exceptions for churches and schools which may be approved administratively by City Staff;
 - (5) The library structure shall be designed to hold books. The overall structure shall be limited to a height not to exceed 66 inches; a width not to exceed 30 inches; a depth not to exceed 18 inches; and the box height shall not exceed 30 inches;
 - (6) The structures shall be anchored to the ground or securely attached to something having a permanent location on the ground;

- (7) There shall be a limit of one little free library per address;
- (8) A little free library meeting the above conditions will not be subject to any permits or special licensing requirements.

Sec. 16-615. - Accessory Dwelling Units

- (a) All accessory dwellings, where permitted, shall comply with the following:
 - (1) No more than a total of two (2) dwelling units (principal and accessory) are allowed on a single lot or parcel.
 - (2) An accessory dwelling may be contained within, attached to, or detached and separate from the principal dwelling and must be located wholly within the same lot or parcel of the principal dwelling.
 - (3) The lot or parcel, principal dwelling, and accessory dwelling shall all be under the same ownership and the owner must live on the property either in the principal dwelling or the accessory dwelling as their principal place of residency.
 - (4) The total gross floor area of the accessory dwelling cannot exceed the lesser of eight hundred square feet (800 sq. ft.) or eighty-percent (80%) of the total gross floor area of the principal dwelling.
 - (5) The accessory dwelling shall have no more than one (1) bedroom and shall have its own bathroom and kitchen.
 - (6) The accessory dwelling shall comply with the building setback and bulk regulations for a principal building as applicable for the zoning district in which its lot or parcel is located.
 - (7) The exterior design and appearance of the accessory dwelling, attached or detached, must compliment the design, features, exterior building materials, and level of finish of the principal dwelling building and shall otherwise comply with the requirements of the architectural design standards found in the City's zoning code regulations.
 - (8) The accessory dwelling may have its own entrance or share an entrance with the principal dwelling but cannot have its own separate entrance on the same façade as the front or street-facing entrance of the principal dwelling.
 - (9) The principal dwelling shall have no less than two (2) off-street parking spaces and one (1) additional off-street parking space shall be provided for the accessory dwelling. Tandem style parking spaces (where access to a given space may be blocked by the designated parking space of another vehicle) shall not count towards meeting the parking requirements of this section. Unless specifically approved by the approval authority, accessory dwelling units shall not have a driveway separate from that of the principal dwelling.

(10) All accessory dwellings require approval of a Special Use Permit from the Planning Commission and Governing Body in accordance with the procedures outlined within this Chapter. To approve a request for a Special Use Permit, after a public hearing, the approval authority shall consider and make favorable findings regarding the following requirements. Failure to make favorable findings for any or all of these requirements shall be cause to deny the request.

- a. The size, location, layout, and appearance of the principal dwelling and the proposed accessory dwelling do not negatively impact the adjoining properties and surrounding neighborhood.
- b. Adequate provisions for parking have been made for both the accessory dwelling and the principal dwelling.
- c. The property is appropriately zoned for an accessory dwelling and all city code requirements have been satisfied.

Notes: Mostly a complete rewrite of this article. Text from current code in black. New text in red.

ARTICLE 9. SIGN REGULATIONS

Sec. 16-901. – Purpose.
Sec. 16-902. – Findings and Intent; Interpretation.
Sec. 16-903. – Severability.
Sec. 16-904. – Definitions.
Sec. 16-905. – General Requirements.
Sec. 16-906. – Prohibited Signs.
Sec. 16-907. – Exceptions to Sign Permit Requirement.
Sec. 16-908. – Sign Types.
Sec. 16-909. – Sign Regulations.
Sec. 16-910. – Sign Design Standards.
Sec. 16-911. – Sign Area Calculation.
Sec. 16-912. – Enforcement Authority
Sec. 16-913. – Permit Required.
Sec. 16-914. – Application for sign Permit
Sec. 16-915. – Approval of Electrical Wiring
Sec. 16-916. – Licensed Sign Contractor
Sec. 16-917. – Permit Issuance; Expiration
Sec. 16-918. – Revocability of Permit
Sec. 16-919. – Right of Entry
Sec. 16-920. – Inspection
Sec. 16-921. – Unsafe or Unlawful Signs
Sec. 16-922. – Nonconforming Signs
Sec. 16-923. – Removal of Irrelevant Signs
Sec. 16-924. – Variances and Appeal

Sec. 16-901. - Purpose.

The purpose of this article is to create the framework for a comprehensive and balanced system of content- and viewpoint-neutral regulation of signs to facilitate easy and pleasant communication between people while protecting the First Amendment rights of resident individuals and businesses of the City and preserving and improving the quality of the City's environment by avoiding visual clutter harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance.

Sec. 16-902. - Findings and Intent; Interpretation.

- (a) Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this article is to regulate the size, color, illumination, movement, materials, location, height and conditions of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment on historic convenience to citizens and encouraging economic investment. This article allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all Signs. This article must be interpreted in a manner consistent with the First Amendment guarantee of free speech. This article is based on the following legislative intent and findings.

- (1) A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein must be deemed to be an integral but accessory and subordinate part of the principal use of the land or building. Therefore, the intent of this article is to establish limitations on signs in order to ensure that they are appropriate to the land, building or use to which they are appurtenant and are adequate for the intended purpose while balancing the individual and community interests identified above.
- (2) These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.
- (3) These regulations do not regulate every form and instance of visual communication that may be displayed anywhere within the jurisdictional limits of the City. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.
- (4) These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.
- (5) These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by the federal government, the State of Kansas, Johnson County, or this City. The inclusion of "government" in describing some signs does not intend to subject the government to regulation, but instead helps illustrate the type of signs that falls within the immunities of the government from regulation.
- (6) Many signs are intended to be temporary in nature, and so do not meet the regular structural and installation requirements necessary to prevent them from being affected by weather and other natural forces and present a potential hazard to persons and property. Severe weather conditions include, but are not limited to, thunderstorms with accompanying high winds, tornadoes, ice accumulation, and flooding, and are characteristic of local weather conditions.
- (7) The primary purpose of signs unrelated to traffic and placed along a roadway is to attract the attention of drivers and distract them from their primary responsibility of constant attention to traffic and road conditions. This concern is especially acute in residential areas where young children present a significant potential hazard for drivers.
- (8) Signs inherently are out of keeping with their surroundings; they are intended to attract attention. Their purpose fails if they meld into the landscape. As such, they are a visual blight where the visual clutter of signs is at odds with the City's policy to make structures blend into the topography and be compatible with their natural surroundings.

- (9) Signs have an adverse effect on the aesthetic quality of a City, and thus risk depreciating property values. This potential adverse effect conflicts with the City's policy to enhance the quality of life through other land use regulations.
- (10) Residents are virtually captive audiences of signs displayed by neighbors; signs are an intrusion into residential privacy and interfere with the enjoyment of a resident's property because the vista from the resident's property may become so marred by the clutter of signs that the resident cannot successfully avoid observing the sign clutter.

Sec. 16-903. – Severability.

Severability is intended throughout and within the provisions of this article. If any section, subsection, sentence, clause, phrase or portion of the article is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this article.

Sec. 16-904. – Definitions.

As used in this Article, unless the context otherwise indicates, the following terms have the meanings ascribed herein:

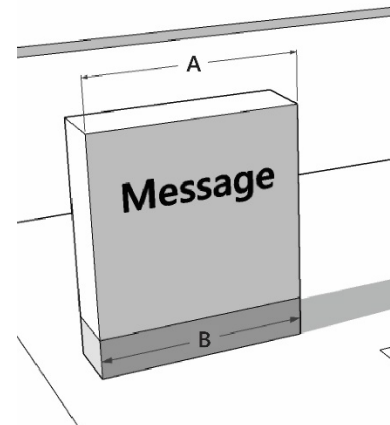
- (a) "Animated sign" means any sign with actual motion, the appearance or illusion of motion, or light or color changes by mechanical or electrical means.
- (b) "Air-Activated Graphics" means a sign, all or any part of, which is designed to be moved by action of forced air so as to make the sign appear to be animated or otherwise have motion.
- (c) "Awning" means any structure made of cloth type materials or metal with a metal frame attached to a building and projecting over a thoroughfare, when the same is so erected as to permit its being raised to a position flat against the building when not in use.
- (d) "Bag sign" is a sign designed to temporarily cover an existing monument sign or pole sign.
- (e) "Balloon sign" is a sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or a structure and equipped with a portable blower motor that provides a constant flow of air into the device. Balloon signs are restrained, attached, or held in place by a cord, rope, cable, or similar method. Also known as Inflatable Devices. See also the definition for air-activated graphics.
- (f) "Banner sign" is a sign composed of fabric or other flexible substrate that is fastened to the exterior of a building, exterior structure, or wall, that is attached to the ground by secure attachments to stakes, poles, or similar devices and secured or mounted so as to limit movement of the sign caused by movement of the atmosphere. Banners do not include those signs which are defined as flags in this Article.
- (g) "Billboard" means any structure, regardless of material used in the construction of the same, that is erected, maintained, or used for public display of poster, painted signs, wall signs, whether the structure is placed on the wall itself, pictures, or other pictorial reading matter.

- (h) "Blade sign" is a temporary sign constructed of cloth, canvas, plastic fabric, or similar lightweight, non-rigid material and supported by a single vertical pole mounted into the ground or on a portable structure. May also be known as a "feather sign."
- (i) "Building sign" means a sign which is wholly supported by the building wall, parallel to the plane thereof, and which does not extend beyond the surface of said building wall more than twelve (12) inches. This definition includes walls signs, awning signs, canopy signs, fascia signs, parapet signs, painted signs and window signs as may be defined herein this Article. Internally illuminated color panels, strips, or bands and neon lighting shall be considered building signs.
- (j) "Business" means a place where different types of trade, commerce, etc., is carried on, usually under the ownership of one person, company or partnership.
- (k) "Canopy" means any structure, other than an awning, made of cloth type materials or metal with metal frames attached to a building, projecting over a thoroughfare, and carried by a frame supported by the ground or sidewalk.
- (l) "Canopy sign" is a building sign attached to or in any way incorporated with the face or underside of a canopy, marquee, or any other similar building projection, and which does not extend beyond the projection more than six inches.
- (m) "Changeable message sign" means a sign that has the capability of sign copy being changed manually or mechanically.
- (n) "Commercial sign" means any sign not defined herein as a "non-commercial sign"
- (o) "Corporate flag" means a flag, other than a government flag, that contains a logo, corporate name, or other identification.
- (p) "Directional sign" means any sign oriented internally intended to convey messages to internal users of a site and generally not intended to convey messages to persons off-site or from an adjoining street. Examples include directional or wayfinding signs, traffic directions and signs that provide parking instructions, security warning signs, business directories, or similar communications that are accessory to the use of the site and any building located thereon.
- (q) "Directory sign" means a permanent diagrammed representation located near the entrance of a complex which shows the location and address of the unit designations within a complex.
- (r) "Electronic message center" means a sign that is electronically or electrically controlled that displays a message center or reader board composed of a series of lights that may be changed through electronic means including LED or LCD displays.
- (s) "Erect" means to build, construct, attach, hang, place, suspend, or affix, and also includes the painting of wall signs.
- (t) "Feather sign" see "blade sign."

- (u) "Flag" means any fabric, banner or bunting containing words, numbers, colors, patterns or symbols, or logos.
- (v) "Free standing signs," including pole and ground monument signs, as regulated by this Article, include any sign which is supported by one or more uprights or braces in or upon the ground and not attached to any building or wall.
- (w) "Facing or surface" means the surface of the sign upon, against or through which the message is displayed or illustrated on the sign. The square footage of a sign, wherever the same is required to be computed for the purposes of this Article, shall be determined by computing the square footage of the facing or surface of such sign.
- (x) "Government flag" means any fabric, banner or bunting containing words, numbers, colors, patterns or symbols, used as a symbol of a government or political subdivision, including flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States, and other flags adopted or sanctioned by an elected legislative body of competent jurisdiction.
- (y) "Government sign" means any type of sign that is constructed, placed or maintained by or at the direction of the federal, state, county, or local government. Examples include traffic control and safety signs and devices, public notices and informational signs, all public parks and public facilities signs, and directional and identification signs such as tourist oriented directional signs approved and placed by the Iowa Department of Transportation, memorial plaques, signs of historical interest, signs designating hospitals, libraries, public parks, schools, colleges, airports, and other institutions or places of public interest or concern.
- (z) "Ground sign," see "free standing sign."
- (aa) "Identification sign" means a sign that displays no more than the name, address, crest or insignia, occupation or profession of an occupant of the premises, name of any building on the premises or the trademark of the occupant.
- (bb) "Illuminated sign" means any sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.
- (cc) "Incombustible material" means any material which will not ignite at or below a temperature of 1200 degrees Fahrenheit and will not continue to burn or glow at that temperature.
- (dd) "Logo" means a stylized group of letters, words, symbols, or combination thereof used to identify and represent a business, organization, group, team, or product and to differentiate it from others.
- (ee) "Marquee" means any hood or awning of permanent construction projecting from the wall of a building above an entrance and extending over a thoroughfare.
- (ff) "Mobile sign" means a sign affixed to an automobile, truck, trailer or other vehicle.
- (gg) "Monument ground sign" means a free standing sign which is anchored to the ground similar to a ground sign, but which has a monolithic or columnar line and which maintains

essentially the same contour from grade to top with the base of the sign being a minimum of 80% of the width of the widest component of the sign. Said signs may be doubled-sided, perpendicular or parallel to the adjoining roadway but in no case shall consist of more than 2 sign faces.

Figure 1

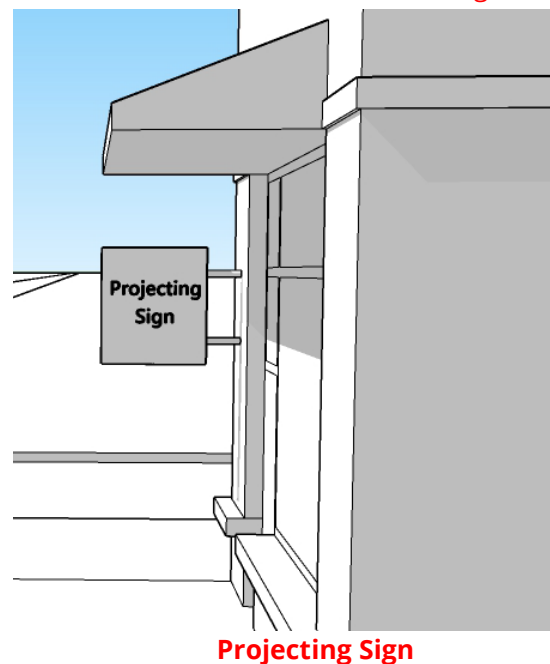


Ground Monument Sign
 $B \geq 80\% \text{ of } A$

- (hh) "Non-commercial sign" means any sign containing an ideological, political issue, religious or other message not related to the promotion of a commercial or business activity. All signs not defined as a "non-commercial sign" shall be defined as a "commercial signs."
- (ii) "Off-premises sign" means a commercial sign installed, erected, constructed, or hung on a site or property that is not appurtenant to the use of, products or services being sold on, work being performed on, or the sale, lease, or rental of the land or buildings on which the sign is located. This definition does not include non-commercial signs.
- (jj) "On-premises sign" means a sign installed, erected, constructed, or hung on a site or property that is appurtenant to the use of, products or services being sold on, work being performed on, or the sale, lease, or rental of the land or buildings on which the sign is located.
- (kk) "Other advertising structure" means any marquee, canopy or awning as further defined herein.
- (ll) "Panel sign" means a sign consisting of a frame covered by a translucent material which may be internally illuminated. The entire sign structure is one unit and the copy is not intended to include three-dimensional individual letters.
- (mm) "Permanent sign" means a sign constructed of durable materials and attached to a wall or imbedded in or constructed on a foundation in the ground, that does not allow removal without special tools or equipment and which is intended to exist on more than a temporary basis.

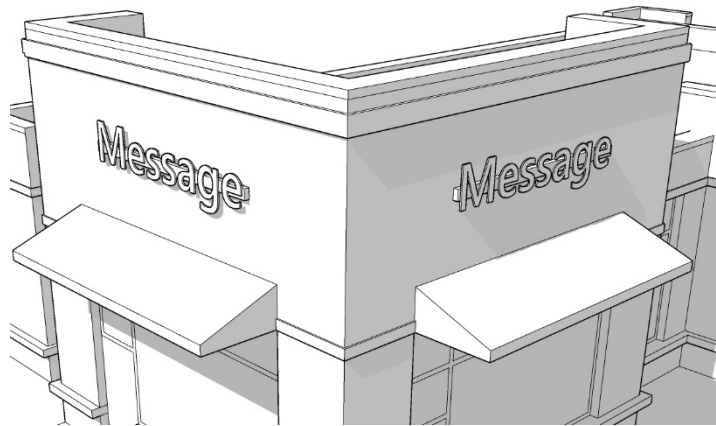
- (nn) "Pole sign" means a freestanding sign that is supported by one or more uprights not attached to, or braced by, any other structure. Pole signs shall have a clear open space of not less than ten (10) feet between the base line of said sign and the ground level.
- (oo) "Political issue sign" means a sign announcing, promoting (for or against), or drawing attention to any personal or political issue or candidate(s) seeking public political office.
- (pp) "Portable sign" means a freestanding sign not permanently anchored or secured to the ground or any building or wall, which may be moved from place to place, including, but not limited to, signs design to be transported by means of wheels, and is not expressly permitted under this Article as a temporary sign.
- (qq) "Projected-image sign" means a sign which involves an image projected on the face of a wall, structure, sidewalk, or other surface, from a distant electronic device, such that the image does not originate from the plane of the wall, structure, sidewalk, or other surface.
- (rr) "Projecting sign" means any sign which is attached to a building or other structure and extends more than 12 inches beyond the building.

Figure 2



- (ss) "Public school district sign" means any type of sign that is constructed or placed by a public school district on property owned or leased by that public school district.
- (tt) "Raceway" means an enclosed channel designed expressly for holding wires, cables, or bus bars on which a sign is mounted.

Figure 3

**Sign Mounted on Raceway**

- (uu) "Raceway, pan style" is a sign raceway that is shaped and contoured to follow the outline of the sign to which is mounted to the raceway.
- (vv) "Roof sign" means any sign erected, constructed and maintained wholly upon or over the roof of any building with the principal support on the roof structure.
- (ww) "Sidewalk sign" means free standing portable sign. Typically designed as either A or T framed and to be used on daily basis and during business hours.
- (xx) "Sight distance triangle" means the clear vision zone corner lots as defined in Section 16-426 of City Code.
- (yy) "Sign" means any and every advertising sign, identification sign, freestanding sign, ground sign, wall sign, roof sign, illuminated sign, projecting sign, temporary sign, marquee, awning and canopy and includes any announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote the interests of any person when the same is placed out-of-doors in view of the general public.
- (zz) "Sign area" means that area of a sign's exposed facing, determined by the Zoning Administrator using actual dimensions where practical, or approximate dimensions when irregularity of a sign shape warrants. Such area shall be measured using one of the formulas in Section 16-911 of this Article.
- (aaa) "Sign copy" means words, letters, logos figures, symbols, illustrations, or patterns that form a message or otherwise call attention to a business, product, service, or activity, or to the sign itself.
- (bbb) "Structural trim" means the molding, battens, cappings, nailing strips, latticing, and platforms which are attached to the sign structure.

- (ccc) "Temporary sign" means any yard sign, portable sign, inflatable signs, bag or banner covering a permanent sign, or other sign, banner, pennant, valance or advertising display constructed of Vinyl, cloth, canvass, light fabric, cardboard, wallboard or other light materials, with or without frames, intended to be displayed for a short period of time only.
- (ddd) "Trailer sign" means any sign mounted on a vehicle normally licensed by the State of Iowa as a trailer and used for advertising or promotional purposes.
- (eee) "Vehicle sign" means a message, inscription or logo painted, attached, or incorporated on a motor vehicle which advertises or promotes the interest of any private or public firm, person, organization, or other entity, or to draw attention to the use on the premises.
- (fff) "Wall sign" means any flat sign of solid face construction which is placed against a building or other structure and attached to the exterior front, rear or side wall of any building or other structure.
- (ggg) "Window sign" means a sign posted, painted, placed, adhered, or affixed in or on a window or door, or a sign that is located on the interior of a structure that is exposed to public view from the exterior of the structure through a window or glass door.
- (hhh) "Work of art" means any mural painting or decoration, inscription, mosaic, painted glass, base-relief, or other similar art form of a permanent character that is intended for decoration, ornament, or commemoration and that is applied to, placed upon, or erected on any lot or parcel or wall of any building or structure. A work of art shall not incorporate logos, advertisements, or other commercial speech nor shall a work of art contain images, letters, symbols or other representations designed to identify or market any commercial activities contained upon the site on which it is located.
- (iii) "Yard sign" means a temporary, freestanding sign made of rigid materials that is supported by a frame, one or more poles or posts, or other support structure placed directly in the ground without foundation or other anchor. These signs may be single or double-sided (back-to-back).

Figure 4

**Major Sign Types**

Sec. 16-905. – General Requirements.

- (a) No sign shall be allowed except as permitted by this Article.
- (b) No sign shall be located within the clear vision area of a driveway or street intersection as defined in City Code. No sign shall be located so that the safety of a moving vehicle or pedestrian will be impaired by obscuring a driver's or pedestrian's vision.
- (c) No person shall install, erect, construct, hang, or alter any sign within the City without first obtaining from the City a Sign Permit, unless such sign is otherwise exempt under this Article.
- (d) No person shall replace the sign copy or sign face without first obtaining from the City a Sign Permit, unless such sign is otherwise exempt under this Article.
- (e) Signs shall be properly erected or attached to a structure and kept in good repair. Any lettering, logo, design, and other markings placed upon the sign shall be clear, distinct, and readable and maintained in that condition.
- (f) Any permanent or temporary commercial sign allowed in this Article may be utilized as a non-commercial or political issue sign subject to the regulations contained herein.
- (g) Strength of Signs. All signs and other advertising structures shall be designed and constructed to withstand a wind load and dead load as required in the Building Code or other ordinances of the City.
- (h) Sign Maintenance: All signs and sign structures shall be properly maintained and kept in a safe, orderly condition. In addition, all parts and supports shall be properly painted. Any sign or sign structure which is rotted, unsafe, deteriorated, defaced, or otherwise altered, shall be repainted, repaired, or replaced by the property owner or agent of the owner of the property upon which the sign is located, within thirty (30) days after written notice by the City.
- (i) Interference: No sign, nor any guys, stay or attachment thereto shall be erected, placed or maintained by any person on rocks, fences, or trees; nor in such a manner as to interfere with the effective use of firefighting equipment or personnel, or any overhead electrical power, telephone, fiber optic, or cable wires or supports thereof.
- (j) Safe Ingress and Egress: No sign or part thereof shall be erected or maintained to prevent or deter free ingress and egress from any door, window, or fire escape. No sign or sign structure shall be attached to a standpipe or fire escape.
- (k) Illumination: All externally illuminated signs shall be constructed to direct the source of light away from adjacent properties or public streets.
- (l) Free-Standing Sign Height Computation: The height of free-standing signs (including all

temporary and permanent signs) shall be computed to be the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to mean the newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.

(m) Free-Standing Sign Setback Measurement: The sign setback for free-standing signs (including all temporary and permanent signs) shall be measured from the nearest edge of the sign.

Sec. 16-906. - Prohibited Signs.

The following signs shall not be permitted, erected or maintained on any property within the City, unless located within the confines of a building, or not visible from outside the premises of the lot in which the sign is located.

- (a) Air-Activated Graphics and Signs with Moving Parts. Any sign which has any visible moving part, visible revolving parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, or mechanical means, including intermediate electrical pulsations, or by action of normal wind currents, except as part of Special Event approved by the City under Article 7 of City Code.
- (b) Animated Signs.
- (c) Balloon Signs.
- (d) Banners. Banners, pennants, spinners, and streamers, except as specified in this Article as a permitted temporary sign or as part of Special Event approved by the City under Article 7 of City Code.
- (e) Billboards.
- (f) Flashing or Glaring Lights. Flashing lights, strobe lights, or rotating beams shall be prohibited outside of a building or visible from the outside of a building in all zoning districts except when otherwise legally displayed as emergency lights or warning lights. Illumination of signs shall be designed in such a way as to reflect light away from residential properties and motorists' vision.
- (g) Mobile signs attached to or painted on an inoperable or unlicensed vehicle, truck, or trailer.
- (h) Moving Lights. Signs which incorporate in any manner any flashing, pulsating, rotating, beacons, or moving lights. Except for a special event approved by the City Council per the City's special event procedures.
- (i) Off-Premise Signs, except a permitted temporary sign, as specified in this Article, may be off-premise.
- (j) Pole Signs.
- (k) Portable Sign.

- (l) Projecting Signs.
- (m) Projected-Image Signs.
- (n) Roof Signs.
- (o) Discontinued Use. Signs on a property that is vacant or un-occupied for a period of more than six (6) months.
- (p) Hazardous Sign. Any sign or sign structure which:
 - (1) Is structurally unsafe;
 - (2) Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment;
 - (3) constitute an obstruction so as to prevent free ingress or egress through any door, window or fire escape;
 - (4) Is not kept in good repair; or,
 - (5) Is capable of causing electrical shocks to persons likely to come in contact with it.
- (q) Obscene Matter. Signs that display obscene matters in violation of any State or Federal statute.
- (r) Signs Projecting over Public Right-of-Way. It is unlawful to erect or maintain any sign on, over, or above any land or right-of-way belonging to City or other governmental entity unless specifically permitted by said entity, except as allowed by K.S.A. 25-2711 for political signs during the 45-day period prior to any election and the two-day period following any such election.
- (s) Temporary Signs. All temporary signs except those that are specifically allowed by this Article.
- (t) Interference with Traffic. No sign or other advertising structure as regulated by this Article shall be erected at the intersection of any street or alley in such a manner as to obstruct free and clear vision, or at any location, where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device or which makes use of the words STOP, LOOK, DRIVE-IN, DANGER or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.
- (u) Unlawful Signs. Any sign unlawfully installed, erected or maintained in violation of this Article.

Sec. 16-907. – Exemptions to Sign Permit Requirement.

The following signs shall not require a sign permit.

- (a) Government signs and government flags as defined herein this Article, are exempt from the Sign Regulations, the Sign Design Standards, and the Sign Permits and Fees requirement.

- (b) Signs located within the confines of a building, except those that are defined as window signs.
- (c) Building addresses on buildings and signs as required by the City are exempt from the Sign Regulations, the Sign Design Standards, and the Sign Permits and Fees requirement.
- (d) Directory signs as required by the Fire Department for emergency identification are exempt from the Sign Regulations, the Sign Design Standards, and the Sign Permits and Fees requirement.
- (e) Works of art that meet the definition as provided herein this Article.
- (f) Temporary Signs, to the extent that they meet the standards herein this Article, are exempt from the Sign Permits and Fees requirement.

Sec. 19-908. - Sign Types.

For the purposes of this Article, the following sign types as defined herein are placed into the following categories.

- (a) Permanent Signs. Permanent signs may be commercial or non-commercial signs as defined herein this Article. Permanent, commercial signs must meet the definition of an on-premise sign. Permanent, commercial signs shall not include off-premise signs. Permanent signs are limited to the following sign types as defined and further regulated herein this Article:
 - (1) Building Signs
 - (2) Ground Signs
 - (3) Directional Signs
 - (4) Drive-Thru Facility Signs
 - (5) Signs Affixed to Automated Teller Machines (ATM)
 - (6) Corporate Flags
- (b) Temporary Signs. Temporary signs may be commercial or non-commercial signs as defined herein this Article. Temporary, commercial signs may be on-premise or off-premise signs. Temporary signs are limited to the following sign types as defined and further regulated herein this Article:
 - (1) Free-standing signs
 - (2) Sidewalk signs

- (3) Blade signs and flags
- (4) Banner signs attached to a building wall or window or covering and affixed to an existing building sign
- (5) Bag signs covering and affixed to an existing monument ground sign

Sec. 19-909. – Sign Regulations.**(a) Permanent signs permitted by zoning district.**

TABLE 19-909.1: PERMANENT SIGNS							
BUILDING SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	1 sign per principal building facing a public street for all permitted multi-family residential and non-residential uses.					Building signs may be located on any side of a building so long as the total sign area does not exceed the total allowed for the building. The area of all wall, awning, and window signs shall be included in the total building signage area calculation.	
Maximum Sign Area	25 sq. ft.					10% of the total sq. ft. of the wall area of a principal building facing a public street. No more than two sides of a building facing a street shall be used to calculate the allowable signage. The sign area of all building signs (including wall, awning, and window signs) shall be calculated using sign area Formula A as defined herein this chapter.	
GROUND SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	1 per public street frontage for each lot of record for all permitted multi-family residential and non-residential uses.					1 per public street frontage for each lot of record.	
Maximum Sign Height	8 ft.					10 ft.	
Maximum Sign Width	8 ft.					10 ft.	
Maximum Sign Area	25 sq. ft. calculated using sign area Formula B as defined herein this chapter.					50 sq. ft. calculated using sign area Formula B as defined herein this chapter.	
Minimum Sign Setback Requirements	16 ft. from all property lines.					Minimum setback from all property lines is equal to twice the sign height, but no less than 10 ft.	

DIRECTIONAL SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	2 per each lot of record for all permitted multi-family residential and non-residential uses.					2 per each lot or record.	
Maximum Sign Height	3 ft.						
Maximum Sign Area	9 sq. ft. calculated using sign area Formula B as defined herein this chapter.						
Sign Setback Requirements	10 ft. from all property lines.						
DRIVE-THRU FACILITY SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	For sites with a permitted drive-thru facility, 2 drive-thru facility signs, as provided herein, shall be permitted for each drive-thru lane. Signs may be free-standing (one-sided only) or building/wall mounted.						
Maximum Sign Height	8 ft.						
Maximum Sign Area	Each sign shall be no greater than 36 sq. ft. using sign area Formula B as defined herein this chapter.						
Minimum Sign Setback and Placement Requirements	25 ft front yard and 10 ft from all property lines. Must be within 10 ft of the drive-thru lane.						
SIGNS ON ATMS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Maximum Sign Area						Sign copy may be adhered or placed upon any surface of a permitted ATM or ATM kiosk; however, the total area of all signage shall not exceed 48 sq. ft.	

CORPORATE FLAGS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number Permitted	Not Permitted.					1 per lot of record or 1 per principal building.	
Maximum Height						30 ft.	
Maximum Flag Size						15 sq. ft.	
Minimum Pole Setback						Minimum setback from all property lines is equal to the pole height, but no less than 5 ft.	
Other Requirements						May only be displayed concurrent with the display of 1 or more government flag(s) attached either on a shared pole or separate pole located in close proximity to the pole(s) displaying the government flag(s).	

(b) Temporary signs permitted by zoning district.

TABLE 19-909.2: TEMPORARY SIGNS							
COMMERCIAL SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	1 sign per public street frontage for each lot of record.					1 sign per public street frontage for each lot of record. Each building or individual business may display 1 "A-frame" or 1 "blade sign" during the hours in which the business is open provided said sign is within 20 feet of the main entrance of that building or business.	
Maximum Sign Area	24 sq. ft. for permitted multi-family residential and non-residential uses and 6 sq. ft. for all other uses. Sign area shall be calculated by using sign area Formula B as defined herein this chapter.					32 sq. ft. using sign area Formula B as defined herein this chapter.	
Maximum Free Standing Sign Height	6 ft.					8 ft.	
Maximum Free Standing Sign Setback Requirement	5 ft. from all property lines.						
NON-COMMERCIAL SIGNS	ZONING DISTRICT						
	R-1	R-2	R-3	R-4	R-5	C-1	C-2
Number of Signs Permitted	3 per lot of record, except as allowed by K.S.A. 25-2711 for political signs during the 45-day period prior to any election and the two-day period following any such election.						
Maximum Sign Area	8 sq. ft. using sign area Formula B as defined herein this chapter.					32 sq. ft. using sign area Formula B as defined herein this chapter.	
Maximum Free Standing Sign Setback Requirement	5 ft. from all property lines.						

Sec. 19-910. – Sign Design Standards.

(a) Permanent Signs. The following regulations are established for all permanent signs as may be permitted by this article.

(1) Building Sign Regulations.

- a. Prior to installation of any building signage, all multi-tenant buildings and multi-building commercial centers shall provide a signage plan detailing how and where signage will be allocated to each individual tenant space. This plan shall be adhered to unless an alternate plan is provided to the City by the building owner. In the case of commercial condominium or horizontal property regime, each owner shall be allocated an amount of signage proportional to the size of their unit.
- b. No wall sign shall cover wholly or partially any wall opening, nor project beyond the

ends of the wall to which it is attached.

- c. All building signs, but not including awning and window signs, shall consist of solid individual letters and symbols that have a three-dimensional appearance with a minimum dimensional depth of one (1) inch. The dimensional depth may be achieved by individual dimension letters or symbols, cut out, push through, engraved, embossed, pin mounted with stand-offs, or alternative acceptable to the Zoning Administrator. Said individual letters and symbols shall be made of anodized aluminum or similar materials or should consist of individual illuminated self-contained letters and symbols made of anodized aluminum or similar materials with translucent plastic faces.
- d. Signs with exposed florescent tubes or light bulbs are prohibited.
- e. Painted signs, including any lettering, graphics, images, and logos, are prohibited except as may be permitted on awnings and windows.
- f. Signs in any residential zoning district shall not be internally illuminated.
- g. No individual letter or symbol shall exceed four (4) feet in height and four (4) feet in width. All letters and symbols should be individually attached to the building wall. Raceways are prohibited. In any situation where it is not physically practical to mount a wall sign without a raceway, a pan-style raceway may be authorized at the discretion of the Zoning Administrator. Panel signs no greater than 32 square feet in size shall be permitted.
- h. Signs may be mounted on a uniform backing that is of no more than one (1) color and that projects no more than four (4) inches from the surface of the building wall.

(2) Ground Sign Regulations.

- a. Ground signs shall be restricted to monument grounds signs. Pole signs are prohibited.
- b. All sign structures shall be architecturally designed and incorporate design details, materials, and colors of the associated building.
- c. Signs with exposed florescent tubes or light bulbs are prohibited.
- d. Painted signs, including any lettering, graphics, images, and logos, are prohibited.
- e. Signs in any residential zoning district shall not be illuminated, neither internally nor externally. All other signs may be internally or externally illuminated provided they do not cause glare towards public streets or neighboring properties.
- f. Permitted ground signs may include a changeable message sign that is double-sided (back-to-back) and no larger than 32 sq. ft. in size per sign face.

- g. Permitted ground signs may include an electronic message center sign that is double-sided (back-to-back), subject to the following design regulations:
- The maximum electronic message center sign size within any non-residential zoning district is 32 sq. ft., per sign face, for a double-sided (back-to-back) sign.
 - The maximum electronic message center sign size within any residential zoning district is 12 sq. ft., per sign face, for a double-sided (back-to-back) sign.
 - Electronic message center messages and images may not include video, animation, scroll, or flash and shall not display full-motion graphics in a series of frames to give the illusion of motion or video.
 - The images and messages displayed on an electronic message center must have a minimum dwell time of at least 10-seconds before changing to the next image or message. The transition or change from one message to another must be instantaneous and involve no animation or special effects.
 - Electronic message centers shall be integral to and a part of an approved monument sign.
 - An approved monument sign may have more than one individual electronic display provided the total area of all such displays does not exceed 32 sq. ft. of the total sign copy area.
 - The brightness of any electronic message center shall not exceed a maximum illumination of 5,000 candelas per square meter (nits) during daylight hours and a maximum illumination of 250 candelas per square meter (nits) between dusk and dawn, as measured from the brightest element on the sign's face. Electronic message centers must be equipped with a light detector or photocell that automatically adjusts the display's brightness according to natural ambient light conditions.

(3) Temporary Sign Regulations

- a. The following types of temporary signs may be permitted in accordance with the regulations herein this Article. All other temporary sign types not listed herein below are prohibited.
- Free-standing signs limited to yard signs, sidewalk signs, flags, and blade signs.
 - Banner signs attached to a building wall or window or covering and affixed to an existing building sign.
 - Bag signs covering and affixed to an existing monument ground sign.

- b. Prohibited Within Public Street Right-of-Way and Public Property. No temporary sign shall be placed within a public street right-of-way nor on public property.
- c. Time Limit. No temporary sign shall be in place for a period greater than six (6) months unless removed and replaced with a new sign.

Sec. 19-911. – Sign Area Calculation.

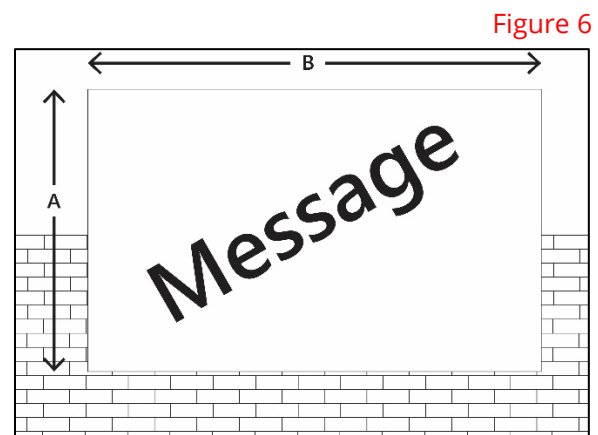
The area of a sign shall be as determined by the Zoning Administrator using actual dimensions where practical or approximate dimensions when irregularity of a sign shape warrants. The area of each sign type is to be measured with either Formula A or Formula B as noted below. The application of either Formula A or Formula B is established by sign type as defined elsewhere in this article.

- (a) **Formula A.** The sign area is the sum of the area of two (2) contiguous rectangles, squares or circles that enclose the extreme points or edges of all copy, logos and symbols of said sign.



$$\text{Sign Area} = (A1 \times A2) + (B1 \times B2)$$

- (b) **Formula B.** The sign area is the area of one rectangle, square or circle that encloses the extreme points or edges of all areas where copy may be placed on a sign. This area does not include structural or architectural features of the sign where copy will not be located.



$$\text{Sign Area} = A \times B$$

Sec. 19-912. – Enforcement Authority.

The Zoning Administrator is hereby authorized and directed to enforce all the provisions of this Article.

Sec. 19-913. – PERMIT REQUIRED.

Except those signs as expressly exempted by Section 16-907 of this Article, it is unlawful for any person to erect, repair, alter, relocate or maintain within the City any sign or other advertising structure as defined in this Article, without first obtaining an erection permit from the Community Development Department, and making payment of the fee required herein. All illuminated signs shall, in addition, be subject to the provisions of the Electrical Code of the City.

Sec. 19-914. – Application For Sign Permit.

Application for sign erection permits shall be made upon forms as determined by the Zoning Administrator and shall contain or have attached thereto the following information unless any such information is deemed unnecessary by the Zoning Administrator:

- (a) Application fee as established by resolution of the City Council.
- (b) Name, address and telephone number of the applicant and building and/or property owner.
- (c) Location of building, structure, or lot to which or upon which the sign or other advertising structure is to be attached or erected.
- (d) Position of the sign or other advertising structure in relation to nearby buildings or structures.
- (e) Site plan, sign elevations, details, and specifications and method of construction and attachment to the building or in the ground.
- (f) Copy of stress sheets and calculations showing the structure is designed for dead load and wind pressure in any direction in the amount required by this Article and all other laws and ordinances of the City.
- (g) Name of person, firm, corporation or association erecting the structure.
- (h) Written consent of the owner of the building, structure or land to which or on which the structure is to be erected if different from the applicant.
- (i) Such other information as the Zoning Administrator shall require to show full compliance with this Article and all other laws and ordinances of the City.

