

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
COUNCIL CHAMBERS
APRIL 17, 2018 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - 1. Planning Commission Minutes 3.20.2018
- III. Public Hearing**
- IV. Action Items**
- V. Discussion Items**
 - 1. Comprehensive Plan Matrices Review
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Scheduled Meeting Dates

Item Number: **Approval of Minutes- II.-1.**
Committee **4/17/2018**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 4/17/2018
Submitted By:
Committee/Department:
Title: **Planning Commission Minutes 3.20.2018**
Item Type: Other

Recommendation:

Please see attached draft minutes from the March 20th Planning Commission Meeting

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

📄 Planning Commission Draft Minutes March 20, 2018

Type

Cover Memo

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
MARCH 20, 2018 6:00PM

The Roeland Park Planning Commission met on October 17, 2017, in City Hall, 4600 West 51st Street.

Chair Nielsen declared a quorum and called the meeting to order.

Present: Paula Gleason Mark Kohles Darren Nielsen
Mike Hickey Kyle Rogler

Absent: Bill Ahrens

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

I. Roll Call

Ms. Jones-Lacy called the roll and noted that Commissioner Ahrens was absent.

II. Approval of Minutes

1. October 17, 2017 Planning Commission Meeting Minutes

MOTION: COMMISSIONER KHOLES MOVED AND COMMISSIONER GLEASON SECONDED TO APPROVE THE OCTOBER 17, 2017 PLANNING COMMISSION MEETING MINUTES.
(MOTION CARRIED 5-0)

III. Discussion Items

1. Review McDonalds Plans

Ms. Jones-Lacy indicated that staff added an item to show the Planning Commission basic plans the McDonalds has for refacing their building. She indicated this is just an FYI and not for approval. Mr. Jacobson passed around sample boards of materials that will be used. He indicated there will be some ADA compliance, signage and façade changes but no substantial changes to the development plan.

Mr. Nielsen asked if he could see an example of similar style buildings in the metro.

Doug Evans, the Engineer for the McDonalds project, said there are some in the area.

Ms. Jones-Lacy pulled up images of new McDonalds refacing to show the Commissioners.

Mr. Evans said Johnson Drive and just east of I-35 may be the closest. He said the renovations will occur this year likely in June or July with construction of 4-6 weeks. The store will remain open during construction.

2. Discuss Joint Meeting with City Council to Discuss Design Standards

Ms. Jones-Lacy stated that she had a discussion with the Council President and Mayor about a joint Planning Commission/Council meeting and discussed a November meeting date and do this on an annual basis.

Mr. Jacobson said these meetings would be important so there is some congruence of

opinions among the Planning Commission and Governing Body.

Ms. Jones-Lacy stated that the Council discussed preliminarily adopting an additional budget objective in 2019 adding an additional \$15,000 to the \$50,000 already allocated to the Comprehensive Plan revision in 2019 to review residential design standards.

Mr. Kohles said that the meeting could also be an opportunity to discuss the goals of a comp plan with the Governing Body, particularly since there are new members. Mr. Jacobson said that the task of updating the Comp Plan rests primarily with the Planning Commission but it's important for the two bodies to be on the same page with development. He said it's important to keep the agenda manageable and use that information to inform policy formation.

3. Council Briefing Overview

Mr. Jacobson reviewed the presentation he gave to the City Council earlier in the year regarding concerns about new single-family home developments. The concerns centered around stormwater runoff, asbestos abatement, the possible implementation of rules to protect residents from features like alarms, noise, etc., and aesthetic concerns.

The presentation is included in the Planning Commission packet.

Ms. Jones-Lacy asked the Planning Commissioners their thoughts on implementing residential design standards. Mr. Jacobson stated that you don't want to be too rigid in implementing regulations as it's important to allow some creativity in design. He suggested maybe implementing three items that will tie new residential structures together.

4. Comprehensive Plan Annual Review

Mr. Jacobson reviewed the Action Matrix from the 2012 Comprehensive Plan to discuss what items are ongoing, which are still relevant, and can any actions be combined with others to more efficiently achieve the goal. He shared some thoughts on the action matrix items that may need some adjustment. He discussed the items in context with the work that is currently being done with capital improvements. He also reviewed some items that could possibly be removed from the plan as they are no longer relevant or complete.

Mr. Neilsen asked the staff if they could provide an update on what tasks have been complete and what the City has not taken action on. Mr. Jacobson said he can do that.

Mr. Kohles asked about Roe 2020 and said that streetscaping and sidewalks should be very important to that plan.

5. Other Business

Ms. Jones-Lacy provided an update on the request from the property manager of Bella Roe to replace the fountains with landscaping beds. She said this item will come before the Planning Commission at a future meeting.

Mr. Rogler said he went to the Westwood Complete Streets open house for 47th Street. He encouraged the other Commissioners to check it out as it's a good example of a partnership between Bike Walk KC and the City when looking at Safe Routes to School. Maybe something similar could be applied in Roeland Park and how could that happen. Ms. Jones-Lacy said that MARC has funding for corridor management plans and staff were discussing the possibility of exploring that for projects in the City. She also said that one of the Council members put forth an objective to put bike lanes on 47th Street west of Mission in Roeland Park. She said that the bike lanes would need to be on both sides of the street, however, to be effective. Mr. Rogler said Westwood shows plans for bike lanes on both sides of 47th Street as an option. The question is whether or not Kansas City, Kansas is interested in extending bike

lanes beyond Mission Road.

IV. Adjournment

MOTION: COMMISSIONER GLEASON MOVED AND COMMISSIONER KOHLES SECONDED TO
ADJOURN THE MEETING. (MOTION CARRIED 5-0)

Item Number: Discussion Items- V.-1.
Committee 4/17/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 4/10/2018
Submitted By: John Jacobson
Committee/Department: Neighborhood Services
Title: **Comprehensive Plan Matrices Review**
Item Type: Discussion

Recommendation:

Combine action items and potentially eliminate completed tasks in the Comprehensive Plan.

