

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W 51ST STREET
JUNE 15, 2021 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - 1. February 16, 2021 minutes
- III. Public Hearing**
- IV. Action Items**
- V. Discussion Items**
 - 1. Residential Design Standards Review
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Scheduled Meeting Dates

Item Number: **Approval of Minutes- II.-1.**
Committee **6/15/2021**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 6/10/2021
Submitted By: Erin Winn
Committee/Department:
Title: **February 16, 2021 minutes**
Item Type: Presentation

Recommendation:

Details:

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
2-16-21 minutes	Cover Memo

PC Meeting February 16, 2021

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

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

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

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

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

Item Number: Discussion Items- V.-1.
Committee 6/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 6/10/2021
Submitted By: Erin Winn
Committee/Department:
Title: **Residential Design Standards Review**
Item Type: Presentation

Recommendation:

Details:

Staff has worked with Confluence to incorporate all feedback from the joint Planning Commission/City Council meeting into the attached document. The document includes diagrams and proposed text amendments. The next step will be to finalize the proposed text amendments and hold a public hearing with the Planning Commission.

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description

 Residential Design Standards Update

Type

Presentation



CITY OF

ROELAND PARK, KANSAS

SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

DRAFT 05.06.2021



RESIDENTIAL DESIGN STANDARDS



One tool communities have to regulate the construction of homes that are out of context to their surrounding neighbors, is applying residential design standards that apply to new home construction or home renovation. The goal of these standards is to allow for redevelopment but in a way that maintains and enhances Roeland Park's character and quality.

Residential Design Standards can limit the overall size of a home, regulate architectural details and materials, limit paving, and protect open space.



RESIDENTIAL DESIGN STANDARDS

In recent years, Roeland Park has experienced the renovation and expansion of homes within the community. Similar to what has happened in adjacent communities, some private landowners acquire consecutive properties and consolidate them into one larger parcel.

On these larger parcels, bigger homes are often constructed and have the potential to be a drastic departure from the character of the surrounding neighborhood. This can leave existing neighbors unhappy and uneasy about the impact such development has on their home.