Sec. 19-915. – Approval Of Electrical Wiring.

The application for a permit for erection of a sign or other advertising structure in which electrical wiring and connections are to be used shall be submitted to the Zoning Administrator. The Zoning Administrator shall examine the plans and specifications respecting all wiring and connections to determine if the same complies with the Electrical Code of the City, and the Zoning Administrator shall

approve such permit if the said plans and specifications comply with said code, or disapprove the application if noncompliance with such code is found.

Sec. 19-916. – Licensed Sign Contractor.

All permanent, free standing and building signs shall be constructed by a professional sign contractor licensed to conduct business within the City. The licensing application and insurance requirements shall be as determined by the City.

Sec. 19-917. – Permit Issuance; Expiration.

It is the duty of the Zoning Administrator, upon the filing of an application for an erection permit, to examine such plans and specifications and other data and the premises upon which it is proposed to erect the sign or other advertising structure, and if all the requirements of this Article and all other laws and ordinances of the City are complied with, the Zoning Administrator shall then issue the erection permit. If the work authorized under an erection permit has not been completed within six months after date of issuance, the said permit shall become null and void.

Sec. 19-918. – Revocability of Permit.

All rights and privileges acquired under the provisions of this Article, or any amendment thereto, are mere permits revocable by the Council, and all sign permits shall contain this provision. In the event that by action of the Council any permit is revoked, it shall be unlawful thereafter to permit such sign to continue to remain on the premises, and it is the duty of the owner, agent, or person in possession of said premises, and each of them, to remove such sign forthwith.

Sec. 19-919. – Right Of Entry.

Subject to constitutional limitations and upon presentation of proper credentials, the Zoning Administrator or any duly authorized representatives may enter at reasonable times any building, structure or premises in the City to perform any duty imposed upon the Zoning Administrator by this Article.

Sec. 19-920. – Inspection.

All signs for which a permit is required by this Article or any ordinance of the City shall be subject to inspection by the Zoning Administrator. Footing inspections will be required for all ground signs. Electric signs shall be inspected before erection.

Sec. 19-921. – Unsafe Or Unlawful Signs.

If the Zoning Administrator finds that any sign or other advertising structure regulated herein is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this Article, the Zoning Administrator shall give written notice to the permittee thereof. If the permittee fails to remove or alter the structure so as to comply with the

standards herein set forth within 10 days after such notice, such sign or other advertising structure may be removed or altered to comply, by the Zoning Administrator at the expense of the permittee or owner of the property upon which it is located. The Zoning Administrator shall recommend to the City Manager the revocation of the permit covering such sign or other structure regulated herein, and thereupon said permit may be revoked by order of the Council. The Zoning Administrator may cause any sign or other advertising structure which is an immediate peril to persons or property to be removed summarily and without notice. Existing signs shall comply with the provisions of this section.

Sec. 19-922. – Nonconforming Signs.

- (a) Intent: It is the intent of this Article to allow existing legal, nonconforming signs to continue to be maintained and used until they are removed under the terms of this Article, while encouraging legal, nonconforming signs to be brought into conformity. Every sign or other advertising structure lawfully in existence on **insert date**, but which is prohibited by the terms and conditions of this Article, shall not be altered or moved except in compliance with this Article.
- (b) Modification: A legal nonconforming sign or sign structure shall be brought into conformity with this Article if it is altered, reconstructed, replaced, expanded, or relocated. A change in sign copy, or the replacement of a sign face, is not an alteration or replacement for purposes of this section, but conditions may be placed on the approval to bring the sign closer to compliance with the intent of the provisions of this Article.
- (c) Maintenance: Legal nonconforming signs must be maintained in good condition. Maintenance required by this subsection shall include replacing or repairing of worn or damaged parts of a sign or sign structure in order to return it to its original state, and it is not a change or modification for purposes of subsection (d)1 of this section.
- (d) Removal: Removal of a nonconforming sign or replacement of a nonconforming sign with a conforming sign is required when:
 - (1) Fifty percent (50%) or more of the entire sign structure of a legal nonconforming sign is damaged, destroyed, or for any reason or by any means taken down; or
 - (2) The condition of the legal nonconforming sign or legal nonconforming sign structure has deteriorated without maintenance as required by this section; or the legal nonconforming sign structure or building it is mounted on is destroyed or damaged by a fire, flood, windstorm, or similar abnormal event; and the cost of restoration of the sign to its condition immediately prior to such deterioration or event exceeds fifty percent (50%) of the cost of reconstruction of the sign structure; or
 - (3) The use of the legal nonconforming sign, or the property on which it is located, has ceased, become vacant, or been unoccupied for a period of thirty (30) consecutive days or more. An intent to abandon is not required as the basis for removal under this subsection.

- (e) Sign Permit Application: For any new sign permit applications filed under this Article, the City may review all signs within the subject property for compliance with this Article. Should it be determined that there are legal nonconforming signs on the premises, the City may require that any nonconforming sign displayed on the premises that would affect the compliance of the new sign with this Article be altered or removed before a new permit may be issued under the provisions of this Article.
- (f) Site Plan Application: Any site that is the subject of a site plan application shall be required as a condition of approval to bring all nonconforming signs on the premises into conformity with the provisions of this Article.

Sec. 19-923. – Removal of Irrelevant Signs.

Any sign now or hereafter existing which no longer advertises a bona fide business conducted, or a product sold, shall be taken down and removed by the owner, agent or person having the use of the building or structure upon which such sign may be found, within 10 days after written notification from the Zoning Administrator, and upon failure to comply with such notice within the time specified in such order, the Zoning Administrator is hereby authorized to cause removal of such sign, and any expense incident thereto shall be paid by the owner of the building or structure to which such sign is attached.

Sec. 19-924. – Variances and Appeals.

Any variance from these regulations may be approved only by the Board of Zoning Appeals after an application for a permit has been denied for the proposed sign, by the Zoning Administrator or Building Inspector as provided in these regulations.

Any person aggrieved by an order, requirement, decision or determination of the Zoning Administrator or Building Inspector in the enforcement of this Article may file an appeal with the Board of Zoning Appeals in accordance with City Code.

Notes: Text from current code in black. New text in red. This is a significant rewrite of the current code.

ARTICLE 10. LANDSCAPING AND SCREENING

Sec. 16-1001. – Statement of Intent.

Sec. 16-1002. - Applicability.

Sec. 16-1003. - Definitions.

Sec. 16-1004. - Open Space and Landscaping Required.

Sec. 16-1005. – Screening and Buffering.

Sec. 16-1006. – Plant Materials Standards.

Sec. 16-1007. – Review and Approval Process.

Sec. 16-1008. - Maintenance and Replacement.

Sec. 16-1001. Statement of Intent.

The intent of the following provisions is as follows: to provide greenery to visually soften paved areas and buildings; to establish optimum environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, retardation of storm water runoff, and abatement of noise glare and heat; to ensure the replenishment of the local stock of native trees by utilizing plant materials that are generally native or hearty to the region; to preserve existing trees; to screen 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.

Sec. 16-1002. Applicability.

These regulations shall apply to new development, the redevelopment of existing sites, all site modifications including building additions and expansions, new parking lots and paved area expansions, and the subdivision of land within all zoning districts. The approval authority can approve alternative landscaping standards in order to address special or unique circumstances provided the overall intent of this Article is met.

Sec. 16-1003. Definitions.

The following terms are defined for this Article:

- (a) **Deciduous Ornamental Tree.** A deciduous tree (often an ornamental type tree) that reaches a mature height of less than 30 feet.
- (b) **Deciduous Shade Tree.** Defined as a deciduous tree with one vertical stem or trunk which begins branching at a height of six (6) feet or more and has a distinct crown that reaches a mature height of at least 30 feet.
- (c) **Evergreen / Coniferous Tree.** Defined as a tree that has needle-shaped or scale like leaves that remain green throughout the year; commonly referred to as pine, fir, and spruce trees. These trees generally reach a mature height of over 25 feet.
- (d) **Invasive Plant Species.** A plant reproducing outside its native range and outside cultivation that disrupts naturally occurring native plant communities by altering structure, composition,

natural processes or habitat quality. Invasive plants are those plants recognized by the US Department of Agriculture as an invasive plants including the invasive plants defined in Section 8-901 of City Code.

- (e) **Noxious Weeds.** A plant recognized by the Kansas Department of Agriculture as a noxious weed including the noxious weeds as defined in Section 8-901 of City Code.
- (f) **Open Space.** Any area not covered by a building, structure, parking lot, loading area, driveway, or other similarly paved area. Open space may include sidewalks, trails, pedestrian plazas and patios, and landscaped parking lot islands.
- (g) **Ornamental Grasses.** Defined as tall perennial grasses, generally over 24-inches at mature height, that are specifically grown and cultivated for their decorative properties. Most of the commonly used ornamental grasses are non-native, introduced species such as: Feather Reed Grass, Blue Oat Grass, Silvergrass, and Fountain Grass.
- (h) **Prairie Grass Plantings.** Native grasses and forbs (flowering plants) found within the native prairie environment typical for the area prior to clearance and cultivation of the land by European settlers. For the purposes of this Article, prairie plantings may contain native grasses without forbs to simplify prairie plant installation and maintenance.
- (i) **Turf Grass.** A continuous plant coverage consisting of a grass species that is mowed or maintained at an established height of 6 inches or less and can include native and non-native vegetation, e.g., Kentucky Blue Grass, Perennial Ryegrass, Tall Fescue, Fine Fescue, Buffalo Grass.

Sec. 16-1004. Open Space and Landscaping Required.

- (a) **Open Space.** All sites shall provide no less than the minimum amount of landscaping as required for each zoning district.
- (b) **Landscaping.**
 - (1) Ground Cover. All areas unencumbered by buildings, paving or hard-surfacing, shall be landscaped with turf grass, prairie grass plantings, plant beds, shrubs, and trees.
 - (2) Use of Mulch. Except for single-family and duplex dwellings, wood-based mulch shall be used around all plantings and in all plant beds. Large areas of wood mulch that do not contain plantings shall not be permitted except when used around play structures. Inorganic ground cover material, including rock, chip brick, and synthetic turf (unless part of a designated sport field or play surface), is prohibited except along building foundations, around drainage structures, and in other limited applications as may be deemed acceptable by the Zoning Administrator.
 - (3) Minimum Open Space Landscape Requirements. The following minimum open space plantings shall be required for all sites except for single-family and duplex dwellings. Each single-family and duplex dwellings constructed after the adoption of this

ordinance shall be required to plant two (2) trees (ornamental or shade) per lot or unit prior to the issuance of an occupancy permit.

- a. One (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs shall be planted for every 2,000 square feet of required open space. However, the minimum required landscape for all sites shall be no less than one (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs.
 - b. This landscaping is in addition to landscaping required for street frontage and parking lot landscaping. Open space plant materials shall not count towards the fulfillment of any other landscaping requirement.
- (4) Street Frontage Landscaping. The following street frontage landscaping shall be required for all sites except for except for single-family and duplex dwellings. One overstory street tree shall be required for every 40 feet of public or private street frontage. These trees may be clustered or arranged with varying spacing and need not be placed evenly at 40-foot intervals. These trees are encouraged to be located within close proximity to the street right-of-way and may be located within the public street right-of-way, if so approved by the City.
- (5) Off-Street Parking, Driveways and Loading Areas. The following standards shall apply to all off-street parking and loading areas with ten (10) or more parking stalls or with more than 2,500 square feet of paved area. Off-street and loading area required plant materials shall not count towards the fulfillment of any other landscaping requirement.
- a. Parking Lot Design.
 - All rows of parking shall be terminated with a curbed landscaped island that is a minimum nine (9) feet wide and no less than 16 feet in length (32 feet in length for head-to-head parking stalls).
 - No off-street parking or loading area shall be more than 100 feet from a deciduous shade tree located within a landscaped open space area.
 - Sidewalks that abut the front edge of any parking stall shall be no less than seven (7) feet wide to accommodate a two (2) feet vehicle overhang.
 - b. Landscaping Required.
 - All parking lot islands shall be landscaped with a combination of turf grass, prairie grass plantings, plant beds, shrubs, and trees.
 - Rock, chip brick, pavers, pavement and similar hard surfacing shall not be permitted within a parking lot island. Sidewalks may be constructed within a parking lot island as necessary to accommodate pedestrian circulation.
 - No less than one (1) deciduous shade tree shall be planted within each required landscaped island.

c. **Parking Lot Screening.**

- Whenever an off-street parking area fronts along a public street an average of one (1) deciduous shade tree and two (2) deciduous ornamental trees shall be planted every 50 feet within the parking lot setback area.
- Additionally, a periodic clustering of ornamental grasses and/or shrubs and earth berming should be installed within the parking lot setback area to provide some screening of the parking lot area.

Sec. 16-1005. Screening and Buffering.

(a) **Buffers Required.** Buffers are required, as provided in this Article, for the following conditions. Properties separated by a public street right-of-way are not considered adjoining for the purposes of this Article.

- (1) Between any residentially zoned or developed property and any adjoining commercial, office, or industrial uses.
- (2) Between any single-family residentially zoned or developed property and any multi-family residential use.
- (3) Double Frontage Lots. Any proposed single-family residential lot that has both its front and rear lines abutting a street shall have a buffer from the street along its rear yard. No fences or structures shall be permitted within this buffer and the rear yard building setback shall be measured from the buffer yard line.

(b) **Burden of Providing a Required Buffer.** The burden of constructing and maintaining a required buffer shall be determined as follows:

- (1) In the case of a buffer required between two (2) undeveloped properties, the property with the more intensive zoning shall be burdened with the buffer requirements.
- (2) In the case of a buffer required between an undeveloped and a developed property, the property proposing the development shall be burdened with the buffer requirements.
- (3) In the case of a buffer required between a property proposed for redevelopment and a developed property, the property proposed for redevelopment shall be burdened with the buffer requirements.
- (4) Two properties may agree to transfer or share the burden of a required buffer.

(c) **General Buffer Provisions.**

- (1) No structures or parking lots or loading areas may be permitted within a required buffer. Fences, sidewalks, and trails may be permitted within a required buffer except that no fence may be constructed within a buffer that fronts along a street.

- (2) Buffer plantings should be in small groupings to appear more natural versus evenly spaced in a line.
- (3) Earth berming required within a buffer may vary and undulate to accommodate drainage and to provide a more nature appearance.
- (d) **Buffer Options.** The following buffer options may be utilized to meet the buffering requirements of this Article, unless an alternate standard is established by the approval authority as a condition for approval of a Special Use Permit or by the City Council as a condition of a rezoning or site plan approval to mitigate conditions that may otherwise be detrimental to adjoining residential properties.
 - (1) 15-Foot Wide Buffer.
 - a. Minimum Width: 15 feet.
 - b. Landscape Requirements: For every 25 linear feet of required buffer a minimum of 1-overstory tree, 2-evergreen trees, and 6-shrubs shall be planted.
 - c. Earth Berming: three (3) foot tall.
 - (2) Buffer Reduction. Should the burden of a buffer requirement cause a property to become practically undevelopable, at the sole discretion of the Zoning Administrator, the width of a required buffer may be reduced in lieu of the installation of additional landscaping, a minimum six (6) foot tall privacy fence or masonry screen wall, and other measures necessary to mitigate the impact on the property to be buffered.

Sec. 16-1006. Plant Materials Standards.

- (a) **Plant Materials.** All plants shall be of the type and species appropriate for the climate and location being planted. All plant material shall be commercially produced and meet the minimum standards recognized by landscape professionals.
 - (1) To reduce the threat and impact of plant disease, multiple plant types and species shall be utilized on each site. All trees, shrubs, and perennial plants must be drought resistant or drought tolerant.
 - (2) No less than 50% of the plant material on an individual site shall be species native to Kansas.
 - (3) Ornamental and prairie grass plantings must be appropriate in size, scale, quantity, and type for the location they are being placed so not to appear unkempt or encroach walkways and driveways.
 - (4) Prohibited Plants and Trees. The City declares that invasive species and noxious weeds are a public nuisance that degrades landscaped and natural areas. The City shall prohibit the planting of any invasive plant species and noxious weeds in all public and private

properties. Noxious weeds must be controlled and removed from all properties. (See Section 8-901 of City Code.)

- (5) Minimum Plant Sizes. All plants required herein this article shall meet the following minimum plant sizes and design requirements:
- a. Deciduous Shade Trees – minimum 2.0-inch caliper, measured six (6) inches above the immediate ground level.
 - b. Deciduous Ornament Trees – minimum 1.5-inch caliper, measured six (6) inches above the immediate ground level.
 - c. Evergreen / Coniferous Tree – minimum 5-feet in height.
 - d. Shrubs – minimum three (3) gallon container.
 - e. Ornamental Grasses – minimum one (1) gallon container.
- (6) Seeded Plants. Turf and approved prairie grass areas may be established by hydro-mulch seeding, planting grass plugs, or laying of sod. Seeding without the use of mulch is discouraged.
- (7) Plant Locations. All plantings shall comply with the following:
- a. In general, all plants shall be sited and spaced in a manner to allow for appropriate growth to mature size.
 - b. Trees shall be located no closer than six (6) feet to the back of curb along any street or driveway and no closer than four (4) feet to the edge of any parking lot, sidewalk or walkway.
 - c. Ornamental and prairie grasses with a mature height of over four (4) feet shall not be permitted within the front yard area of any residential property.
 - d. Landscaping must meet minimum clearances from all fire hydrants and building sprinkler systems as required by the fire department.
 - e. Deciduous shade trees should not be placed within any public sanitary sewer, storm sewer or watermain utility easement.
 - f. No landscaping shall be planted in violation of the City's sight distance triangle for corner lots (see Section 16-426 of City Code).
 - g. A permit must be obtained prior to planting any street tree or landscape material in the public right-of-way and shall comply with all City clearance and setback requirements.
- (8) Plant Substitutions. Substitution of required plant materials may be made as follows:

- a. One (1) deciduous shade tree may be substituted in place of 10 required shrubs.
- b. One (1) deciduous ornamental tree may be substituted in place of five (5) required shrubs.
- c. One (1) evergreen/coniferous tree may be substituted in place of one (1) required deciduous shade tree.
- d. One (1) deciduous shade tree may be substituted in place of two (2) required deciduous ornamental trees. Deciduous ornamental trees may not be substituted for required deciduous shade trees.
- e. Three (3) ornamental grasses may be substituted for one (1) required shrub.

(b) Tree Preservation Credit. The preservation of existing trees on a site is encouraged when they are in good condition. Such trees, when preserved, may be counted as part of the required number of trees on a site. The tree credit shall be calculated as follows:

- a. A credit of one (1) tree shall be given for each existing tree on a site that is of the type of tree listed in the above sections which is over 2.0-inch caliper in size measured six (6) inches above the immediate ground level.
- b. A credit of two (2) trees shall be given for each existing tree on a site that is of the type of tree listed in the above sections which is over 10-inch caliper in size measured six (6) inches above the immediate ground level.

However, this credit may not be applied in reducing the number of required interior parking lot trees, unless the tree is located within the parking lot area.

Sec. 16-1007. – Review and Approval Process.

- (a) **Plan Approval Required.** A landscape plan that follows the provisions of this Article shall be submitted as part of any application for approval of a Site Plan and as part of any application for approval of a Preliminary Plat that is for a single-family residential subdivision. No building permit shall be issued without an approved landscape plan in accordance with this Article.
- (b) **Plan Submittal Requirements.** The landscape plan shall be prepared and signed by a licensed landscape architect or other licensed professional with competency in preparing landscape plans. The plan set shall include the following:
 - (1) Property boundary and general location of all existing and proposed structures, fences, walls, paved areas, parking lots, utilities, easements, and storm water management facilities.
 - (2) Existing and proposed grades.
 - (3) Identification of all existing landscaping including whether it is to be preserved or removed.

- (4) Details for the methods by which existing landscaping planned to be preserved will be protected during site construction.
 - (5) Identification of all proposed landscaping include plant species and size.
 - (6) Identification of all proposed ground cover.
 - (7) Width and details for all required buffers including buffer type and plant quantities.
 - (8) Details of all required screening.
 - (9) Specifications for soil conditioning and plant installation.
 - (10) Summary of the following site details:
 - a. Square footage of the total site area.
 - b. Sum square footage of all impervious areas.
 - c. Square footage of the current and proposed building footprint area and paved areas (not including sidewalks, patios, and pedestrian plaza).
 - d. Required open space calculations and square footage of open space provided.
 - e. Calculation of the require landscaping and summary of landscape provided.
 - (11) Other information as required by the Zoning Administrator.
 - (12) The Zoning Administrator may waive any of these required elements if determined unnecessary to ensure compliance with this Article.
- (c) **Final Approval.** Prior to approval of a Final Plat for any single-family residential subdivision and prior to issuance of a Certificate of Occupancy for any building, all landscaping must be installed in accordance with the approved landscape plan. Should any of the required landscaping not be installed prior to a request for Final Plat approval or Certificate of Occupancy, due to weather conditions or time of the year, the Zoning Administrator, at their sole discretion, may accept a cash surety or performance bond as a guarantee of installation and approve the Final Plat or issue a temporary Certificate of Occupancy. The surety amount shall be no less than the cost of installation.
- (d) **Modifications.** The Zoning Administrator may administratively review and approve requests for minor changes to any approved landscape plan, such as changes in plant materials or plant locations, provided those changes comply with the requirements of this Article and do not materially alter the appearance of the site.
- (e) **Nonconformities.** Existing developed sites seeking approval of a building permit or site plan approval for any site modifications including building additions and paving expansions shall attempt to bring the entire property into full compliance with the requirements of this Article. At a minimum, all new buildings, building additions, new parking lots, and new paved areas

shall comply with the regulations of this Article. No site plan or building permit shall be approved that causes or increases a site's nonconformity with this Article.

Sec. 16-1008. - Maintenance and Replacement.

- (a) **Maintenance.** All property owners shall maintain all landscaping including regular mowing, trimming, and pruning and removal of dead, dying, or diseased plant material and keep the property clear from weeds, debris, and litter. Plant material shall be regularly trimmed and pruned to keep from encroaching sidewalks, walkways, driveway, and parking areas.
- (b) **Replacement.** The owner of any lot or parcel for which a landscape plan has been approved under this Article shall further be responsible for the replacement of any dead, dying, or diseased plant material to remain in compliance with the approved landscape plan. Should a tree for which a landscape credit was given, die, become diseased, or is otherwise removed, the owner of the property on which the tree is located shall replace the tree at the same ratio at which the credit was originally given. Failure to maintain the landscaping in accordance with this provision shall constitute a violation of the site's site plan and/or building permit approval and certificate of occupancy.

Notes: Text from current code in black. New text in red. This is a significant rewrite of the current code.

ARTICLE 14. SUBDIVISION REGULATIONS, LOTS AND LOT SPLITS

DIVISION I. - GENERAL PROVISIONS

- Sec. 16-1401. - Area Covered.
- Sec. 16-1402. - Authority.
- Sec. 16-1403. - Rules of Interpretation.
- Sec. 16-1404. - Definitions.
- Sec. 16-1405. - Subdivision Approval.
- Sec. 16-1406. - Conditions Stated on Plat.
- Sec. 16-1407. - Endorsement and Filing of Plats.
- Sec. 16-1408. - Protection From Flooding.
- Sec. 16-1409. - Subdivision Arrangement.
- Sec. 16-1410. - Regulation of Streets to Adjoining Streets and Land.
- Sec. 16-1411. - Culs-de-Sac.
- Sec. 16-1412. - Street Arrangements for Oversized Lots.
- Sec. 16-1413. - Street Design Standards.
- Sec. 16-1414. - Private Streets.
- Sec. 16-1415. - Block Lengths.
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- Sec. 16-1418. - Lot Frontage.
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- Sec. 16-1420. - Residential Lots on Arterials.
- Sec. 16-1421. - Acreage Depth of Residential Lots.
- Sec. 16-1422. - Minimum Lot Dimensions.
- Sec. 16-1423. - Rule Exceptions.
- Sec. 16-1424. - Building or Zoning Permits.
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- Sec. 16-1427. - Dedication of Right-of-Way for Abutting Streets.
- Sec. 16-1428. - Reservation of Open Space or Parkland.

DIVISION I. - GENERAL PROVISIONS

Sec. 16-1401. Area Covered.

The subdivision regulations contained in this article shall govern the subdivision of land located within the City.

Sec. 16-1402. Authority.

These regulations are adopted pursuant to the authority of applicable provisions of the Kansas Statutes Annotated and Article 2, Section 5 of the Kansas Constitution.

Sec. 16-1403. Rules of Interpretation.

For purposes of interpreting these regulations, the following rules shall apply.

- (a) Unless the context clearly indicates to the contrary words used in the present tense include the future tense, words used in the singular include the plural, words used in the plural include the singular, words importing the masculine gender include the feminine and neuter, the word

"shall" is mandatory, the word "building" includes the word "structure", and the term "used for" includes "designed for" or "intended for".

- (b) Unless specifically provided, in computing any period of time prescribed or allowed by these regulations, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed is to be included, unless it is a Saturday, Sunday or a legal holiday, in which event the period runs until the end of the next day which is not a Saturday, Sunday or a legal holiday. A half-holiday shall be considered as other days and not as a holiday. "Legal holiday" includes any day designated as a holiday by the Congress of the United States or by the Kansas legislature. Whenever a notice, petition or other document is required to be filed within a specified time period, the notice, petition or document must be filed with the appropriate City official or in the appropriate City office not later than 5:00 p.m. on the last day of the period as computed above.
- (c) Where these regulations permit or require an act on the part of an "owner" or "landowner," or and a particular lot or tract of land is owned by several persons, whether in joint tenancy, tenancy in common, partnership, joint venture or other form of joint ownership, the act shall be taken on behalf of, and with the express consent of, all these persons.

Sec. 16-1404. Definitions.

- (a) Where a word or term is not defined in this article but is defined elsewhere in this chapter or in the City Code, the definition shall be applicable unless the context indicates that a standard dictionary definition is more appropriate.
- (b) Where a word or term is defined in this article and also defined elsewhere in this chapter, the definition contained in this article shall be generally applicable except in the Article or section to which the other definition applies.
- (c) The words and terms contained hereinafter shall be defined to mean as follows:
 - (1) The City Code means the Code of the City of Roeland Park, Kansas.
 - (2) *Flood plain* or *100-year flood plain* means the area within the floodway and the floodway fringe.
 - (3) *Floodway* means the channel of a river or other waste course and the adjacent land areas that must be reserved in order to discharge a flood having a one percent change of being equaled or exceeded in any given year without cumulatively increasing the water surface elevation more than one foot at any point assuming equal conveyance reduction outside the channel from the two sides of the flood plain.
 - (4) *Platted* means real property which is the subject of a final plat, or replat, recorded with the Register of Deeds of Johnson County, Kansas. Final plat means a drawing of a permanent nature showing the precise location and dimension of the feature as streets, lots, easements and other elements pertinent to transfer of property and prepared for

permanent record. Preliminary plat means a drawing showing the proposed general pattern of streets, lots and land uses within a tract to be subdivided.

- (5) *Postage-stamp lot* means a small lot typically contained within an owner's association held common lot or outlot and intended to define the immediate area surrounding the perimeter of an individual townhouse or rowhouse unit or commercial building for ownership purposes. Postage-stamp lots are generally designed to be established no closer than 5-feet from any foundation or building wall, excluding shared walls located along a common lot line.
- (6) *Rule exceptions* means the allowing of a subdivision to deviate from one or more specific standards and requirements of these rules and regulations.
- (7) *Subdivider* means a person, firm or corporation undertaking the subdivision of land.
- (8) *Subdivision*, except for "lot-split" as defined below, means the division of a lot, tract or parcel of land into two or more lots, plots or sites, and includes the re-subdivision of land and the vacation of streets, lots or alleys. The creation of a street, alley or other public way by dedication shall be deemed a subdivision. "Lot-split" means the division of a lot into two or more lots or portions thereof.

Sec. 16-1405. Subdivision Approval.

Except as otherwise provided in this article, no subdivision may be developed within the City until both a preliminary and final plat have been filed and approved in accordance with the provisions set forth herein; provided, however, that the landowner may elect to submit a final plat without first having had a preliminary plat approved. Approval of a preliminary plat does not constitute acceptance of the subdivision, but authorizes preparation of the final plat. No improvements shall take place in the subdivision prior to approval and recording of the final plat and submittal of street construction plans to the City Engineer, and the approval thereof.

Sec. 16-1406. Conditions Stated on Plat.

All conditions to approval of a subdivision by the Planning Commission which run with the land or the acceptance of dedications of land by the Governing Body, and all rule exceptions granted by the Planning Commission, shall be clearly stated on the final plat prior to its recording by appropriate City officials.

Sec. 16-1407. Endorsement and Filing of Plats.

Approval of a final plat by the Planning Commission shall be endorsed on the plat by the chairman of the Planning Commission acceptance of lands dedicated for public purposes that have been approved by the Governing Body shall be endorsed on the plat by the Mayor. Thereafter, the final plat shall be filed with the Register of Deeds as provided by law; no plat shall be filed with the Register of Deeds prior to its endorsement by the appropriate City officials. No final plat shall be recorded except by the City without approval of the City Engineer, or his or her designee.

Sec. 16-1408. Protection From Flooding.

Subdivision proposals shall be designed to assure that all proposals are consistent with the need to minimize flood damage, that all public utilities and facilities (such as sewer, gas, electrical and water systems) are located, elevated and constructed to minimize or eliminate flood damage and that adequate drainage is provided so as to reduce exposure to flood hazards.

Sec. 16-1409. Subdivision Arrangement.

Care shall be exercised in the design and layout out of streets, lots and other elements of a subdivision so that good planning principles are followed, efficient use is made of land and natural assets, such as trees and topography, can be retained wherever practicable. Except as provided in section 16-1411 dead-end streets shall not be permitted except where the streets are provided to connect with future streets on adjacent land, off-center street intersections with an offset of less than 15 feet between center lines shall not be permitted. Surface drainage easements shall be provided as necessary, and the City may request installation of pipe, masonry or rip-rap flumes, or other protective devices in order that adjacent or surrounding property shall not be endangered and maintenance requirements will be kept to a minimum.

Sec. 16-1410. Regulation of Streets to Adjoining Streets and Land.

The system of streets designated for a subdivision must connect with any streets already platted to its boundary from abutting subdivisions. Streets must be continued to the boundaries of the tract subdivided at reasonable intervals so that future abutting subdivisions may connect therewith.

Sec. 16-1411. Culs-de-Sac.

Culs-de-sac may be permitted where a vehicular connection is not essential. Culs-de-sac shall provide proper access to all lots and a turnaround shall be provided at the closed end with a outside street line radius of at least 50 feet. The length of culs-de-sac shall not exceed 700 feet, measured from the near-side right-of-way line of the intersecting street to the center line of the cul-de-sac turnaround.

Sec. 16-1412. Street Arrangements for Oversized Lots.

A tract subdivided into parcels larger than normal building lots shall be arranged so as to permit the opening of future streets and a logical pattern of re-subdivision.

Sec. 16-1413. Street Design Standards.

All streets within subdivisions shall conform to the applicable minimum design standards set forth in Section 13-108 of the City Code.

Sec. 16-1414. Private Streets.

No plat containing proposed private streets shall be approved by the Planning Commission unless the proposal to utilize private streets has been previously approved by the Governing Body and adequate assurances are provided for maintenance of those streets. Private streets shall be designed in conformance with the minimum design standards set forth in Section 13-107 of the City Code, and shall be designated as a separate tract or tracts under common ownership on the plat. In addition, public access easements shall be dedicated to assure adequate access to all subdivision lots served

by the private street for government agencies and public utilities consistent with access provided elsewhere by public streets.

Sec. 16-1415. Block Lengths.

Intersecting streets determining block lengths shall be provided at intervals as to serve cross traffic adequately and to meet existing or future streets. Where no existing plats control, block lengths shall not exceed 1,500 feet.

Sec. 16-1416. Pedestrian Walkways.

In blocks where substantial pedestrian traffic may occur, e.g., adjacent to schools, the Planning Commission may require pedestrian walkways through blocks: The walkways shall be ten to 15 feet in width, constructed of concrete the entire length and adequately fenced. These walkways may be required to be dedicated to the public in the same manner, as streets.

Sec. 16-1417. Lots on Collector Streets.

The number of residential lots facing onto collector streets shall be kept to a minimum in each subdivision. The street patterns shall be so designed that the side lines of lots abut collector streets wherever land shapes and topography permit.

Sec. 16-1418. Lot Frontage.

- (a) Every residential lot shall front on a public or private street.
- (b) Every non-residential lot shall front on a public or private street or have access to a public or private street by means of a public access easement to a point approved by the City.
- (c) Postage-stamp lots may or may not have public street frontage but shall at a minimum have access to public streets and public utilities via an owner's associate held common lot or outlot.

Sec. 16-1419. Double-Frontage Lots.

The use of double-frontage lots shall be minimized in all subdivisions.

Sec. 16-1420. Residential Lots on Arterials.

Residential lots shall not be designed so as to face onto existing arterials. No person shall construct or have constructed a driveway on a residential lot with direct access onto a designated thoroughfare. All plats shall contain language prohibiting the construction of driveways onto arterials.

Sec. 16-1421. Acreage Depth of Residential Lots.

Residential lots in conventional zoning districts shall have an average depth of not less than 115 feet. This provision does not apply to approved postage-stamp lots.

Sec. 16-1422. Minimum Lot Dimensions.

All lots shall conform to the applicable zoning district regulations pertaining to minimum lot dimensions. Lots otherwise containing sufficient lot area may have a width at the front lot line of not less than 35 feet when the lots front on a cul-de-sac. **This provision does not apply to approved postage-stamp lots.**

Sec. 16-1423. Rule Exceptions.

- (a) In case of hardship caused by the size, location or configuration of land, topography or other factors which affect a specific tract or subdivision or portion thereof, the subdivider may request a rule exception from the requirements of this article relating to lot and street layout, block lengths, cul-de-sac lengths, or minimum lot dimensions. Rule exceptions shall be requested at the time of filing the application for the preliminary or final plat on forms provided by the City. Rule exceptions shall not be approved by the Planning Commission unless it finds that the approval will not be contrary to the public interest or unnecessarily burden the City.
- (b) Rule exceptions may also be granted to facilitate conveyance of land between two adjacent platted lots under the following circumstances: the sale is to an adjacent property owner; both lots in question are platted; legal descriptions of the resulting lots are prepared and recorded with the Register of Deeds following approval of the rule exception by the Planning Commission; no extension or relocation of public infrastructure is required; no easements are affected or required; and the transaction does not create nonconforming lots or nonconforming site improvements. Application for such rule exceptions shall be requested on forms provided by the City and shall not require replatting. Rule exceptions shall not be approved by the Planning Commission unless it finds that the approval will not be contrary to the public interest or unnecessarily burden the City.

(Ord. No. 936, § 1, 8-15-2016)

Sec. 16-1424. Building or Zoning Permits.

No building or zoning permits shall be issued pursuant to other provisions of the City Code unless the applicant can demonstrate compliance with the provisions of this article. Provided, however, that land which has already been platted need not be replatted so long as all other requirements of this article, including development standards and required improvements, are satisfied. Provided further, that the owner of a single lot may apply to the Board of Zoning Appeals for a variance from any applicable development standards in appropriate cases. The Board of Zoning Appeals shall consider variance requests in the same manner, and subject to the same standards, as requests for variances from the zoning regulations.

Sec. 16-1425. Relationship to Private Restrictions.

The provisions of these regulations are not intended to abrogate any deed restriction, covenant, easement or any other private agreement or restriction on the use of land. Provided, that, where the provisions of this chapter are more restrictive or impose higher standards than any private restriction, the requirements of this chapter shall control. Where the provisions of any private restriction are more restrictive or impose higher standards than the provisions of this chapter, private restrictions

shall control, if properly enforced by a person having the legal right to enforce these restrictions. Private restrictions shall not be enforced by the City.

Sec. 16-1426. Penalty for Violations and Civil Remedies.

- (a) The violation of any provision of these regulations is hereby declared to be a public offense and subject to the general penalty provisions contained in section 1-117 of the City Code. Each day's violation of these regulations shall constitute a separate offense.
- (b) The City shall have the authority to maintain civil suits or actions in any court of competent jurisdiction for the purpose of enforcing the provisions of these regulations and to abate nuisances maintained in violation thereof. In the event that any building or structure is or is proposed to be erected constructed, altered, converted or maintained in violation of these regulations, or any building, structure or land is proposed to be used in violation of these regulations, the City Attorney, or other appropriate authority of the City may, in addition to any other remedies, institute injunction, mandamus or other appropriate action or proceedings to prevent the unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, or to correct or abate the violation, or to prevent the occupancy of the building, structure or land.

Sec. 16-1427. Dedication of Right-of-Way for Abutting Streets.

Whenever a proposed subdivision abuts a public street, or a proposed public street as indicated on the plat or the official street map, and adequate right-of-way does not exist for the street or proposed street in accordance with the standards set forth in section 13-107 of the City Code, or other right-of-way requirements established by a transportation corridor study, traffic analyses or area plan accepted by the City, the subdivider shall dedicate to the City the right-of-way as is necessary to provide conformity with the standards up to a total of one-half of the dedicated right-of-way requirements, the dedication shall be shown on the preliminary and final plat.

Sec. 16-1428. Reservation of Open Space or Parkland.

In residential subdivisions, the Planning Commission shall require the reservation or dedication of land for open space or public recreational use in order to ensure the proper balance of uses and to avoid the overcrowding of land. The reservation or dedication shall be determined by the geometric design of the streets, lots, blocks or other natural features of the subdivision, but the reservation or dedication shall not exceed ten percent of the tract being subdivided, exclusive of streets, alleys, easements or other public ways. Dedication of land for open space or public parkland shall be subject to acceptance by the Governing Body as provided in subsection 16-1437(d). In lieu of dedication of land or open space or public parkland, the Planning Commission or Governing Body may require the developer to pay a fee to the City. Any fees shall be in the amount of the fair market value of the land otherwise required to be dedicated, or other amount which appropriately reflects the proportionate benefit to the subdivision, and shall be deposited in a fund earmarked for the recreational facilities. The determination of the amount of the fee to be paid shall be made by the Governing Body at the time the plat is submitted to the Governing Body for consideration of acceptance of land to be dedicated for public purposes. The landowner shall be entitled to present evidence to the Governing Body concerning the appropriate fee to be paid, including, but not limited to, evidence of the fair market value of the land.

Item Number: **Ordinances and Resolutions:- IX.-**
 B.
Committee **8/5/2024**
Meeting Date:



City of Roeland Park

Action Item Summary

Date: **7/31/2024**
Submitted By: **Chief Morris**
Committee/Department: **Safety / Police & Court**
Title: **Ordinance 1057- Adopt 2024 STO (5 min)**
Item Type: **Ordinance**

Recommendation:

To approve ordinance 1057 - 2024 STO (Standard Traffic Ordinance) books published by The League of Kansas Municipalities.

30 STO & 30 UPOC books are ordered for staff.

Details:

Each year the City of Roeland Park updates it ordinance numbers to the new current publications of the Standard Traffic Ordinance & the Uniform Public Offense Code published by The League of Kansas Municipalities. The adoption of these publications serve as a regulatory reference to the current laws for municipalities in the State.