Details:

While reviewing completion stages of current matrices, staff reviewed the 2010 Parks Master Plan that may be relative to the action item discussion.

Matrices

1) Item one is significantly addressed in the parks plan- **50% complete**

2) Substantial development has occurred in the southern Neighborhood Support Center identified in the Comp Plan- **50% complete**

3) Master plan is in place as well as a supplemental sidewalk plan. Staff suggests a joint meeting with the Parks Committee to assess the plan(s)- **80% complete**

4,5,6,7) These are referencing items that will primarily be addressed through the Roe 2020 Project. Staff believes these items could be combined for efficiency- **30% Complete**

8) This item is ongoing

9) Subdivision Regs will be updated in 2019

- 10) Multi-Jurisdictional Agreement and development standards in place this item is ongoing
- 11) Incentives are in place and development strategies are in place and ongoing
- 12) This item completed with the adoption of the MXD zoning district
- 13) Designs have been completed for these sites
- 14) Ongoing
- 15) Develop sub-planning areas around retail and potentially use overlays to mandate specific architecture and use when redevelopment occurs.
- 16) This item is a City Council Objective for 2019
- 17) Completed with the requirement for 1% Art contribution requirement
- 18) Currently utilizing BMP's on new commercial projects and city project- **completed**
- 19) Ongoing
- 20) Development activity has been concentrated on these areas. While not fully developed currently this item is completed from a planning standpoint.
- 21) Discuss with the City Council potentially enacting a stormwater impact fee to fund Storm Sewer improvements
- 22) This will be accomplished with the Roe 2020 project
- 23) Ongoing
- 24) Concentrate these efforts to minor arterial and collects streets. ROW widths are too narrow to accommodate substantial geometric improvements.
- 25) R Park will have an updated plan in 2018
- 26) **Completed**
- 27) Ongoing
- 28) Ongoing
- 29) Comprehensive Plan / Subdivision / Zoning Regulation updates in 2019
- 30) Zoning/ Subdivision Regulation Update in 2019
- 31) Part of the just completed branding process. Marketing strategies are ongoing
- 32) Ongoing

33) **Completed**

34) Potentially Eliminate

35) Ongoing through the newsletter and website

Financial Impact

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

Additional Information

Both the Comp Plan and the 2010 Parks Plan have been attached for your review.

How does item relate to Strategic Plan?

2018 Annual Comprehensive Plan Update

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
☐ 2010 Parks Plan	Exhibit
☐ Comp Plan for Review	Exhibit
☐ Comp Plan Matrices	Exhibit



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PROJECT BACKGROUND / PROCESS

In 2008, the Parks Committee of the City of Roeland Park began a process to create a master plan for the city's parks system. The process included several meetings to discuss the physical characteristics and conditions of each individual park. Discussions amongst the committee also centered around the current perceptions of the city and its open spaces. Some of the comments included:

- Family friendly, quaint, charming, relaxed, quiet
- Affordable, modest
- Excellent location
- Residents consider it a hidden gem
- Trees as a big part of the city and image
- Diversity of residents ages (young and old)
- Diversity of housing options and architectural styles

Future perceptions of the city as expressed in the opinions by the Parks Committee are the desire to be an active, interesting, and "green" community.

One of the first meetings held for this plan focused on the role and impact of the parks system for the citizens of Roeland Park. Below are a few of the ideas that were expressed in the discussion:

- Parks should be purposeful and unique, encouraging activity and communal strength
- Parks should aid in the effort to be an environmentally sustainable community
- Park design elements should reflect the image of the city, and materials should be understated but unique in nature
- Similar materials and design elements should be used throughout the parks and other city spaces to encourage a feeling of community identity
- Adding art to Roe Avenue through the Art in R Park program has opened the door for continued interest in placing art in all our parks

Teams of committee members created a vision for each park and presented their ideas to the overall group for consensus and incorporation into the master plan.

The public was engaged through a community open house that displayed the park plans created by the parks committee. Feedback was collected and incorporated into this plan.

PROJECT OBJECTIVE

The Parks Master Plan evaluates the existing conditions of all parks in the City of Roeland Park. In addition, this plan considers traffic islands, medians, and other major green spaces as a part of the overall network of the community's open space system.

The objectives of this plan are to:

- Evaluate existing parks and open spaces
- Identify needs and opportunities to enhance the usefulness of the parks system
- Identify future improvements as a road map to guide park enhancements when funding becomes available

Enhancing the parks and open spaces in Roeland Park represents a significant investment from the community, but this investment offers many benefits. Benefits to the Roeland Park community include:

- Attractive open spaces within established neighborhoods for recreation and socialization
- Safe environments and facilities for children and the aging population
- Additional and enhanced recreation options for a healthier lifestyle
- Attractive city to promote quality neighborhood growth
- Promotion of community pride and a positive city image

This plan's recommendations are intended to benefit the entire community and improve the quality of life for the citizens of Roeland Park.

PARK SYSTEM OVERVIEW

The City of Roeland Park has a population of over 7,000 residents. The park system draws users from within the city as well as surrounding communities. The Public Works Department manages park operations and maintenance through its annual operating budget.

The park system includes eight (8) parks, several traffic islands and a few other city-owned green spaces. Not counting the miscellaneous city-owned green spaces, medians or other non-dedicated parkland, the city has 24.45 acres of dedicated parkland. The overall land area of the City of Roeland Park is approximately 1,038.73 acres which gives results in a percentage of 2.35% of land area dedicated to parks.

The National Recreation and Parks Association recommends 6.25-10.5 Acres per 1,000 Population for parks accessible to citizens within a municipality. With a 2006 estimated population of 7,118 people, Roeland Park should have between 44.5-74.7 Acres of parkland. Although it seems the city is greatly lacking, parks located in surrounding communities like Fairway, Mission, and Kansas City, Kansas can be seen as accessible to Roeland Park citizens based on their proximity (generally neighborhood parks count for those living within a half-mile radius).