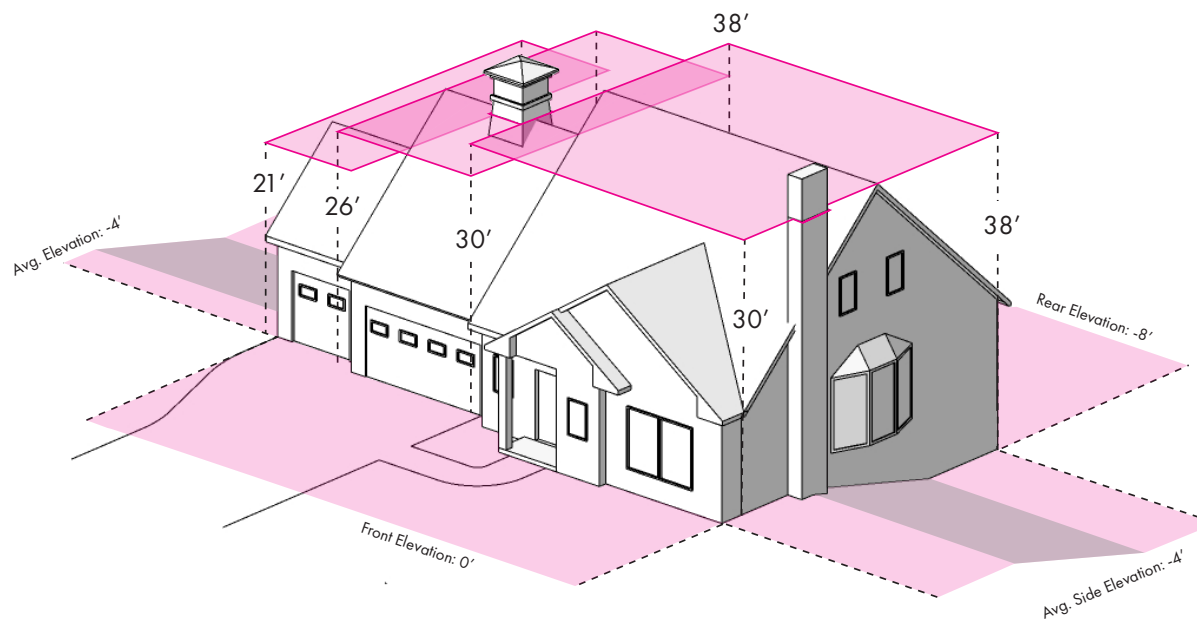
RESIDENTIAL MASSING

MAXIMUM BUILDING HEIGHT STANDARD

City code currently limits the front elevation height of a single family dwelling to 35 ft.

Code update recommendation:

For single family residential dwellings, the max building height shall be 38 ft. Building height shall be the vertical dimension measured from the average finished grade along all building elevations to the highest point of the coping of a flat or low-slope roof, or to the deck line of a mansard roof, or the highest gable of a pitch or hip roof. This measurement does not include chimneys, cupolas, and similar elements.



RESIDENTIAL MASSING

GREEN SPACE STANDARD

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

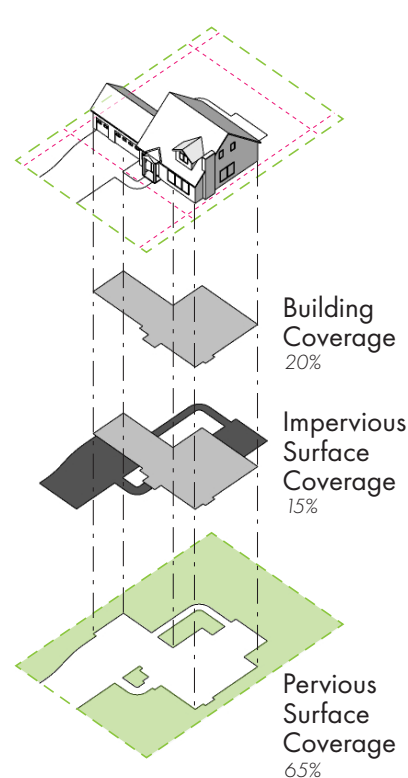
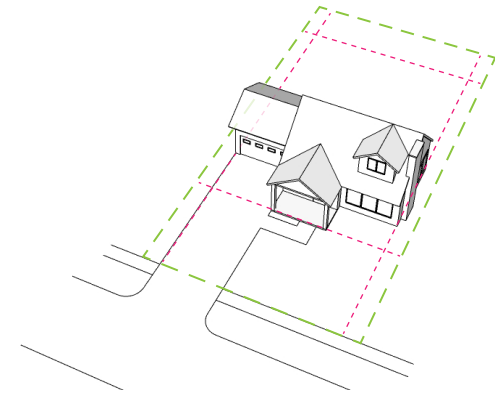
Code update recommendation:

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

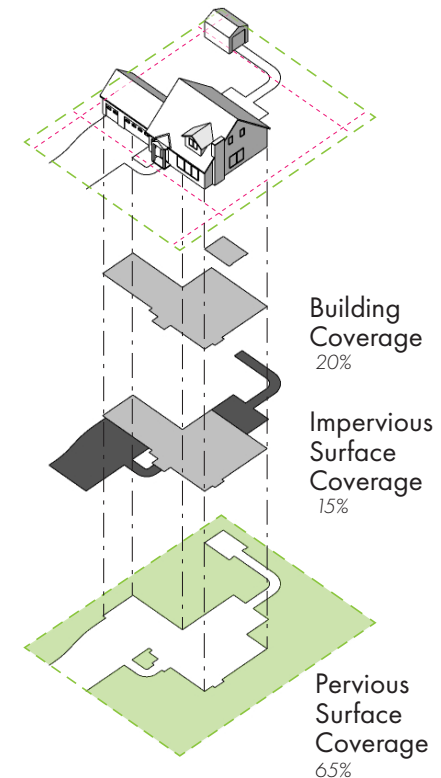
Lots 15,000 square feet and larger shall maintain a minimum of 65% of the lot area as greenspace as defined above.