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description: Office Supplies / Publications	

Additional Information

Books are for:

Police Staff

Court Staff

City Hall Staff

REVIEWERS:

Department	Reviewer	Action	Date
Police	Nielsen, Kelley	Approved	8/1/2024 - 1:04 PM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▣ Ordinance 1057 - STO	Cover Memo

**CITY OF ROELAND PARK, KANSAS
ORDINANCE NO. 1057**

AN ORDINANCE REGULATING TRAFFIC WITHIN THE CORPORATE LIMITS OF THE CITY OF ROELAND PARK, KANSAS; INCORPORATING BY REFERENCE THE "STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES," EDITION OF 2024, WITH CERTAIN AMENDMENTS AND ADDITIONS; AMENDING AND REPEALING EXISTING SECTION 14-101 OF THE CODE OF THE CITY OF ROELAND PARK, KANSAS AND REPEALING ORDINANCE NO. 1048.

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

SECTION 1. Section 14-101 of the Code of the City of Roeland Park, Kansas, is hereby amended to read as follows:

“14-101. INCORPORATING STANDARD TRAFFIC ORDINANCE. There is hereby incorporated by reference for the purpose of regulating traffic within the corporate limits of the City of Roeland Park, Kansas, that certain standard traffic ordinance known as the "Standard Traffic Ordinance for Kansas Cities," Edition of 2024, prepared and published in book form by the League of Kansas Municipalities, Topeka, Kansas, save and except such sections as are hereafter modified or changed, such incorporation being authorized by K.S.A. 12-3009 through 12-3012, inclusive, as amended. At least one copy of said Standard Traffic Ordinance shall be marked or stamped "Official Copy as Adopted by Ordinance No. _____," with all sections or portions thereof intended to be changed clearly marked to show any such change, and to which shall be attached a copy of this ordinance, and filed with the City Clerk to be open to inspection and available to the public at all reasonable hours. The police department, municipal judge and all administrative departments of the City charged with enforcement of the ordinance shall be supplied, at the cost of the City, such number of official copies of such Standard Traffic Ordinance similarly marked, as may be deemed expedient.”

SECTION 2. Existing Section 1 of Ordinance No. 1048 is hereby repealed and replaced with Section 1, *supra*.

SECTION 3. This ordinance shall take effect upon its publication, or the publication of a summary thereof, in the official City newspaper.

PASSED by the City Council the 5th day of August, 2024. **APPROVED** by the Mayor.

Michael Poppa, Mayor

ATTEST:

Kelley Nielsen, City Clerk

APPROVED AS TO FORM:

Steven E. Mauer, City Attorney

Item Number: **Ordinances and Resolutions:- IX.-**
 C.
Committee **8/5/2024**
Meeting Date:



City of Roeland Park

Action Item Summary

Date: **7/31/2024**
Submitted By: **Chief Morris**
Committee/Department: **Safety / Police & Court**
Title: **Ordinance 1058 - Adopt 2024 UPOC (5 min)**
Item Type: **Ordinance**

Recommendation:

To approve ordinance 1058 - 2024 UPOC (Uniform Public offense Code) books published by The League of Kansas Municipalities.

30 STO & 30 UPOC books are ordered for staff.

Details:

Each year the City of Roeland Park updates its ordinance numbers to the new current publications of the Standard Traffic Ordinance & the Uniform Public Offense Code published by The League of Kansas Municipalities. The adoption of these publications serve as a regulatory reference to the current laws for municipalities in the State.

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description: Office Supplies / Publications	

Additional Information

Books are for:

Police Staff

Court Staff

City Hall Staff

REVIEWERS:

Department	Reviewer	Action	Date
Police	Nielsen, Kelley	Approved	8/1/2024 - 1:06 PM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▯ Ordinance 1058 - UPOC	Cover Memo

**CITY OF ROELAND PARK, KANSAS
ORDINANCE NO. 1058**

AN ORDINANCE REGULATING PUBLIC OFFENSES WITHIN THE CORPORATE LIMITS OF THE CITY OF ROELAND PARK, KANSAS; INCORPORATING BY REFERENCE THE "UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES" EDITION OF 2024, AMENDING AND REPEALING EXISTING SECTION 11-101 OF THE CODE OF THE CITY OF ROELAND PARK, KANSAS, AND ORDINANCE NO. 1049.

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

SECTION 1. Existing Section 11-101 of the Code of the City of Roeland Park, Kansas, is hereby amended to read as follows:

“11-101. INCORPORATING UNIFORM PUBLIC OFFENSE CODE. There is hereby incorporated by reference for the purpose of regulating public offenses within the corporate limits of the City of Roeland Park, Kansas, that certain code known as the "Uniform Public Offense Code for Kansas Cities," Edition of 2024, prepared and published in book form by the League of Kansas Municipalities, Topeka, Kansas with certain amendments as provided in this ordinance and with certain additions as are provided in Article 2 of this Chapter XI. At least one copy of said Uniform Public Offense Code shall be marked or stamped "Official Copy as Adopted by Ordinance No. _____," and to which shall be attached a copy of this Ordinance, and filed with the City Clerk, to be open for inspection and available to the public at all reasonable hours. The police department, municipal judge and all administrative departments of the City charged with the enforcement of this ordinance shall be supplied, at the cost of the City, such number of official copies of the ordinance similarly marked, as may be deemed expedient.”

SECTION 2. Existing Section 1 of Ordinance No. 1049 is hereby repealed and replaced with Section 1, *supra*.

SECTION 3. This Ordinance shall take effect upon its publication, or the publication of a summary thereof, in the official City newspaper.

PASSED by the City Council the 5th day of August 2024. **APPROVED** by the Mayor.

Michael Poppa, Mayor

ATTEST:

Kelley Nielsen, City Clerk

APPROVED AS TO FORM:

Steven E. Mauer, City Attorney

Item Number: Ordinances and Resolutions:- IX.-
D.
Committee Meeting Date: 8/5/2024



City of Roeland Park

Action Item Summary

Date: 8/1/2024
Submitted By: Keith Moody
Committee/Department: Admin.
Title: Ordinance 1059 - Providing Police Chief Authority to Temporarily Restrict or Allow On Street Parking (5 min)
Item Type: Ordinance

Recommendation:

Staff recommends approval of the attached ordinance to clarify the approval process and authorizing person for temporarily precluding or allowing on street parking.

Details:

In review the City Code to determine where authority to temporarily preclude on street parking is derived staff discovered that there is no language that authorizes a staff person to temporarily allow on street parking where it is specifically prohibited (signed). The attached ordinance provides clarification for both temporary prohibitions and temporary allowances by the Chief of Police or designee.

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

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

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Nielsen, Kelley	Approved	8/1/2024 - 2:48 PM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▣ Ordinance 1059	Cover Memo

**CITY OF ROELAND PARK, KANSAS
ORDINANCE NO. 1059**

AN ORDINANCE AMENDING SECTION 14-217 “LIMITED PARKING AREAS” OF THE CITY OF ROELAND PARK, KANSAS MUNICIPAL CODE

WHEREAS, the Governing Body of the City of Roeland Park, Kansas desires to amend Section 14-217 to allow the Chief of Police to temporarily allow – or temporarily prohibit – on street parking in the name of public safety and welfare.

NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS

SECTION 1. Section 14-217 is hereby amended to read as follows:

“(a) No person shall stop, stand, park or leave standing any vehicle, whether attended or unattended, for a period of time exceeding 15 minutes in any such place or places as may be designated by the Governing Body of the City. Such place or places so designated by the Governing Body shall contain signs stating the parking time limitations.

(b) Additional parking restrictions shall be as follows:

(1) No parking on the south side of 51st Street from Cedar to Briar between the hours of 7:00 a.m. to 10:00 a.m., Monday through Friday, inclusive, and 3:00 p.m. to 6:00 p.m., Monday through Friday, inclusive.

(2) No parking on the north side of 55th Terrace from Juniper to Briar between the hours of 2:30 p.m. to 3:30 p.m., Monday through Friday, inclusive.

(3) Parking on 51st Street between Granada and Buena Vista shall be limited to two hours.

(4) No parking on the R Park property, 5535 Juniper, between the hours of 10:00 p.m. to 6:00 a.m.

(c) The Chief of Police or their designee shall have the authority to temporarily allow on street parking in areas designated as no parking.

(d) The Chief of Police or their designee shall have the authority to temporarily prohibit on street parking in areas that ordinarily allow for parking.”

SECTION 2. This Ordinance shall take effect upon its publication, or the publication of a summary thereof, in the official City newspaper.

PASSED by the City Council on the 5th day of August, 2024. **APPROVED** by the Mayor.

Mayor Michael Poppa

ATTEST:

Kelley Nielsen, City Clerk

APPROVED AS TO FORM:

Steven E. Mauer, City Attorney

Item Number: **Ordinances and Resolutions:- IX.-**
 E.
Committee **8/5/2024**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 8/1/2024
Submitted By: Donnie Scharff
Committee/Department: Public Works
Title: **Ordinance 1060 - Allowing Evening Parking Over Planned**
 Mission Road Bike Lane (10 min)
Item Type: Ordinance

Recommendation:

Staff recommends approving evening on-street parking over the planned bike lanes on the west side of Mission Road prior to the 2025 construction to foster support of the easements needed to complete construction of the project.

Details:

For the 8/5/24 Council Meeting:

At the 5/6/24 workshop a majority of the governing body provided direction to proceed with a Mission Road plan design reflecting dedicated bike lanes with a time period when evening parking would be permitted to be determined and brought to the Council for consideration. Attached are the minutes from that meeting.

The attached ordinance reflects allowing parking from 7 pm to 7 am. This is based upon feedback from the city engineer, adjoining neighbors and discussion between staff and the elected officials. The 7 to 7 period allows parking until residents would normally leave for work or school, is after the evening commute, covers the period when dark most of the year and is easy to remember.

Codifying the Council's intent to allow evening parking now conveys clear direction to the neighboring property owners who have expressed concern over the loss of parking. This should contribute to voluntary execution of easements needed to complete construction of the project. The City needs time to secure the easements before construction commences in the spring of 2025.

For the 5/6/24 Workshop:

Mission Road from 47th St to 53rd St is planned for 2025 construction. Staff has been working with design

engineers and Westwood staff to refine the scope of the project elements. The project entails spot curb repair/replacement, sidewalk repair, asphalt base repairs, mill & overlay, streetlighting, and potential marked bike lanes.

The attached presentation has added 5 design alternatives (with pros and cons as well as cost impacts) along with current and proposed on street parking spaces available in the neighborhood. This information was reviewed with the neighbors on 4/18/24. Following that meeting Jodi Wilson (point of contact for the Mission Road neighbors) poled residents along the corridor, as of 5/1/24 seventeen properties (24 residents) had responded all recommending alternative 2. Alternate design 2 replaces the bike lanes with sharrows.

Options to Consider:

- 1. Proceed with construction as designed, with dedicated bike lanes.
- 2. Proceed with construction as designed but make a policy change allowing for cars to park over the bike lanes on the west side of Mission Rd. during specified times of the day. Southbound vehicles would have to move into the northbound lane to maneuver around cars parked on street, this is not a violation of a design standard but would not be considered a best practice.
- 3. Proceed with design Alternative 2. (This would require consent of Westwood as it impacts the bike lane on their side of the street.)

Options 2 and 3 above would address the concerns expressed by residents about losing on street parking and thus eliminate the need for expanding off street parking spaces (13 spaces estimated to cost >\$325k).

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

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

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
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Administration

Moody, Keith

Approved

8/1/2024 - 11:39 AM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▣ Ordinance 1060- Allowing Parking Over Mission Road Bike Lane	Cover Memo
▣ 5-6-24 Council Workshop Minutes	Cover Memo
▣ Mission Road Design Options Presentation 4-18-24	Cover Memo

**CITY OF ROELAND PARK, KANSAS
ORDINANCE NO. 1060**

AN ORDINANCE AMENDING SECTION 14-221 OF THE ROELAND PARK, KANSAS MUNICIPAL CODE

WHEREAS, the Governing Body of the City of Roeland Park, Kansas desires to allow overnight parking on a future bike lane to be installed on West side of Mission Road, within the corporate limits of the City of Roeland Park.

NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS

SECTION 1. Section 14-221 of the Roeland Park Municipal Code is hereby amended to read as follows:

“14-221. Driving, Stopping, Standing and Parking of Motor Vehicles in Bike Lane Prohibited

- (a) It shall be unlawful to drive, stop, park or allow a motor vehicle to stand in any path or roadway set aside and marked as a bike lane, **except as provided in subsection (b) of this Section**. A motorized bicycle shall not be considered a motor vehicle for purposes of this section.
- (b) **Overnight parking between the hours of 7:00 P.M. and 7:00 A.M. shall be allowed on the bike lane to be located on the West side of Mission Road, within the corporate limits of the City of Roeland Park, Kansas.**

SECTION 2. This Ordinance shall take effect upon its publication, or the publication of a summary thereof, in the official City newspaper.

PASSED by the City Council on the 5th day of August, 2024. **APPROVED** by the Mayor.

Mayor Michael Poppa

ATTEST:

Kelley Nielsen, City Clerk

APPROVED AS TO FORM:

Steven E. Mauer, City Attorney

CITY OF ROELAND PARK, KANSAS
GOVERNING BODY WORKSHOP MINUTES
ROELAND PARK CITY HALL
4600 WEST 51ST STREET, ROELAND PARK, KS 66205
May 6, 2024, 6:00 P.M.

- | | | |
|------------------------------------|----------------------------------|--|
| • Michael Poppa, Mayor | • Matthew Lero, Council Member | • Keith Moody, City Administrator |
| • Benjamin Dickens, Council Member | • Tom Madigan, Council Member | • Jennifer Jones-Lacy, Asst. City Admin. |
| • Jan Faidley, Council Member | • Kate Raglow, Council Member | • Kelley Nielsen, City Clerk |
| • Emily Hage, Council Member | • Jeffrey Stocks, Council Member | • John Morris, Police Chief |
| • Jennifer Hill, Council Member | | • Donnie Scharff, Public Works Director |

(Roeland Park Governing Body Workshop Meeting Called to Order at 7:26 p.m.)

I. APPROVAL OF MINUTES

A. Governing Body Workshop Meeting Minutes April 15, 2024

The minutes were approved as submitted.

II. DISCUSSION ITEMS

1. Discuss Design for Mission Road

City Manager Moody reviewed the five different design options, existing on-street parking conditions along Mission and side streets that were presented at the community forum as well as the pros and cons of the designs and their budget impact. The options were as follows:

1. Moving the Roeland Park curb line 3-feet east to enable 8-foot-wide multi-use path (W 51st Street to 47th Street)
2. Strategically place bike lanes and sharrows (Share the Road symbols)
3. Extend Roeland Park sidewalk 3-feet west for an 8-foot path
4. Install 8-foot-wide multi-use path on Westwood back of curb
5. Install 8-foot-wide multi-use path on Westwood side keeping existing green space

City Manager Moody said the information they had was shared with the neighbors and the Council has also seen it. It has been summarized for the meeting to help focus their discussion.

Janelle Clayton from Merge Midwest and the City's traffic engineer as well as Greg VanPatten from Lamp Rynearson were also at the meeting to answer questions.

Ms. Clayton discussed having sharrows or bike lanes that are used with motor vehicles is not preferred as it will force cars to travel into the oncoming lane which is a safety issue. Also having on-street parking on top of those lanes is not ideal for forcing bikes into traffic to ride around parked cars and is another safety issue. MARC has classified Mission Road as a minor arterial which does see more traffic.

CMBR Hill said they talked about the option of an 8-foot path for pedestrians and cyclists and wanted to know how that would work with driveways and pulling in and out onto the roadway and pedestrian safety. Mr. VanPatten said the 8-foot path is an increased cost. Backing out on a sidewalk, drivers will

have to be cautious with pedestrians. CMBR Hill asked if that type of construction is commonly done. Ms. Clayton and Mr. VanPatten said they were not aware of an 8-foot path across several driveways.

Mayor Poppa said they did it on Roe Boulevard as part of their Roe 2020 project. He also said this is the first time he is hearing negative feedback on overnight on-street parking. His preference would be to allow parking when people would not ordinarily be out cycling. He asked if having parking overnight is any better than having on-street parking during the day. Ms. Clayton said it is related more to the classification of the roadway. She said when they put markings on the road, it shows that it is designated for that purpose. Mayor Poppa asked if there was a head-on collision would the City be liable.

City Attorney Maurer said he was not concerned about City liability. If they mark a road, it is the responsibility of the driver to handle their vehicle. He said there are many reasons to drive into the oncoming lane such as to avoid hitting something, and that does not create a City liability.

(The meeting moved to the Item 2 presentation, followed by Public Comments, and then a return to the Governing Body discussion of Item 1)

CMBR Stocks said he likes the better transparency of these discussions as the earlier perception of residents was this was done in the shadows. He was asked by the Mayor to interact on this item and CMBR Stocks met with the people who live along Mission Road, City staff, and representatives from Lamp Rynearson, and sat in on their meetings. He found that the opposition to the project is overwhelming and said they need to remain thoughtful to them as their lives will be impacted materially.

This led him to ask the question of what problem they are trying to solve. They have a solution, but he couldn't determine a problem and needed data. He asked if the usage of bicycles would increase on Mission Road or if seeing a potential increase and those advocates had no supporting data. He spoke with Police Chief Morris who also spoke to his counterpart in Westwood to research the data on bicycle and vehicle accidents on the road, and there has only been one incident that was a right-of-way accident. He said the area is being used safely right now. CMBR Stocks also had concerns about what the changes would do for home values and whether bike lanes would have an impact on those home values along Mission. He contacted realtors who had no specific data but did state that the fewer people who look at a home causes the value to go down. The on-street parking is important especially because of the length of driveways and if the residents have children, guests, or friends, then less parking would decrease the desirability which does decrease the value.

CMBR Stocks referenced a petition that was submitted that included 35 homes (44 signers) not in support of the project. He tried to find support for the project in the community. He said two people were in support. One lived on Mission, and one did not. A majority of those impacted do not want it and they run the risk of politically activating a part of their population for a problem that cannot be identified. He reiterated that people are using Mission Road safely. Also, the people who want the bike lanes want them with no compromise for the residents. He encouraged that as a Council when considering this issue that they are responsive to the people on Mission Road that are most directly impacted.

Mayor Poppa thanked CMBR Stocks for jumping in and working with the residents on Mission and thanked CMBR Lero for looking at this. He also thanked the City staff, Lamp Rynearson, the engineers,

and their friends over in Westwood. He agreed they must look at the needs of residents, but that this project affects more than just the people in the project area, and they must take that account and look at the greater good. He recommended allowing parking overnight on the bike lanes for right now. They have the money and the grant funds, and they can do it now. From there they can collect the data needed and feel this is the compromise they are looking for.

CMBR Dickens said he first became involved with this in 2022. He likes Complete Streets and likes Option 1. He is not a fan of the on-street parking. He also has not met anyone who is in support of the project, and this is his ward. Therefore, he cannot support a project when it's not supported by those he represents. He does agree with the Mayor they need to consider the needs of others and likes the original plan. He also wants Complete Streets to make their city more walkable and bikeable and the purpose is to connect everyone. He agreed that they should collect the data first.

CMBR Faidley said she appreciated everyone and noted they recently had a retreat where they said that sharing stories can be effective way to communicate. She shared a personal story of cycling and a bicycle accident she had with a motor vehicle in the same space. She said that sharrows do not provide any protection. She also said she appreciates the residents along Mission, but that Mission Road is for everyone. She said that Complete Streets is for everyone. She believes that people along Mission Road have become too accustomed to use it as their personal parking space, and it is not that. It belongs to all who travel the street and it should be safe for all to use. Dedicated lanes make it safer for all users. She said that she will not support an option that is not for Complete Streets and that people do not use Mission Road now because they do not feel safe.

CMBR Hill said in a compromise no one is happy, but it gets done what needs to be done. Everyone wants the safe option, and she would rather have someone upset over a portion of their yard being taken over someone's child getting hit. Whether it's for items like speed bumps or traffic circles, their job is to listen to the professionals and that is what she intends to do. These improvements are for everyone. She said there is a lot of data out there from the work from BikeWalkKC, their gold status as a Community for All Ages, the Complete Streets plans that represent a ton of work over the past 15 years. CMBR Hill said they must do what is right for all the residents. She lives on a street that had their on-street taken away, but it does benefit the greater community. She said to trust the Governing Body doing the right thing for them.

CMBR Lero said he was not a part of all the work done as part of the initial plan and respects all the work that has been done. He agreed to try out the overnight parking, gather the data, and see whether there is an added value of putting in the bike lanes.

CMBR Hage said their first question needs to be what residents have to say. She said it is a challenge looking at the map of the bike plan in Roeland Park. In talking about Complete Streets on Nall, she was surprised at how quickly that was dismissed and was told that Complete Streets are a guidance when it makes sense. Without discussion it was dismissed so quickly not abide by Complete Streets on Nall. She said there is an inconsistency in the logic and why Mission Road. She noted that Mission is not a huge connecting piece in their network. She will be in consensus of those who worked more closely with their constituents and is also confident they can find a compromise.

Mayor Poppa asked for an explanation on the importance of paint and no buffer between sidewalk and cars and why makes a difference between sharrows and bike lanes. Ms. Clayton said that a real bike/walk enthusiast would say that a dedicated bike/walk lane is the only one to consider as it is a real

barrier between the traffic and the bike lane. They want to provide those lanes, but riders tend to ride more towards the road because they do not feel safe riding close to gutters with the debris. She would not say that bike lanes are safer than a sharrow, but protected bike lanes are the gold standard.

CMBR Faidley said they do not have the width for protected lanes. As an older community that is already built out, they cannot support that. Mayor Poppa said they are already compromising by not going to a gold standard.

CMBR Madigan said he was hit once by a bicycle while he was on a motorcycle. He added that this is about the common good and not the greater good for the residents in their town. After listening to the professionals and the residents, it is their job to decide what is best for their community and to stand up for the residents. He agreed they need to start and gather data. He also said he will not vote for an option where anyone must walk so far to get to their car. He said that people keep mentioning the character of the neighborhood, he noted that Mission used to be a two-lane road and yards were taken when it was widened. Now, they are looking to do this again without offering any compensation to the residents. He also asked about the police presence to patrol the area in the morning to make sure the cars have moved.

CMBR Faidley said the area will need to be heavily signed and enforced. She said that parking overnight is a safety concern, and it is not recommended.

CMBR Stocks said the facts are this strip of road is being used by bicyclists and they are using it safely. He again asked why they want this and what is the problem. He noted this is a disadvantage to residents who put this in, and they need a good reason why they want to do it. He asked these questions at design meetings and of Commission Chair Kelly and could not get an answer. He supports the people that live there making it beautiful.

CMBR Lero asked if Westwood is not willing to have a bike lane, does that eliminate the sharrow and can they do one side without the other. Ms. Clayton said that they cannot.

Westwood does not encourage the sharrows or a bike lane as it is only a five-foot road lane.

CMBR Raglow said the discussion centered around two options, the original plan, and the original plan with parking overnight and hours to be determined.

CMBR Madigan said that Westwood Councilmember Steele had her opinion and asked if that is the opinion of her city.

Mayor Poppa said that is not our concern and what they do next is.

After further discussion the majority agreed to the original plan with overnight parking TBD. There will be a subsequent discussion to determine the overnight parking hours.

CMBR Raglow noted CMBR Stocks has a meeting later this week with a member of the Westwood City Council to further the discussion. She said they owe it to staff and their engineers to give them some direction based on tonight's discussion.

CMBR Hill said she is really concerned that they are throwing traffic expert's opinions away and asking for what they want. She said they can say they want anything, but that does not mean it is right.

City Manager Moody said they will do their best to come up with options concerning parking options for them to consider.

CMBR Raglow requested to continue with the Buena Vista discussion and move the remaining two items to the May 20th Workshop.

Mayor Poppa asked Ms. Jones-Lacy if Chapter 6 will need a charter and she said it would. Mayor Poppa recommended putting the Chapter 6 discussion on New Business at the May 20th City Council meeting.

2. Update on Traffic Calming Analysis for Buena Vista

Ms. Clayton summarized the process to date regarding traffic calming. She also said they put out a survey to the Buena Vista neighborhood committee and received 11 responses, the majority of which want to see some measures taken. Given the responses and engineering judgment, she offered their recommendations for traffic circles, raised crosswalks/speed tables.

An acceptance survey is being compiled and a 60 percent response in support of the traffic calming recommendations is needed.

CMBR Faidley asked if the 60 percent would be residents facing Buena Vista, and Ms. Clayton said it is but includes those facing Buena Vista whose driveways may be on a different street. CMBR Faidley also asked if there is room for the traffic circles as recommended. Ms. Clayton said there is room, and they should not be confused with the larger roundabouts which have a much larger footprint. CMBR Faidley also noted Police Chief Morris's comments that first responders' times could be affected with the calming measures, and they need to be aware of that.

Mayor Poppa asked if EMS and the Fire District have signed off on the plan. Ms. Clayton said they had not seen the plan. Mayor Poppa said he would like them to sign off on it before the Governing Body signs off.

City Manager Moody commented that it was clear they do not recommend vertical measures. The residents at the meeting heard the explanation from emergency services and understand it has the potential to impact response times for those services. The feedback being presented here is considering the information that was shared.

Mayor Poppa asked if the stop sign would remain on 53rd. Ms. Clayton said it would because of the sight distance and the building on the corner.

CMBR Madigan asked if any of the traffic circles are at a bus stop, they would be impacted. Ms. Clayton did not know of the bus stops and Mr. Madigan recommended that be investigated further. He also said a resident contacted him and said it seems like they would need to take all four measures or get nothing.

City Manager Moody asked Ms. Clayton to address only using one measure to slow at one point along a corridor. Ms. Clayton said that studies have shown that speed tables in succession are recommended. If placed only at the beginning and end, they are not as helpful as people speed up. They want to be able to get the full benefit in reduction of speed.

CMBR Madigan reiterated that residents want calming measures, but if they do not like traffic circles, then they believe they will not be able to get anything.

CMBR Stocks knew they discussed the rapid flashing beacons (RFB) for crosswalks and asked whether that was an ongoing cost. City Manager Moody said most of the cost is installation and they are solar powered. The City obtained a grant for the last ones that were installed.

CMBR Hage asked if the resistance to traffic circles that they saw in the survey is due to people not knowing how to navigate them or did they know the source of the pushback. Ms. Clayton said it is more of an overall feeling about losing property and some right-of-way. CMBR Hage asked if there are any other efforts they can make to educate the public on how to use them. Ms. Clayton said that social media is a great tool, and they can also do a mailer that depicts how to navigate them.

CMBR Dickens said that traffic circles do not require navigation and are just following the road. Roundabouts are something different.

CMBR Hill asked about plowing traffic circles and Public Works Director Scharff said he does not foresee any issues.

The Governing Body heard Public Comments for Items 1 and 2 and returned to this discussion after completing Item 1, Mission Road

CMBR Madigan said the survey is not ready to go out to the citizens and they certainly need to consider the bus stops.

Mayor Poppa said in the presentation the difference between traffic circles and roundabouts was explained. Ms. Clayton said it was in the presentation but was not in the survey. She said the acceptance survey would go to everyone and they could add that information in there. She also said that the bus stop is not signposted and so there is no way she would have had that information.

CMBR Stocks asked if there is a deadline in terms of funding for these measures. City Manager Moody said this is a citizen driven initiative. How quickly they move depends on when they draw a consensus from the group and bring it to the traffic engineer. He said they are getting an education as they go through process. Once it is refined enough, they will put the survey out. One intersection is eligible for CARS funding, which they can apply for 2026 next spring. They have already been approved for their 2025 project.

CMBR Lero said he cycles with his children and still avoids Buena Vista. He was excited to see the sidewalk and crosswalk go in and that it has made a huge difference, but he is still extremely cautious. He added that it is good to see something like this happen. He also likes the traffic circle and agrees that it takes time and they do want to get it right. He thanked everyone for their work on this issue.

Mayor Poppa said this affects more than just those who live on Buena Vista. He expressed his concerns on the raised tables and the concerns for emergency response. He feels more education is needed about traffic circles. Finally, Mayor Poppa said it is hard to do something that does not have the support of EMS.

CMBR Raglow said the concern of the bus stop needs to be addressed and more education is needed around traffic circles. Once they get more information, they can have another Workshop around this item.

CMBR Madigan asked the traffic engineer to investigate something he had spoken to Public Works Director Scharff about such as raised panel in the road that an emergency vehicle can drive over but not a car so they can talk about that further.

CMBR Stocks asked if with the survey there would be back-up documents, diagrams for clarity, or additional information. Ms. Clayton said she had put that together for the presentation and it is easy enough to attach to the survey.

Public Comment:

Jason Wilson (5006 Mission) Mr. Wilson spoke to the Mission Road project. He said that from the 4/18 meeting of the 21 responses received, 90 percent chose Alternative 2, with sharrows on both sides of the street from 47th to 51st and bike lanes from 51st to 53rd. He noted that Alternative 2 had the same cons as the initial proposal from the City.

Laura Steele (Westwood City Council) Ms. Steele spoke to the Mission Road project. She said that she lived in Roeland Park for ten years and in 2015, was asked to sit on the Bike and Walk ad hoc committee that produced the Roeland Park Bicycle and Safety Report in 2016. She was also on the Sustainability Committee to continue to see the work through those recommendations in that report. She also was on the committee that worked to review safety improvements around Roesland Elementary. In 2018, she was the race director for the Park to Park Run which brought in \$3,500 for the park system. Ms. Steele relayed her background to establish the time and effort that she has put into Roeland Park to make it a welcoming and active community for all. After moving to Westwood. In 2019, she was sworn onto the council in 2020 and championed their Complete Streets ordinance in 2021, she facilitated the Complete Streets Committee made up of Westwood residents who helped identify networks through their community for road improvements for biking and walking. On behalf of the residents and the City of Westwood, she made the following comments for Governing Body consideration regarding Mission Road improvements. Option 3, which allows for sharrows and requires the consent of Westwood to complete, she stated that Westwood will not give consent to this configuration as their Complete Streets plans have prioritized bike lanes dedicated along this corridor. She stands up for the residents in Westwood who worked with her to help define what these streets should look like. She added that elimination of bike lanes does not contribute to capacity improvements, system management, or route enhancement priorities of the CARS funding. Option 3 does not provide any further protection for the people on the sidewalk. To add in any kind of a buffer for people, through possibly a bike lane, they will have increased the safety for those on the sidewalk. The further away pedestrians are from traffic the better. It also reduces the amount of time they have to cross the lane. Lastly, she put forth for the Governing Body's consideration to implement the original design plan and take a year to let it sit and collect actual data on the parking, biking, and

walking impacts. So, instead of those residents coming forward with the loss of parking, they would have an actual understanding of the impacts.

Michelle Daugharthy (5146 Buena Vista) Ms. Daugharthy spoke to the Buena Vista project. Ms. Daugharthy thanked Ms. Clayton for her work, but she did not feel that the survey was ready to be presented to the residents. She also said that 65 percent have concerns for traffic circles and they do not have a definitive combination on the traffic calming methods. She feels that maybe more education was required.

Lauren Wortham (5014 Buena Vista) Ms. Wortham spoke to the Buena Vista project. She too attended the meeting and felt it ended with a lot of unfinished discussions and questions. She said that most people want traffic calming, but they couldn't agree what that looks like. She asked how they could present information to residents on the street.

Matt Eblen (5133 Buena Vista) Mr. Eblen spoke to the Buena Vista project. He wants to make sure there is signage on Buena Vista for those entering the traffic circles. He also mentioned the speed humps on Belinder and whether there was any documentation they can provide on reduction of speeding or accidents.

Michael Loxterman (5219 Buena Vista & 4724 Mission Road) Mr. Loxterman has properties in both project areas. He said that traffic circles are of no benefit and the ones installed in Overland Park were a nightmare and torn out. He likes speed bumps and feels they would work. He acknowledged the concerns of fire and rescue and said that speed tables are a good second or an in between possibility with flashing lights and crosswalks. He also noted that intersections are not at a 90-degree angle and that would make them more difficult to navigate with traffic circles. Regarding Mission, he found that to be very concerning. He thinks bike lanes would clean up the road but believes a multi-use lane is a problem. He said they should be given the opportunity to vote on the original plan.

Linda Gardner (5220 Clark) Ms. Clark spoke to the Buena Vista project. She said it was her daughter that was hit in the crosswalk at Catalina and Buena Vista. She also stated the traffic calming is more for vehicles but is also to be for pedestrian safety. She too expressed concerns about a bus stop in a traffic circle and that shaving off more of the sidewalks for a traffic circle creates more of a curve and would cause a distracted driver to be more likely to go up onto the sidewalk. She also noted that the yellow posts on Buena Vista and Catalina are repeatedly hit. Ms. Gardner said the speed tables are barely noticeable at 35 miles an hour on Elledge, but the speed limit is 25 miles so they do not reduce traffic or speed. She suggested the type on Belinder that requires speeds to drop to about 15 miles per hour to get over them and is the main idea, which is to increase pedestrian safety.

3. Review Chapter 6 Revisions

This item will be discussed under New Business at the May 20, 2024, City Council meeting.

4. Overview of KC Can Compost Partnership

This item will be discussed at the next Workshop meeting on May 20, 2024.

III. NON-ACTION ITEMS

No items were presented.

IV. ADJOURN

CMBR Raglow adjourned the meeting.

(Roeland Park Workshop Adjourned at 9:09 p.m.)

2025 CARS-MISSION ROAD NEIGHBORHOOD MEETING

MARCH 18TH, 6:00-8:00 PM



AGENDA



- Introductions
- Existing Conditions
- Project Status
- Proposed Major Changes
- Alternatives



DONNIE SCHARFF
PUBLIC WORKS DIRECTOR
ROELAND PARK



DAN MILLER
CIVIL DESIGN GROUP LEADER
LAMP RYNEARSON



GREG VAN PATTEN
PROJECT MANAGER
LAMP RYNEARSON



TROY MONTAGUE
PROJECT ENGINEER
LAMP RYNEARSON



JOHN SULLIVAN
PUBLIC WORKS DIRECTOR
WESTWOOD



EXISTING CONDITIONS (W 47TH AVE TO W 53RD ST.)