The Parks System is overseen by the Parks Committee that serves in an advisory capacity to the City Council and is appointed by the Mayor.

PARK CATEGORIES

The park system has several opportunities to serve the community. Park facilities range in size from .18 acres to over 10.47 acres. Parks and other associated green spaces have been categorized based on park type, scale, use and character. The categories are:

- Community Parks
 - Nall Park
 - Roeland Park School Site
 - Roe Park
- Neighborhood Parks
 - Sweany Park
 - Carpenter Park
 - Juniper Pocket Park
 - Cooper Creek Park
- Special Parks
 - Granada Park

	NALL PARK	ROELAND PARK SCHOOL SITE	SWEANY PARK	CARPENTER PARK	JUNIPER POCKET PARK	COOPER CREEK PARK	GRANADA PARK	ROE PARK
ACREAGE	10.47	5.37	0.18	0.54	0.23	1.82	0.43	5.41
PLAYGROUND	•	•					•	
SWINGS	•	•					•	
WALKING TRAIL	•		•	•		•		
PARK SHELTER	•							
BENCHES	•	•	•	•		•	•	
TRASH RECEPTACLES	•	•	•	•		•	•	
PICNIC TABLES	•	•					•	
BASKETBALL								
TENNIS COURTS		•						
RESTROOMS	•							
SKATE PARK							•	
ART			•	•		•	•	
GREEN SPACE	•	•	•	•	•	•		•
RAIN GARDEN	•							

OPPORTUNITIES AND CHALLENGES

During the initial goals and visioning phase of the planning process several opportunities and strengths with the parks system were identified along with some challenges to overcome in the plan.

Opportunities

- Presence of strong established neighborhoods
- Walkable community
- Blossoming community art program (Art in R Park)
- Interest in environmental sustainability

Challenges

- Aging park equipment and facilities
- Lack of connectivity between parks
- Lack of public recreation fields
- Consistent identity/image of parks

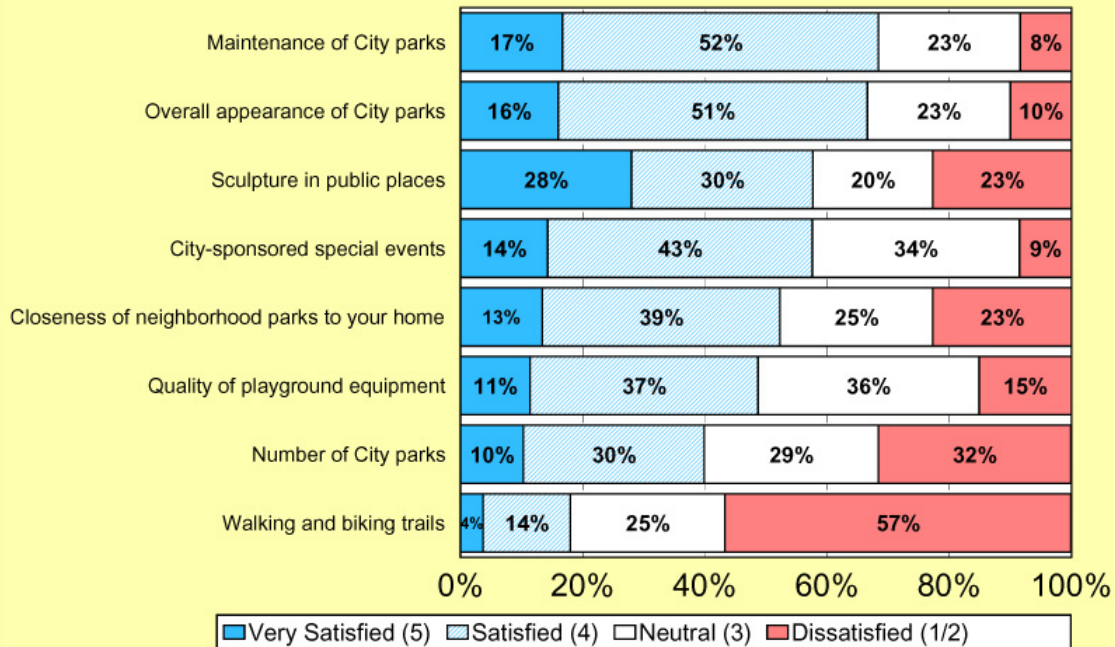
PARK SURVEY

In 2008 the City of Roeland Park surveyed its residents on a variety of topics ranging from opinions on city services to parks maintenance and use to land use. Here are some learning points from the survey:

- 94% of residents stated that Roeland Park is an “excellent” or “good” place to live.
- Out of eight city options, residents ranked the “quality of parks and recreation programs/facilities” the second most prominent service that should receive the most emphasis from the City (preceded only by maintenance of city buildings).
- 67% of residents are satisfied with the overall appearance of City parks and 58% are satisfied with the sculpture in public places.
- Only 18% of citizens surveyed are satisfied with the current walking and biking trails within Roeland Park while 57% are dissatisfied with them.
- Residents believe a focus should be placed on becoming more aware of impact on our environment. When focusing on community investments within the City, “attention to environmental issues” and “planting trees/preserving green space” both tied for the top priority from a list of five with each gaining 86% support.
- 53% believe a community garden should be established.
- 14% of residents use Nall Park. 48% of residents support improvements to Nall Park where 30% oppose them.
- 37% of residents use the Roeland Park Aquatic Center while the majority of residents (60%) stated they had never visited the pool.
- 40% of residents would like access to an off-leash dog park within the city.
- Regarding acquiring additional parkland at the former Roeland Park Elementary School site, nearly a third (27%) of residents selected that site as their top priority (out of seven) for an area of major re-development within the City. 58% of residents city-wide preferred that the school be torn down and a total park provided over any of the four conceptual options which included a balance of park land and single family homes.