SETBACK STANDARD

- ◇ Front Yard Setback: 30 to 35 ft
- ◇ Rear Yard Setback: 15 ft
- ◇ Side Yard Setback: 5 ft (building limited to max 80% of lot width)
- ◇ Height Limit: 38 ft



Total Lot Area: 15,625 SF



Total Lot Area: 17,500 SF

RESIDENTIAL MASSING

MAXIMUM LOT SIZE STANDARD

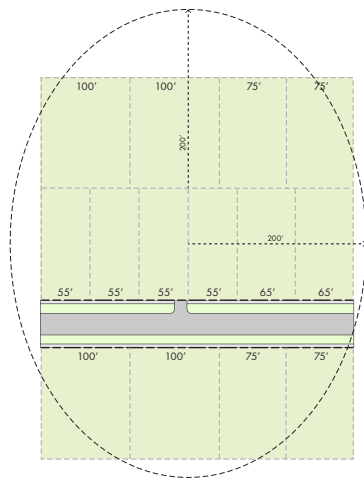
City code currently does not set a maximum lot size for a single-family lot or otherwise restrict lot merges.

Code update recommendation:

No single 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 must comply with the following:

- Shall not create a through lot that has more than two street frontages.
- Shall not create a lot with a width greater than 150% of the average lot widths of all the lots within 200 linear feet measured property line to property line.
- Shall not create a lot with an area greater than 150% of average lot areas of all lots within 200 linear feet measured property line to property line.

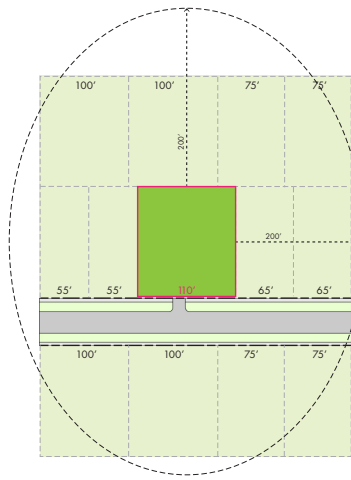
Existing Conditions



Average Lot Frontage: 75'

Allowable merged
lot frontage: 112.5'

Merged Lots



Average Lot Frontage: 75'

Allowable merged
lot frontage: 112.5'

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

RESIDENTIAL DESIGN

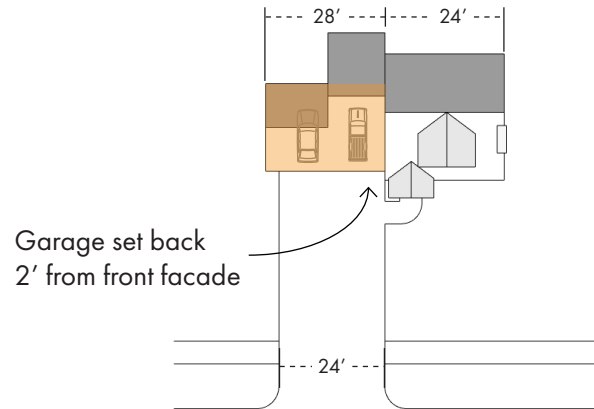
STREET FACING GARAGE DOOR STANDARDS

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

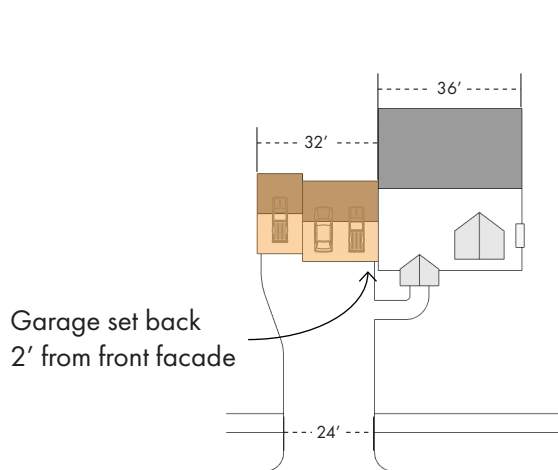
Code update recommendation:

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

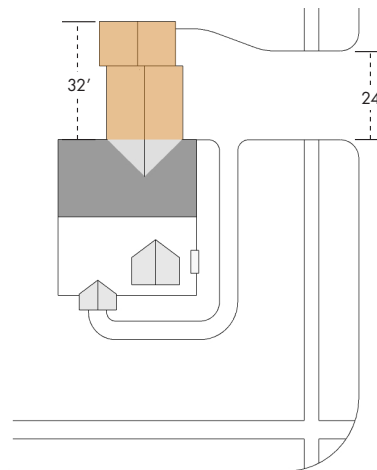
TWO-CAR GARAGE



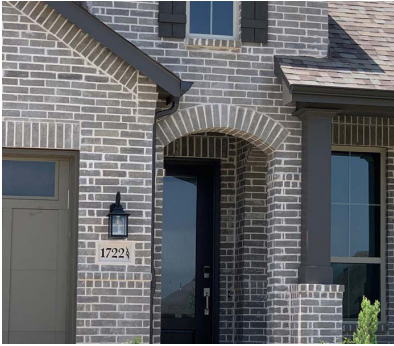
THREE-CAR GARAGE



THREE-CAR GARAGE - CORNER LOT



RESIDENTIAL DESIGN



EXTERIOR BUILDING MATERIALS

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

Code update recommendation:

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

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

RESIDENTIAL DESIGN

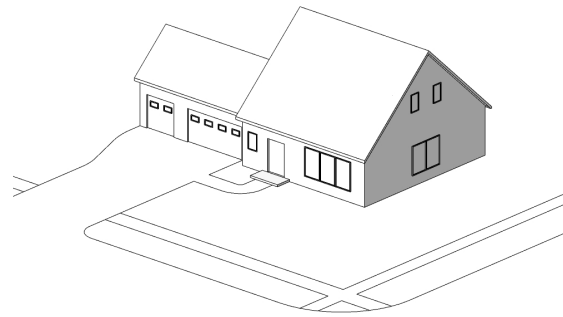
WALL ARTICULATION STANDARDS

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

Code update recommendation:

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

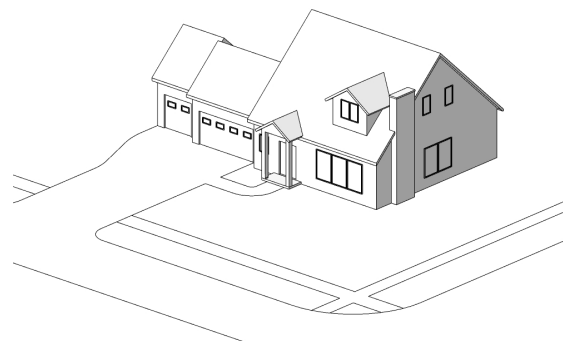
WITHOUT WALL ARTICULATION



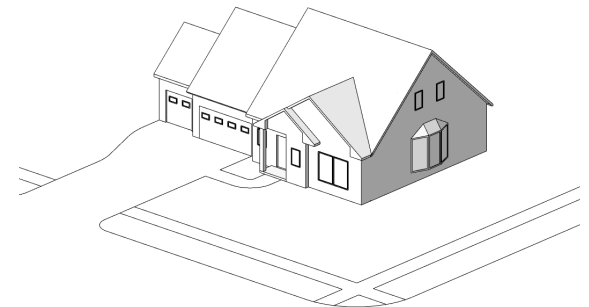
EXAMPLE OF ACCEPTABLE WALL ARTICULATION



WITH WALL ARTICULATION VARIATION 1



WITH WALL ARTICULATION VARIATION 2



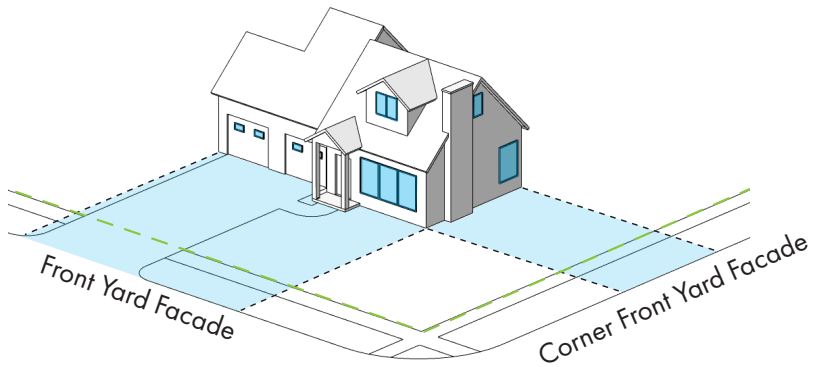
RESIDENTIAL DESIGN

WINDOWS STANDARD

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

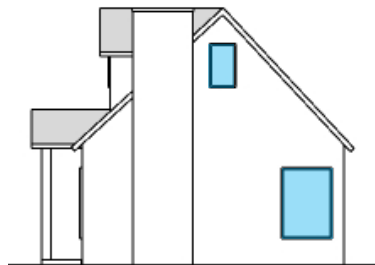
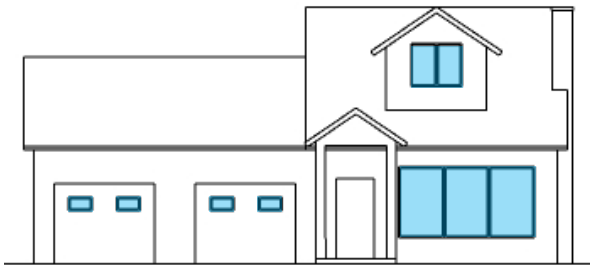
Code update recommendation:

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



FRONT YARD FACADE

CORNER FRONT YARD FACADE



RESIDENTIAL DESIGN

DRIVEWAY WIDTH STANDARDS

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

Code update recommendation:

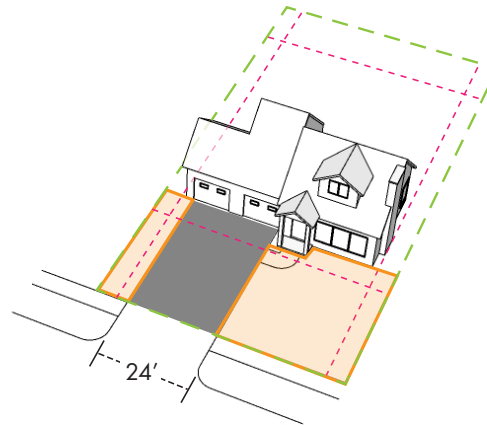
For single family dwellings, driveways shall be no greater than 24-feet wide or the width of a garage door opening that faces the street, whichever width is greater, and shall taper to no greater than 24-feet in width at the street right-of-way line.

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

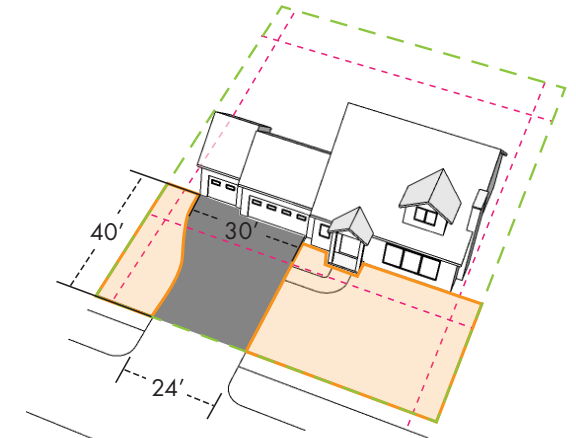
There shall be no more than one driveway approach per lot, except that a corner lot may have a second driveway approach subject to the street classification. The city may grant an exception to permit a circle drive for a home based on specific traffic considerations.

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

TWO-CAR DRIVEWAY



THREE-CAR DRIVEWAY



AUXILIARY PARKING