- Approximately 34' B-B (30' PVMT) residential collector
- East half of road in City of Westwood, west half in City of Roeland Park
- On street parking allowed on west side of Mission Road
- Drop off lane in front of St. Agnes Catholic School
- Existing sidewalk east side of Mission
- Existing sidewalk runs on west side of Mission Road from St Agnes Property to 4718 Mission Road
- Every street lighting on east side of road – 30' poles

PROJECT STATUS

- Interlocal agreement between City of Roeland Park and City of Westwood executed
- Lamp Rynearson hired to do preliminary design work and submit CARS estimate
- Final design underway
- Coordination meetings with Roeland Park, Westwood, and Fairway
- Final design spring 2024, easement acquisition summer/fall 2024
- Bid project end of 2024, construction 2025

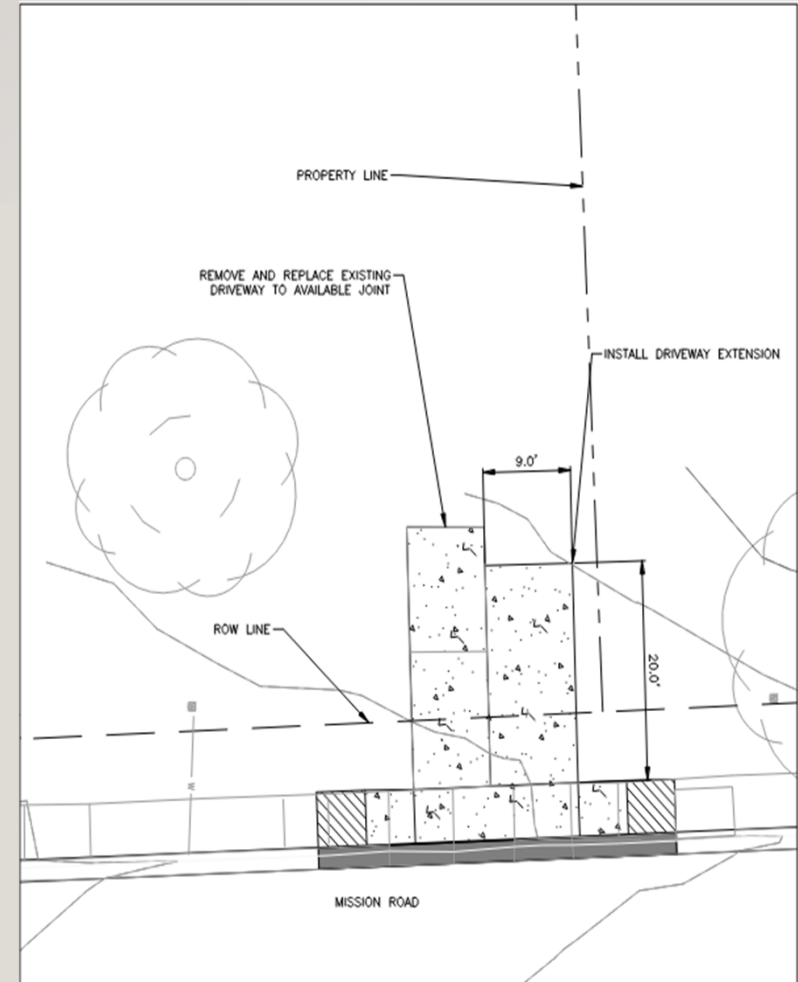
MAJOR PROPOSED CHANGES - BIKE LANES

- Mission Road included in MARC Bike Plan, Roeland Park Bike Plan, and Westwood Bike Plan
- Proposed 5-foot bicycle lanes with 10-foot driving lanes marked and signed
- Road width can accommodate bike lanes only with eliminating on street parking
- Proposed bike lanes start at W 47th Street and continue to St. Agnes School
- Share the road markings and signing south end of project



CHALLENGES WITH ELIMINATING ON STREET PARKING

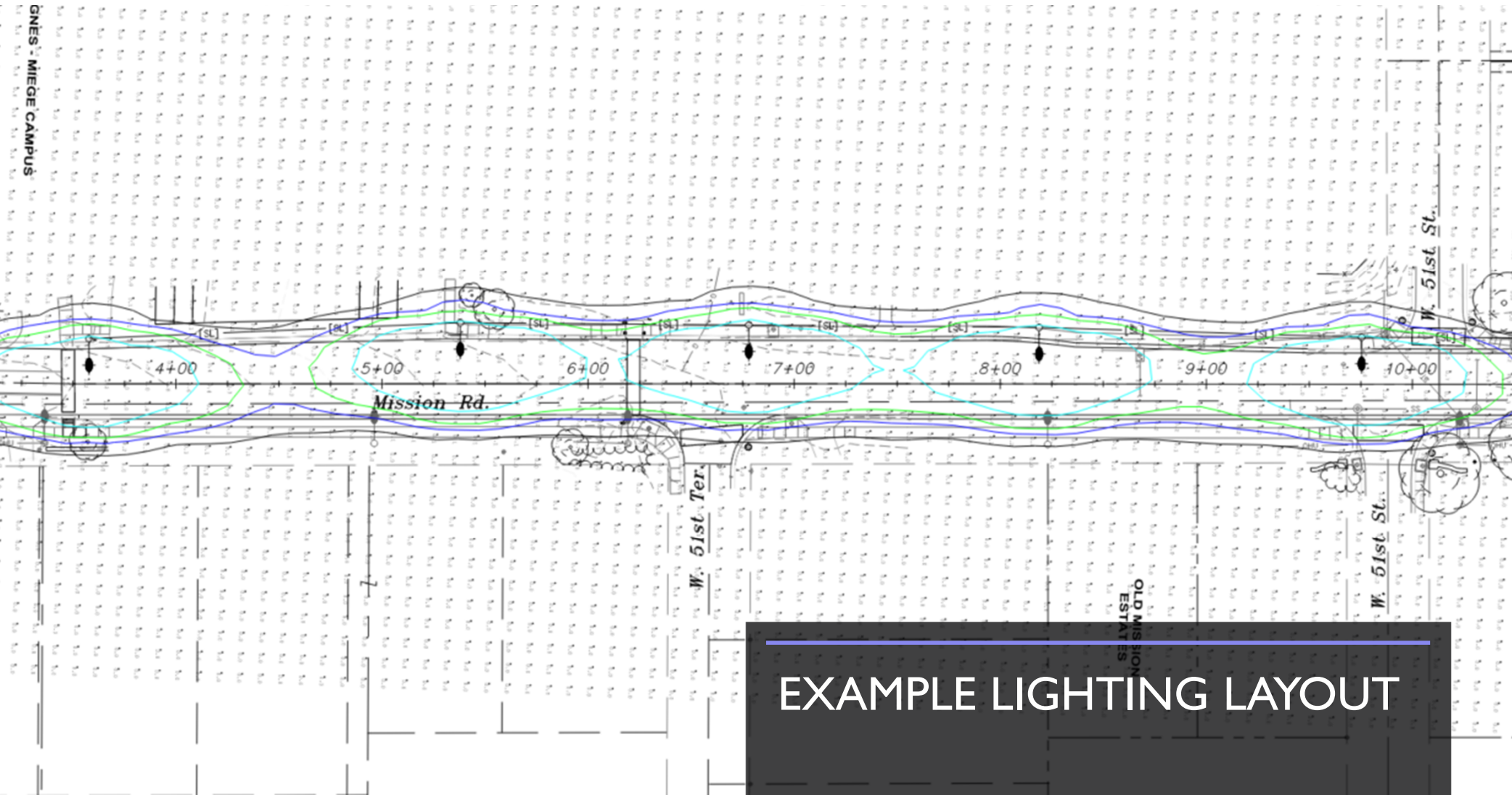
- Currently 13 Roeland Park properties have only a single parking driveway
 - 9 properties (4760, 4808, 4824, 4812, 4826, 4900, 4906, 4916, 4930, 5036 Mission Road) can have an 8'-10' wide and 20' deep pad added
 - Width of pad varies depending on property lines
 - 4 properties (4724, 4728, 4734, 4770 Mission Road) have physical challenges to add parking because of basement garages and retaining walls
- All properties would require temporary construction easements and could have landscaping adjustments
- Additional estimated cost for above work = \$325,000



PROPOSED CHANGE: STREET LIGHTING

- Goal is to remove lighting from Evergy poles and construct City owned infrastructure
- Challenges constructing city system
 - East side has storm drainage running near the back of curb (power pole foundations would not be able to go deep enough), and overhead power lines would conflict with the poles
 - West side has limited right-of-way on south end, which would require easements
- Current and the most efficient plan is to have poles located along the west side of Mission Road behind sidewalk.
 - Current lighting design is 30' tall cobra heads, black finish
 - Maintenance shared between both cities (maintenance agreement)
 - Some tree trimming will be necessary on the west side
 - Design will illuminate Mission Road and the pedestrian sidewalks

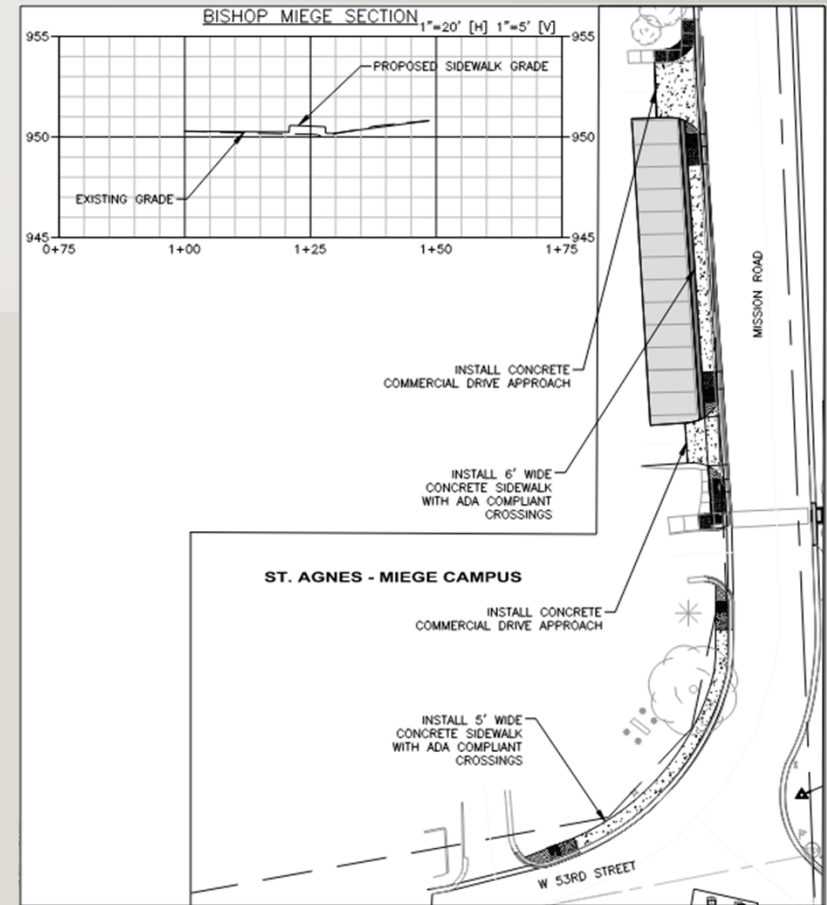




EXAMPLE LIGHTING LAYOUT

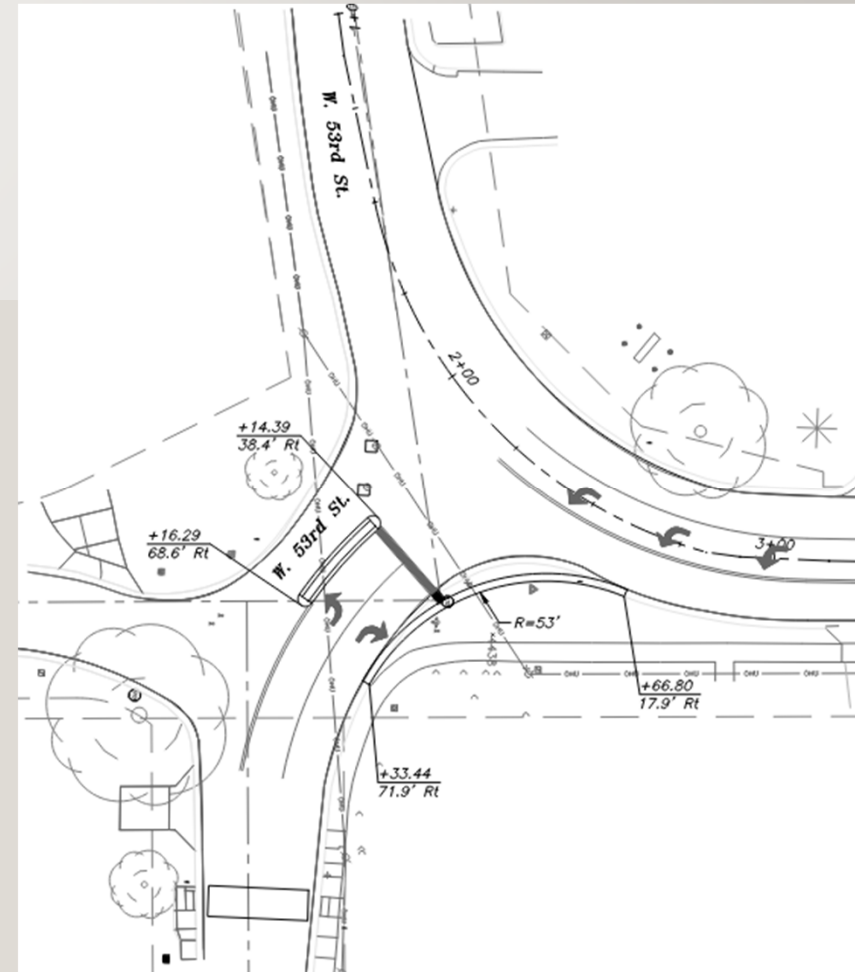
PROPOSED CHANGE: ST. AGNES PARKING LOT

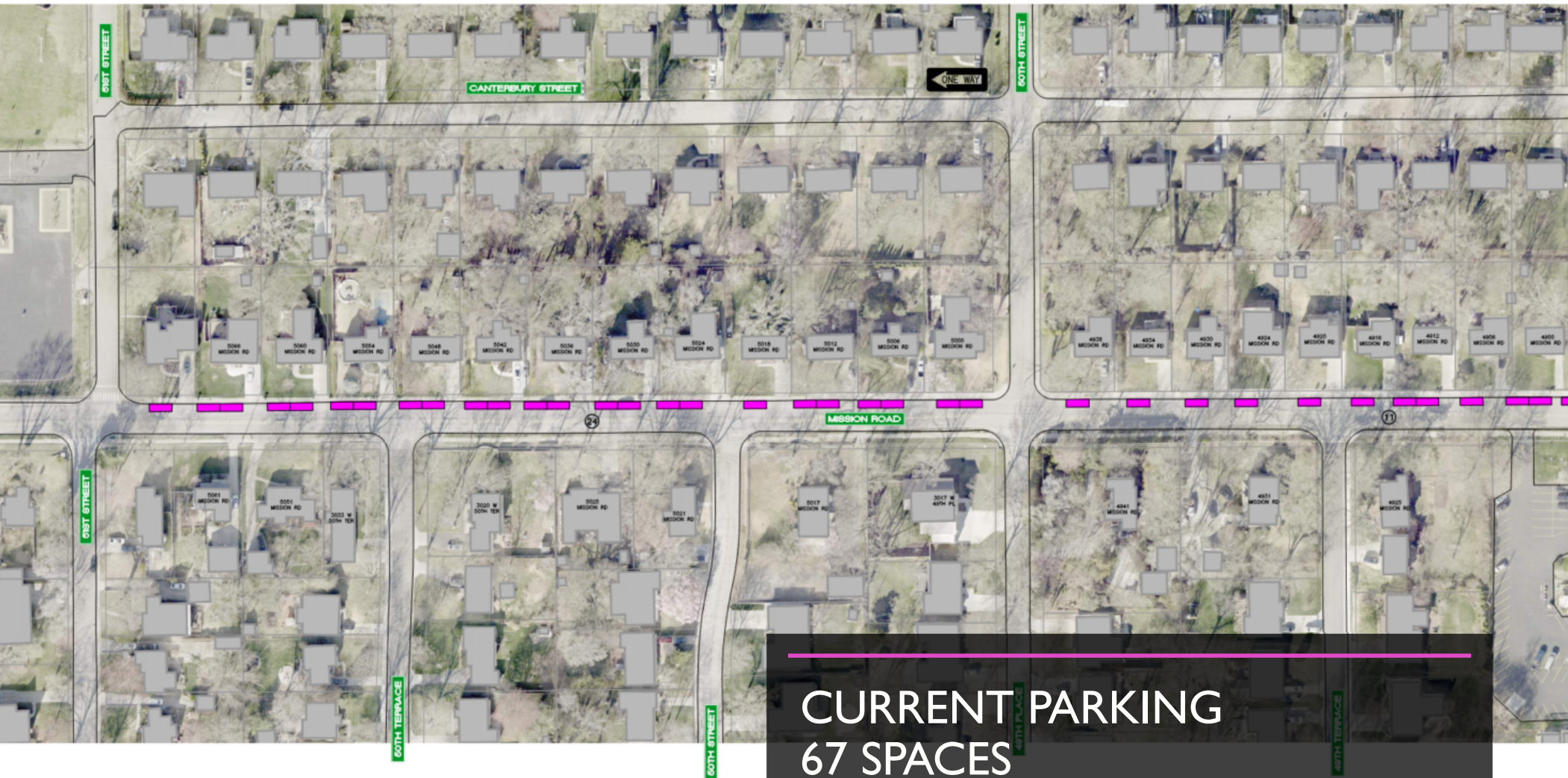
- Currently the St. Agnes parking lot does not have concrete sidewalk
 - Proposing to add typical curb through the property, and add sidewalk behind curb including ADA compliant crossings
- Sidewalk is proposed to be added along the northwest end of 53rd Street and Mission Road intersection
- Easements and Right-of-way required



PROPOSED CHANGE: GEOMETRIC IMPROVEMENTS AT MISSION ROAD AND W 53RD STREET

- Currently northbound lane on Mission Road is very narrow
 - Proposing to widen Mission Road to W 53rd St. Radius (partially in Fairway)
- Proposing to add a median near W 53rd Street and Mission Road intersection on East side
 - Would help eliminate southbound Mission Road traffic from crossing lane lines when entering W 53rd Street and Chadwick Street





CURRENT PARKING
67 SPACES

LEGEND
67 SPACES



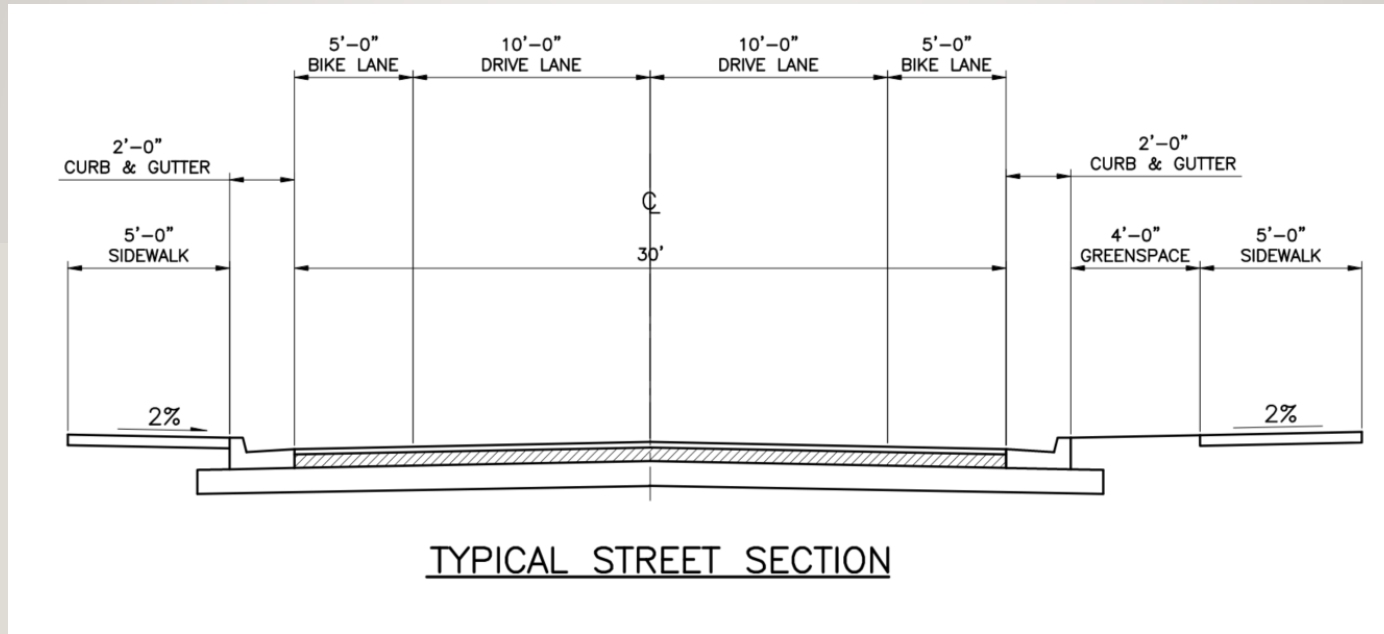
LEGEND

- 151 SPACES
- 43 SPACES
- 13 SPACES



PROPOSED PARKING NORTH
207 TOTAL SPACES

LEGEND
151 SPACES
27 SPACES

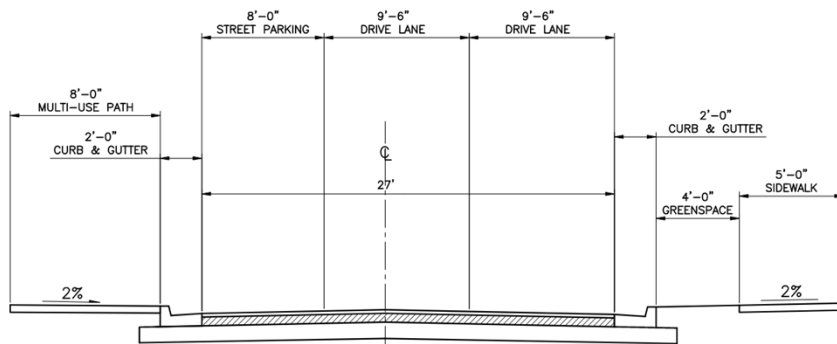


PROPOSED TYPICAL STREET SECTION

ALTERNATIVE 1: MOVING THE ROELAND PARK CURB LINE 3-FEET EAST TO ENABLE 8-FOOT WIDE MULTI-USE PATH (W 51ST STREET TO W 47TH STREET)

A. Pros

1. Current parking situation for residents would not change
2. Eliminates the need for additional drive pad and retaining walls
3. Multi-use path in lieu of bike lanes
4. Driveways would maintain distance from the sidewalk/path



ALTERNATIVE 1 TYPICAL STREET SECTION

B. Cons

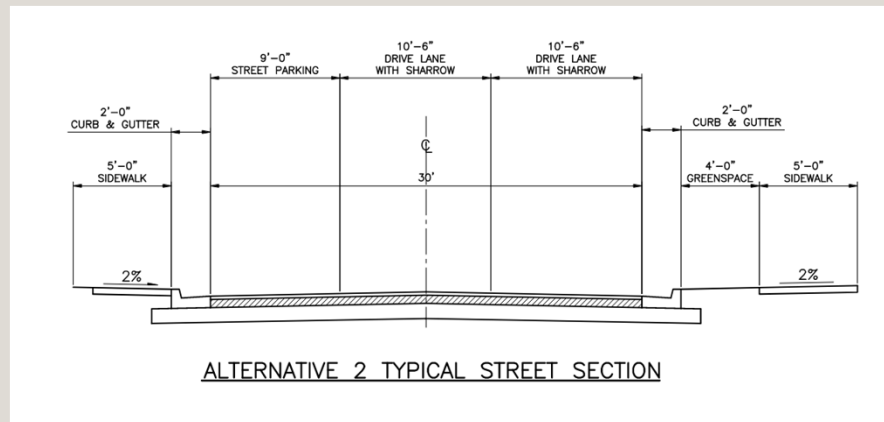
1. West side curbs would have to be replaced
2. **Intersections would need to be redesigned for changes in radii**
3. All driveway aprons would have to be replaced on the west side
4. **All stormwater infrastructure would have to be relocated**
5. **AT&T duct would conflict with storm relocation. Duct bank relocation delays.**
6. Manholes in the curb line will need adjustments or relocation
7. Sidewalk ramps and ADA crossings would have to be upsized to accommodate
8. Ideal multi-use path would be 10' wide
9. Estimated 40 properties would need temporary construction easements
10. Longer construction schedule on Mission Road
11. Total estimated cost of \$3,752,300 (an increase of \$1,039,300 from the current plan)

ALTERNATIVE 2: STRATEGICALLY PLACE BIKE LANES AND SHARROWS (SHARE THE ROAD SYMBOLS)

- A. Bike lanes from 53rd Street to 51st Street, sharrows north of 51st Street
- B. Alternating between bike lanes and sharrows within the same block is dangerous

C. Pros:

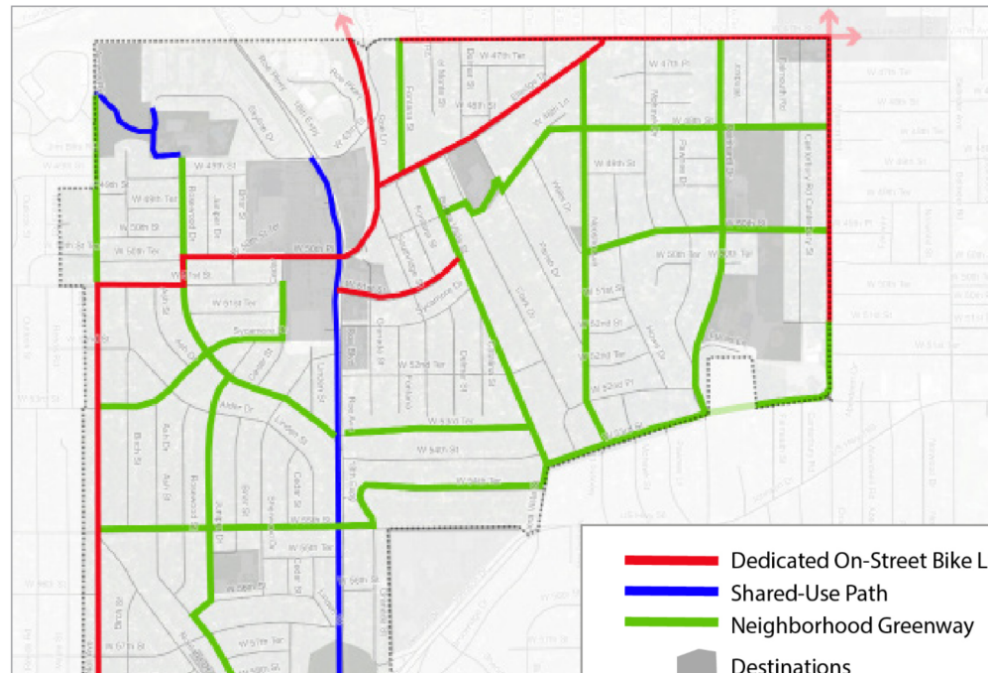
1. Parking would not be restricted for Roeland Park Residents
2. No driveways would have to be extended
3. Least expensive option
4. Total project cost estimated \$2,392,00 (A decrease in \$325,000 from the current plan)



D. Cons:

1. **Safety: Confusion to motorist and bicyclist**
2. **Lacking separation between bicyclists and vehicles compared to bike lanes**
3. Bike lanes are in the city plan for Mission Road
4. Sharrows are a less safe option on Mission Road
5. Sharrows do not calm traffic

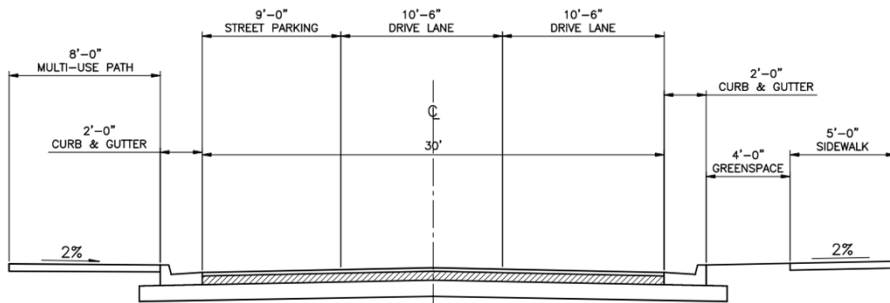
PROPOSED BICYCLE NETWORK



ALTERNATIVE 3: EXTEND ROELAND PARK SIDEWALK 3-FEET WEST FOR AN 8' PATH

A. Pros:

1. Current parking situation for residents would not change
2. Multi-use path would be available in lieu of bike lanes
3. Driveways wouldn't have to be extended, and the majority of retaining walls could be avoided
4. An estimated 1,000 feet of curb and gutter would not have to be removed compared to alternate 1
5. Majority of storm sewer infrastructure could be left in place



ALTERNATIVE 3 TYPICAL STREET SECTION

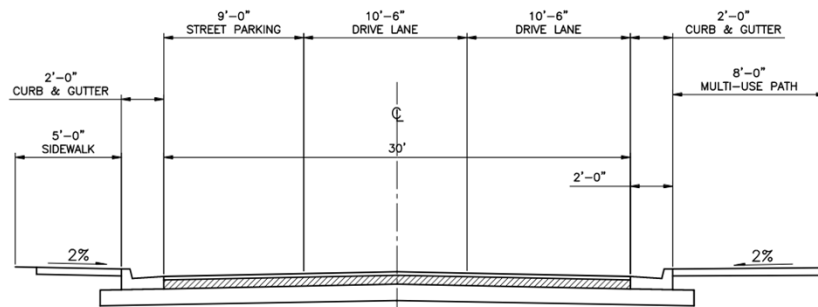
B. Cons:

1. There is not currently room in the north block to expand 3-feet west. Would conflict with planters, and businesses.
2. Estimated 40 Temporary Easements for driveways
3. Estimated 13 permanent sidewalk easements
4. Would reduce residents' parking in their driveway by 3 feet without overhang on the path
5. Ideal multi-use path would be 10' wide
6. Conflicts with the current lighting plan. Poles are to be placed on the back of the sidewalk in Roeland Park. Would need to redesign the lighting to illuminate Roeland and Westwood sidewalks appropriately.
7. Total project cost estimated \$3,536,200 (an increase of \$843,135 from the current plan)

ALTERNATIVE 4: INSTALL 8' WIDE MULTI-USE PATH ON WESTWOOD BACK OF CURB

A. Pros

1. Path would not extend further than the existing sidewalk (Existing 4' greenspace and 5' sidewalk)
2. Would not affect the current lighting plan
3. No impact on residents' landscaping and trees
4. Roeland Park residents would retain street parking
5. Limited easements needed



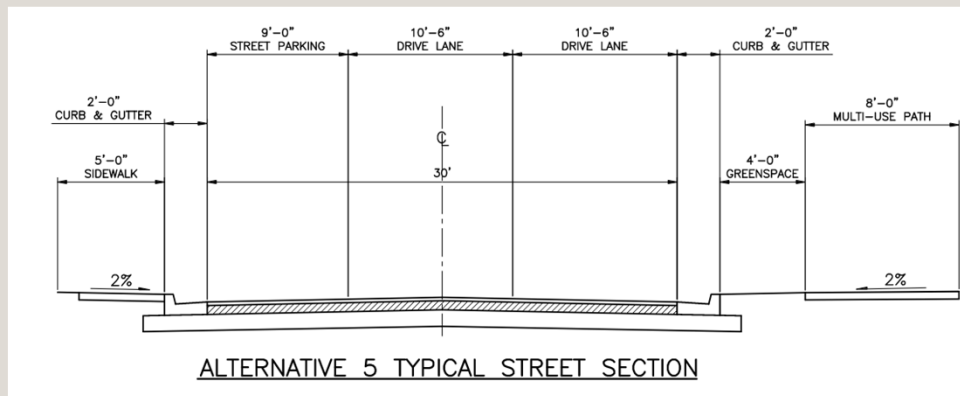
B. Cons

1. **14 Storm Structures would have to be adjusted/relocated. In radius/path.**
2. 20 total residential driveways and 8 total commercial driveways would be reconstructed
3. 12 temporary easements needed (3 businesses, 1 Church, 8 residential homes)
4. Entire east side of Mission Road would have to be surveyed
5. All signage would have to be relocated
6. Ideal multi-use path would be 10' wide
7. Total project cost estimated \$3,689,200 (an increase of \$996,108 from the current plan)

ALTERNATIVE 5: INSTALL 8' WIDE MULTI-USE PATH ON WESTWOOD SIDE KEEPING EXISTING GREEN SPACE

A. Pros

1. Majority of storm structures could be left in place



B. Cons

1. Street lighting design would need to be enhanced
 1. Possibly resulting in more expenses
2. 14 mature trees would need to be removed
3. Additional landscaping (bushes, flower beds, sodding) would need to be restored
4. A full survey for the Westwood side would be required
5. 24 temporary easements required (19 residential properties, 3 businesses, and church)
6. 3 Permanent easements required at north end (Walmart, Chiropractor, and unplatted lot)
7. **Almost all power poles would need to be relocated (17 estimated, 5 within utility easements)**
8. Ideal multi-use path would be 10' wide
9. Total project cost estimated \$3,633,510 (an increase of \$917,476 from the current plan)

ALTERNATIVES 1-5 COSTS

- **Alternative 1:** Moving the Roeland Park curb line 3-feet east to enable 8-foot wide multi-use path (W 51st Street to W 47th Street)
 - Total estimated cost of **\$3,752,300** (an increase of \$1,039,300 from the current plan)
- **Alternative 2:** Strategically Place Bike Lanes and Sharrows (Share the Road Symbols):
 - Total estimated cost of **\$2,392,00** (A decrease in \$325,000 from the current plan)
- **Alternative 3:** Extend Roeland Park sidewalk 3-feet west for an 8' path:
 - Total project cost estimated **\$3,536,200** (an increase of \$843,135 from the current plan)
- **Alternative 4:** Install 8' Wide Multi-Use Path on Westwood Back of Curb:
 - Total project cost estimated **\$3,689,200** (an increase of \$996,108 from the current plan)
- **Alternative 5:** Install 8' Wide Multi-Use Path on Westwood Side Keeping Existing Green Space:
 - Total project cost estimated **\$3,633,510** (an increase of \$917,476 from the current plan)

THANK YOU

QUESTIONS?

Item Number: Reports of City Officials:- XI.-A.
Committee 8/5/2024
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 8/5/2024
Submitted By: Jennifer Jones-Lacy, Assistant City Administrator/Finance Director
Committee/Department: Finance
Title: **2nd Quarter Financial Report (5 min)**
Item Type: Presentation

Recommendation:

For informational purposes only

Details:

See attached 2nd Quarter Financial Report for the City of Roeland Park. Also attached are the line item financials through June 2024.

Community Impact: Utilizing a lens of intersectionality, illustrate how this item would promote the city's commitment to equity, including improving social determinates of health:

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

Financial Impact

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

Additional Information

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Jones-Lacy, Jennifer	Approved	7/28/2024 - 7:21 PM

Goals/Objectives & Terms

ATTACHMENTS:

Description	Type
▣ 2nd Q 2024 Financial Report	Cover Memo
▣ June 2024 Financial Statements	Exhibit



Q2 2024

FINANCIAL REPORT

QUARTERLY FINANCIALS

August 5, 2024

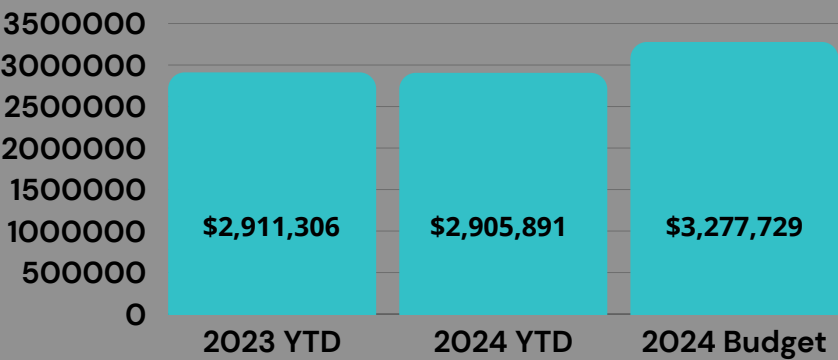
PREPARED BY JENNIFER JONES-LACY, DIRECTOR OF FINANCE

KEY REVENUE INDICATORS



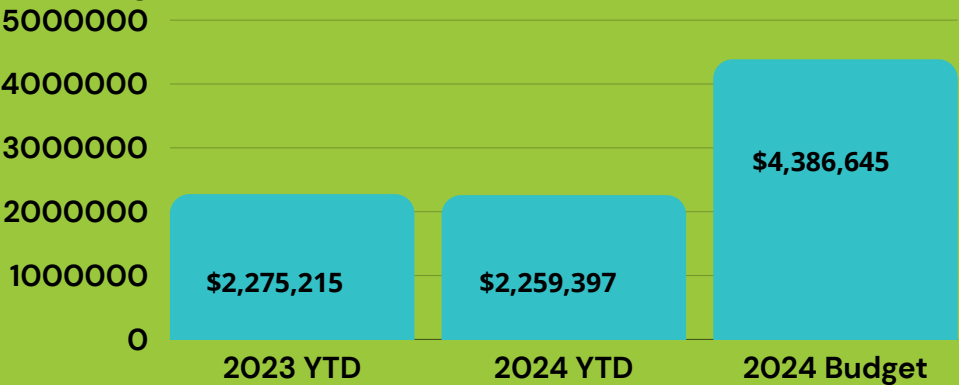
Property Tax

The ad valorem tax revenues are derived from taxes levied on real property, personal property and state assessed utilities. This is one of the largest revenue sources for the City of Roeland Park, with ad valorem taxes levied for the General and Debt Service Funds. Property tax collections in Q2 of 2024 generated \$2,911,306, a less than 1% decrease in property tax collection in 2023. The City also lowered its mill levy 1.517 in 2024, while implementing a citywide stormwater special assessment. This change was revenue neutral with property tax reductions offset by the new storm water assessment. The reason for property taxes being stable is due to in increase in overall assessed values.



Sales/Use Tax

Combined sales tax collections are 0.6% less in 2024 vs. 2023. Every year since 2020, sales taxes have increased steadily. Retraction is being seen countywide. Sales tax collections reflect actual retail sales incurred two months previous, so the sales taxes collected below reflect November 2023 – April 2024 and represents 52% of the budgeted total for 2024. When you control for November and December, taxes from sales in 2024 are down 3% from the prior year. Staff is revising our mid-year projections and reducing our estimates to be about 6% less than what was collected in 2023 to be conservative. This will be updated after adopting the 2025 Budget.



POSITIVE

CAUTION

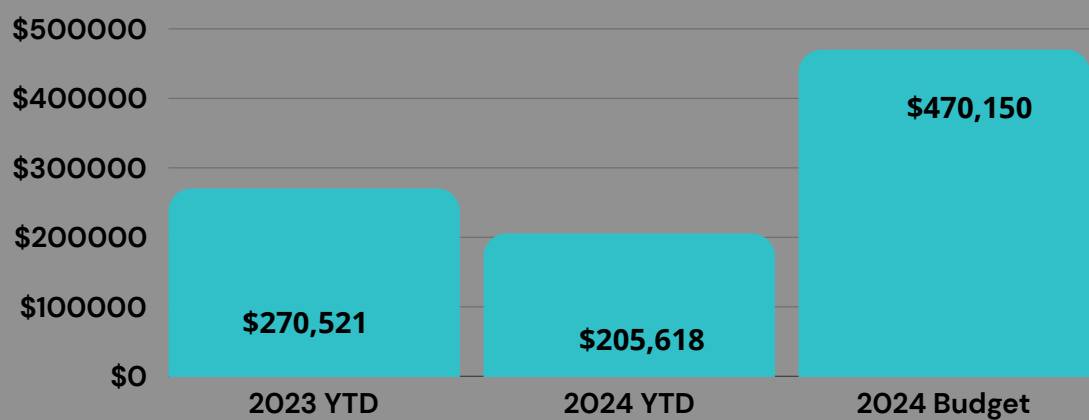
NEGATIVE

KEY REVENUE INDICATORS



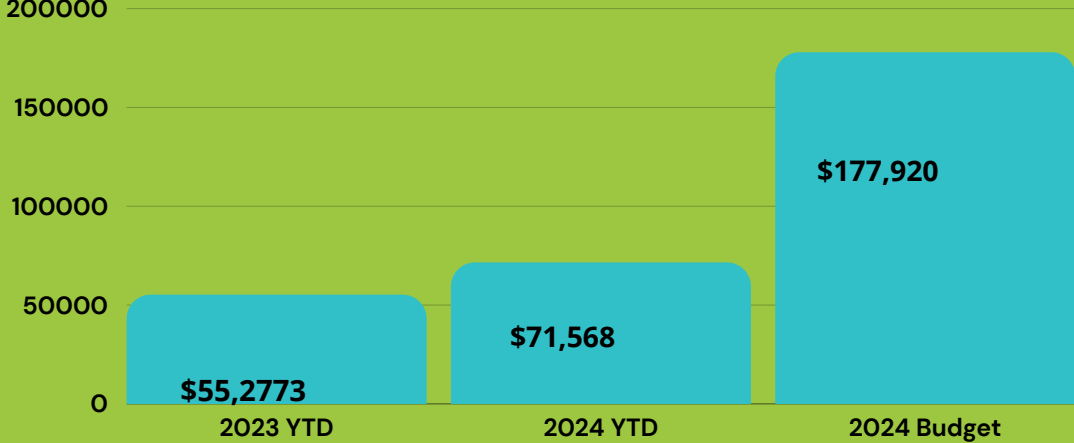
Franchise Fees

Franchise agreements are long term and result in payments to the City of 5% of gross receipts from natural gas, electricity, telephone, cable and internet, and cellular attachments to utility poles. Electric is about 7% less than 2023 due to a rate decrease implemented by Evergy for Kansas City customers in December 2023 (6.4% decrease). Gas franchise fees are much lower than last year (by 37%) lower natural gas prices and a warmer winter. Gas prices are nearly half of what they were in 2023. All franchise fee revenues are credited to the General Fund. Collections are 24% lower than they were year-to-date in 2023 overall.



Court Fees

Court fines and fees represent less than 5% of General Fund revenues. Interruptions to regular municipal court proceedings due to COVID-19 and staffing shortages in the last three years combined with a 2021 Budget Objective of reducing court fines have led to decreased court revenue. We are closer to full staff levels as of late 2023 and collections are rebounding. YTD collections are 29% more than 2023 as of Q2. We hope to see continued gains compared to the prior year due to better staffing rates in the Police Department. We are planning to reduce our mid-year projections to reflect a 1% growth over 2023 actuals.



POSITIVE

CAUTION

NEGATIVE

ALL FUNDS REVENUES: BUDGET TO ACTUALS



2024 revenues year-to-date are at 69% of budget across all funds. The General, Bond & Interest, and Stormwater Funds are all tracking higher because nearly all of the total property taxes and special assessments for the year were collected by June. The same is true for our active TIF funds. Removing the Debt Service and TIF funds where property tax is the primary revenue source, we are at 63% of total budgeted revenues. In spite of lowered revenue sources as illustrated on the first page, overall, revenues are tracking higher than budgeted as of the second quarter of 2024.