Q10. Satisfaction with Various Aspects of Parks and Facilities

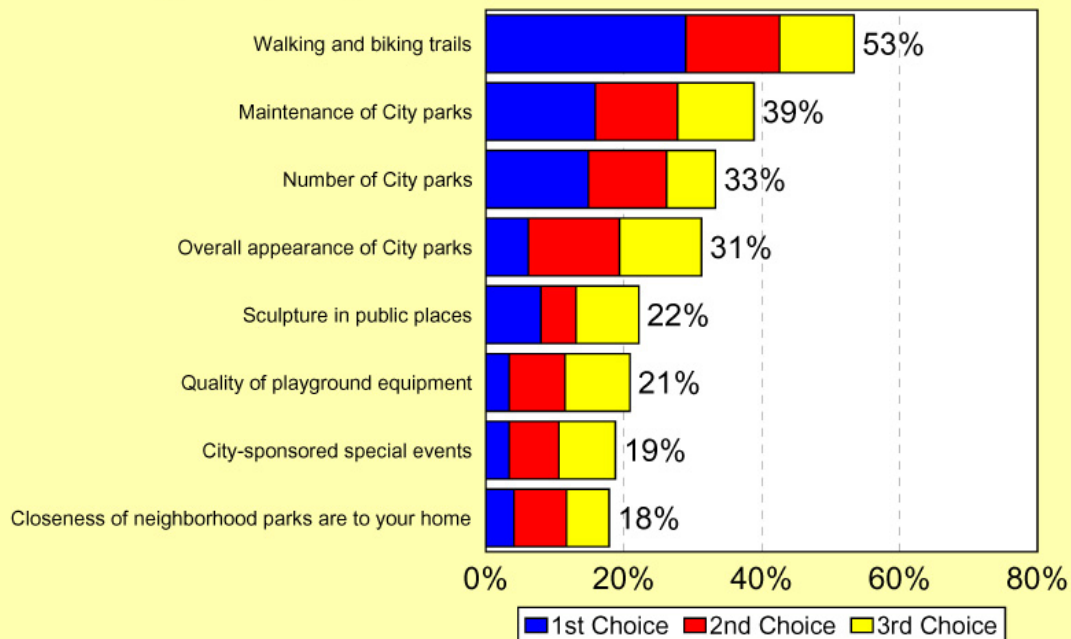
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (August 2008 - City of Roeland Park, KS)

Q11. Parks and Facilities That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top three choices



Source: ETC Institute DirectionFinder (August 2008 - City of Roeland Park, KS)

VISION STATEMENT

The parks system of Roeland Park is an invaluable asset to the city and its residents. Our parks should be accessible to all residents, maintained at the highest standard, and provide diverse opportunities for recreation and gathering in order to strengthen our community. Environmental sustainability and design features will foster a consistent identity across our public spaces and our status as a Tree City will be supported and enhanced in each setting.

GUIDING PRINCIPLES

1. Proactively participate in the acquisition of appropriate properties for dedication of additional greenspace.
2. Promote environmental sustainability through the use of native plant material, environmentally responsible furnishings and the implementation of best management practices for storm water treatment.
3. Create a strong aesthetic image for the City's parks and open spaces to further enhance a unique identity through the use of consistent site furnishings and signage elements while reinforcing the theme of each park.
4. Incorporate public art whenever possible to create interest for parks and open spaces and strengthen the park's usage and themes.
5. Develop a framework for connections to dedicated parks and open spaces within the City of Roeland Park and regional trail systems beyond the city limits.
6. Promote diversity in recreational opportunities throughout the City's parks to serve the needs of the residents to encourage healthy lifestyles, community building, and cultural enrichment.
7. Promote and enhance the use of trees in our parks and greenspaces
8. Parks will be maintained at the highest standard.



PARK FURNISHINGS

The Parks Committee feels it is critical to the success of the parks system to promote the identity of Roeland Park through the effective utilization of park furnishings. Examples of such furnishings include benches, trash receptacles, playground equipment and signage. The recommendations by the committee for future consideration of park furnishings are:

- Benches - the committee desires benches throughout the city be the same and comprised of recycled wood and black metal. A design with circular metal forms with wood slats was favored because it was traditional in materials but unique in design. The committee also supported the idea of a special centerpiece bench for each park, which should be designed and created by artists (i.e. the "KC Cow" competition from years past)
- Trash receptacles - wood and metal to complement the benches, repeating the shape and form as well.
- Art - sculpture should be placed in all the parks. Also, the committee liked the idea of a competition to design a special "centerpiece" bench for each park.
- Drinking fountains - drinking fountains should be incorporated into the parks as possible, and offer another opportunity for artistic creation
- Signage - the use of native limestone should be continued but used in a non-traditional way. New signage to the city entrances was suggested. Consistent signage at city entrances, both major and minor, should be repeated in similar materials used in park signage. Limestone and black lettering were desired. The idea of gateways at the main city entrances along Roe (at I-35 and at Johnson Drive) was well received.
- Path materials - muted colors (no red stamped concrete in parks) and diversity of materials is desired in future improvements...example, gravel paths, hard paths, stone paths, concrete stamped paths)
- Recycling - the committee suggested we offer recycling in all our parks and understands a new process would have to be created to support this effort.
- Play equipment - some discussion occurred centering around making the materials interesting to children vs only using muted colors for materials, etc. General consensus indicated colorful materials may not be