Fund	YTD Actual Revenues	2024 Budgeted Revenues	Difference	% of Total Budget
General Fund	\$ 5,182,993	\$ 7,196,220	\$ (2,013,227)	72%
Bond & Interest Fund	\$ 356,043	\$ 373,314	\$ (17,271)	95%
Aquatic Center Fund	\$ 75,487	\$ 326,120	\$ (250,633)	23%
Storm Water Fund	\$ 182,384	\$ 185,000	\$ (2,616)	99%
Combined Special Street & Highway Fund	\$ 742,031	\$ 1,596,320	\$ (854,289)	46%
Community Center Fund - 27C	\$ 144,819	\$ 253,230	\$ (108,411)	57%
Special Infrastructure 27 - D	\$ 537,150	\$ 1,050,380	\$ (513,230)	51%
Equipment & Bldg Reserve Fund	\$ 120,101	\$ 548,335	\$ (428,234)	22%
TIF 1A/B - Bella Roe / Walmart	\$ 915,197	\$ 784,590	\$ 130,607	117%
TDD#1 - Price Chopper	\$ 177,651	\$ 313,270	\$ (135,619)	57%
TDD#2 - Lowes	\$ 76,451	\$ 153,215	\$ (76,764)	50%
CID #1 - RP Shopping Center	\$ 68,453	\$ 45,285	\$ 23,168	151%
TIF 3C -- Blvd Apts/Roe Pkwy	\$ 460,316	\$ 442,675	\$ 17,641	104%
Property Owners Association	\$ 29,000	\$ 29,000	\$ -	100%
American Rescue Act	\$ 54,123	\$ -	\$ 54,123	
TIF 4 Fund - The Rocks	\$ -	\$ -	\$ -	
Economic Development Fund	\$ -	\$ -	\$ -	
TOTAL	\$ 9,122,198	\$ 13,296,954	\$ (4,174,756)	69%

ALL FUNDS EXPENDITURES: BUDGET TO ACTUALS

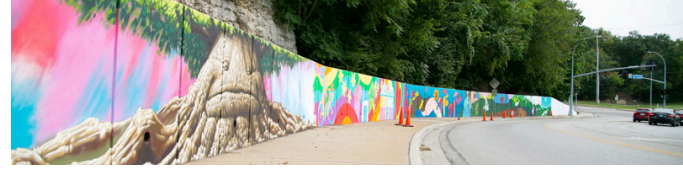


Expenditures for all funds on average are at 33% of the total budget through the second quarter. The expenditures made in the Equipment Reserve fund reflects approximately \$280,000 for the Public Works facility improvements, with an additional \$500k coming from the Special Infrastructure Fund for phase 2 improvements. Most of the expenses in the General Fund are from salary and benefits expenses, transfers to the Equipment Reserve Fund, and professional services including IT. The Special Street fund expenses include the final pay app to Kansas Heavy for the Canterbury improvements, as well as Mission Rd and Nall Ave design work. The Special Infrastructure Fund also includes almost \$75,000 for work on the Phase 2 design of the community center improvements. The City is also closing out TIF 1 by transferring the balance to the new Economic Development Fund. This will be reflected in the Q3 Financials. The outstanding balance in TDD2 was also paid off in June 2024 and that will now reflect a positive fund balance.

Fund	YTD Actual Expenditures	2024 Budgeted Expenditures	Difference	% of Total Projection
General Fund	\$ 2,939,044	\$ 7,106,340	\$ (4,167,296)	41%
Bond & Interest Fund	\$ 10,958	\$ 375,803	\$ (364,845)	3%
Aquatic Center Fund	\$ 108,094	\$ 326,120	\$ (218,026)	33%
Storm Water Fund	\$ -	\$ 185,000	\$ (185,000)	0%
Special Street Fund 27 - A	\$ 476,354	\$ 962,880	\$ (486,526)	49%
Community Center Fund - 27C	\$ 96,577	\$ 191,575	\$ (94,998)	50%
Special Infrastructure 27 - D	\$ 612,292	\$ 945,500	\$ (333,208)	65%
Equipment & Bldg Reserve Fund	\$ 367,705	\$ 479,260	\$ (111,555)	77%
TIF 1A/B - Bella Roe / Walmart	\$ 653,554	\$ 1,662,398	\$ (1,008,844)	39%
TDD#1 - Price Chopper	\$ 178,757	\$ 300,000	\$ (121,243)	60%
TDD#2 - Lowes	\$ 1,183	\$ 153,500	\$ (152,317)	1%
CID #1 - RP Shopping Center	\$ -	\$ 3,064,244	\$ (3,064,244)	0%
TIF 2C - Valley State Bank	\$ -	\$ -	\$ -	0%
TIF 3C - Blvd Apts/Roe Pkwy	\$ 43,476	\$ 1,001,000	\$ (957,524)	4%
Property Owners Association	\$ 27,036	\$ 27,000	\$ 36	100%
America n Rescue Act	\$ 86,167	\$ 40,000	\$ 46,167	215%
TIF 4 Fund- The Rocks	\$ -	\$ -	\$ -	0%
Economic Development Fund	\$ -	\$ -	\$ -	0%
TOTAL	\$ 5,601,196	\$ 16,820,620	\$ (11,219,424)	33%

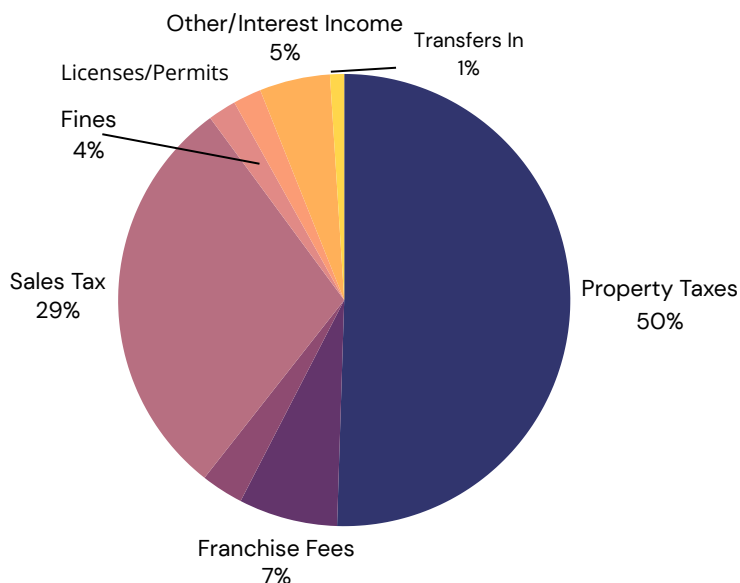
GENERAL FUND SUMMARY:

REVENUE



General Fund revenue collected in 2024 is 72% of budget as of Q2, and 39% higher than YTD totals in 2023. This is due primarily to collecting 90% of anticipated property taxes year-to-date. In addition, we are seeing significant returns on invested funds so far this year, \$69,000 just in the General Fund. Other revenues also include rental income from leases, sale of retired City assets, and donations to the Community Foundation. Permit fees are less than anticipated, however we expect to see permits pulled for the Rocks later this year. That said, EPC intends to utilize the City's building permit fee waiver for implementing Universal Design. Plan review fees will still apply, as well as permits related to ground work (grading and fill). The ending fund balance in excess of our required reserve will be transferred to capital improvement funds.

Department	YTD Actuals	2024 Budget	Difference	% of Total Budget
BEGINNING FUND BALANCE	\$ 2,886,223	\$ 2,847,975	\$ (38,248)	
Revenues				
Property Taxes & Assessments	\$ 3,447,483	\$ 3,821,360	\$ 373,877	90%
Franchise Taxes	\$ 205,618	\$ 470,150	\$ 264,532	44%
Intergovernmental	\$ 118,207	\$ 224,750	\$ 106,543	53%
Sales Tax	\$ 1,004,854	\$ 1,979,815	\$ 974,961	51%
Licenses and Permits	\$ 63,362	\$ 141,350	\$ 77,988	45%
Fines and Forfeitures	\$ 71,568	\$ 177,920	\$ 106,352	40%
Other/Interest Income	\$ 240,373	\$ 353,035	\$ 112,662	68%
Transfer-In	\$ 26,840	\$ 26,840	\$ -	100%
TOTAL REVENUES	\$ 5,178,306	\$ 7,195,220	\$ 2,016,914	72%



The largest sources of General Fund revenue are property and sales taxes. Property tax revenue is also accounted for the Debt Service and TIF funds. Sales and use tax (use tax means taxes on online purchases) revenue is also accounted for in the Aquatic Center, Special Street, Community Center, and the Special Infrastructure Fund.

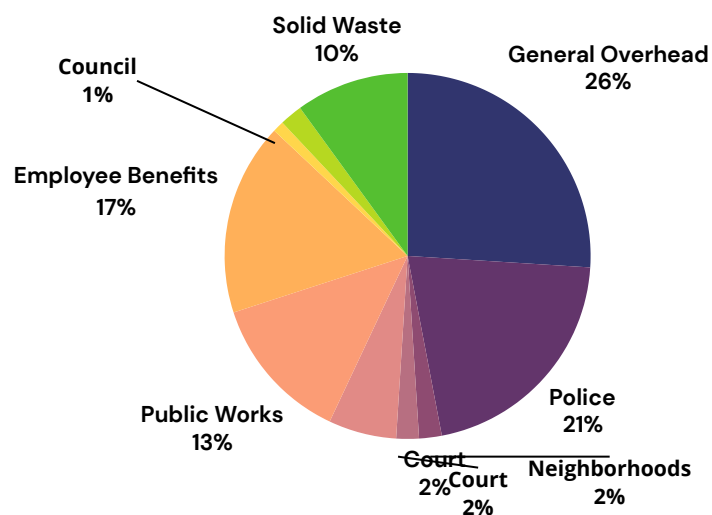
GENERAL FUND SUMMARY:

EXPENDITURES



General Fund expenditures in 2024, excluding the Special Law Enforcement Fund, are \$2,937,729 or 41% of budget. The primary expenses so far in the General Overhead Department are fees for the auditor, city attorney, Property/Liability Insurance, and payments to DTI for Technology support. In Municipal Court, fees increased for the public defenders at the end of 2023 and are reflected in this budget. Also the full expense associated with annual software subscriptions occurred in Q1. Employee Benefits include our annual payment of \$53,000 for work comp insurance, which came in much lower than anticipated, we also received a refund after the 2023 work comp audit was complete. The majority of expenses in other departments are attributable to salaries, in-house street maintenance in Public Works employee benefits and the solid waste contract with GFL.

Department	YTD Actuals	2024 Budget	Difference	% of Total Budget
Expenditures				
General Overhead	\$ 571,829	\$ 1,859,975	\$ 1,288,146	31%
Police	\$ 658,900	\$ 1,445,345	\$ 786,445	46%
Court	\$ 70,963	\$ 135,570	\$ 64,607	52%
Neighborhood Services	\$ 64,490	\$ 158,200	\$ 93,710	41%
Administration	\$ 210,243	\$ 448,880	\$ 238,637	47%
Public Works	\$ 466,208	\$ 906,655	\$ 440,447	51%
Employee Benefits	\$ 534,755	\$ 1,266,200	\$ 731,445	42%
City Council	\$ 24,590	\$ 57,280	\$ 32,690	43%
Parks and Recreation	\$ 48,883	\$ 123,180	\$ 74,297	40%
Solid Waste	\$ 286,868	\$ 698,235	\$ 411,367	41%
TOTAL EXPENDITURES	\$ 2,937,729	\$ 7,099,520	\$ 4,161,791	41%
INCREASE/DECREASE TO FUND BALANCE	\$ 2,240,577	\$ 95,700		
ENDING FUND BALANCE	\$ 5,126,800	\$ 2,943,675		



General Fund expenditures make up 54% of all City-wide expenditures. The distribution among services and departments is illustrated in the pie chart.

INVESTMENT SUMMARY

In December 2015 the City began to invest its idle cash using Columbia Capital Management as the City's asset managers. The City's initial investment was \$2,423,718. The City now has a total of \$17,769,347 actively invested. The City is enjoying high interest rates on government bonds, with a historic 21 year high. Cash in excess of what is needed for general operations, capital projects and debt service has been reinvested in the City's portfolio. Our estimated annual income from investments is currently \$578,035. Note that this typically is adjusted at year-end due to market gains/losses. The City recently purchased a CD with Security Bank that won a bank bid for \$2.9 million.

Pooled Cash and Investments			
Type of Investment	% of Assets	Market Value	Yield to Maturity
Fixed Income			
Agency Securities	47%	\$8,247,192	5.4
Treasury Notes	30%	\$5,342,439	5.2
Subtotal	77%	\$13,589,632	5.3
Cash and Cash Equivalents			
Cash in all Accounts	7.2%	\$1,279,716	0.0
CDs	16.3%	\$2,900,000	4.9
Subtotal	23.5%	\$4,179,716	3.4
Total Portfolio	100%	\$17,769,347	4.9%

Q2 TREASURER'S REPORT

Funds	3/31/2024 Balance	Receipts	Disbursements	6/30/2024 Balance
General Fund	\$ 420,070.82	\$ 2,290,863.67	\$ (290,391.97)	\$ 3,001,326.46
Bond & Interest Fund	68,466.96	154,502.25	65,958.05	157,011.16
Aquatic Center Fund	48,490.83	73,593.50	90,328.79	31,755.54
Storm Water Fund	42,597.44	70,757.69	-	113,355.13
Special Street Fund 27 - A	698,242.28	668,380.60	1,350,447.41	16,175.47
Community Center Fund Fund 27 - C	72,660.50	66,303.58	93,012.50	45,951.58
Special Infrastructure 27 - D	752,615.79	245,644.28	714,635.21	283,624.86
Equipment & Bldg Reserve Fund	8,384.39	(54,000.00)	(52,289.98)	6,674.37
TIF 1A/B - Bella Roe / Walmart	12,495.74	547,847.67	548,709.55	11,633.86
TDD #1 - Price Chopper	107,791.66	83,903.42	155,706.67	35,988.41
TDD #2 - Lowes	39,581.70	42,718.12	(5,666.66)	87,966.48
CID #1 - RP Shopping Center	2,110.95	-	-	2,110.95
TIF 3C - Old Pool Area	62,827.47	186,425.18	31,233.28	218,019.37
American Rescue Act	119.05	-	(9,647.76)	9,766.81
TIF 4 Fund	-	-	-	-
Property Owners Association Cash	56,891.51	-	27,018.00	29,873.51
	\$ 2,393,347.09	\$ 4,376,939.96	\$ 2,719,053.09	\$ 4,051,233.96

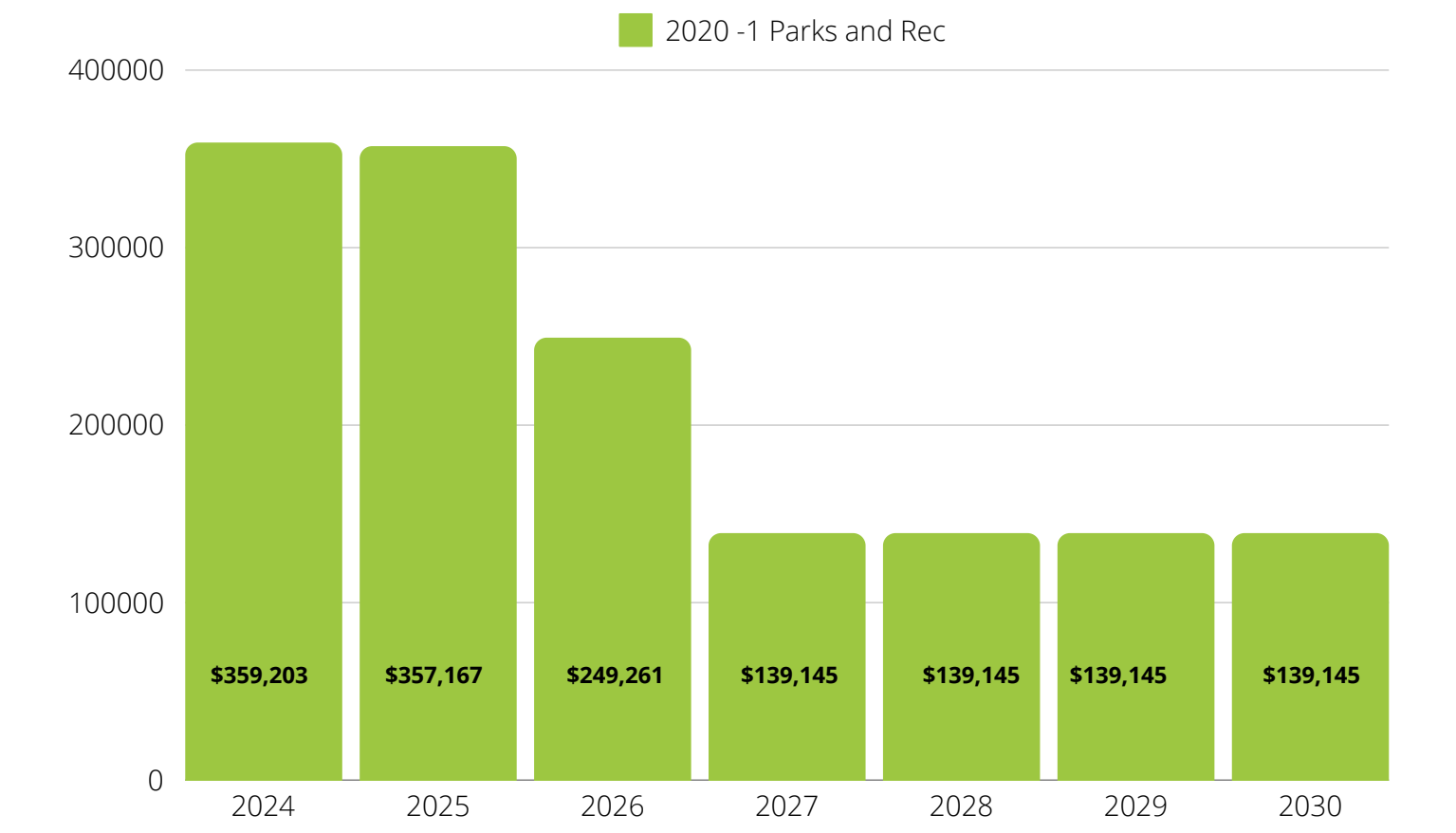
DEBT SUMMARY



General Obligation Bonds	Approved by Council	Date Issued	Original Amount	Interest Rate	12/31/2023 Balance*	Date Expire	2024 Total Payment
2020 – 1 Bond Issue: Refunding of 2010 – 1 and 2011 – 2; R Park and Pool Improvements	2020	Sept 2020	\$2,419,204	1.51	\$1,522,214	12/31/2030	\$359,203
*includes interest					\$1,522,214		\$359,203

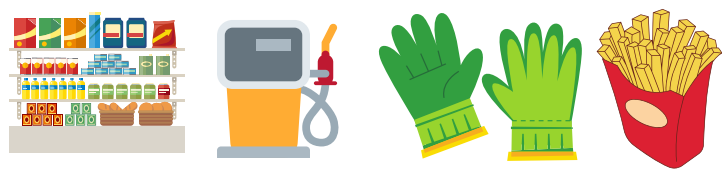
Transportation Development District	Approved by Council	Date Issued	Original Amount	Interest Rate	12/31/2023 Balance	Date Expire	2024 Total Payment
Sales Tax Revenue Bonds, 2005 - Price Chopper/Shopping Center	2005	Nov 2005	\$3,555,000	5.00-5.75	\$1,385,923	12/1/2025	\$1,385,923
Sales Tax Revenue Bonds, 2006A - Price Chopper/Shopping Center	2006	Jan 2006	\$1,090,000	5.875	\$519,522	12/1/2025	\$519,522
Sales Tax Revenue Bonds, 2006B -Lowe's	2006	Jan 2006	\$1,690,000	5.125-5.875	\$425,795	12/1/2025	\$425,795
The TDD debt is in default. Debt service resources are limited to the TDD sales tax revenues received. The City is not liable for debt. The interest payments are unknown as they are determined by the trustee as the debt is paid. The balance for TDDs reflects principal only.					\$2,331,240		\$2,331,240

ROELAND PARK ANNUAL DEBT SERVICE 2024 – 2030

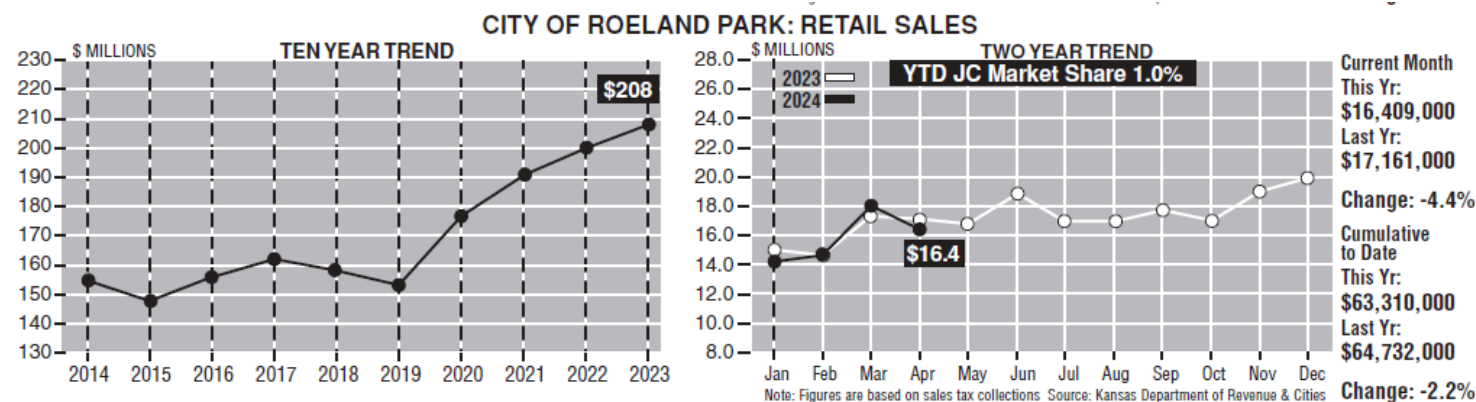
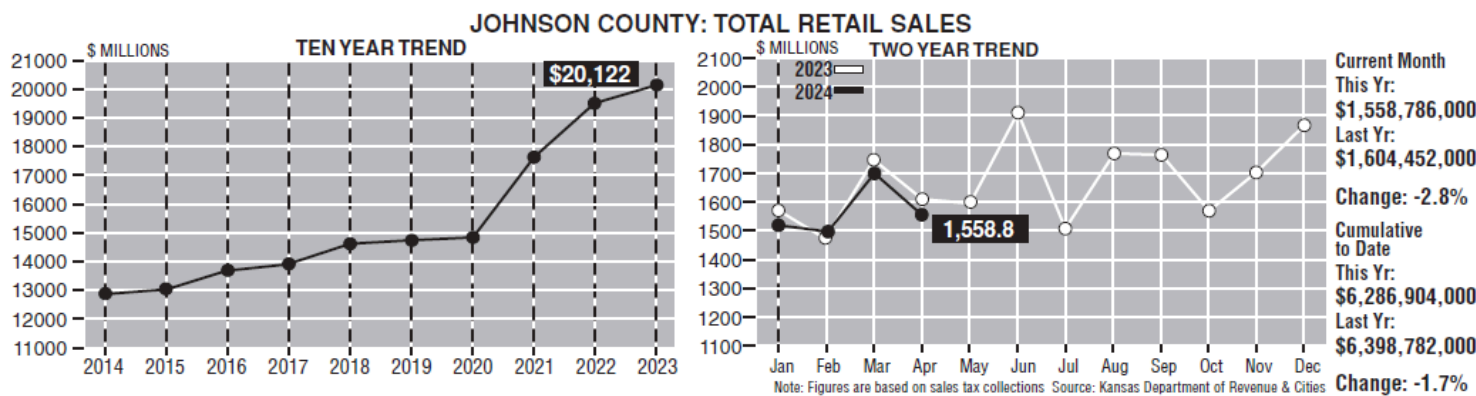


COMMUNITY STATISTICS:

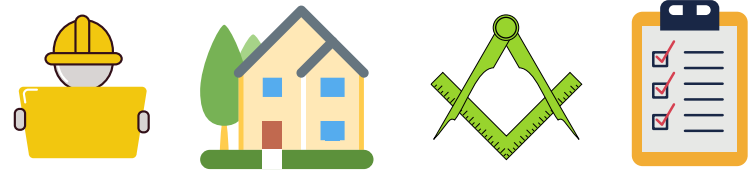
RETAIL SALES



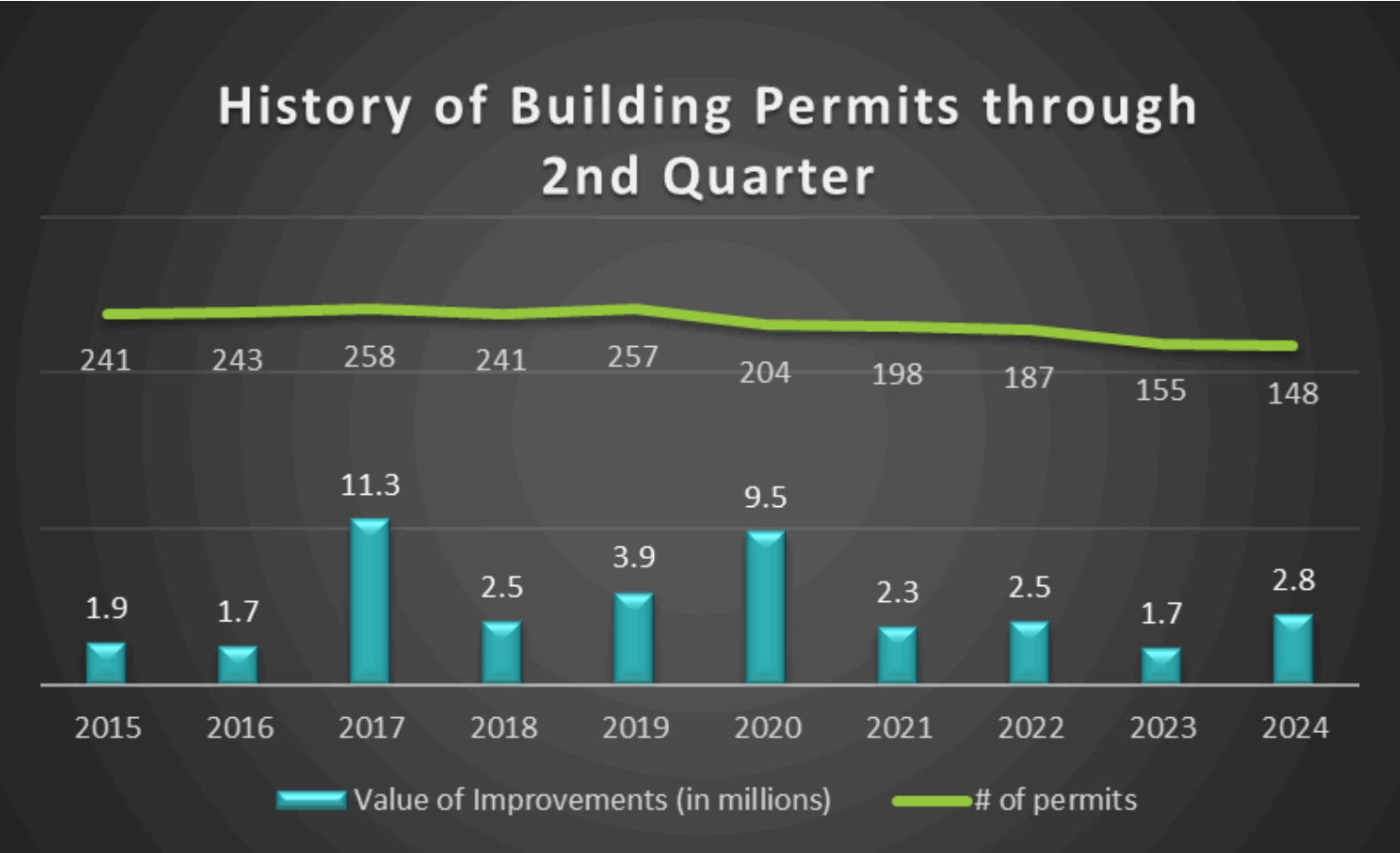
The County Economic Research Institute (CERI) provides information for all cities in Johnson County. CERI has provided retail sales figures through April 2024 which is nearly 2.2% below that of 2023 through April for the City. Retail sales for all of Johnson County are down from the prior year by 1.7% through April. Since the figures below only illustrate four months of 2024, we anticipate overall sales taxes being down nearly 6% when we capture January – December 2024. Staff has adjusted its revenue projections for 2024 and 2025 based on this trend. We believe the retraction is a market adjustment for record sales that have transpired over the last few years.



COMMUNITY STATISTICS: BUILDING PERMITS



As of the 2nd Quarter 2024, the City issued 148 building permits at a value of approximately \$2.8M. We issued two permits for new residential builds so far this year, with a combined project cost of \$730k. Nine residential remodel permits were issued with an average value of \$50k per project. Permit volume and value are indicators of economic health and investment in the community. The chart illustrates the number and value of building permits through 2nd quarter of 2024 and prior years back to 2015. Since 2019, there has been a consistent decline in the volume of building permits issued. However, the improvement value is the highest its been since the 2nd quarter of 2020. The value of new construction has varied during that period due to the influence of large commercial projects including Aldi, Commerce Bank, St. Lukes and Sunflower Medical.



MONTHLY FINANCIAL STATEMENTS

CITY OF ROELAND PARK

JUNE 2024

PREPARED BY:



GoodFaithAccounting.com

Management Responsibility

The organization's management is responsible for the information contained in these reports and for the development, implementation, and adherence of all financial policies and procedures. We recommend management carefully review all transactions contained in these reports to ensure accuracy and clarity.

Table of Contents

➤ Statement of Financial Position

The statement of financial position gives a financial picture of the organization as of the end of the reporting period. It reflects the assets, liabilities, and net assets of the organization.

Definition of Fund Accounting Terms

Net Assets – Total Assets minus Total Liabilities. Net Assets fall into one of two categories:

1. **With Donor Restriction** – funds that may be spent only as restricted by the donor.
2. **Without Donor Restrictions** – funds available for general operations. These may be further separated as follows:
 - a. **Net Investment in Fixed Assets** - total fixed assets minus accumulated depreciation minus any loans related to fixed assets.
 - b. **Board Designated** - although not donor restricted, these amounts have been segregated by the board (or finance committee, elders, etc.) for special purposes.
 - c. **Prior Years' Net Balance** - cumulative net activity (revenue minus expenses) from all prior years.
 - d. **Current Year Net Balance** - current year net activity (detailed on the Statement of Activities).

➤ Statement of Activities

The statement of activities reflects the revenues and expenses of the organization for the current period of time - typically the current month and year-to-date. It can also be used to compare actual revenues and expenses to those budgeted.



City of Roeland Park
Statement of Fund Balance
June 30

		<u>2024</u>	<u>2023</u>
	Assets		
	Cash		
	Cash in General Checking - Pooled		
1010	General Fund	\$ 8,725.09	\$ 1,135,512.79
1010	Bond & Interest Fund	157,011.16	567,797.67
1010	Aquatic Center Fund	31,755.54	14,671.24
1010	Storm Water Fund	113,355.13	-
1010	Special Street Fund 27 - A	16,175.47	1,583,279.40
1010	Community Center Fund Fund 27 - C	45,951.58	100,849.83
1010	Special Infrastructure 27 - D	283,624.86	569,438.59
1010	Equipment & Bldg Reserve Fund	6,674.37	(852,235.55)
1010	TIF 1A/B - Bella Roe / Walmart	9,633.86	518,068.31
1010	TDD #1 - Price Chopper	25,201.75	64,160.00
1010	TDD #2 - Lowes	17,040.67	30,592.51
1010	CID #1 - RP Shopping Center	2,110.95	7,180.95
1010	TIF 2 A/D - McDonalds / City Hall	-	-
1010	TIF 3C - Old Pool Area	218,019.37	408,730.64
1010	American Rescue Act	9,766.81	280,378.70
1010	TIF 4 Fund	-	-
1010	Economic Development Fund	-	-
1011	TIF 1A/B - Bella Roe / Walmart	2,000.00	2,000.00
1012	Special Law Enforcement Fund	26,972.46	38,995.36
	Total Cash in General Checking - Pooled	<u>974,019.07</u>	<u>4,469,420.44</u>
	Cash in Other Accounts		
1020	Cash - Municipal Court	4,734.00	8,043.00
1030.1038	Commerce Bank Certificates of Deposit	-	-
1039	Security Bank Certificate of Deposit	2,960,694.91	60,694.91
1040	Cash - Pool Bond Reserve	-	-
1050	Cash - Property Owners Association	29,873.51	27,945.51
1090	Petty Cash - Court	200.00	200.00
	Total Cash in Other Accounts	<u>2,995,502.42</u>	<u>96,883.42</u>
	Restricted Cash		
1060	Cash - Debt Service - Revenue Restricted	70,912.11	1,821.90
1070	Cash - Restricted Asset - Bond Reserve	10,519.78	10,041.93
1080	Cash - With Trustee	280.58	60.12
	Total Restricted Cash	<u>81,712.47</u>	<u>11,923.95</u>
	Total Cash	<u>4,051,233.96</u>	<u>4,578,227.81</u>
	Other Current Assets		
1115	Accounts Receivable - Other	516,785.31	710,751.21
1135	Taxes Receivable	5,000,208.43	5,519,717.61
1140	Interfund Receivable	-	-
1155	Lease Receivable	1,635,310.82	1,606,674.10
1310	Invested Funds	13,645,617.22	10,432,211.43
1210	Prepaid Expenses	43,373.82	43,373.82
	Total Other Current Assets	<u>20,841,295.60</u>	<u>18,312,728.17</u>
	Total Assets	<u><u>\$ 24,892,529.56</u></u>	<u><u>\$ 22,890,955.98</u></u>

City of Roeland Park
Statement of Fund Balance
June 30

		<u>2024</u>	<u>2023</u>
Liabilities & Fund Balance			
Current Liabilities			
2005	Accounts Payable	\$ (706.98)	\$ (289.55)
2010	Federal Withholding Payable	-	-
2020	State Withholding Payable	4,557.00	3,632.75
2030	City Withholding Payable	427.30	285.81
2040	KPERS Accrued Employee	(648.58)	(633.16)
2045	KP&F Employee Withholding Payable	(46.80)	(38.75)
2050	Insurance Withholding Payable	1,211.15	1,209.32
2035,2052	Other Withholdings Payable	(2,410.40)	(2,240.08)
2055	Employee Garnishments	-	-
2060	Section 457 Employee Payable	-	-
2006	Accrued Payroll	110,716.10	95,033.20
	Total Current Liabilities	<u>113,098.79</u>	<u>96,959.54</u>
Other Liabilities			
2065	Interfund Payable	-	-
2080	Liability for Court Bonds	4,734.00	8,043.00
2110	Deferred Revenue	4,451,626.35	5,220,264.85
2115	Unearned Revenue - ARPA	79,772.22	617,277.54
2116	Deferred Revenue - Leases	1,635,310.82	1,606,674.10
2210	Art Deposit Escrow	161.60	161.60
2220	Landscaping Escrow	-	-
2805	Bond Payment Liability	1,154,820.36	1,663,301.02
	Total Other Liabilities	<u>7,326,425.35</u>	<u>9,115,722.11</u>
	Total Liabilities	<u>7,439,524.14</u>	<u>9,212,681.65</u>
Fund Balance			
2910.2970	Fund Balance - General	5,126,800.29	5,394,693.89
2910.2970	Fund Balance - Special Law Enforcement Fund	26,972.46	38,995.36
2910.2970	Fund Balance - Debt Service	430,155.53	631,946.07
2250,2260,2910.2970	Fund Balance - Special Revenue Projects	11,231,826.05	8,444,819.07
2910.2970	Fund Balance - Capital Projects	607,377.58	(860,125.57)
2910.2970	Fund Balance - Property Owners Association	29,873.51	27,945.51
	Total Fund Balance	<u>17,453,005.42</u>	<u>13,678,274.33</u>
	Total Liabilities & Fund Balance	<u><u>\$ 24,892,529.56</u></u>	<u><u>\$ 22,890,955.98</u></u>

City of Roeland Park
Statement of Fund Balance - BY FUND GROUP
6/30/2024

B-by Grp

	General	Debt Service	Special Revenue	Capital Projects	TOTAL
Assets					
Cash					
Cash in General Checking - Pooled					
General Fund	\$ 8,725.09				\$ 8,725.09
Bond & Interest Fund		157,011.16			157,011.16
Aquatic Center Fund			31,755.54		31,755.54
Storm Water Fund			113,355.13		113,355.13
Special Street Fund 27 - A			16,175.47		16,175.47
Special Street Fund 27 - C			45,951.58		45,951.58
Special Infrastructure 27 - D			283,624.86		283,624.86
Equipment & Bldg Reserve Fund				6,674.37	6,674.37
TIF 1A/B - Bella Roe / Walmart			9,633.86		9,633.86
TDD#1 - Price Chopper			25,201.75		25,201.75
TDD#2 - Lowes			17,040.67		17,040.67
CID #1 - RP Shopping Center			2,110.95		2,110.95
TIF 3C - Old Pool Area			218,019.37		218,019.37
American Rescue Act			9,766.81		9,766.81
TIF 4 Fund			-		-
Economic Development Fund			-		-
TIF 1A/B - Bella Roe / Walmart			2,000.00		2,000.00
Special Law Enforcement Fund	26,972.46	-	-	-	26,972.46
Total Cash in General Checking - Pooled	35,697.55	157,011.16	774,635.99	6,674.37	974,019.07
Cash in Other Accounts					
Cash - Municipal Court	4,734.00				4,734.00
Commerce Bank Certificates of Deposit	-				-
Security Bank Certificate of Deposit	2,254,694.91	58,571.00	647,429.00	-	2,960,694.91
Cash - Pool Bond Reserve	-				-
Cash - Property Owners Association			29,873.51		29,873.51
Petty Cash Funds	200.00	-	-	-	200.00
Total Cash in Other Accounts	2,259,628.91	58,571.00	677,302.51	-	2,995,502.42
Restricted Cash					
Cash - Debt Service - Revenue Restricted	-	-	70,912.11	-	70,912.11
Cash - Restricted Asset - Bond Reserve	-	-	10,519.78	-	10,519.78
Cash - With Trustee	-	-	280.58	-	280.58
Total Restricted Cash	-	-	81,712.47	-	81,712.47
Total Cash	2,295,326.46	215,582.16	1,533,650.97	6,674.37	4,051,233.96
Other Current Assets					
Accounts Receivable	88,286.44	428,340.87	158.00	-	516,785.31
Interest & Taxes Receivable	3,740,299.98	119,178.00	1,140,730.45	-	5,000,208.43
Lease Receivable	1,553,109.03	-	82,201.79	-	1,635,310.82
Invested Assets	2,474,619.39	214,573.37	10,355,721.25	600,703.21	13,645,617.22
Prepaid Expenses	43,373.82	-	-	-	43,373.82
Total Other Current Assets	7,899,688.66	762,092.24	11,578,811.49	600,703.21	20,841,295.60
Total Assets	\$ 10,195,015.12	\$ 977,674.40	\$ 13,112,462.46	\$ 607,377.58	\$ 24,892,529.56

City of Roeland Park
Statement of Fund Balance - BY FUND GROUP
6/30/2024

B-by Grp

	General	Debt Service	Special Revenue	Capital Projects	TOTAL
Liabilities & Fund Balance					
Current Liabilities					
Accounts Payable	(706.98)	-	-	-	(706.98)
Accrued Payroll	107,651.05	-	3,065.05	-	110,716.10
Federal Withholding Payable	-	-	-	-	-
State Withholding Payable	4,557.00	-	-	-	4,557.00
Other Withholding Payable	529.30	-	-	-	529.30
KPERS Accrued Employee	(648.58)	-	-	-	(648.58)
KP&F Employee Withholding Payable	(46.80)	-	-	-	(46.80)
Insurance Withholding Payable	1,211.15	-	-	-	1,211.15
Supplemental Insurance Payable	(2,512.40)	-	-	-	(2,512.40)
Employee Garnishments	-	-	-	-	-
Section 457 Employee Payable	-	-	-	-	-
Interfund Payable	-	-	-	-	-
Total Current Liabilities	110,033.74	-	3,065.05	-	113,098.79
Other Liabilities					
Liability for Court Bonds	4,734.00	-	-	-	4,734.00
Deferred Revenue	3,373,204.00	547,518.87	530,903.48	-	4,451,626.35
Unearned Revenue - ARPA	-	-	79,772.22	-	79,772.22
Deferred Revenue - Leases	1,553,109.03	-	82,201.79	-	1,635,310.82
Art Deposit Escrow	161.60	-	-	-	161.60
Landscaping Escrow	-	-	-	-	-
Bond Payment Liability	-	-	1,154,820.36	-	1,154,820.36
Total Other Liabilities	4,931,208.63	547,518.87	1,847,697.85	-	7,326,425.35
Total Liabilities	5,041,242.37	547,518.87	1,850,762.90	-	7,439,524.14
Fund Balance					
Fund Balance	-	-	91,563.00	-	91,563.00
Fund Balance - Public Art	-	-	35,000.00	-	35,000.00
Fund Balance	2,670,450.30	85,070.75	8,122,184.90	824,981.22	11,702,687.17
Fund Balance - Debt Service	239,373.00	-	1,803,380.70	-	2,042,753.70
Fund Balance - Reserved Future Projects	-	-	-	-	-
Fund Balance - Reserved for Encumbrances	-	-	-	-	-
Fund Balance - Restricted Special Law	-	-	-	-	-
Fund Balance - Building Reserve	-	-	-	30,000.00	30,000.00
Fund Balance - Contingency	-	-	30,000.00	-	30,000.00
Total Beginning Fund Balance	2,909,823.30	85,070.75	10,082,128.60	854,981.22	13,932,003.87
Current Change in Fund Balance	2,243,949.45	345,084.78	1,179,570.96	(247,603.64)	3,521,001.55
Total Fund Balance	5,153,772.75	430,155.53	11,261,699.56	607,377.58	17,453,005.42
Total Liabilities & Fund Balance	\$ 10,195,015.12	\$ 977,674.40	\$ 13,112,462.46	\$ 607,377.58	\$ 24,892,529.56

City of Roeland Park
Schedule of Cash Balances
For the 6 Months Ended June 30, 2024

		2024 Activity			06/30/2024
		12/31/2023		Transfers to/from	
Cash & Cash Equivalents		Balance	Receipts	Disbursements	Trustee Accounts
					Balance
Cash in US Bank - Pooled					
1010	General Fund	\$ (790,203.93)	\$ 5,114,408.48	\$ 2,121,479.46	\$ (2,194,000.00) \$ 8,725.09
1010	Bond & Interest Fund	5,524.92	352,157.29	142,100.05	(58,571.00) 157,011.16
1010	Aquatic Center Fund	195,337.82	73,988.50	181,276.78	(56,294.00) 31,755.54
1010	Storm Water Fund	-	181,596.13	38,571.00	(29,670.00) 113,355.13
1010	Special Street Fund 27 - A	705,385.16	1,033,386.82	1,589,882.51	(132,714.00) 16,175.47
1010	Community Center Fund Fund 27 - C	24,908.71	137,411.49	107,763.62	(8,605.00) 45,951.58
1010	Special Infrastructure 27 - D	945,351.08	510,505.90	976,606.12	(195,626.00) 283,624.86
1010	Equipment & Bldg Reserve Fund	10,394.91	102,984.15	106,704.69	- 6,674.37
1010	TIF 1A/B - Bella Roe / Walmart	49,040.17	901,360.17	818,065.48	(122,701.00) 9,633.86
1010	TDD #1 - Price Chopper	40,729.71	175,735.04	(47.00)	(191,310.00) 25,201.75
1010	TDD #2 - Lowes	21,876.02	75,704.65	3,275.00	(77,265.00) 17,040.67
1010	CID #1 - RP Shopping Center	7,180.95	-	2,866.00	(2,204.00) 2,110.95
1010	TIF 3C - Old Pool Area	396.86	423,300.79	135,155.28	(70,523.00) 218,019.37
1010	American Rescue Act	52,842.82	-	36,159.01	(6,917.00) 9,766.81
1010	TIF 4 Fund	-	-	-	- -
1010	Economic Development Fund	-	-	-	- -
1011	TIF 1A/B - Bella Roe / Walmart	2,000.00	-	-	- 2,000.00
1012	Special Law Enforcement Fund	23,599.87	4,687.52	1,314.93	- 26,972.46
Total Cash in US Bank - Pooled		<u>1,294,365.07</u>	<u>9,087,226.93</u>	<u>6,261,172.93</u>	<u>(3,146,400.00) 974,019.07</u>
Cash in Other Accounts					
1020	Cash - Municipal Court	689.00	6,750.00	2,705.00	- 4,734.00
1030.1038	Commerce Bank Certificates of Deposit	-	-	-	- -
1039	Security Bank Certificate of Deposit	60,694.91	-	-	2,900,000.00 2,960,694.91
1040	Cash - Pool Bond Reserve	-	-	-	- -
1050	Cash - Property Owners Association	27,909.51	29,000.00	27,036.00	- 29,873.51
1090	Petty Cash	200.00	-	-	- 200.00
Total Cash in Other Accounts		<u>89,493.42</u>	<u>35,750.00</u>	<u>29,741.00</u>	<u>2,900,000.00 2,995,502.42</u>
Restricted Cash					
1060	Cash - Debt Service - Revenue Restricted	984.54	2,067.58	2,500.00	70,359.99 70,912.11
1070	Cash - Restricted Asset - Bond Reserve	10,277.30	242.48	-	- 10,519.78
1080	Cash - With Trustee	273.26	7.32	176,040.01	176,040.01 280.58
Total Restricted Cash		<u>11,535.10</u>	<u>2,317.38</u>	<u>178,540.01</u>	<u>246,400.00 81,712.47</u>
Total Cash		<u>\$ 1,395,393.59</u>	<u>\$ 9,125,294.31</u>	<u>\$ 6,469,453.94</u>	<u>\$ - \$ 4,051,233.96</u>

City of Roeland Park
Statement of Activities
Year-to-Date Fund Summary
For the 6 Months Ended June 30, 2024

Fund Summary

	<u>General</u>	<u>Debt Service</u>	<u>Special Revenue</u>	<u>Capital Projects</u>	<u>Total Funds</u>
Total Revenue	\$ <u>5,182,993.12</u>	\$ <u>356,042.83</u>	\$ <u>3,280,676.68</u>	\$ <u>120,101.05</u>	\$ <u>8,939,813.68</u>
Total Expenditures	<u>2,939,043.67</u>	<u>10,958.05</u>	<u>2,283,489.81</u>	<u>367,704.69</u>	<u>5,601,196.22</u>
Change in Fund Balance	\$ <u>2,243,949.45</u>	\$ <u>345,084.78</u>	\$ <u>997,186.87</u>	\$ <u>(247,603.64)</u>	\$ <u>3,338,617.46</u>

City of Roeland Park
Statement of Activities
For the 6 Months Ended June 30, 2024

I-All

		Unencumbered					
		Current Month	Year to Date	Budget to Date	Variance	Annual Budget	% Used
Revenues							
4010	Cash Carryforward	-	-	\$ 5,135,296.02	\$ (5,135,296.02)	\$ 10,270,591.89	0.00%
4020	Recreational Vehicle Tax	551.70	1,058.86	579.96	478.90	1,160.00	91.28%
4021	Commercial Vehicle Tax	-	-	107.52	(107.52)	215.00	0.00%
4040	Heavy Trucks Tax	162.65	1,644.72	169.98	1,474.74	340.00	483.74%
4050	Ad Valorem Tax	1,227,748.29	2,889,226.93	1,632,739.44	1,256,487.49	3,265,478.96	88.48%
4060	Motor Vehicle Tax	54,600.47	116,028.99	111,337.50	4,691.49	222,675.00	52.11%
4070	Personal Property Tax - Delinquent	69.63	122.59	125.04	(2.45)	250.00	49.04%
4080	Real Property Tax - Delinquent	8,348.46	16,541.69	6,000.00	10,541.69	12,000.00	137.85%
4110	City/County Sales & Use Tax	289,821.31	1,815,693.38	1,742,749.98	72,943.40	3,485,500.00	52.09%
4115	Sales Tax 27B (280 Fund)	61,533.62	382,879.44	366,124.98	16,754.46	732,250.00	52.29%
4120	County Jail Tax	16,301.17	103,662.62	106,050.00	(2,387.38)	212,100.00	48.87%
4130	Safety Sales Tax	16,301.17	103,662.62	106,050.00	(2,387.38)	212,100.00	48.87%
4135	County Courthouse Sales Tax	16,682.21	104,938.68	105,240.00	(301.32)	210,480.00	49.86%
4140	Spec City/county Highway Fund	-	88,077.10	90,480.00	(2,402.90)	180,960.00	48.67%
4150	CARS and SMAC Funding	-	193,703.08	217,999.98	(24,296.90)	436,000.00	44.43%
4155	Grants	-	-	100,000.02	(100,000.02)	200,000.00	0.00%
4161	Grants/Donations - Private	-	-	-	-	-	N/A
4210	Street Cutting Permit	345.00	4,802.10	4,999.98	(197.88)	10,000.00	48.02%
4215	Building Permit	4,934.00	16,098.30	19,999.98	(3,901.68)	40,000.00	40.25%
4220	Electrical Permit	1,239.00	3,701.00	1,500.00	2,201.00	3,000.00	123.37%
4225	Mechanical Permit	760.00	9,138.00	1,999.98	7,138.02	4,000.00	228.45%
4230	Plumbing Permit	225.00	1,312.00	750.00	562.00	1,500.00	87.47%
4235	Garage Sale Permit	15.00	50.00	100.02	(50.02)	200.00	25.00%
4240	Sign Permit	-	200.00	300.00	(100.00)	600.00	33.33%
4245	Cereal Malt Beverage License	50.00	(50.00)	274.98	(324.98)	550.00	-9.09%
4250	Animal Licenses	265.00	1,628.37	1,249.98	378.39	2,500.00	65.13%
4255	Home Occupational Licenses	-	40.00	499.98	(459.98)	1,000.00	4.00%
4260	Rental Licenses	2,571.51	16,831.50	12,499.98	4,331.52	25,000.00	67.33%
4265	Business Occupational Licenses	1,861.25	9,610.45	26,500.02	(16,889.57)	53,000.00	18.13%
4310	Franchise Fee - Electric	15,427.77	84,921.11	138,874.98	(53,953.87)	277,750.00	30.57%
4320	Franchise Fee - Gas	7,266.02	90,268.48	75,750.00	14,518.48	151,500.00	59.58%
4330	Franchise Fee - Telephone	112.57	1,203.72	949.98	253.74	1,900.00	63.35%
4340	Franchise Fee - Telecable	-	29,225.14	19,500.00	9,725.14	39,000.00	74.94%
4350	Light Pole Attachment Fee	-	-	-	-	-	N/A
4410	Fine	5,482.00	58,540.72	75,750.00	(17,209.28)	151,500.00	38.64%
4415	Court Costs	1,178.69	5,855.12	4,039.98	1,815.14	8,080.00	72.46%
4420	State Fees	1,031.39	5,505.04	8,670.00	(3,164.96)	17,340.00	31.75%
4430	Bond Forfeits	-	1,666.91	499.98	1,166.93	1,000.00	166.69%
4432	Spec. Law Enforcement Revenues	-	-	499.98	(499.98)	1,000.00	0.00%
4433	K9 Contributions	-	-	-	-	-	N/A
4434	State Opioid Settlement	-	4,687.52	-	4,687.52	-	N/A
4530	Reimbursed Expense	668.34	1,922.47	745.02	1,177.45	1,490.00	129.02%
4610	Special Assessments	70,757.69	181,596.13	92,875.02	88,721.11	185,750.00	97.76%
4620	Special Assessments - Delinquent	-	-	150.00	(150.00)	300.00	0.00%
4630	Storm Drainage RC12-013	27,421.96	61,082.25	31,500.00	29,582.25	63,000.00	96.96%
4640	Storm Drainage RC12-012	37,179.95	86,413.09	43,645.02	42,768.07	87,290.00	99.00%
4650	Storm Drainage RC12-014	44,306.12	98,644.51	50,280.00	48,364.51	100,560.00	98.10%
4710	Cell Tower Lease	13,748.10	48,118.35	41,242.50	6,875.85	82,485.00	58.34%
4713	Voicestream Wireless Payment	-	-	-	-	-	N/A
4716	Clearwire Tower Lease Payment	-	-	-	-	-	N/A
4720	Plans & Special Events	-	325.50	1,000.02	(674.52)	2,000.00	16.28%

City of Roeland Park
Statement of Activities
For the 6 Months Ended June 30, 2024

I-All

							Unencumbered	
		Current Month	Year to Date	Budget to Date	Variance	Annual Budget	Balance	% Used
4725	Police Reports	336.25	1,354.35	1,500.00	(145.65)	3,000.00	1,645.65	45.15%
4730	Tax Increment Income	159,404.20	334,763.20	90,690.00	244,073.20	181,380.00	(153,383.20)	184.56%
4731	Tax Increment Income 3A	152,868.65	342,674.59	182,569.98	160,104.61	365,140.00	22,465.41	93.85%
4735	Tax Increment Income IB	214,460.08	439,683.25	104,605.02	335,078.23	209,210.00	(230,473.25)	210.16%
4755	3rd Floor Lease Revenues	1,855.00	11,130.00	16,845.00	(5,715.00)	33,690.00	22,560.00	33.04%
4768	Service Line Agreement	-	2,458.95	1,249.98	1,208.97	2,500.00	41.05	98.36%
4770	Solid Waste Assessment	273,480.40	640,567.80	327,769.98	312,797.82	655,540.00	14,972.20	97.72%
4775	RPPOA Contract	-	27,000.00	13,500.00	13,500.00	27,000.00	-	100.00%
4780	Sale of Assets	-	7,967.15	28,899.96	(20,932.81)	57,800.00	49,832.85	13.78%
4785	Developer Funding	-	-	-	-	-	-	N/A
4787	RP Community Foundation Donations	1,775.00	6,108.43	2,500.02	3,608.41	5,000.00	(1,108.43)	122.17%
4788	Trash Bag Tags	-	-	-	-	-	-	N/A
4789	Transfer from General Fund	-	-	-	-	-	-	N/A
4793	Insurance Payments	2,500.00	4,307.42	-	4,307.42	-	(4,307.42)	N/A
4795	Miscellaneous	25.00	30,417.03	17,000.04	13,416.99	34,000.00	3,582.97	89.46%
4824	Transfer from Public Works	-	-	-	-	-	-	N/A
4830	Transfer from 27A Fund	-	-	-	-	-	-	N/A
4840	Transfer From General Fund	-	-	300,022.50	(300,022.50)	600,045.00	600,045.00	0.00%
4841	Transfer from PD/GF	-	29,960.00	41,980.02	(12,020.02)	83,960.00	54,000.00	35.68%
4030	City/County Alcohol Tax Distrib	-	-	-	-	-	-	N/A
4141	Alcohol Tax	-	-	49.98	(49.98)	100.00	100.00	0.00%
4145	Transient Guest Tax	-	6,516.15	4,500.00	2,016.15	9,000.00	2,483.85	72.40%
4157	CARES Act Funding	-	-	-	-	-	-	N/A
4158	SMAC Grant	-	-	-	-	-	-	N/A
4159	Rescue Act Grant	-	54,122.56	-	54,122.56	-	(54,122.56)	N/A
4274	Daily Admissions	22,830.00	27,133.50	32,500.02	(5,366.52)	65,000.00	37,866.50	41.74%
4275	Program Fees - Season Pass	17,795.00	33,592.00	22,422.48	11,169.52	44,845.00	11,253.00	74.91%
4276	Superpass	-	-	-	-	-	-	N/A
4277	Participation Fees	-	-	-	-	-	-	N/A
4278	Advertising Sponsorship	-	-	-	-	-	-	N/A
4279	Facility Rental	6,291.00	21,540.05	14,784.96	6,755.09	29,570.00	8,029.95	72.84%
4280	Swim Lessons	610.00	610.00	-	610.00	-	(610.00)	N/A
4281	Swim Team	-	-	-	-	-	-	N/A
4282	Aerobics	-	-	-	-	-	-	N/A
4283	Pavilion Rental	-	-	-	-	-	-	N/A
4290	Concession Revenue	5,577.00	6,602.00	4,950.00	1,652.00	9,900.00	3,298.00	66.69%
4291	Retail Sales - Taxable	-	-	-	-	-	-	N/A
4292	Taxable Sales Discounts (contract)	-	-	-	-	-	-	N/A
4393	Bullet Proof Vest Grant	-	1,177.13	750.00	427.13	1,500.00	322.87	78.48%
4510	Interest on Investment	-	-	-	-	-	-	N/A
4511	Interest on Investment	75,561.90	299,609.23	102,727.56	196,881.67	205,455.00	(94,154.23)	145.83%
4531	SRO Reimbursement	9,119.00	53,984.50	45,087.48	8,897.02	90,175.00	36,190.50	59.87%
4767	Contributions for Art and Park Land	-	-	-	-	-	-	N/A
4790	Transfer of Funds	-	-	-	-	-	-	N/A
4791	Bond Proceeds	-	-	-	-	-	-	N/A
4842	Transfer from PW/GF	-	71,500.00	35,749.98	35,750.02	71,500.00	-	100.00%
4843	Transfer from Equip Reserve Fund	-	-	-	-	-	-	N/A
4844	Transfer from Neighborhood Services	-	-	-	-	-	-	N/A
4860	Transfer from Special Highway	-	-	-	-	-	-	N/A
4865	Transfer from TIF Funds	-	-	-	-	-	-	N/A
4870	Transfer from 27C	-	26,840.00	13,420.02	13,419.98	26,840.00	-	100.00%
Total Revenues		2,873,455.52	9,122,197.77	11,783,772.78	(2,661,575.01)	23,567,545.85	14,445,348.08	38.71%

City of Roeland Park
Statement of Activities
For the 6 Months Ended June 30, 2024

I-All

							Unencumbered	
		Current Month	Year to Date	Budget to Date	Variance	Annual Budget	Balance	% Used
Expenditures								
5101	Salaries - Regular	165,460.35	1,058,221.58	1,134,247.98	(76,026.40)	2,268,500.00	1,210,278.42	46.65%
5102	Salaries - Overtime	5,354.76	44,694.80	30,287.52	14,407.28	60,575.00	15,880.20	73.78%
5103	Salaries - Elected Officials	3,910.00	22,610.00	23,460.00	(850.00)	46,920.00	24,310.00	48.19%
5104	Salaries - Part-time	53,701.82	107,394.36	151,410.06	(44,015.70)	302,820.00	195,425.64	35.46%
5107	Salaries - Intern	-	-	12,124.98	(12,124.98)	24,250.00	24,250.00	0.00%
5108	Salaries - Judge	-	-	-	-	-	-	N/A
5109	Salaries - Prosecutor	-	-	-	-	-	-	N/A
5122	FICA City Contribution	17,380.17	93,476.32	102,850.02	(9,373.70)	205,700.00	112,223.68	45.44%
5123	KPERS City Contribution	10,007.69	62,476.34	65,500.02	(3,023.68)	131,000.00	68,523.66	47.69%
5124	KS Unemployment Insurance	-	-	12,499.98	(12,499.98)	25,000.00	25,000.00	0.00%
5125	Workers' Compensation	-	37,160.00	40,000.02	(2,840.02)	80,000.00	42,840.00	46.45%
5126	Health/Dental/Vision Insurance	(4,869.96)	202,061.24	239,500.02	(37,438.78)	479,000.00	276,938.76	42.18%
5127	Health Savings Account	2,234.16	14,195.80	19,999.98	(5,804.18)	40,000.00	25,804.20	35.49%
5128	401A City Contribution	1,815.99	10,860.97	19,999.98	(9,139.01)	40,000.00	29,139.03	27.15%
5130	City Paid Life/ST Disability	772.25	4,836.96	5,500.02	(663.06)	11,000.00	6,163.04	43.97%
5131	KP&F City Contribution	16,861.71	109,686.88	126,250.02	(16,563.14)	252,500.00	142,813.12	43.44%
5133	Wellness Incentive	-	-	1,000.02	(1,000.02)	2,000.00	2,000.00	0.00%
5201	Electric	2,529.08	17,152.67	22,565.04	(5,412.37)	45,130.00	27,977.33	38.01%
5202	Telephone	1,081.87	5,931.44	8,317.50	(2,386.06)	16,635.00	10,703.56	35.66%
5203	Printing & Advertising	422.01	952.04	2,712.54	(1,760.50)	5,425.00	4,472.96	17.55%
5204	Legal Printing	-	250.62	1,500.00	(1,249.38)	3,000.00	2,749.38	8.35%
5205	Postage & Mailing Permits	901.36	2,020.76	3,049.98	(1,029.22)	6,100.00	4,079.24	33.13%
5206	Travel Expense & Training	1,962.95	29,544.92	19,705.08	9,839.84	39,410.00	9,865.08	74.97%
5207	Medical Expense & Drug Testing	3,499.00	5,406.16	1,849.98	3,556.18	3,700.00	(1,706.16)	146.11%
5208	Newsletter	1,830.43	7,817.19	7,750.02	67.17	15,500.00	7,682.81	50.43%
5209	Professional Services	19,356.53	147,169.37	154,499.88	(7,330.51)	309,000.00	161,830.63	47.63%
5210	Maintenance & Repair Building	6,200.14	26,911.46	26,150.04	761.42	52,300.00	25,388.54	51.46%
5211	Maintenance & Repair Equipment	1,145.50	22,694.06	24,600.00	(1,905.94)	49,200.00	26,505.94	46.13%
5212	Utility & Rental Assistance	-	12,254.79	7,500.00	4,754.79	15,000.00	2,745.21	81.70%
5213	Audit Fees	17,300.00	40,900.00	20,299.98	20,600.02	40,600.00	(300.00)	100.74%
5214	Other Contracted Services	36,977.67	139,185.80	130,305.06	8,880.74	260,610.00	121,424.20	53.41%
5215	City Attorney	12,749.50	60,988.50	53,040.00	7,948.50	106,080.00	45,091.50	57.49%
5218	IT & Communication	50,295.46	50,295.46	19,099.98	31,195.48	38,200.00	(12,095.46)	131.66%
5219	Meeting Expense	607.45	1,417.15	724.98	692.17	1,450.00	32.85	97.73%
5220	Street Light Repair & Maintenance	4,110.26	19,287.75	25,249.98	(5,962.23)	50,500.00	31,212.25	38.19%
5221	Maintenance & Repair of Storm Sewers	-	-	1,999.98	(1,999.98)	4,000.00	4,000.00	0.00%
5222	Traffic Signal Expense	1,720.51	37,126.13	38,412.48	(1,286.35)	76,825.00	39,698.87	48.33%
5224	Laundry Service	282.55	1,105.98	1,000.02	105.96	2,000.00	894.02	55.30%
5226	Car Allowance	450.00	2,700.00	2,700.00	-	5,400.00	2,700.00	50.00%
5227	Prisoner Care	-	3,655.00	3,400.02	254.98	6,800.00	3,145.00	53.75%
5228	Fees Due State of Kansas	4,091.77	4,091.77	8,670.00	(4,578.23)	17,340.00	13,248.23	23.60%
5230	Art Commissioner	200.00	1,200.00	1,200.00	-	2,400.00	1,200.00	50.00%
5232	United Community Services	-	6,360.00	3,180.00	3,180.00	6,360.00	-	100.00%
5233	JoCo Home Repair - Minor	-	-	7,500.00	(7,500.00)	15,000.00	15,000.00	0.00%
5234	JoCo Home Repair - Major	-	-	7,999.98	(7,999.98)	16,000.00	16,000.00	0.00%
5235	Disposal Fees	737.50	5,378.18	12,874.98	(7,496.80)	25,750.00	20,371.82	20.89%
5236	Community Policing	9.84	9.84	250.02	(240.18)	500.00	490.16	1.97%
5237	Community Events	-	983.45	4,750.02	(3,766.57)	9,500.00	8,516.55	10.35%
5238	Animal Control	(20.00)	(20.00)	17,647.50	(17,667.50)	35,295.00	35,315.00	-0.06%
5240	Equipment Rental	1,428.41	5,661.69	4,850.04	811.65	9,700.00	4,038.31	58.37%

City of Roeland Park
Statement of Activities
For the 6 Months Ended June 30, 2024

I-All

							Unencumbered	
		Current Month	Year to Date	Budget to Date	Variance	Annual Budget	Balance	% Used
5247	Credit Card & Bank Fees	3,419.18	6,238.92	-	6,238.92	-	(6,238.92)	N/A
5250	Insurance & Surety Bonds	-	95,984.00	44,087.52	51,896.48	88,175.00	(7,809.00)	108.86%
5251	Mayor Expenses	-	179.46	499.98	(320.52)	1,000.00	820.54	17.95%
5252	City Elections	-	-	-	-	-	-	N/A
5253	Public Relations	2.93	9,063.14	9,000.00	63.14	18,000.00	8,936.86	50.35%
5254	Miscellaneous Charges	-	65.00	4,075.02	(4,010.02)	8,150.00	8,085.00	0.80%
5255	JoCo Management Fee	-	-	11,377.50	(11,377.50)	22,755.00	22,755.00	0.00%
5256	Committee Funds	-	35.84	2,500.02	(2,464.18)	5,000.00	4,964.16	0.72%
5257	Property Tax Payments	-	-	12,192.48	(12,192.48)	24,385.00	24,385.00	0.00%
5258	RPPOA Common Area Expenses	-	56,000.00	28,000.02	27,999.98	56,000.00	-	100.00%
5259	Traffic Control Signs	107.00	8,020.36	4,999.98	3,020.38	10,000.00	1,979.64	80.20%
5260	Vehicle Maintenance	521.72	5,647.72	13,800.00	(8,152.28)	27,600.00	21,952.28	20.46%
5262	Grounds Maintenance	844.07	6,482.20	13,249.98	(6,767.78)	26,500.00	20,017.80	24.46%
5263	Tree Maintenance	2,470.00	8,950.00	22,999.98	(14,049.98)	46,000.00	37,050.00	19.46%
5264	Grounds Improvements	-	718.00	750.00	(32.00)	1,500.00	782.00	47.87%
5265	Computer System R&M	-	-	250.02	(250.02)	500.00	500.00	0.00%
5266	Computer Software	10,911.00	38,402.94	24,702.48	13,700.46	49,405.00	11,002.06	77.73%
5267	Employee Related Expenses	261.79	894.81	2,749.98	(1,855.17)	5,500.00	4,605.19	16.27%
5272	Solid Waste Contract	46,817.50	281,275.00	325,952.52	(44,677.52)	651,905.00	370,630.00	43.15%
5283	RP Community Foundation Grant Expense	2,580.00	4,023.67	2,500.02	1,523.65	5,000.00	976.33	80.47%
5285	Pool Operations	-	-	-	-	-	-	N/A
5287	Water	7,897.53	11,593.93	11,217.48	376.45	22,435.00	10,841.07	51.68%
5288	Waste Water	98.91	2,328.67	10,590.00	(8,261.33)	21,180.00	18,851.33	10.99%
5289	Natural Gas	2,487.15	11,822.42	13,067.52	(1,245.10)	26,135.00	14,312.58	45.24%
5290	Street Light Electric	640.47	12,928.09	11,730.00	1,198.09	23,460.00	10,531.91	55.11%
5292	Fireworks	-	-	1,500.00	(1,500.00)	3,000.00	3,000.00	0.00%
5301	Office Supplies	167.80	3,268.46	4,075.02	(806.56)	8,150.00	4,881.54	40.10%
5302	Motor Fuels & Lubricants	3,702.02	21,403.38	28,320.06	(6,916.68)	56,640.00	35,236.62	37.79%
5303	Sand and Salt	-	7,329.31	12,499.98	(5,170.67)	25,000.00	17,670.69	29.32%
5304	Janitorial Supplies	1,241.56	4,832.07	2,625.00	2,207.07	5,250.00	417.93	92.04%
5305	Dues, Subscriptions, & Books	1,316.23	15,590.86	12,650.04	2,940.82	25,300.00	9,709.14	61.62%
5306	Materials	566.35	4,142.65	5,000.04	(857.39)	10,000.00	5,857.35	41.43%
5307	Other Commodities	315.79	1,029.38	3,675.00	(2,645.62)	7,350.00	6,320.62	14.01%
5308	Clothing & Uniforms	7,025.21	19,819.99	8,500.02	11,319.97	17,000.00	(2,819.99)	116.59%
5309	Ammunition	-	-	1,249.98	(1,249.98)	2,500.00	2,500.00	0.00%
5310	Training Supplies	-	114.58	250.02	(135.44)	500.00	385.42	22.92%
5315	Machinery & Auto Equipment	19,142.36	78,890.34	69,630.00	9,260.34	139,260.00	60,369.66	56.65%
5316	K9 Expenses	-	782.30	3,409.98	(2,627.68)	6,820.00	6,037.70	11.47%
5317	Special Law Enforcement Expenses	-	532.63	-	532.63	-	(532.63)	N/A
5318	Tools	198.79	1,003.50	1,350.00	(346.50)	2,700.00	1,696.50	37.17%
5403	Office Equipment	2,416.26	2,876.38	3,999.96	(1,123.58)	8,000.00	5,123.62	35.95%
5425	Other Capital Outlay	694.04	2,164.03	1,500.00	664.03	3,000.00	835.97	72.13%
5442	Building Improvement	103,899.83	779,764.77	422,500.02	357,264.75	845,000.00	65,235.23	92.28%
5454	Sidewalk Improvements	1,387.50	3,404.00	152,500.02	(149,096.02)	305,000.00	301,596.00	1.12%
5457	CARS 2020 - Roe	-	52,568.68	69,750.00	(17,181.32)	139,500.00	86,931.32	37.68%
5458	CARS Projects	-	-	-	-	-	-	N/A
5459	CARS 2019	-	-	-	-	-	-	N/A
5460	CARS 2022 - 53rd Street	-	-	-	-	-	-	N/A
5461	CARS 2022 - Johnson Dr.	-	-	-	-	-	-	N/A
5462	2025 CARS - 55th b/t SMP & Roe	-	-	15,000.00	(15,000.00)	30,000.00	30,000.00	0.00%
5469	Stormwater Maintenance	-	-	62,500.02	(62,500.02)	125,000.00	125,000.00	0.00%
5470	Park Maintenance	1,409.64	13,946.38	27,750.00	(13,803.62)	55,500.00	41,553.62	25.13%

City of Roeland Park
Statement of Activities
For the 6 Months Ended June 30, 2024

I-All

		Unencumbered					
		Current Month	Year to Date	Budget to Date	Variance	Annual Budget	% Used
5601	Bond Principal	171,163.82	171,163.82	214,999.98	(43,836.16)	430,000.00	39.81%
5602	Bond Interest	4,876.19	4,876.19	6,750.00	(1,873.81)	13,500.00	36.12%
5608	Principal Bonds - 2010-1	-	-	-	-	-	N/A
5609	Interest Bonds - 2010-1	-	-	-	-	-	N/A
5614	Bond Principal 2014-1	-	-	-	-	-	N/A
5615	Bond Interest 2014-1	-	-	-	-	-	N/A
5628	Principal Bonds - 2011-2	-	-	-	-	-	N/A
5629	Interest Bonds - 2011-2	-	-	-	-	-	N/A
5644	Principal Bonds - 2012-1	-	-	-	-	-	N/A
5645	Interest Bonds - 2012-1	-	-	-	-	-	N/A
5721	CID #1 Expenses	-	-	1,532,122.02	(1,532,122.02)	3,064,244.00	0.00%
5751	TIF Fund Expenditure	-	-	99,250.02	(99,250.02)	198,500.00	0.00%
5818	Transfer to Bond & Interest Fund	-	-	-	-	-	N/A
5821	Transfer to TIF 2	-	-	-	-	-	N/A
5825	Transfer to Equip Reserve Fund	-	101,460.00	252,130.02	(150,670.02)	504,260.00	20.12%
5120	Cell Phone Allowance	-	-	60.00	(60.00)	120.00	0.00%
5216	Special Prosecutor Fees	-	-	3,000.00	(3,000.00)	6,000.00	0.00%
5217	Public Art	-	29,443.05	10,000.02	19,443.03	20,000.00	147.22%
5223	Pool Management Fee	-	-	-	-	-	N/A
5225	Mental Health Co-responder	-	5,821.17	13,500.00	(7,678.83)	27,000.00	21.56%
5229	Permits	-	620.00	499.98	120.02	1,000.00	62.00%
5231	Cost of Issuance	-	-	-	-	-	N/A
5239	Public Art Maintenance	-	2,113.47	2,500.02	(386.55)	5,000.00	42.27%
5241	Community Garden	-	-	499.98	(499.98)	1,000.00	0.00%
5242	Restitution	500.00	1,750.00	-	1,750.00	-	N/A
5243	Contractual Reimbursement	-	-	-	-	-	N/A
5244	General Contractor	-	38,622.56	-	38,622.56	-	N/A
5245	Home Energy Audit Incentive	-	299.00	7,500.00	(7,201.00)	15,000.00	1.99%
5248	Strategic Planning	-	-	-	-	-	N/A
5249	Branding Implementation	-	-	1,500.00	(1,500.00)	3,000.00	0.00%
5268	Bikeshare Program	-	1,006.00	25,000.02	(23,994.02)	50,000.00	2.01%
5269	Electric Vehicle Charging Program	1,153.74	3,537.50	15,100.02	(11,562.52)	30,200.00	11.71%
5271	Compost Bin Rebate Program	-	40.00	499.98	(459.98)	1,000.00	4.00%
5273	Neighbors Helping Neighbors	2,200.00	4,950.00	10,000.02	(5,050.02)	20,000.00	24.75%
5274	Personal Protective Equipment	-	-	-	-	-	N/A
5275	Education and Outreach	-	-	-	-	-	N/A
5277	Testing	-	-	-	-	-	N/A
5282	Property Tax Rebate Program	9,683.39	9,683.39	15,000.00	(5,316.61)	30,000.00	32.28%
5293	Platting Fees	-	-	-	-	-	N/A
5311	Pool Equipment	-	129.00	1,662.48	(1,533.48)	3,325.00	3.88%
5312	Grounds Supplies and Equipment	-	-	1,024.98	(1,024.98)	2,050.00	0.00%
5313	Safety Supplies/Equipment	-	355.63	499.98	(144.35)	1,000.00	35.56%
5314	Operating Supplies/Personal Care	-	-	250.02	(250.02)	500.00	0.00%
5319	Contain the Rain Grant	292.37	292.37	49.98	242.39	100.00	292.37%
5325	Concessions Food and Supplies	2,595.44	2,667.84	4,000.02	(1,332.18)	8,000.00	33.35%
5326	Chemicals	5,377.45	6,865.45	5,642.52	1,222.93	11,285.00	60.84%
5330	Aquatics Center Over/Under Reconciliation	141.75	106.75	-	106.75	-	N/A
5404	Furnishings & Appliances	84.94	84.94	499.98	(415.04)	1,000.00	8.49%
5410	Technology Upgrades	-	-	-	-	-	N/A
5421	Street Maintenance	9,588.70	32,643.51	219,499.98	(186,856.47)	439,000.00	7.44%
5422	Street Light Replacement	-	-	4,999.98	(4,999.98)	10,000.00	0.00%
5428	Roe Parkway Extension & Maintenance	-	43,476.28	499,999.98	(456,523.70)	1,000,000.00	4.35%

City of Roeland Park
Statement of Activities
For the 6 Months Ended June 30, 2024

I-All

		Unencumbered					
		Current Month	Year to Date	Budget to Date	Variance	Annual Budget	% Used
5430	Residential Street Reconstruction	-	336,149.35	-	336,149.35	-	N/A
5443	Parking Lot/Drainage Improvements	-	-	-	-	-	N/A
5455	Public Infrastructure Improvements	1,211.00	600,985.80	400,000.02	200,985.78	800,000.00	75.12%
5463	2023 CARS - Elledge b/t Roe Ln & 47th	-	-	-	-	-	N/A
5464	2025 CARS - Mission Rd. 47th-53rd	-	52,882.92	94,999.98	(42,117.06)	190,000.00	27.83%
5465	RSRP - Nall from 51st to 58th	5,249.60	36,534.50	49,999.98	(13,465.48)	100,000.00	36.53%
5466	2023 CARS - 48th from Roe Lane to Roe Blvd	-	-	-	-	-	N/A
5467	2023 CARS - 53rd from Mission to Chadwick	-	-	-	-	-	N/A
5468	2020 Stormwater-57th and Roeland	-	-	-	-	-	N/A
5472	Park Improvements	-	-	-	-	-	N/A
5473	RPAC Improvements	-	-	-	-	-	N/A
5474	Marquee Signs	-	-	-	-	-	N/A
5475	Stairway	-	-	-	-	-	N/A
5476	Community Center Improvement	72,707.39	74,612.39	62,500.02	12,112.37	125,000.00	59.69%
5478	Site Redevelopment Costs	-	-	425,608.98	(425,608.98)	851,218.00	0.00%
5498	CDBG - 2019	-	-	-	-	-	N/A
5499	Mural on Retaining Wall	-	-	-	-	-	N/A
5616	Bond Principal 2020-1	-	-	168,643.50	(168,643.50)	337,287.00	0.00%
5617	Bond Interest 2020-1	-	10,958.05	10,957.98	0.07	21,916.00	50.00%
5705	Future CIP - PW	-	-	-	-	-	N/A
5707	Future CIP - Building Reserve	-	-	-	-	-	N/A
5725	Property Tax Reduction Appeals	-	-	-	-	-	N/A
5801	Transfer of Funds	-	-	-	-	-	N/A
5802	Transfer to General Fund	-	26,840.00	13,420.02	13,419.98	26,840.00	100.00%
5817	Transfer to Community Center Fund	-	-	-	-	-	N/A
5819	Transfer to TIF 1 Fund-370	-	-	-	-	-	N/A
5822	Transfer to Combined Street/Highway Fund	-	-	12,499.98	(12,499.98)	25,000.00	0.00%
5823	Transfer to 27D	-	-	12,499.98	(12,499.98)	25,000.00	0.00%
5824	Transfer to Special Infrastructure	-	-	-	-	-	N/A
5826	Transfer to Aquatic Fund	-	-	100,622.52	(100,622.52)	201,245.00	0.00%
5834	Bond Principal - 2010-1	-	-	-	-	-	N/A
5835	Bond Interest - 2010-1	-	-	-	-	-	N/A
5843	Bond Interest 2011-1	-	-	-	-	-	N/A
Total Expenditures		951,867.14	5,601,196.22	8,410,308.30	(2,809,112.08)	16,820,620.00	33.30%
Change in Fund Balance		\$ 1,921,588.38	\$ 3,521,001.55	\$ 3,373,464.48	\$ 147,537.07	\$ 6,746,925.85	\$ 3,225,924.30

City of Roeland Park
Statement of Activities - BY FUND
For the 6 Months Ended June 30, 2024