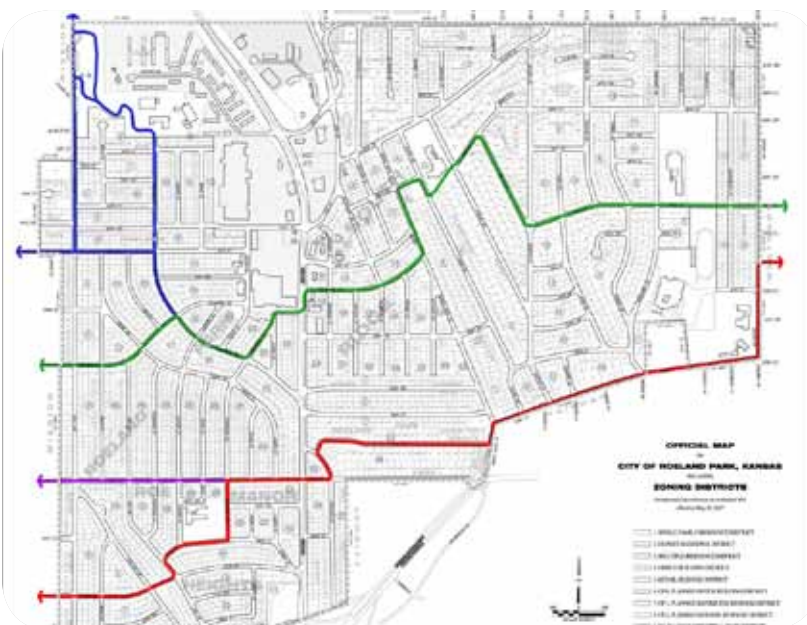
appropriate for all park sites but excellent options for others. Roeland Park might consider adopting signature colors that are unique to northeast Johnson County.

GREENWAY BIKE / PEDESTRIAN TRAIL CONNECTIONS

The Mid-American Regional Council (MARC) has encouraged cities in around the metropolitan region to identify trail routes that would create linkages between municipalities. Recently, the Turkey Creek Corridor has been studied to investigate opportunities to provide trail connections through Johnson County to the outlet at the Kaw River. The City of Merriam has already constructed a series of trails flanking the creek and future connections are possible through property in Overland Park, Mission, Roeland Park and Kansas City, Kansas. One possible strategy to connect to this trail system includes a connection down the bluffside on the northern portion of Nall Park.

Another future trail connection is possible to the Rock Creek Trail in Mission. From Cooper Creek Park trail users should have access to the trail along Johnson Drive. This trail is intended to wind through the proposed Gateway development at the corner of Johnson Drive and Roe.

Below is an early concept for a trails plan; additional efforts are required to refine the trail alignments.



POLICY RECOMMENDATIONS

The following recommendations are meant to strengthen the future vision of the parks system in Roeland Park.

1. ADDING TO THE PARKLAND RESERVE WITHIN ROELAND PARK

In the 2008 Citizen Survey conducted by Roeland Park, fully 33% of responding residents supporting adding additional park space to the City. There is a perceived and definite imbalance of park land when looking at the City in separate sections, divided by Roe Avenue. With these statistics in mind, the Parks Committee suggests additional park land be pursued and added to our public green space reserve.

Suggested parcels to consider for park use include:

- The “Water Tower” land between Mohawk and Neosho on 48th Street
- Additional pocket park space on the east side of the city

The Johnson County Parks & Recreation’s planning committee offered the following guideline in their MAP 2020 strategic plan:

STANDARDS AND STRATEGIES

Based on a nationally recognized standard of 40 acres of parkland per thousand residents, the District has adopted a standard of 22 acres per thousand as its contribution to the overall system to be provided in Johnson County. Municipalities, the State of Kansas, the federal government and others will be challenged to supplement the standard in order to achieve the 40-acre minimum. The District currently provides 14.1 acres of parkland per thousand residents. The existing parkland ratio, coupled with population projections, make it necessary for the District to acquire more than 7,500 acres of additional land over the next twenty years. The acreage will be acquired in a manner that best provides regional access to park and recreation facilities for the growing population. To provide open space linkages throughout Johnson County, over

2,000 acres of the 7,500 acquired will be dedicated to the Streamway Parks System.

Roeland Park's dedicated park space is significant, especially when considering the size of Nall Park. Adding parcels such as the Roeland Park School site and the "Water Tower" land would significantly increase park and recreation opportunities for Roeland Park citizens. Supplementing these additions, pocket parks could provide welcome respite for citizens living nearby as well as provide opportunity for rain gardens, community gardens and other environmentally beneficial results.

With limited opportunity for infill, the City should look to acquire appropriate properties in the coming years with respect to providing equal access to residents to park space no matter their location in the City.

Presently, Roeland Park does not offer much in the way of recreational space for residents within its parks. Larger sites would be most welcomed into the reserve of green space and will only add to the quality of life experienced by Roeland Parkers.

2. MINIMIZE OVERALL PARK MAINTENANCE WITHOUT SACRIFICING PARK AESTHETICS

Currently, parks are maintained by Public Works. The process of mowing and trimming is labor intensive, utilizing equipment requiring on-going maintenance. A wide variety of chemicals are also used. To minimize this effort, landscaping should incorporate native plant materials with little or no maintenance requirements.

Another strategy for minimizing maintenance costs is to allow private maintenance of parks. Competitive bidding by private companies could result in an overall cost savings while possibly even improving the appearance of the park system.

Finally, all standards and best practices set forth by the American Public Works Association (APWA) should be followed to improve maintenance operations, maintain longevity of equipment, and ensure quality care to Roeland Park's green spaces.

3. ESTABLISH A CLEAR ROLE FOR THE PARKS COMMITTEE IN THE CITY

The City should review its procedures to insure a uniform process is conducted for the review and recommendation of park needs through the Parks Committee. The Parks Committee should serve as the entity responsible for making recommendations for all park-related information and improvements. This park oversight will allow the Parks Committee to then report to the City Council and Public Works any actions or improvements that are needed.

The Parks Committee should be a part of the decision-making process for all parks-related issues. Examples of these issues are future park improvements, existing park maintenance items and sculpture selection and siting of pieces from the Art in R Park program.

SWEANY PARK

Sweany Park is located at the intersection of Wells and Neosho. Currently it serves the role of a passive strolling park in a triangular piece of land. Sweany Park is a quiet neighborhood park primarily used as a stopping point on walks.

The park has a well maintained lawn with an irrigation system. The diverse landscape provides excellent tree coverage, seasonal interest and a strong focal point within the park. Recently, a city-owned sculpture titled “Bomber” (acquired through the Art in R Park program) was placed on the property. Overall, the park is a good use of an odd parcel within the neighborhood.