I-By Fund

		<u>Current Month</u>	<u>Year to Date</u>	<u>Budget to Date</u>	<u>Annual Budget</u>	<u>% Used</u>
4000..4999	Revenues					
000..115	General Fund	\$ 1,772,781.93	\$ 5,182,993.12	\$ 5,037,813.96	\$ 10,075,628.35	51.44%
200	Bond & Interest Fund	155,679.77	356,042.83	219,259.02	438,517.96	81.19%
220	Aquatic Center Fund	53,273.59	75,486.55	250,754.04	501,508.00	15.05%
250	Storm Water Fund	70,973.68	182,384.09	92,500.02	185,000.00	98.59%
270	Combined Special Street & Highway Fi	110,379.06	742,030.70	1,640,080.44	3,280,160.81	22.62%
290	Community Center 27 - C	22,417.66	144,818.57	279,408.90	558,817.95	25.92%
300	Special Infrastructure 27 - D	89,563.77	537,150.44	1,041,648.48	2,083,297.06	25.78%
360	Equipment & Bldg Reserve Fund	3,817.84	120,101.05	349,959.66	699,919.36	17.16%
370	TIF 1A/B - Bella Roe / Walmart	340,307.75	915,197.01	831,198.96	1,662,397.95	55.05%
400	TDD#1 - Price Chopper	24,566.87	177,651.32	(521,408.82)	(1,042,817.71)	N/A
410	TDD#2 - Lowes	16,145.67	76,450.59	15,884.22	31,768.38	240.65%
420	CID #1 - RP Shopping Center	17,583.16	68,453.22	1,532,122.08	3,064,244.13	2.23%
510	TIF 3C - Old Pool Area	195,964.77	460,315.72	967,047.54	1,934,095.11	23.80%
520	Property Owners Association	-	29,000.00	27,504.30	55,008.50	52.72%
550	American Rescue Act	-	54,122.56	19,999.98	40,000.00	135.31%
560	TIF 4 Fund	-	-	-	-	N/A
570	Economic Development Fund	-	-	-	-	N/A
	Total Revenues	2,873,455.52	9,122,197.77	11,783,772.78	23,567,546.00	38.71%
5000..9999	Expenditures					
000..115	General Fund	454,309.36	2,939,043.67	3,553,168.32	7,106,340.00	41.36%
200	Bond & Interest Fund	-	10,958.05	187,901.46	375,803.00	2.92%
220	Aquatic Center Fund	69,338.24	108,093.78	163,060.08	326,120.00	33.15%
250	Storm Water Fund	-	-	92,499.96	185,000.00	0.00%
270	Combined Special Street & Highway Fi	9,637.80	476,353.51	481,439.94	962,880.00	49.47%
290	Community Center 27 - C	9,052.06	96,576.62	95,787.54	191,575.00	50.41%
300	Special Infrastructure 27 - D	109,287.03	612,292.12	472,750.02	945,500.00	64.76%
360	Equipment & Bldg Reserve Fund	90,947.19	367,704.69	239,629.98	479,260.00	76.72%
370	TIF 1A/B - Bella Roe / Walmart	1,211.00	653,554.48	831,199.02	1,662,398.00	39.31%
400	TDD#1 - Price Chopper	176,040.01	178,756.66	150,000.00	300,000.00	59.59%
410	TDD#2 - Lowes	-	1,183.35	76,750.02	153,500.00	0.77%
420	CID #1 - RP Shopping Center	-	-	1,532,122.02	3,064,244.00	0.00%
510	TIF 3C - Old Pool Area	-	43,476.28	500,499.96	1,001,000.00	4.34%
520	Property Owners Association	-	27,036.00	13,500.00	27,000.00	100.13%
550	# American Rescue Act	32,044.45	86,167.01	19,999.98	40,000.00	215.42%
560	TIF 4 Fund	-	-	-	-	N/A
570	Economic Development Fund	-	-	-	-	N/A
	Total Expenditures	951,867.14	5,601,196.22	8,410,308.30	16,820,620.00	33.30%
	Change in Fund Balance	\$ 1,921,588.38	\$ 3,521,001.55	\$ 3,373,464.48	\$ 6,746,926.00	

City of Roeland Park
Statement of Activities - General Operating Fund
For the 6 Months Ended June 30, 2024

I-GF

			Current Month	Year-to-Date	Budget to Date	Annual Budget	Budget vs. YTD Actual	% Remaining
Revenues								
100..108	4010	Cash Carryforward	\$ -	\$ -	\$ 1,423,987.50	\$ 2,847,975.00	\$ 2,847,975.00	0.00%
Taxes								
101..108	4050	Ad Valorem Tax	1,186,193.65	2,791,437.61	1,577,434.98	3,154,870.00	363,432.39	88.48%
101..108	4070	Personal Property Tax - Delinquent	65.55	115.30	100.02	200.00	84.70	57.65%
101..108	4080	Real Property Tax - Delinquent	7,664.27	15,362.59	4,999.98	10,000.00	(5,362.59)	153.63%
		Total Taxes	<u>1,193,923.47</u>	<u>2,806,915.50</u>	<u>1,582,534.98</u>	<u>3,165,070.00</u>	<u>358,154.50</u>	88.68%
Franchise Taxes								
101..108	4310	Franchise Fee - Electric	15,427.77	84,921.11	138,874.98	277,750.00	192,828.89	30.57%
101..108	4320	Franchise Fee - Gas	7,266.02	90,268.48	75,750.00	151,500.00	61,231.52	59.58%
101..108	4330	Franchise Fee - Telephone	112.57	1,203.72	949.98	1,900.00	696.28	63.35%
101..108	4340	Franchise Fee - Telecable	-	29,225.14	19,500.00	39,000.00	9,774.86	74.94%
101..108	4350	Light Pole Attachment Fee	-	-	-	-	-	N/A
		Total Franchise Taxes	<u>22,806.36</u>	<u>205,618.45</u>	<u>235,074.96</u>	<u>470,150.00</u>	<u>264,531.55</u>	43.73%
Special Assessments								
101..115	4610	Special Assessments	-	-	375.00	750.00	750.00	0.00%
101..108	4770	Solid Waste Assessment	273,480.40	640,567.80	327,769.98	655,540.00	14,972.20	97.72%
		Total Special Assessments	<u>273,480.40</u>	<u>640,567.80</u>	<u>328,144.98</u>	<u>656,290.00</u>	<u>15,722.20</u>	97.60%
Intergovernmental Revenue								
101..108	4020	Recreational Vehicle Tax	518.29	995.22	559.98	1,120.00	124.78	88.86%
101..108	4021	Commercial Vehicle Tax	-	-	107.52	215.00	215.00	0.00%
101..108	4030	City/County Alcohol Tax Distrib	-	-	-	-	-	N/A
101..108	4040	Heavy Trucks Tax	152.79	1,547.52	165.00	330.00	(1,217.52)	468.95%
101..108	4060	Motor Vehicle Tax	51,292.43	109,148.10	107,100.00	214,200.00	105,051.90	50.96%
101..108	4110	City/County Sales & Use Tax	65,204.50	414,649.29	411,574.98	823,150.00	408,500.71	50.37%
101..108	4115	Sales Tax 27B (280 Fund)	61,533.62	382,879.44	366,124.98	732,250.00	349,370.56	52.29%
101..108	4120	County Jail Tax	16,301.17	103,662.62	106,050.00	212,100.00	108,437.38	48.87%
101..108	4130	Safety Sales Tax	16,301.17	103,662.62	106,050.00	212,100.00	108,437.38	48.87%
101..108	4141	Alcohol Tax	-	-	49.98	100.00	100.00	0.00%
101..108	4145	Transient Guest Tax	-	6,516.15	4,500.00	9,000.00	2,483.85	72.40%
101..108	4156	FEMA Grant	-	-	-	-	-	N/A
101..108	4157	CARES Act Funding	-	-	-	-	-	N/A
		Total Intergovernmental Revenue	<u>211,303.97</u>	<u>1,123,060.96</u>	<u>1,102,282.44</u>	<u>2,204,565.00</u>	<u>1,081,504.04</u>	50.94%
Licenses and Permits								
101..108	4210	Street Cutting Permit	345.00	4,802.10	4,999.98	10,000.00	5,197.90	48.02%
101..108	4215	Building Permit	4,934.00	16,098.30	19,999.98	40,000.00	23,901.70	40.25%
101..108	4220	Electrical Permit	1,239.00	3,701.00	1,500.00	3,000.00	(701.00)	123.37%
101..108	4225	Mechanical Permit	760.00	9,138.00	1,999.98	4,000.00	(5,138.00)	228.45%
101..108	4230	Plumbing Permit	225.00	1,312.00	750.00	1,500.00	188.00	87.47%
101..108	4235	Garage Sale Permit	15.00	50.00	100.02	200.00	150.00	25.00%
101..108	4240	Sign Permit	-	200.00	300.00	600.00	400.00	33.33%
101..108	4245	Cereal Malt Beverage License	50.00	(50.00)	274.98	550.00	600.00	-9.09%
101..108	4250	Animal Licenses	265.00	1,628.37	1,249.98	2,500.00	871.63	65.13%
101..108	4255	Home Occupational Licenses	-	40.00	499.98	1,000.00	960.00	4.00%
101..108	4260	Rental Licenses	2,571.51	16,831.50	12,499.98	25,000.00	8,168.50	67.33%
101..108	4265	Business Occupational Licenses	1,861.25	9,610.45	26,500.02	53,000.00	43,389.55	18.13%
		Total Licenses and Permits	<u>12,265.76</u>	<u>63,361.72</u>	<u>70,674.90</u>	<u>141,350.00</u>	<u>77,988.28</u>	44.83%

City of Roeland Park
Statement of Activities - General Operating Fund
For the 6 Months Ended June 30, 2024

			Current Month	Year-to-Date	Budget to Date	Annual Budget	Budget vs. YTD Actual	% Remaining
Fines and Forfeitures								
101..108	4410	Fine	5,482.00	58,540.72	75,750.00	151,500.00	92,959.28	38.64%
101..108	4415	Court Costs	1,178.69	5,855.12	4,039.98	8,080.00	2,224.88	72.46%
101..108	4420	State Fees	1,031.39	5,505.04	8,670.00	17,340.00	11,834.96	31.75%
101..108	4430	Bond Forfeits	-	1,666.91	499.98	1,000.00	(666.91)	166.69%
Total Fines and Forfeitures			7,692.08	71,567.79	88,959.96	177,920.00	106,352.21	40.22%
Other Sources								
101..108	4279	Facility Rental	240.00	5,704.05	3,750.00	7,500.00	1,795.95	76.05%
110	4283	Pavilion Rental	-	-	-	-	-	N/A
101..108	4290	Concession Revenue	-	-	-	-	-	N/A
101..108	4393	Bullet Proof Vest Grant	-	1,177.13	750.00	1,500.00	322.87	78.48%
01..108,11	4530	Reimbursed Expense	668.34	1,922.47	745.02	1,490.00	(432.47)	129.02%
101..108	4531	SRO Reimbursement	9,119.00	53,984.50	45,087.48	90,175.00	36,190.50	59.87%
101..108	4710	Cell Tower Lease	13,748.10	48,118.35	41,242.50	82,485.00	34,366.65	58.34%
101..108	4720	Plans & Special Events	-	325.50	1,000.02	2,000.00	1,674.50	16.28%
101..108	4725	Police Reports	336.25	1,354.35	1,500.00	3,000.00	1,645.65	45.15%
101..108	4755	3rd Floor Lease Revenues	1,855.00	11,130.00	16,845.00	33,690.00	22,560.00	33.04%
101..108	4767	Contributions for Art and Park Land	-	-	-	-	-	N/A
101..108	4768	Service Line Agreement	-	2,458.95	1,249.98	2,500.00	41.05	98.36%
101..108	4775	RPPOA Contract	-	27,000.00	13,500.00	27,000.00	-	100.00%
101..108	4780	Sale of Assets	-	6,443.00	7,999.98	16,000.00	9,557.00	40.27%
101..108	4787	RP Community Foundation Donations	1,775.00	6,108.43	2,500.02	5,000.00	(1,108.43)	122.17%
101..108	4788	Trash Bag Tags	-	-	-	-	-	N/A
101..108	4793	Insurance Payments	2,500.00	4,307.42	-	-	(4,307.42)	N/A
101..108	4795	Miscellaneous	25.00	1,417.03	2,500.02	5,000.00	3,582.97	28.34%
Total Other Sources			30,266.69	171,451.18	138,670.02	277,340.00	105,888.82	61.82%
Other								
101..108	4511	Interest on Investment	21,043.20	68,922.20	37,847.52	75,695.00	6,772.80	91.05%
Total Other			21,043.20	68,922.20	37,847.52	75,695.00	6,772.80	91.05%
Transfer-In								
101..108	4865	Transfer from TIF Funds	-	-	-	-	-	N/A
101..109	4870	Transfer from 27C	-	26,840.00	13,420.02	26,840.00	-	100.00%
Total Transfer-In			-	26,840.00	13,420.02	26,840.00	-	100.00% N/A
101..108	Total Revenues		1,772,781.93	5,178,305.60	5,021,597.28	10,043,195.00	4,864,889.40	51.56%
Expenditures								
General Overhead								
101	5107	Salaries - Intern	-	-	-	-	-	N/A
101	5201	Electric	671.35	6,381.13	6,442.50	12,885.00	6,503.87	49.52%
101	5202	Telephone	-	-	1,249.98	2,500.00	2,500.00	0.00%
101	5203	Printing & Advertising	268.41	326.88	900.00	1,800.00	1,473.12	18.16%
101	5204	Legal Printing	-	250.62	1,500.00	3,000.00	2,749.38	8.35%
101	5205	Postage & Mailing Permits	901.36	2,020.76	2,500.02	5,000.00	2,979.24	40.42%
101	5206	Travel Expense & Training	-	6,040.30	2,500.02	5,000.00	(1,040.30)	120.81%
101	5207	Medical Expense & Drug Testing	-	-	49.98	100.00	100.00	0.00%
101	5208	Newsletter	1,830.43	7,817.19	7,750.02	15,500.00	7,682.81	50.43%
101	5209	Professional Services	4,899.16	46,802.31	64,200.00	128,400.00	81,597.69	36.45%
101	5210	Maintenance & Repair Building	2,012.74	8,959.40	9,049.98	18,100.00	9,140.60	49.50%
101	5211	Maintenance & Repair Equipment	419.00	419.00	100.02	200.00	(219.00)	209.50%

City of Roeland Park
Statement of Activities - General Operating Fund
For the 6 Months Ended June 30, 2024

I-GF

			Current Month	Year-to-Date	Budget to Date	Annual Budget	Budget vs. YTD Actual	% Remaining
101	5212	Utility & Rental Assistance	-	12,254.79	7,500.00	15,000.00	2,745.21	81.70%
101	5213	Audit Fees	17,300.00	40,900.00	20,299.98	40,600.00	(300.00)	100.74%
101	5214	Other Contracted Services	3,013.92	34,309.69	42,372.48	84,745.00	50,435.31	40.49%
101	5215	City Attorney	12,749.50	60,988.50	53,040.00	106,080.00	45,091.50	57.49%
101	5216	Special Prosecutor Fees	-	-	3,000.00	6,000.00	6,000.00	0.00%
101	5217	Public Art	-	29,443.05	10,000.02	20,000.00	(9,443.05)	147.22%
101	5218	IT & Communication	50,295.46	50,295.46	19,099.98	38,200.00	(12,095.46)	131.66%
101	5219	Meeting Expense	460.79	1,270.49	349.98	700.00	(570.49)	181.50%
101	5220	Street Light Repair & Maintenance	4,110.26	19,287.75	25,249.98	50,500.00	31,212.25	38.19%
101	5222	Traffic Signal Expense	1,720.51	37,126.13	38,412.48	76,825.00	39,698.87	48.33%
101	5230	Art Commissioner	200.00	1,200.00	1,200.00	2,400.00	1,200.00	50.00%
101	5232	United Community Services	-	6,360.00	3,180.00	6,360.00	-	100.00%
101	5233	JoCo Home Repair - Minor	-	-	7,500.00	15,000.00	15,000.00	0.00%
101	5234	JoCo Home Repair - Major	-	-	7,999.98	16,000.00	16,000.00	0.00%
101	5237	Community Events	-	983.45	4,750.02	9,500.00	8,516.55	10.35%
101	5239	Public Art Maintenance	-	2,113.47	2,500.02	5,000.00	2,886.53	42.27%
101	5245	Home Energy Audit Incentive	-	299.00	7,500.00	15,000.00	14,701.00	1.99%
101	5247	Credit Card & Bank Fees	3,419.18	6,238.92	-	-	(6,238.92)	N/A
101	5248	Strategic Planning	-	-	-	-	-	N/A
101	5249	Branding Implementation	-	-	1,500.00	3,000.00	3,000.00	0.00%
101	5250	Insurance & Surety Bonds	-	87,450.00	39,227.52	78,455.00	(8,995.00)	111.47%
101	5251	Mayor Expenses	-	-	-	-	-	N/A
101	5252	City Elections	-	-	-	-	-	N/A
101	5253	Public Relations	2.93	9,063.14	9,000.00	18,000.00	8,936.86	50.35%
101	5254	Miscellaneous Charges	-	29.00	4,000.02	8,000.00	7,971.00	0.36%
101	5256	Committee Funds	-	35.84	2,500.02	5,000.00	4,964.16	0.72%
101	5257	Property Tax Payments	-	-	12,192.48	24,385.00	24,385.00	0.00%
101	5258	RPPOA Common Area Expenses	-	29,000.00	14,500.02	29,000.00	-	100.00%
101	5265	Computer System R&M	-	-	250.02	500.00	500.00	0.00%
101	5266	Computer Software	10,164.00	21,372.42	14,800.02	29,600.00	8,227.58	72.20%
101	5267	Employee Related Expenses	21.17	654.19	2,749.98	5,500.00	4,845.81	11.89%
101	5268	Bikeshare Program	-	1,006.00	25,000.02	50,000.00	48,994.00	2.01%
101	5269	Electric Vehicle Charging Program	1,153.74	3,537.50	15,100.02	30,200.00	26,662.50	11.71%
101	5273	Neighbors Helping Neighbors	2,200.00	4,950.00	10,000.02	20,000.00	15,050.00	24.75%
101	5282	Property Tax Rebate Program	9,683.39	9,683.39	15,000.00	30,000.00	20,316.61	32.28%
101	5283	RP Community Foundation Grant Expense	2,580.00	4,023.67	2,500.02	5,000.00	976.33	80.47%
101	5285	Pool Operations	-	-	-	-	-	N/A
101	5287	Water	65.12	1,126.57	662.52	1,325.00	198.43	85.02%
101	5288	Waste Water	19.75	118.76	827.52	1,655.00	1,536.24	7.18%
101	5289	Natural Gas	220.86	2,118.81	2,295.00	4,590.00	2,471.19	46.16%
101	5292	Fireworks	-	-	1,500.00	3,000.00	3,000.00	0.00%
101	5293	Platting Fees	-	-	-	-	-	N/A
101	5301	Office Supplies	81.20	2,705.04	3,250.02	6,500.00	3,794.96	41.62%
101	5304	Janitorial Supplies	-	410.39	1,000.02	2,000.00	1,589.61	20.52%
101	5305	Dues, Subscriptions, & Books	1,316.23	12,427.45	9,412.50	18,825.00	6,397.55	66.02%
101	5306	Materials	-	28.48	-	-	(28.48)	N/A
101	5307	Other Commodities	-	-	-	-	-	N/A
101	5751	TIF Fund Expenditure	-	-	92,500.02	185,000.00	185,000.00	0.00%
101	5801	Transfer of Funds	-	-	-	-	-	N/A
101	5817	Transfer to Community Center Fund	-	-	-	-	-	N/A
101	5818	Transfer to Bond & Interest Fund	-	-	-	-	-	N/A

City of Roeland Park
Statement of Activities - General Operating Fund
For the 6 Months Ended June 30, 2024

			Current Month	Year-to-Date	Budget to Date	Annual Budget	Budget vs. YTD Actual	% Remaining
101	5819	Transfer to TIF 1 Fund-370	-	-	-	-	-	N/A
101	5821	Transfer to TIF 2	-	-	-	-	-	N/A
101	5822	Transfer to Combined Street/Highway Fund	-	-	12,499.98	25,000.00	25,000.00	0.00%
101	5823	Transfer to 27D	-	-	12,499.98	25,000.00	25,000.00	0.00%
101	5824	Transfer to Special Infrastructure	-	-	-	-	-	N/A
101	5825	Transfer to Equip Reserve Fund	-	-	174,400.02	348,800.00	348,800.00	0.00%
101	5826	Transfer to Aquatic Fund	-	-	100,622.52	201,245.00	201,245.00	0.00%
		Total General Overhead	<u>131,780.46</u>	<u>571,828.94</u>	<u>929,987.70</u>	<u>1,859,975.00</u>	<u>1,288,146.06</u>	30.74%
Police								
102	5101	Salaries - Regular	77,888.19	508,663.53	550,000.02	1,100,000.00	591,336.47	46.24%
102	5102	Salaries - Overtime	4,693.36	39,161.06	23,162.52	46,325.00	7,163.94	84.54%
102	5104	Salaries - Part-time	2,385.17	14,703.25	14,500.02	29,000.00	14,296.75	50.70%
102	5202	Telephone	543.61	3,416.34	3,750.00	7,500.00	4,083.66	45.55%
102	5203	Printing & Advertising	-	195.00	100.02	200.00	5.00	97.50%
102	5205	Postage & Mailing Permits	-	-	49.98	100.00	100.00	0.00%
102	5206	Travel Expense & Training	1,047.88	5,807.88	4,000.02	8,000.00	2,192.12	72.60%
102	5207	Medical Expense & Drug Testing	-	770.00	499.98	1,000.00	230.00	77.00%
102	5210	Maintenance & Repair Building	97.85	645.32	100.02	200.00	(445.32)	322.66%
102	5211	Maintenance & Repair Equipment	585.00	1,365.95	1,500.00	3,000.00	1,634.05	45.53%
102	5214	Other Contracted Services	380.14	13,676.48	18,750.00	37,500.00	23,823.52	36.47%
102	5217	Public Art	-	-	-	-	-	N/A
102	5218	IT & Communication	-	-	-	-	-	N/A
102	5219	Meeting Expense	-	-	75.00	150.00	150.00	0.00%
102	5224	Laundry Service	282.55	1,105.98	1,000.02	2,000.00	894.02	55.30%
102	5225	Mental Health Co-responder	-	5,821.17	13,500.00	27,000.00	21,178.83	21.56%
102	5236	Community Policing	9.84	9.84	250.02	500.00	490.16	1.97%
102	5238	Animal Control	(20.00)	(20.00)	17,647.50	35,295.00	35,315.00	-0.06%
102	5250	Insurance & Surety Bonds	-	-	75.00	150.00	150.00	0.00%
102	5254	Miscellaneous Charges	-	-	75.00	150.00	150.00	0.00%
102	5260	Vehicle Maintenance	280.10	4,666.65	7,500.00	15,000.00	10,333.35	31.11%
102	5265	Computer System R&M	-	-	-	-	-	N/A
102	5266	Computer Software	747.00	806.97	750.00	1,500.00	693.03	53.80%
102	5267	Employee Related Expenses	-	-	-	-	-	N/A
102	5301	Office Supplies	-	326.82	300.00	600.00	273.18	54.47%
102	5302	Motor Fuels & Lubricants	2,239.68	12,645.89	15,150.00	30,300.00	17,654.11	41.74%
102	5305	Dues, Subscriptions, & Books	-	490.00	532.50	1,065.00	575.00	46.01%
102	5306	Materials	-	76.00	250.02	500.00	424.00	15.20%
102	5307	Other Commodities	-	473.90	675.00	1,350.00	876.10	35.10%
102	5308	Clothing & Uniforms	4,694.07	14,017.27	4,999.98	10,000.00	(4,017.27)	140.17%
102	5309	Ammunition	-	-	1,249.98	2,500.00	2,500.00	0.00%
102	5310	Training Supplies	-	114.58	250.02	500.00	385.42	22.92%
102	5825	Transfer to Equip Reserve Fund	-	29,960.00	41,980.02	83,960.00	54,000.00	35.68%
		Total Police	<u>95,854.44</u>	<u>658,899.88</u>	<u>722,672.64</u>	<u>1,445,345.00</u>	<u>786,445.12</u>	45.59%
Court								
103	5101	Salaries - Regular	4,269.00	25,829.00	25,999.98	52,000.00	26,171.00	49.67%
103	5102	Salaries - Overtime	-	935.95	750.00	1,500.00	564.05	62.40%
103	5108	Salaries - Judge	-	-	-	-	-	N/A
103	5109	Salaries - Prosecutor	-	-	-	-	-	N/A
103	5202	Telephone	-	-	-	-	-	N/A
103	5203	Printing & Advertising	-	276.56	62.52	125.00	(151.56)	221.25%

City of Roeland Park
Statement of Activities - General Operating Fund
For the 6 Months Ended June 30, 2024

			Current Month	Year-to-Date	Budget to Date	Annual Budget	Budget vs. YTD Actual	% Remaining
103	5206	Travel Expense & Training	-	1,811.00	375.00	750.00	(1,061.00)	241.47%
103	5207	Medical Expense & Drug Testing	-	-	-	-	-	N/A
103	5209	Professional Services	675.00	4,381.60	3,499.98	7,000.00	2,618.40	62.59%
103	5211	Maintenance & Repair Equipment	-	-	-	-	-	N/A
103	5214	Other Contracted Services	3,425.50	16,600.50	16,600.02	33,200.00	16,599.50	50.00%
103	5219	Meeting Expense	-	-	49.98	100.00	100.00	0.00%
103	5227	Prisoner Care	-	3,655.00	3,400.02	6,800.00	3,145.00	53.75%
103	5228	Fees Due State of Kansas	4,091.77	4,091.77	8,670.00	17,340.00	13,248.23	23.60%
103	5242	Restitution	500.00	1,750.00	-	-	(1,750.00)	N/A
103	5250	Insurance & Surety Bonds	-	-	12.48	25.00	25.00	0.00%
103	5254	Miscellaneous Charges	-	-	-	-	-	N/A
103	5266	Computer Software	-	10,947.48	6,664.98	13,330.00	2,382.52	82.13%
103	5301	Office Supplies	-	-	25.02	50.00	50.00	0.00%
103	5305	Dues, Subscriptions, & Books	-	25.00	150.00	300.00	275.00	8.33%
103	5308	Clothing & Uniforms	-	-	25.02	50.00	50.00	0.00%
103	5403	Office Equipment	658.98	658.98	1,500.00	3,000.00	2,341.02	21.97%
103	5410	Technology Upgrades	-	-	-	-	-	N/A
Total Court			13,620.25	70,962.84	67,785.00	135,570.00	64,607.16	52.34%
Neighborhood Services								
104	5101	Salaries - Regular	9,113.62	59,053.05	72,499.98	145,000.00	85,946.95	40.73%
104	5102	Salaries - Overtime	-	9.27	250.02	500.00	490.73	1.85%
104	5202	Telephone	158.25	365.05	750.00	1,500.00	1,134.95	24.34%
104	5203	Printing & Advertising	-	-	250.02	500.00	500.00	0.00%
104	5206	Travel Expense & Training	682.17	4,324.07	550.02	1,100.00	(3,224.07)	393.10%
104	5207	Medical Expense & Drug Testing	-	-	-	-	-	N/A
104	5214	Other Contracted Services	171.00	251.00	2,749.98	5,500.00	5,249.00	4.56%
104	5219	Meeting Expense	-	-	100.02	200.00	200.00	0.00%
104	5256	Committee Funds	-	-	-	-	-	N/A
104	5260	Vehicle Maintenance	-	23.25	300.00	600.00	576.75	3.88%
104	5302	Motor Fuels & Lubricants	-	-	-	-	-	N/A
104	5305	Dues, Subscriptions, & Books	-	70.00	250.02	500.00	430.00	14.00%
104	5308	Clothing & Uniforms	-	394.34	150.00	300.00	(94.34)	131.45%
104	5403	Office Equipment	-	-	1,249.98	2,500.00	2,500.00	0.00%
104	5825	Transfer to Equip Reserve Fund	-	-	-	-	-	N/A
Total Neighborhood Services			10,125.04	64,490.03	79,100.04	158,200.00	93,709.97	40.76%
Administration								
105	5101	Salaries - Regular	27,826.94	180,450.38	180,499.98	361,000.00	180,549.62	49.99%
105	5104	Salaries - Part-time	3,376.41	21,006.73	26,250.00	52,500.00	31,493.27	40.01%
105	5107	Salaries - Intern	-	-	7,999.98	16,000.00	16,000.00	0.00%
105	5202	Telephone	160.00	960.00	960.00	1,920.00	960.00	50.00%
105	5203	Printing & Advertising	-	-	-	-	-	N/A
105	5206	Travel Expense & Training	100.00	963.48	2,755.02	5,510.00	4,546.52	17.49%
105	5207	Medical Expense & Drug Testing	-	40.00	-	-	(40.00)	N/A
105	5214	Other Contracted Services	168.74	985.69	1,275.00	2,550.00	1,564.31	38.65%
105	5219	Meeting Expense	-	-	-	-	-	N/A
105	5226	Car Allowance	450.00	2,700.00	2,700.00	5,400.00	2,700.00	50.00%
105	5250	Insurance & Surety Bonds	-	-	-	-	-	N/A
105	5254	Miscellaneous Charges	-	-	-	-	-	N/A
105	5301	Office Supplies	-	150.00	-	-	(150.00)	N/A
105	5305	Dues, Subscriptions, & Books	-	1,064.41	1,249.98	2,500.00	1,435.59	42.58%

City of Roeland Park
Statement of Activities - General Operating Fund
For the 6 Months Ended June 30, 2024

			Current Month	Year-to-Date	Budget to Date	Annual Budget	Budget vs. YTD Actual	% Remaining
105	5308	Clothing & Uniforms	-	164.85	250.02	500.00	335.15	32.97%
105	5403	Office Equipment	1,757.28	1,757.28	499.98	1,000.00	(757.28)	175.73%
		Total Administration	<u>33,839.37</u>	<u>210,242.82</u>	<u>224,439.96</u>	<u>448,880.00</u>	<u>238,637.18</u>	46.84%
Public Works								
106	5101	Salaries - Regular	35,399.76	215,377.22	163,548.00	327,100.00	111,722.78	65.84%
106	5102	Salaries - Overtime	559.40	4,486.52	4,999.98	10,000.00	5,513.48	44.87%
106	5104	Salaries - Part-time	2,359.55	10,934.72	-	-	(10,934.72)	N/A
106	5107	Salaries - Intern	-	-	4,125.00	8,250.00	8,250.00	0.00%
106	5201	Electric	124.85	4,301.67	5,610.00	11,220.00	6,918.33	38.34%
106	5202	Telephone	175.01	920.05	1,037.52	2,075.00	1,154.95	44.34%
106	5203	Printing & Advertising	13.60	13.60	150.00	300.00	286.40	4.53%
106	5206	Travel Expense & Training	-	577.03	3,499.98	7,000.00	6,422.97	8.24%
106	5207	Medical Expense & Drug Testing	105.00	796.16	400.02	800.00	3.84	99.52%
106	5209	Professional Services	-	-	-	-	-	N/A
106	5210	Maintenance & Repair Building	2,685.00	6,370.67	4,000.02	8,000.00	1,629.33	79.63%
106	5211	Maintenance & Repair Equipment	-	20,367.61	15,000.00	30,000.00	9,632.39	67.89%
106	5214	Other Contracted Services	5,775.09	37,885.31	32,477.52	64,955.00	27,069.69	58.33%
106	5219	Meeting Expense	146.66	146.66	150.00	300.00	153.34	48.89%
106	5221	Maintenance & Repair of Storm Sewers	-	-	-	-	-	N/A
106	5240	Equipment Rental	1,428.41	4,361.70	3,000.00	6,000.00	1,638.30	72.70%
106	5259	Traffic Control Signs	107.00	8,020.36	4,999.98	10,000.00	1,979.64	80.20%
106	5260	Vehicle Maintenance	241.62	777.57	3,750.00	7,500.00	6,722.43	10.37%
106	5262	Grounds Maintenance	-	-	-	-	-	N/A
106	5263	Tree Maintenance	2,470.00	8,950.00	22,999.98	46,000.00	37,050.00	19.46%
106	5266	Computer Software	-	358.80	199.98	400.00	41.20	89.70%
106	5287	Water	254.96	2,089.82	3,252.48	6,505.00	4,415.18	32.13%
106	5288	Waste Water	-	1,594.21	1,429.98	2,860.00	1,265.79	55.74%
106	5289	Natural Gas	639.44	4,304.25	5,100.00	10,200.00	5,895.75	42.20%
106	5290	Street Light Electric	640.47	12,928.09	11,730.00	23,460.00	10,531.91	55.11%
106	5302	Motor Fuels & Lubricants	1,410.84	8,088.17	10,540.02	21,080.00	12,991.83	38.37%
106	5304	Janitorial Supplies	-	372.85	375.00	750.00	377.15	49.71%
106	5305	Dues, Subscriptions, & Books	-	839.00	400.02	800.00	(39.00)	104.88%
106	5306	Materials	566.35	3,068.70	2,250.00	4,500.00	1,431.30	68.19%
106	5307	Other Commodities	-	-	-	-	-	N/A
106	5308	Clothing & Uniforms	900.00	1,897.93	1,999.98	4,000.00	2,102.07	47.45%
106	5315	Machinery & Auto Equipment	-	-	-	-	-	N/A
106	5318	Tools	198.79	1,003.50	1,249.98	2,500.00	1,496.50	40.14%
106	5319	Contain the Rain Grant	292.37	292.37	49.98	100.00	(192.37)	292.37%
106	5403	Office Equipment	-	460.12	750.00	1,500.00	1,039.88	30.67%
106	5421	Street Maintenance	9,588.70	31,885.94	106,999.98	214,000.00	182,114.06	14.90%
106	5425	Other Capital Outlay	379.05	1,237.28	1,500.00	3,000.00	1,762.72	41.24%
106	5825	Transfer to Equip Reserve Fund	-	71,500.00	35,749.98	71,500.00	-	100.00%
		Total Public Works	<u>66,461.92</u>	<u>466,207.88</u>	<u>453,325.38</u>	<u>906,655.00</u>	<u>440,447.12</u>	51.42%
Employee Benefits								
107	5122	FICA City Contribution	17,380.17	93,476.32	102,850.02	205,700.00	112,223.68	45.44%
107	5123	KPERS City Contribution	10,007.69	62,476.34	65,500.02	131,000.00	68,523.66	47.69%
107	5124	KS Unemployment Insurance	-	-	12,499.98	25,000.00	25,000.00	0.00%
107	5125	Workers' Compensation	-	37,160.00	40,000.02	80,000.00	42,840.00	46.45%
107	5126	Health/Dental/Vision Insurance	(4,869.96)	202,061.24	239,500.02	479,000.00	276,938.76	42.18%
107	5127	Health Savings Account	2,234.16	14,195.80	19,999.98	40,000.00	25,804.20	35.49%
107	5128	401A City Contribution	1,815.99	10,860.97	19,999.98	40,000.00	29,139.03	27.15%
107	5130	City Paid Life/ST Disability	772.25	4,836.96	5,500.02	11,000.00	6,163.04	43.97%
107	5131	KP&F City Contribution	16,861.71	109,686.88	126,250.02	252,500.00	142,813.12	43.44%
107	5133	Wellness Incentive	-	-	1,000.02	2,000.00	2,000.00	0.00%

City of Roeland Park
Statement of Activities - General Operating Fund
For the 6 Months Ended June 30, 2024

				Current Month	Year-to-Date	Budget to Date	Annual Budget	Budget vs. YTD Actual	% Remaining
Total Employee Benefits				44,202.01	534,754.51	633,100.08	1,266,200.00	731,445.49	42.23%
City Council									
108	5103	Salaries - Elected Officials		3,910.00	22,610.00	23,460.00	46,920.00	24,310.00	48.19%
108	5206	Travel Expense & Training		132.90	1,325.83	4,275.00	8,550.00	7,224.17	15.51%
108	5214	Other Contracted Services		-	-	-	-	-	N/A
108	5251	Mayor Expenses		-	179.46	499.98	1,000.00	820.54	17.95%
108	5305	Dues, Subscriptions, & Books		-	475.00	405.00	810.00	335.00	58.64%
Total City Council				4,042.90	24,590.29	28,639.98	57,280.00	32,689.71	42.93%
Parks and Recreation									
110	5101	Salaries - Regular		5,902.40	38,365.60	40,500.00	81,000.00	42,634.40	47.36%
110	5104	Salaries - Part-time		-	-	7,410.00	14,820.00	14,820.00	0.00%
110	5202	Telephone		30.00	180.00	180.00	360.00	180.00	50.00%
110	5203	Printing & Advertising		-	-	-	-	-	N/A
110	5206	Travel Expense & Training		-	3,009.96	750.00	1,500.00	(1,509.96)	200.66%
110	5211	Maintenance & Repair Equipment		-	-	-	-	-	N/A
110	5214	Other Contracted Services		-	-	-	-	-	N/A
110	5241	Community Garden		-	-	499.98	1,000.00	1,000.00	0.00%
110	5260	Vehicle Maintenance		-	180.25	-	-	(180.25)	N/A
110	5262	Grounds Maintenance		844.07	6,453.24	12,000.00	24,000.00	17,546.76	26.89%
110	5302	Motor Fuels & Lubricants		51.50	494.44	250.02	500.00	5.56	98.89%
110	5305	Dues, Subscriptions, & Books		-	200.00	-	-	(200.00)	N/A
110	5425	Other Capital Outlay		-	-	-	-	-	N/A
Total Parks and Recreation				6,827.97	48,883.49	61,590.00	123,180.00	74,296.51	39.68%
Solid Waste									
115	5101	Salaries - Regular		-	-	6,760.02	13,520.00	13,520.00	0.00%
115	5102	Salaries - Overtime		-	-	-	-	-	N/A
115	5203	Printing & Advertising		-	-	-	-	-	N/A
115	5211	Maintenance & Repair Equipment		-	-	1,750.02	3,500.00	3,500.00	0.00%
115	5235	Disposal Fees		737.50	5,378.18	12,874.98	25,750.00	20,371.82	20.89%
115	5240	Equipment Rental		-	-	250.02	500.00	500.00	0.00%
115	5271	Compost Bin Rebate Program		-	40.00	499.98	1,000.00	960.00	4.00%
115	5272	Solid Waste Contract		46,817.50	281,275.00	325,952.52	651,905.00	370,630.00	43.15%
115	5302	Motor Fuels & Lubricants		-	174.88	1,030.02	2,060.00	1,885.12	8.49%
Total Solid Waste				47,555.00	286,868.06	349,117.56	698,235.00	411,366.94	41.08%
101..108	Total Expenditures			454,309.36	2,937,728.74	3,549,758.34	7,099,520.00	4,161,791.26	41.38%
101..108	Change in Fund Balance			1,318,472.57	2,240,576.86	1,471,838.94	2,943,675.00	703,098.14	
101.108	2910.2970	Fund Balance, Beginning			2,886,223.43				
		Fund Balance, Ending			\$ 5,126,800.29				

City of Roeland Park
Statement of Activities - General Fund
Restricted for Special Law Enforcement Fund
For the 6 Months Ended June 30, 2024

						Budget vs. YTD	
		Current Month	Year-to-Date	Budget to Date	Annual Budget	Actual	% Remaining
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ 15,716.70	\$ 31,433.35	\$ 31,433.35	0.00%
4432	Spec. Law Enforcement Revenues	-	-	499.98	1,000.00	1,000.00	0.00%
4433	K9 Contributions	-	-	-	-	-	N/A
4434	State Opioid Settlement	-	4,687.52	-	-	(4,687.52)	N/A
Total Revenues		-	4,687.52	16,216.68	32,433.35	27,745.83	14.45%
Expenditures							
5225	Mental Health Co-responder	-	-	-	-	-	N/A
5316	K9 Expenses	-	782.30	3,409.98	6,820.00	6,037.70	11.47%
5317	Special Law Enforcement Expenses	-	532.63	-	-	(532.63)	N/A
Total Expenditures		-	1,314.93	3,409.98	6,820.00	5,505.07	19.28%
Change in Fund Balance		\$ -	\$ 3,372.59	\$ 12,806.70	\$ 25,613.35	\$ 22,240.76	
2910.2970	Fund Balance, Beginning		23,599.87				
	Fund Balance, Ending		\$ 26,972.46				

1200

City of Roeland Park
Statement of Activities - Bond & Interest Fund
For the 6 Months Ended June 30, 2024

		<u>Current Month</u>	<u>Year to Date</u>	<u>Budget to Date</u>	<u>Annual Budget</u>	<u>Budget vs. YTD</u> <u>Actual</u>	<u>%</u> <u>Remaining</u>
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ 32,602.02	\$ 65,204.00	\$ 65,204.00	0.00%
4020	Recreational Vehicle Tax	33.41	63.64	19.98	40.00	(23.64)	159.10%
4021	Commercial Vehicle Tax	-	-	-	-	-	N/A
4040	Heavy Trucks Tax	9.86	97.20	4.98	10.00	(87.20)	972.00%
4050	Ad Valorem Tax	41,554.64	97,789.32	55,304.46	110,608.96	12,819.64	88.41%
4060	Motor Vehicle Tax	3,308.04	6,880.89	4,237.50	8,475.00	1,594.11	81.19%
4070	Personal Property Tax - Delinquent	4.08	7.29	25.02	50.00	42.71	14.58%
4080	Real Property Tax - Delinquent	684.19	1,179.10	1,000.02	2,000.00	820.90	58.96%
4511	Interest on Invested Assets	1,177.52	3,885.54	490.02	980.00	(2,905.54)	396.48%
4620	Special Assessments - Delinquent	-	-	150.00	300.00	300.00	0.00%
4630	Storm Drainage RC12-013	27,421.96	61,082.25	31,500.00	63,000.00	1,917.75	96.96%
4640	Storm Drainage RC12-012	37,179.95	86,413.09	43,645.02	87,290.00	876.91	99.00%
4650	Storm Drainage RC12-014	44,306.12	98,644.51	50,280.00	100,560.00	1,915.49	98.10%
4791	Bond Proceeds	-	-	-	-	-	N/A
4830	Transfer from 27A Fund	-	-	-	-	-	N/A
4840	Transfer From General Fund	-	-	-	-	-	N/A
	Total Revenues	<u>155,679.77</u>	<u>356,042.83</u>	<u>219,259.02</u>	<u>438,517.96</u>	<u>82,475.13</u>	81.19%
Expenditures							
5209	Professional Services	-	-	1,549.98	3,100.00	3,100.00	0.00%
5442	Building Improvement	-	-	-	-	-	N/A
5608	Principal Bonds - 2010-1	-	-	-	-	-	N/A
5609	Interest Bonds - 2010-1	-	-	-	-	-	N/A
5614	Bond Principal 2014-1	-	-	-	-	-	N/A
5615	Bond Interest 2014-1	-	-	-	-	-	N/A
5616	Bond Principal 2020-1	-	-	168,643.50	337,287.00	337,287.00	0.00%
5617	Bond Interest 2020-1	-	10,958.05	10,957.98	21,916.00	10,957.95	50.00%
5628	Principal Bonds - 2011-2	-	-	-	-	-	N/A
5629	Interest Bonds - 2011-2	-	-	-	-	-	N/A
5644	Principal Bonds - 2012-1	-	-	-	-	-	N/A
5645	Interest Bonds - 2012-1	-	-	-	-	-	N/A
5751	TIF Fund Expenditure	-	-	6,750.00	13,500.00	13,500.00	0.00%
5834	Bond Principal - 2010-1	-	-	-	-	-	N/A
5835	Bond Interest - 2010-1	-	-	-	-	-	N/A
5843	Bond Interest 2011-1	-	-	-	-	-	N/A
	Total Expenditures	<u>-</u>	<u>10,958.05</u>	<u>187,901.46</u>	<u>375,803.00</u>	<u>364,844.95</u>	2.92%
	Change in Fund Balance	<u>\$ 155,679.77</u>	\$ 345,084.78	<u>\$ 31,357.56</u>	<u>\$ 62,714.96</u>	<u>\$ (282,369.82)</u>	
2910.2970	Fund Balance, Beginning		<u>85,070.75</u>				
	Fund Balance, Ending		<u>\$ 430,155.53</u>				

City of Roeland Park
Statement of Activities - Aquatic Center Fund
For the 6 Months Ended June 30, 2024

		Budget vs. YTD					
		Current Month	Year to Date	Budget to Date	Annual Budget	Actual	% Remaining
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ 87,694.02	\$ 175,388.00	\$ 175,388.00	0.00%
4155	Grants	-	-	-	-	-	N/A
4274	Daily Admissions	22,830.00	27,133.50	32,500.02	65,000.00	37,866.50	41.74%
4275	Program Fees - Season Pass	17,795.00	33,592.00	22,422.48	44,845.00	11,253.00	74.91%
4276	Superpass	-	-	-	-	-	N/A
4277	Participation Fees	-	-	-	-	-	N/A
4278	Advertising Sponsorship	-	-	-	-	-	N/A
4279	Facility Rental	6,051.00	6,051.00	1,249.98	2,500.00	(3,551.00)	242.04%
4280	Swim Lessons	610.00	610.00	-	-	(610.00)	N/A
4281	Swim Team	-	-	-	-	-	N/A
4282	Aerobics	-	-	-	-	-	N/A
4290	Concession Revenue	5,577.00	6,602.00	4,950.00	9,900.00	3,298.00	66.69%
4291	Retail Sales - Taxable	-	-	-	-	-	N/A
4292	Taxable Sales Discounts (contract)	-	-	-	-	-	N/A
4511	Interest on Invested Assets	410.59	1,498.05	1,315.02	2,630.00	1,131.95	56.96%
4840	Transfer From General Fund	-	-	100,622.52	201,245.00	201,245.00	0.00%
4843	Transfer from Equip Reserve Fund	-	-	-	-	-	N/A
Total Revenues		53,273.59	75,486.55	250,754.04	501,508.00	426,021.45	15.05%
Expenditures							
5101	Salaries - Regular	1,399.20	8,936.69	9,250.02	18,500.00	9,563.31	48.31%
5102	Salaries - Overtime	102.00	102.00	349.98	700.00	598.00	14.57%
5104	Salaries - Part-time	43,425.91	47,170.88	87,250.02	174,500.00	127,329.12	27.03%
5120	Cell Phone Allowance	-	-	60.00	120.00	120.00	0.00%
5126	Health/Dental/Vision Insurance	-	-	-	-	-	N/A
5201	Electric	1,081.75	2,728.28	5,050.02	10,100.00	7,371.72	27.01%
5202	Telephone	-	-	300.00	600.00	600.00	0.00%
5203	Printing & Advertising	140.00	140.00	750.00	1,500.00	1,360.00	9.33%
5205	Postage & Mailing Permits	-	-	499.98	1,000.00	1,000.00	0.00%
5206	Travel Expense & Training	-	5,185.29	1,000.02	2,000.00	(3,185.29)	259.26%
5207	Medical Expense & Drug Testing	3,394.00	3,760.00	900.00	1,800.00	(1,960.00)	208.89%
5209	Professional Services	2,540.00	2,540.00	2,749.98	5,500.00	2,960.00	46.18%
5210	Maintenance & Repair Building	1,028.48	2,911.40	5,500.02	11,000.00	8,088.60	26.47%
5211	Maintenance & Repair Equipment	141.50	541.50	4,999.98	10,000.00	9,458.50	5.42%
5214	Other Contracted Services	(2,834.50)	2,284.35	2,749.98	5,500.00	3,215.65	41.53%
5223	Pool Management Fee	-	-	-	-	-	N/A
5229	Permits	-	620.00	499.98	1,000.00	380.00	62.00%
5238	Animal Control	-	-	-	-	-	N/A
5240	Equipment Rental	-	1,299.99	1,600.02	3,200.00	1,900.01	40.62%
5241	Community Garden	-	-	-	-	-	N/A
5250	Insurance & Surety Bonds	-	-	-	-	-	N/A
5253	Public Relations	-	-	-	-	-	N/A
5266	Computer Software	-	4,917.27	2,287.50	4,575.00	(342.27)	107.48%
5267	Employee Related Expenses	240.62	240.62	-	-	(240.62)	N/A
5287	Water	7,514.34	7,811.47	6,180.00	12,360.00	4,548.53	63.20%
5288	Waste Water	79.16	144.21	7,210.02	14,420.00	14,275.79	1.00%

City of Roeland Park
Statement of Activities - Aquatic Center Fund
For the 6 Months Ended June 30, 2024

		Budget vs. YTD					
		Current Month	Year to Date	Budget to Date	Annual Budget	Actual	% Remaining
5289	Natural Gas	86.86	1,772.22	1,592.52	3,185.00	1,412.78	55.64%
5301	Office Supplies	86.60	86.60	499.98	1,000.00	913.40	8.66%
5302	Motor Fuels & Lubricants	-	-	100.02	200.00	200.00	0.00%
5303	Sand and Salt	-	-	-	-	-	N/A
5304	Janitorial Supplies	1,241.56	1,305.76	750.00	1,500.00	194.24	87.05%
5305	Dues, Subscriptions, & Books	-	-	250.02	500.00	500.00	0.00%
5306	Materials	-	-	1,500.00	3,000.00	3,000.00	0.00%
5307	Other Commodities	108.38	108.38	1,999.98	4,000.00	3,891.62	2.71%
5308	Clothing & Uniforms	1,362.80	3,277.26	1,000.02	2,000.00	(1,277.26)	163.86%
5311	Pool Equipment	-	129.00	1,662.48	3,325.00	3,196.00	3.88%
5312	Grounds Supplies and Equipment	-	-	1,024.98	2,050.00	2,050.00	0.00%
5313	Safety Supplies/Equipment	-	355.63	499.98	1,000.00	644.37	35.56%
5314	Operating Supplies/Personal Care	-	-	250.02	500.00	500.00	0.00%
5318	Tools	-	-	100.02	200.00	200.00	0.00%
5325	Concessions Food and Supplies	2,595.44	2,667.84	4,000.02	8,000.00	5,332.16	33.35%
5326	Chemicals	5,377.45	6,865.45	5,642.52	11,285.00	4,419.55	60.84%
5330	Aquatics Center Over/Under Reconciliation	141.75	106.75	-	-	(106.75)	N/A
5403	Office Equipment	-	-	-	-	-	N/A
5404	Furnishings & Appliances	84.94	84.94	499.98	1,000.00	915.06	8.49%
5442	Building Improvement	-	-	2,500.02	5,000.00	5,000.00	0.00%
	Total Expenditures	69,338.24	108,093.78	163,060.08	326,120.00	218,026.22	33.15%
	Change in Fund Balance	\$ (16,064.65)	\$ (32,607.23)	\$ 87,693.96	\$ 175,388.00	\$ 207,995.23	
2910.2970	Fund Balance, Beginning		195,633.55				
	Fund Balance, Ending		\$ 163,026.32				

City of Roeland Park
Statement of Activities - Storm Water Fund
For the 6 Months Ended June 30, 2024

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		<u>Current Month</u>	<u>Year to Date</u>	<u>Budget to Date</u>	<u>Annual Budget</u>	<u>Budget vs. YTD Actual</u>	<u>% Remaining</u>
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
4511	Interest on Invested Assets	215.99	787.96	-	-	(787.96)	N/A
4610	Special Assessments	<u>70,757.69</u>	<u>181,596.13</u>	<u>92,500.02</u>	<u>185,000.00</u>	<u>3,403.87</u>	<u>98.16%</u>
	Total Revenues	<u>70,973.68</u>	<u>182,384.09</u>	<u>92,500.02</u>	<u>185,000.00</u>	<u>2,615.91</u>	<u>98.59%</u>
Expenditures							
5101	Salaries - Regular	-	-	24,499.98	49,000.00	49,000.00	0.00%
5221	Maintenance & Repair of Storm Sewers	-	-	1,999.98	4,000.00	4,000.00	0.00%
5260	Vehicle Maintenance	-	-	2,250.00	4,500.00	4,500.00	0.00%
5302	Motor Fuels & Lubricants	-	-	1,249.98	2,500.00	2,500.00	0.00%
5469	Stormwater Maintenance	<u>-</u>	<u>-</u>	<u>62,500.02</u>	<u>125,000.00</u>	<u>125,000.00</u>	<u>0.00%</u>
	Total Expenditures	<u>-</u>	<u>-</u>	<u>92,499.96</u>	<u>185,000.00</u>	<u>185,000.00</u>	<u>0.00%</u>
	Change in Fund Balance	<u>\$ 70,973.68</u>	<u>\$ 182,384.09</u>	<u>\$ 0.06</u>	<u>\$ -</u>	<u>\$ (182,384.09)</u>	
2250,2910.2970	Fund Balance, Beginning		<u>-</u>				
	Fund Balance, Ending		<u>\$ 182,384.09</u>				

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City of Roeland Park
Statement of Activities - Special Street Fund 27A
For the 6 Months Ended June 30, 2024

		<u>Current Month</u>	<u>Year to Date</u>	<u>Budget to Date</u>	<u>Annual Budget</u>	<u>Budget vs. YTD Actual</u>	<u>% Remaining</u>
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ 841,920.42	\$ 1,683,840.81	\$ 1,683,840.81	0.00%
4110	City/County Sales & Use Tax	82,044.83	511,472.01	477,310.02	954,620.00	443,147.99	53.58%
4135	County Courthouse Sales Tax	16,682.21	104,938.68	105,240.00	210,480.00	105,541.32	49.86%
4140	Spec City/county Highway Fund	-	88,077.10	90,480.00	180,960.00	92,882.90	48.67%
4150	CARS and SMAC Funding	-	-	-	-	-	N/A
4155	Grants	-	-	100,000.02	200,000.00	200,000.00	0.00%
4511	Interest on Invested Assets	11,652.02	37,542.91	12,630.00	25,260.00	(12,282.91)	148.63%
4530	Reimbursed Expense	-	-	-	-	-	N/A
4840	Transfer From General Fund	-	-	12,499.98	25,000.00	25,000.00	0.00%
4843	Transfer from Equip Reserve Fund	-	-	-	-	-	N/A
4860	Transfer from Special Highway	-	-	-	-	-	N/A
Total Revenues		110,379.06	742,030.70	1,640,080.44	3,280,160.81	2,538,130.11	22.62%
Expenditures							
5101	Salaries - Regular	-	-	39,190.02	78,380.00	78,380.00	0.00%
5209	Professional Services	3,000.70	40,053.43	42,499.98	85,000.00	44,946.57	47.12%
5303	Sand and Salt	-	7,329.31	12,499.98	25,000.00	17,670.69	29.32%
5422	Street Light Replacement	-	-	4,999.98	10,000.00	10,000.00	0.00%
5430	Residential Street Reconstruction	-	336,149.35	-	-	(336,149.35)	N/A
5454	Sidewalk Improvements	1,387.50	3,404.00	152,500.02	305,000.00	301,596.00	1.12%
5457	CARS 2020 - Roe	-	-	69,750.00	139,500.00	139,500.00	0.00%
5458	CARS Projects	-	-	-	-	-	N/A
5459	CARS 2019	-	-	-	-	-	N/A
5460	CARS 2022 - 53rd Street	-	-	-	-	-	N/A
5461	CARS 2022 - Johnson Dr.	-	-	-	-	-	N/A
5462	2025 CARS - 55th b/t SMP & Roe	-	-	15,000.00	30,000.00	30,000.00	0.00%
5463	2023 CARS - Elledge b/t Roe Ln & 47th	-	-	-	-	-	N/A
5464	2025 CARS - Mission Rd. 47th-53rd	-	52,882.92	94,999.98	190,000.00	137,117.08	27.83%
5465	RSRP - Nall from 51st to 58th	5,249.60	36,534.50	49,999.98	100,000.00	63,465.50	36.53%
5466	2023 CARS - 48th from Roe Lane to Roe Blvd	-	-	-	-	-	N/A
5467	2023 CARS - 53rd from Mission to Chadwick	-	-	-	-	-	N/A
5801	Transfer of Funds	-	-	-	-	-	N/A
5802	Transfer to General Fund	-	-	-	-	-	N/A
5818	Transfer to Bond & Interest Fund	-	-	-	-	-	N/A
Total Expenditures		9,637.80	476,353.51	481,439.94	962,880.00	486,526.49	49.47%
Change in Fund Balance		\$ 100,741.26	\$ 265,677.19	\$ 1,158,640.50	\$ 2,317,280.81	\$ 2,051,603.62	
2250,2910.2970	Fund Balance, Beginning		<u>2,683,341.48</u>				
	Fund Balance, Ending		<u>\$ 2,949,018.67</u>				

City of Roeland Park
Statement of Activities - Community Center Fund 27C
For the 6 Months Ended June 30, 2024

		Current Month	Year to Date	Budget to Date	Annual Budget	Budget vs. YTD Actual	% Remaining
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ 152,793.96	\$ 305,587.95	\$ 305,587.95	0.00%
4110	City/County Sales & Use Tax	20,511.21	127,626.49	116,029.98	232,060.00	104,433.51	55.00%
4155	Grants	-	-	-	-	-	N/A
4279	Facility Rental	-	9,785.00	9,784.98	19,570.00	9,785.00	50.00%
4511	Interest on Invested Assets	1,906.45	7,407.08	799.98	1,600.00	(5,807.08)	462.94%
4530	Reimbursed Expense	-	-	-	-	-	N/A
4840	Transfer From General Fund	-	-	-	-	-	N/A
Total Revenues		22,417.66	144,818.57	279,408.90	558,817.95	413,999.38	25.92%
Expenditures							
5101	Salaries - Regular	3,661.24	21,546.11	21,499.98	43,000.00	21,453.89	50.11%
5102	Salaries - Overtime	-	-	775.02	1,550.00	1,550.00	0.00%
5104	Salaries - Part-time	2,154.78	13,578.78	16,000.02	32,000.00	18,421.22	42.43%
5201	Electric	651.13	3,741.59	5,462.52	10,925.00	7,183.41	34.25%
5202	Telephone	15.00	90.00	90.00	180.00	90.00	50.00%
5206	Travel Expense & Training	-	500.08	-	-	(500.08)	N/A
5207	Medical Expense & Drug Testing	-	40.00	-	-	(40.00)	N/A
5209	Professional Services	-	-	-	-	-	N/A
5210	Maintenance & Repair Building	376.07	8,024.67	7,500.00	15,000.00	6,975.33	53.50%
5211	Maintenance & Repair Equipment	-	-	1,249.98	2,500.00	2,500.00	0.00%
5214	Other Contracted Services	-	3,115.00	2,740.02	5,480.00	2,365.00	56.84%
5250	Insurance & Surety Bonds	-	8,534.00	4,772.52	9,545.00	1,011.00	89.41%
5253	Public Relations	-	-	-	-	-	N/A
5255	JoCo Management Fee	-	-	11,377.50	22,755.00	22,755.00	0.00%
5262	Grounds Maintenance	-	28.96	1,249.98	2,500.00	2,471.04	1.16%
5264	Grounds Improvements	-	718.00	750.00	1,500.00	782.00	47.87%
5287	Water	63.11	566.07	1,122.48	2,245.00	1,678.93	25.21%
5288	Waste Water	-	471.49	1,122.48	2,245.00	1,773.51	21.00%
5289	Natural Gas	1,539.99	3,627.14	4,080.00	8,160.00	4,532.86	44.45%
5304	Janitorial Supplies	-	2,743.07	499.98	1,000.00	(1,743.07)	274.31%
5306	Materials	-	969.47	1,000.02	2,000.00	1,030.53	48.47%
5307	Other Commodities	207.41	447.10	1,000.02	2,000.00	1,552.90	22.36%
5308	Clothing & Uniforms	68.34	68.34	75.00	150.00	81.66	45.56%
5410	Technology Upgrades	-	-	-	-	-	N/A
5422	Street Light Replacement	-	-	-	-	-	N/A
5425	Other Capital Outlay	314.99	926.75	-	-	(926.75)	N/A
5443	Parking Lot/Drainage Improvements	-	-	-	-	-	N/A
5457	CARS 2020 - Roe	-	-	-	-	-	N/A
5802	Transfer to General Fund	-	26,840.00	13,420.02	26,840.00	-	100.00%
Total Expenditures		9,052.06	96,576.62	95,787.54	191,575.00	94,998.38	50.41%
Change in Fund Balance		\$ 13,365.60	\$ 48,241.95	\$ 183,621.36	\$ 367,242.95	\$ 319,001.00	
2910.2970	Fund Balance, Beginning		<u>399,139.90</u>				
	Fund Balance, Ending		<u>\$ 447,381.85</u>				

City of Roeland Park
Statement of Activities - Special Infrastructure 27D
For the 6 Months Ended June 30, 2024

		Budget vs. YTD					
		Current Month	Year to Date	Budget to Date	Annual Budget	Actual	% Remaining
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ 516,458.52	\$ 1,032,917.06	\$ 1,032,917.06	0.00%
4110	City/County Sales & Use Tax	82,044.83	510,505.90	504,942.48	1,009,885.00	499,379.10	50.55%
4155	Grants	-	-	-	-	-	N/A
4158	SMAC Grant	-	-	-	-	-	N/A
4161	Grants/Donations - Private	-	-	-	-	-	N/A
4511	Interest on Invested Assets	7,518.94	26,644.54	7,747.50	15,495.00	(11,149.54)	171.96%
4530	Reimbursed Expense	-	-	-	-	-	N/A
4767	Contributions for Art and Park Land	-	-	-	-	-	N/A
4791	Bond Proceeds	-	-	-	-	-	N/A
4840	Transfer From General Fund	-	-	12,499.98	25,000.00	25,000.00	0.00%
Total Revenues		89,563.77	537,150.44	1,041,648.48	2,083,297.06	1,546,146.62	25.78%
Expenditures							
5209	Professional Services	-	22,975.36	19,999.98	40,000.00	17,024.64	57.44%
5221	Maintenance & Repair of Storm Sewers	-	-	-	-	-	N/A
5231	Cost of Issuance	-	-	-	-	-	N/A
5246	In-House Street Maintenance	-	-	-	-	-	N/A
5272	Solid Waste Contract	-	-	-	-	-	N/A
5315	Machinery & Auto Equipment	-	-	-	-	-	N/A
5421	Street Maintenance	-	757.57	112,500.00	225,000.00	224,242.43	0.34%
5442	Building Improvement	35,170.00	500,000.42	250,000.02	500,000.00	(0.42)	100.00%
5457	CARS 2020 - Roe	-	-	-	-	-	N/A
5458	CARS Projects	-	-	-	-	-	N/A
5468	2020 Stormwater-57th and Roeland	-	-	-	-	-	N/A
5469	Stormwater Maintenance	-	-	-	-	-	N/A
5470	Park Maintenance	1,409.64	13,946.38	27,750.00	55,500.00	41,553.62	25.13%
5472	Park Improvements	-	-	-	-	-	N/A
5473	RPAC Improvements	-	-	-	-	-	N/A
5474	Marquee Signs	-	-	-	-	-	N/A
5475	Stairway	-	-	-	-	-	N/A
5476	Community Center Improvement	72,707.39	74,612.39	62,500.02	125,000.00	50,387.61	59.69%
5498	CDBG - 2019	-	-	-	-	-	N/A
5499	Mural on Retaining Wall	-	-	-	-	-	N/A
Total Expenditures		109,287.03	612,292.12	472,750.02	945,500.00	333,207.88	64.76%
Change in Fund Balance		\$ (19,723.26)	\$ (75,141.68)	\$ 568,898.46	\$ 1,137,797.06	\$ 1,212,938.74	
260,2910.2970 Fund Balance, Beginning			2,118,484.54				
Fund Balance, Ending			\$ 2,043,342.86				

City of Roeland Park

Statement of Activities - Equipment & Bldg Reserve Fund

For the 6 Months Ended June 30, 2024

		Current Month	Year to Date	Budget to Date	Annual Budget	Budget vs. YTD Actual	% Remaining
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ 75,792.18	\$ 151,584.36	\$ 151,584.36	0.00%
4511	Interest on Invested Assets	3,817.84	17,116.90	1,137.48	2,275.00	(14,841.90)	752.39%
4780	Sale of Assets	-	1,524.15	20,899.98	41,800.00	40,275.85	3.65%
4824	Transfer from Public Works	-	-	-	-	-	N/A
4840	Transfer From General Fund	-	-	174,400.02	348,800.00	348,800.00	0.00%
4841	Transfer from PD/GF	-	29,960.00	41,980.02	83,960.00	54,000.00	35.68%
4842	Transfer from PW/GF	-	71,500.00	35,749.98	71,500.00	-	100.00%
4844	Transfer from Neighborhood Services	-	-	-	-	-	N/A
4860	Transfer from Special Highway	-	-	-	-	-	N/A
Total Revenues		3,817.84	120,101.05	349,959.66	699,919.36	579,818.31	17.16%
Expenditures							
5209	Professional Services	3,075.00	9,050.00	-	-	(9,050.00)	N/A
5214	Other Contracted Services	-	-	-	-	-	N/A
5315	Machinery & Auto Equipment	19,142.36	78,890.34	69,630.00	139,260.00	60,369.66	56.65%
5442	Building Improvement	68,729.83	279,764.35	169,999.98	340,000.00	60,235.65	82.28%
5457	CARS 2020 - Roe	-	-	-	-	-	N/A
5470	Park Maintenance	-	-	-	-	-	N/A
5619	Lease/Purchase - Principal	-	-	-	-	-	N/A
5620	Lease/Purchase - Interest	-	-	-	-	-	N/A
5705	Future CIP - PW	-	-	-	-	-	N/A
5707	Future CIP - Building Reserve	-	-	-	-	-	N/A
5801	Transfer of Funds	-	-	-	-	-	N/A
5825	Transfer to Equip Reserve Fund	-	-	-	-	-	N/A
Total Expenditures		90,947.19	367,704.69	239,629.98	479,260.00	111,555.31	76.72%
Change in Fund Balance		\$ (87,129.35)	\$ (247,603.64)	\$ 110,329.68	\$ 220,659.36	\$ 468,263.00	
2910.2970	Fund Balance, Beginning		854,981.22				
	Fund Balance, Ending		\$ 607,377.58				

City of Roeland Park
Statement of Activities - TIF 1A/B - Bella Roe/Walmart
For the 6 Months Ended June 30, 2024

		Budget vs. YTD				
		Current Month	Year to Date	Budget to Date	Annual Budget	% Remaining
Revenues						
4010	Cash Carryforward	\$ -	\$ -	\$ 438,903.96	\$ 877,807.95	0.00%
4150	CARS and SMAC Funding	-	193,703.08	217,999.98	436,000.00	44.43%
4511	Interest on Invested Assets	-	27,673.68	6,582.48	13,165.00	210.21%
4730	Tax Increment Income	125,847.67	254,137.00	63,107.52	126,215.00	201.35%
4735	Tax Increment Income IB	214,460.08	439,683.25	104,605.02	209,210.00	210.16%
4789	Transfer from General Fund	-	-	-	-	N/A
4790	Transfer of Funds	-	-	-	-	N/A
	Total Revenues	340,307.75	915,197.01	831,198.96	1,662,397.95	55.05%
Expenditures						
5209	Professional Services	-	-	-	-	N/A
5214	Other Contracted Services	-	-	5,590.02	11,180.00	0.00%
5455	Public Infrastructure Improvements	1,211.00	600,985.80	400,000.02	800,000.00	75.12%
5457	CARS 2020 - Roe	-	52,568.68	-	-	N/A
5459	CARS 2019	-	-	-	-	N/A
5474	Marquee Signs	-	-	-	-	N/A
5478	Site Redevelopment Costs	-	-	425,608.98	851,218.00	0.00%
5725	Property Tax Reduction Appeals	-	-	-	-	N/A
5801	Transfer of Funds	-	-	-	-	N/A
	Total Expenditures	1,211.00	653,554.48	831,199.02	1,662,398.00	39.31%
	Change in Fund Balance	\$ 339,096.75	\$ 261,642.53	\$ (0.06)	\$ (0.05)	\$ (261,642.58)
2910.2970	Fund Balance, Beginning		896,613.38			
	Fund Balance, Ending		\$ 1,158,255.91			

City of Roeland Park
Statement of Activities - TDD#1 - Price Chopper
For the 6 Months Ended June 30, 2024

		Current Month	Year to Date	Budget to Date	Annual Budget	Budget vs. YTD Actual	% Remaining
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ (678,043.86)	\$ (1,356,087.71)	\$ (1,356,087.71)	N/A
4110	City/County Sales & Use Tax	24,062.76	175,735.04	156,385.02	312,770.00	137,034.96	56.19%
4510	Interest on Investment	-	-	-	-	-	N/A
4511	Interest on Invested Assets	504.11	1,916.28	250.02	500.00	(1,416.28)	383.26%
Total Revenues		24,566.87	177,651.32	(521,408.82)	(1,042,817.71)	(1,220,469.03)	N/A
Expenditures							
5209	Professional Services	-	350.00	-	-	(350.00)	N/A
5214	Other Contracted Services	-	2,366.65	2,500.02	5,000.00	2,633.35	47.33%
5601	Bond Principal	171,163.82	171,163.82	142,500.00	285,000.00	113,836.18	60.06%
5602	Bond Interest	4,876.19	4,876.19	4,999.98	10,000.00	5,123.81	48.76%
Total Expenditures		176,040.01	178,756.66	150,000.00	300,000.00	121,243.34	59.59%
Change in Fund Balance		\$ (151,473.14)	\$ (1,105.34)	\$ (671,408.82)	\$ (1,342,817.71)	\$ (1,341,712.37)	
2910.2970	Fund Balance, Beginning		(1,034,494.90)				
Fund Balance, Ending			\$ (1,035,600.24)				

City of Roeland Park
Statement of Activities - TDD#2 - Lowes
For the 6 Months Ended June 30, 2024

		<u>Current Month</u>	<u>Year to Date</u>	<u>Budget to Date</u>	<u>Annual Budget</u>	<u>Budget vs. YTD Actual</u>	<u>% Remaining</u>
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ (60,723.30)	\$ (121,446.62)	\$ (121,446.62)	N/A
4110	City/County Sales & Use Tax	15,953.18	75,704.65	76,507.50	153,015.00	77,310.35	49.48%
4511	Interest on Invested Assets	<u>192.49</u>	<u>745.94</u>	<u>100.02</u>	<u>200.00</u>	<u>(545.94)</u>	372.97%
	Total Revenues	<u>16,145.67</u>	<u>76,450.59</u>	<u>15,884.22</u>	<u>31,768.38</u>	<u>(44,682.21)</u>	240.65%
Expenditures							
5209	Professional Services	-	350.00	-	-	(350.00)	N/A
5214	Other Contracted Services	-	833.35	2,500.02	5,000.00	4,166.65	16.67%
5601	Bond Principal	-	-	72,499.98	145,000.00	145,000.00	0.00%
5602	Bond Interest	<u>-</u>	<u>-</u>	<u>1,750.02</u>	<u>3,500.00</u>	<u>3,500.00</u>	0.00%
	Total Expenditures	<u>-</u>	<u>1,183.35</u>	<u>76,750.02</u>	<u>153,500.00</u>	<u>152,316.65</u>	0.77%
	Change in Fund Balance	<u>\$ 16,145.67</u>	\$ 75,267.24	<u>\$ (60,865.80)</u>	<u>\$ (121,731.62)</u>	<u>\$ (196,998.86)</u>	
2910.2970	Fund Balance, Beginning		<u>45,509.25</u>				
	Fund Balance, Ending		<u>\$ 120,776.49</u>				

City of Roeland Park
Statement of Activities - CID #1 - RP Shopping Center
For the 6 Months Ended June 30, 2024

		<u>Current Month</u>	<u>Year to Date</u>	<u>Budget to Date</u>	<u>Annual Budget</u>	<u>Budget vs. YTD Actual</u>	<u>% Remaining</u>
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ 1,509,479.58	\$ 3,018,959.13	\$ 3,018,959.13	0.00%
4110	City/County Sales & Use Tax	-	-	-	-	-	N/A
4511	Interest on Invested Assets	<u>17,583.16</u>	<u>68,453.22</u>	<u>22,642.50</u>	<u>45,285.00</u>	<u>(23,168.22)</u>	151.16%
	Total Revenues	<u>17,583.16</u>	<u>68,453.22</u>	<u>1,532,122.08</u>	<u>3,064,244.13</u>	<u>2,995,790.91</u>	2.23%
Expenditures							
5209	Professional Services	-	-	-	-	-	N/A
5215	City Attorney	-	-	-	-	-	N/A
5721	CID #1 Expenses	<u>-</u>	<u>-</u>	<u>1,532,122.02</u>	<u>3,064,244.00</u>	<u>3,064,244.00</u>	0.00%
	Total Expenditures	<u>-</u>	<u>-</u>	<u>1,532,122.02</u>	<u>3,064,244.00</u>	<u>3,064,244.00</u>	0.00%
	Change in Fund Balance	<u>\$ 17,583.16</u>	\$ 68,453.22	<u>\$ 0.06</u>	<u>\$ 0.13</u>	<u>\$ (68,453.09)</u>	
2910.2970	Fund Balance, Beginning		<u>3,139,942.32</u>				
	Fund Balance, Ending		<u>\$ 3,208,395.54</u>				

City of Roeland Park

Statement of Activities - TIF 3C - Old Pool Area

For the 6 Months Ended June 30, 2024

		Current Month	Year to Date	Budget to Date	Annual Budget	Budget vs. YTD Actual	% Remaining
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ 745,710.06	\$ 1,491,420.11	\$ 1,491,420.11	0.00%
4511	Interest on Invested Assets	9,539.59	37,014.93	11,185.02	22,370.00	(14,644.93)	165.47%
4730	Tax Increment Income	33,556.53	80,626.20	27,582.48	55,165.00	(25,461.20)	146.15%
4731	Tax Increment Income 3A	152,868.65	342,674.59	182,569.98	365,140.00	22,465.41	93.85%
4789	Transfer from General Fund	-	-	-	-	-	N/A
Total Revenues		<u>195,964.77</u>	<u>460,315.72</u>	<u>967,047.54</u>	<u>1,934,095.11</u>	<u>1,473,779.39</u>	23.80%
Expenditures							
5203	Printing & Advertising	-	-	499.98	1,000.00	1,000.00	0.00%
5204	Legal Printing	-	-	-	-	-	N/A
5209	Professional Services	-	-	-	-	-	N/A
5243	Contractual Reimbursement	-	-	-	-	-	N/A
5244	General Contractor	-	-	-	-	-	N/A
5428	Roe Parkway Extension & Maintenance	-	43,476.28	499,999.98	1,000,000.00	956,523.72	4.35%
5802	Transfer to General Fund	-	-	-	-	-	N/A
Total Expenditures		<u>-</u>	<u>43,476.28</u>	<u>500,499.96</u>	<u>1,001,000.00</u>	<u>957,523.72</u>	4.34%
Change in Fund Balance		<u>\$ 195,964.77</u>	\$ 416,839.44	<u>\$ 466,547.58</u>	<u>\$ 933,095.11</u>	<u>\$ 516,255.67</u>	
2910.2970	Fund Balance, Beginning		<u>1,610,049.57</u>				
	Fund Balance, Ending		<u>\$ 2,026,889.01</u>				

City of Roeland Park
Statement of Activities - Property Owners Association
For the 6 Months Ended June 30, 2024

		<u>Current Month</u>	<u>Year to Date</u>	<u>Budget to Date</u>	<u>Annual Budget</u>	<u>Budget vs. YTD Actual</u>	<u>% Remaining</u>
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ 13,004.28	\$ 26,008.50	\$ 26,008.50	0.00%
4511	Interest on Invested Assets	-	-	-	-	-	N/A
4795	Miscellaneous	-	29,000.00	14,500.02	29,000.00	-	100.00%
	Total Revenues	<u>-</u>	<u>29,000.00</u>	<u>27,504.30</u>	<u>55,008.50</u>	<u>26,008.50</u>	52.72%
Expenditures							
5254	Miscellaneous Charges	-	36.00	-	-	(36.00)	N/A
5258	RPPOA Common Area Expenses	-	27,000.00	13,500.00	27,000.00	-	100.00%
	Total Expenditures	<u>-</u>	<u>27,036.00</u>	<u>13,500.00</u>	<u>27,000.00</u>	<u>(36.00)</u>	100.13%
	Change in Fund Balance	<u>\$ -</u>	\$ 1,964.00	<u>\$ 14,004.30</u>	<u>\$ 28,008.50</u>	<u>\$ 26,044.50</u>	
2910.2970	Fund Balance, Beginning		<u>27,909.51</u>				
	Fund Balance, Ending		<u>\$ 29,873.51</u>				

City of Roeland Park
Statement of Activities - American Rescue Act
For the 6 Months Ended June 30, 2024

		<u>Current Month</u>	<u>Year to Date</u>	<u>Budget to Date</u>	<u>Annual Budget</u>	<u>Budget vs. YTD Actual</u>	<u>% Remaining</u>
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ 19,999.98	\$ 40,000.00	\$ 40,000.00	0.00%
4159	Rescue Act Grant	-	54,122.56	-	-	(54,122.56)	N/A
4511	Interest on Invested Assets	-	-	-	-	-	N/A
	Total Revenues	<u>-</u>	<u>54,122.56</u>	<u>19,999.98</u>	<u>40,000.00</u>	<u>(14,122.56)</u>	135.31%
Expenditures							
5209	Professional Services	5,166.67	20,666.67	19,999.98	40,000.00	19,333.33	51.67%
5214	Other Contracted Services	26,877.78	26,877.78	-	-	(26,877.78)	N/A
5244	General Contractor	-	38,622.56	-	-	(38,622.56)	N/A
5274	Personal Protective Equipment	-	-	-	-	-	N/A
5275	Education and Outreach	-	-	-	-	-	N/A
5277	Testing	-	-	-	-	-	N/A
5442	Building Improvement	-	-	-	-	-	N/A
	Total Expenditures	<u>32,044.45</u>	<u>86,167.01</u>	<u>19,999.98</u>	<u>40,000.00</u>	<u>(46,167.01)</u>	215.42%
	Change in Fund Balance	<u>\$ (32,044.45)</u>	\$ (32,044.45)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,044.45</u>	
2910.2970	Fund Balance, Beginning		<u>-</u>				
	Fund Balance, Ending		<u>\$ (32,044.45)</u>				

City of Roeland Park
Statement of Activities - TIF 4 Fund
For the 6 Months Ended June 30, 2024

1560

		<u>Current Month</u>	<u>Year to Date</u>	<u>Budget to Date</u>	<u>Annual Budget</u>	<u>Budget vs. YTD Actual</u>	<u>% Remaining</u>
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
4785	Developer Funding	-	-	-	-	-	N/A
	Total Revenues	-	-	-	-	-	N/A
Expenditures							
5214	Other Contracted Services	-	-	-	-	-	N/A
	Total Expenditures	-	-	-	-	-	N/A
	Change in Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
2910.2970	Fund Balance, Beginning		-				
	Fund Balance, Ending		<u>\$ -</u>				

City of Roeland Park
Statement of Activities - Economic Development Fund
For the 6 Months Ended June 30, 2024

		<u>Current Month</u>	<u>Year to Date</u>	<u>Budget to Date</u>	<u>Annual Budget</u>	<u>Budget vs. YTD Actual</u>	<u>% Remaining</u>
Revenues							
4010	Cash Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
4511	Interest on Invested Assets	-	-	-	-	-	N/A
4865	Transfer from TIF Funds	-	-	-	-	-	N/A
	Total Revenues	-	-	-	-	-	N/A
Expenditures							
5209	Professional Services	-	-	-	-	-	N/A
	Total Expenditures	-	-	-	-	-	N/A
	Change in Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
2910.2970	Fund Balance, Beginning		-				
	Fund Balance, Ending		<u>\$ -</u>				