Sweany Park has a few elements that need improvement. Pathways through the park are constructed of red colored concrete stamped with a brick pattern that has the tendency to be obtrusive and difficult to traverse. Another missed opportunity is the lack of a drinking fountain. Although water is supplied for the irrigation system, a drinking fountain has not been installed for the benefit of park users.

Existing benches of various styles are located off the pathways in awkward locations that limit their usefulness. The only signage in place is a limestone column with a bronze plaque facing inward to the space. Passersby cannot read the sign unless they enter the park.

Sweany Park has not yet fulfilled its potential as a successful neighborhood park. Additional programming of the park and amenities will promote further enjoyment by its users.



Inspirational Images



Improvements Description

Although Sweany Park is an attractive strolling park, new elements will add to its appeal and encourage more use. To provide greater access to other areas of the park, additional paths constructed of pervious materials link up existing sidewalks. Additional programmed spaces include an innovative children's play area and an informal sculpture park.

At the center of the park lies a unique children's play area. This space is intended to use a variety of textures and materials to create a sensory experience. A specific design has not been created, and perhaps an artist might be useful in the planning of the area.

The existing limestone sign monument will be relocated to the park entry off Wells Drive. A duplicate monument will be located at the entry off Neosho Lane. These new locations are more visible and are more successful at announcing the park to users and passersby.

Sweany Park shares its north property line with a residence. To help delineate the park from the adjacent yard, the plan proposes a series of limestone seat walls. The stacked limestone walls can add visual interest with materials that complement the overall character of the City.

The plan proposes a drinking fountain, possibly to include a dog water bowl, near the existing evergreen tree. This amenity will be an important feature for the neighborhood and will attract walkers and runners to the park.





CARPENTER PARK

Carpenter Park is located at the intersection of Sycamore and Cedar, across from the Cedar Roe Library, a branch of the Johnson County Library System. The park is a passive and somewhat reflective open space, with a large central gathering space and adequate seating opportunities.

The park has a well maintained lawn with an irrigation system. The attractive landscape provides excellent tree coverage, seasonal interest and accents the central plaza in the park.



As mentioned, Carpenter Park has a main gathering space. A central planting bed is surrounded by red colored concrete stamped with a brick pattern. Seat walls made of the same red concrete at as a retaining wall around the north side of the plaza. Benches are placed around the perimeter facing inward. The central planting bed has had little luck supporting ornamental trees but now is home to the “Goddess of the Sea” sculpture, an art piece acquired through the Art in R Park program. Blue ornamental grasses surround the piece, adding to the aquatic theme.



Pathways through the park are constructed of the same red colored concrete stamped with a brick pattern, a texture that has the tendency to be obtrusive and difficult to traverse.

The entry sign at the intersection is made of brick with a bronze plaque identifying the park.



Improvements Description

Carpenter Park is an attractive park that is used by the neighborhood. Since the installation of the “Goddess of the Sea” sculpture, more residents are utilizing the central plaza. However the park can be enhanced to further increase its effectiveness as a neighborhood park.

Much of the recommended improvements are focused on making the central plaza a more successful park space. The seating areas do not benefit from shade in the summer, so the plan proposes an architectural overhead canopy. The plan also proposes additional benches to allow for more seating. Finally, the plan proposes a new evergreen shrub hedge around the southern perimeter of the plaza with a height of no more than 24-30”, high enough to define the plaza but low enough to maintain sight lines.

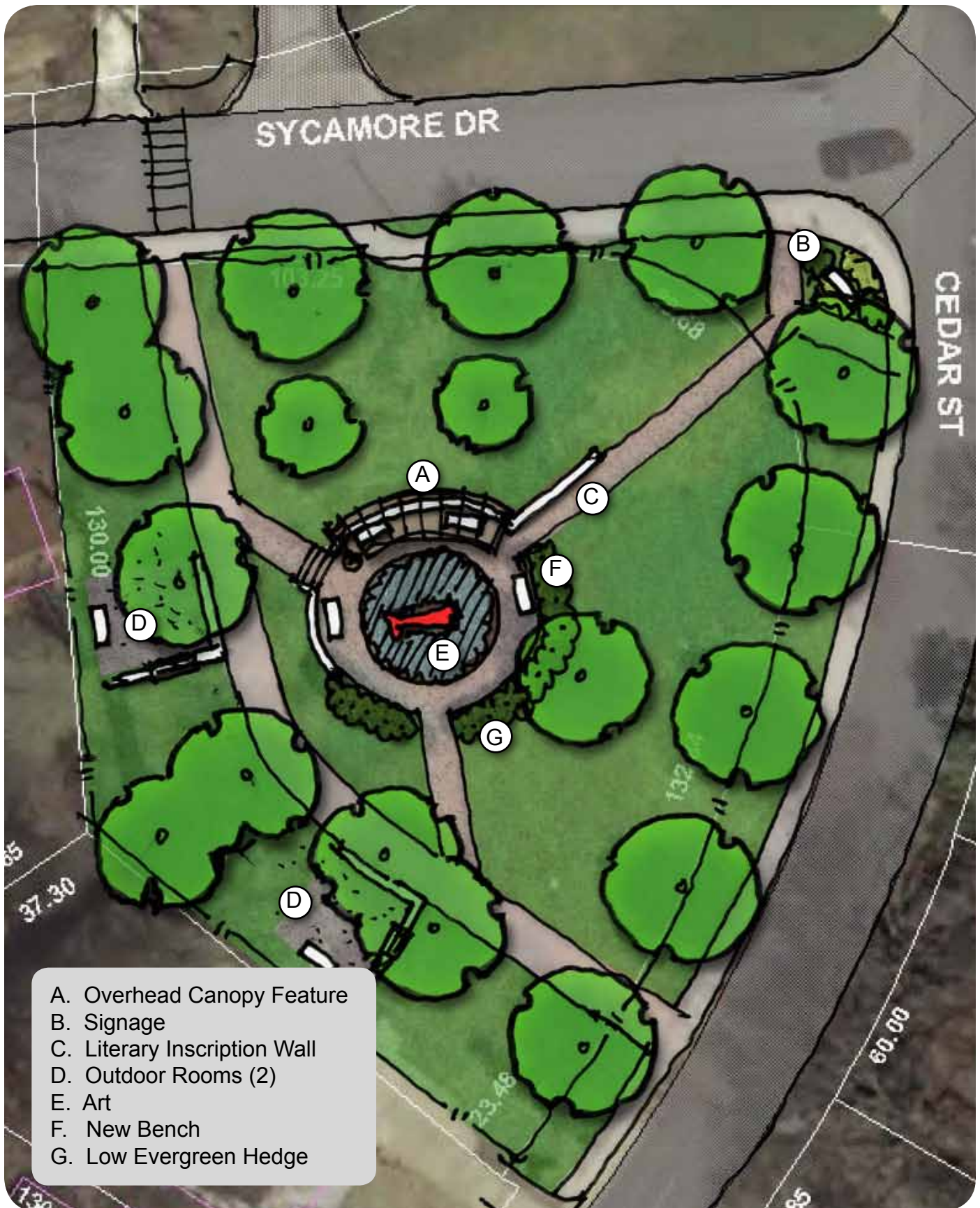
Proposed improvements also seek to create a synergy with the nearby library. The seat walls can be enhanced with literary inscriptions in the wall faces, promoting use by library patrons. Additional programming of the central plaza with reading circles and other programs can also increase the use of the space.

At the western perimeter of the park, the landscaping and terraced levels can be enhanced to create outdoor rooms. With pervious paving (like crushed gravel or limestone screenings), these spaces can be successful picnic or reading rooms under a canopy of shade.

The existing brick sign monument is in a good location for the park. If a system-wide park standard is created that differs from this design, this monument may be replaced.

Inspirational Images





- A. Overhead Canopy Feature
- B. Signage
- C. Literary Inscription Wall
- D. Outdoor Rooms (2)
- E. Art
- F. New Bench
- G. Low Evergreen Hedge

JUNIPER POCKET PARK

Juniper Pocket Park is an undeveloped parcel located midblock along Juniper between Alder and Rosewood. The City acquired this parcel in 2006 and would like to convert it into a pocket park for the neighborhood.

Currently the parcel has a few planting beds but the site is dominated by a drainage swale. A chain-link fence wraps around the swale for safety reasons. Storm water improvements are currently underway for this area of the City, and the swale will be piped to eastern property line of the park, where it will remain an open section. This new-found real estate will give the land flexibility for the proposed pocket park design.



Inspirational Images

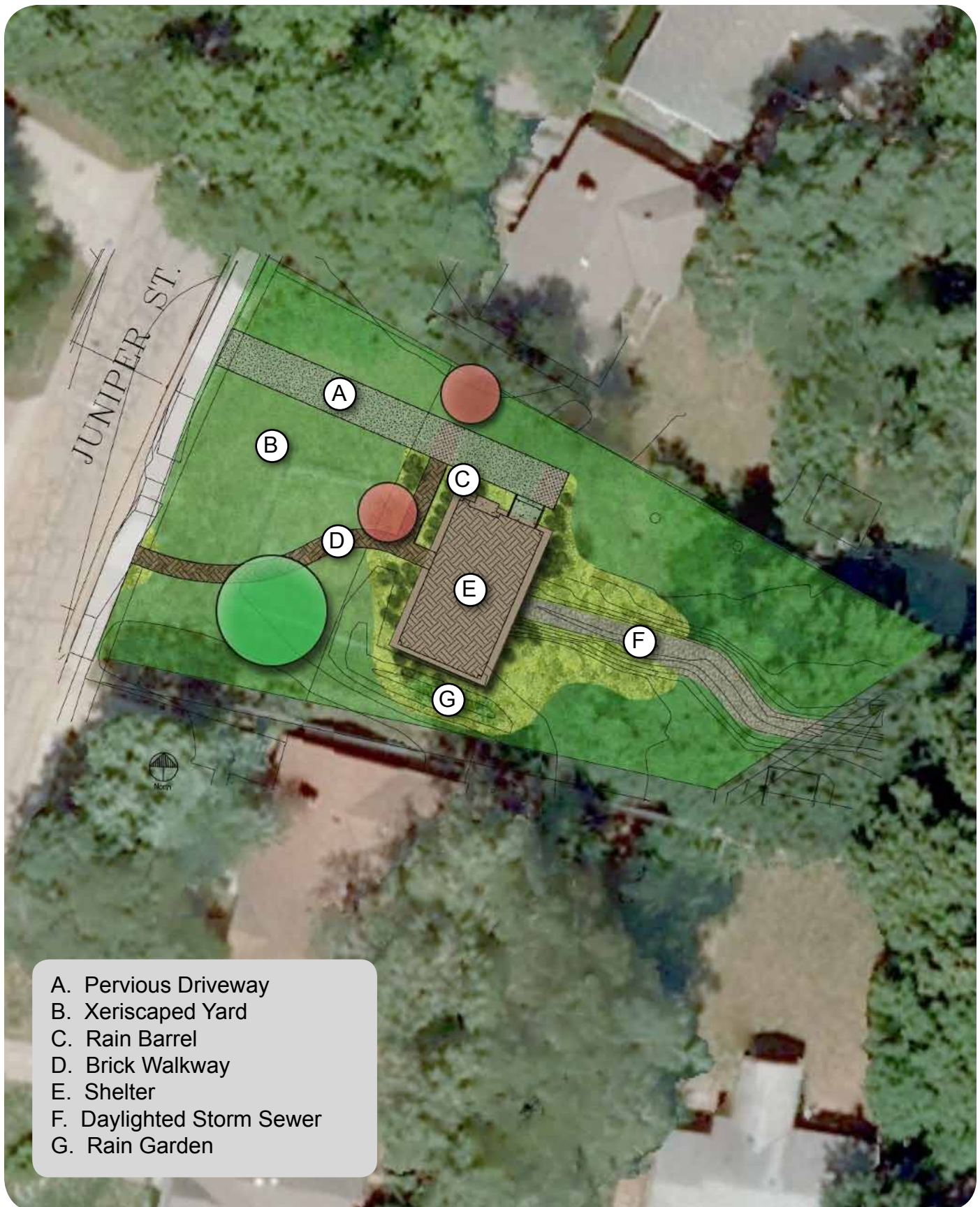


Improvements Description

In anticipation of the stormwater improvements affecting this site, a member of the Parks Committee produced a concept for the park. Called “5229 Juniper”, the form of this design mimics the development pattern of the surrounding neighborhood. A shelter is placed on the site in-line and of similar size with the neighboring properties.

The park concept includes several demonstration exhibits that incorporate sustainable solutions on a residential scale. These solutions are intended to encourage the use of “green” techniques to minimize the impact of development on the environment. Proposed sustainable applications include:

- Xeriscaped, low maintenance landscaping
- Rain garden to filter and treat stormwater runoff
- Rain barrel to capture roof drainage for irrigation reuse
- Pervious paving driveway to minimize stormwater runoff
- Solar-powered security lighting within the shelter





COOPER CREEK PARK

Cooper Creek Park is a large linear park along Roeland Drive and Ash. As its name might imply, a creek runs down the eastern boundary of much of the park, eventually bisecting it along the southern edge near Johnson Drive. The primary use of this open space is that of a passive, strolling park.

Currently the park has sidewalks at the perimeter with minimal landscaping. The natural banks of the creek have a wide variety of plant materials, mostly volunteer and invasive species. A few benches are situated within the park and a series of statues on elevated bases are located along the western lawn. These statues, in the form of cherubs, represent the four seasons.

Although the creek serves as a main amenity of the park, it also is a divisive barrier. The east end of the park is largely under-utilized because of its isolation. Any improvements to connect either side of the creek will result in a more successful park space.



Improvements Description

Key Issues

1. Until Roeland Drive alignment is resolved, we can't get too far ahead in future park plans
2. The overall use for the park is that of a passive, reflective strolling park
3. There is a need to clean out invasive plant species in the creek, this will be improved in the next 4-5 years when storm drainage improvements are constructed
4. Cooper Creek's park improvements need to have a natural character with non-traditional seating opportunities (stone blocks, etc) and additional pathways beyond the sidewalks at the street
5. The "four seasons" cherub sculptures need to be relocated, they do not fit the character of the park
6. There is an interest in providing a unique approach to additional plantings, including sensory garden landscapes

Inspirational Images





NALL PARK

Included are excerpts from a larger document explaining the process and concept produced for the Nall Park Master Plan.

The Master Plan for Nall Park builds around a “nature” concept. When discussed with the Parks Committee and the public during the Nall Park Walking Trail project and with the Steering Committee and public during the master plan process, a majority of those in attendance expressed their desire that nature be the primary focus. This included not only the preservation of existing natural elements such as plants and animals but also the quiet and peacefulness perceived when in and among nature.

The two program elements that raised the most concern and discussion were the dog off-leash area and the connection to the Boulevard Apartments. Concerns related to the off-leash area included size, noise, smell and wear and tear on the site. Concerns related to the Boulevard Apartments included noise and safety. In both cases, however, it was determined that the program elements had overall support and thus were included in the Master Plan.

The completed Nall Park will preserve and restore a portion of Roeland Park to a state where the prime users are native wildlife and birds with access to native vegetation in various habitats. The Park design will also help to provide natural stormwater management, connections for pedestrians, and mostly passive recreation. Humans will experience the park as observers and learners, although the park may provide some low intensity recreational uses such as the walking trail, small playground components, dog off-leash area and an open lawn area for lawn games.

Goals

- Include a clear system of park signage including monument signs, information kiosks, trail signs, distance markers and interpretive signage. Monument signage is needed at each end of the park on Nall Avenue.
- Reduce parking at Nall Avenue. Overflow parking can be found at the Community Center site.
- Make the park more of a nature preserve than a sports





venue. Design the park to be more passive than active.

- Improve the link to the Community Center.
- Reduce parking at the Community Center and add raingardens.
- Program more events in the park (i.e. Roefest dogwalk, art show, etc.).
- Be environmentally responsible with materials. Use recycled products.
- Enhance the overall park condition.
 - Make the restrooms and fountains operational.
 - Improve amenities.
 - Renovate the bathroom and shelter.
 - Improve maintenance and upkeep.
 - Trim, thin and/or clear tree cover to improve the health of the trees and understory vegetation.
- Improve the sense of park safety.
 - Add lighting to park if feasible.
 - Add play surfacing to playground.
 - Replace play equipment.
 - Add blue light safety stations.
- Add park program and amenities to the existing site. The following are the top priorities as determined by the project's Steering Committee. (votes in parentheses)
 1. Trail connection to Community Center (12)
 2. Trail connection from dead-end walking trail back to loop trail (9)
 3. Drinking fountain / spigot / basin for animals (8)
 4. Dog off-leash area (7)
 5. Operational restroom (6)
 6. Raingardens throughout to treat stormwater (5)
 7. Martin houses / bat houses for bird watching and to control insects (5)
 8. Updated play equipment (4)
 9. Horseshoe court (4)
 10. Improved security (4)
 11. Overlook (4)
 12. Memorial to fallen soldier (3)
 13. Wildflower meadows (2)
 14. Interpretives of plants and animals (2)
 15. Renovated picnic shelter (1)
 16. Sculpture and/or sculpture gardens (1)
 17. Rose garden / other gardens (1)
 18. Signage / information kiosks (1)
 19. Sidewalk on Nall (1)



GRANADA PARK

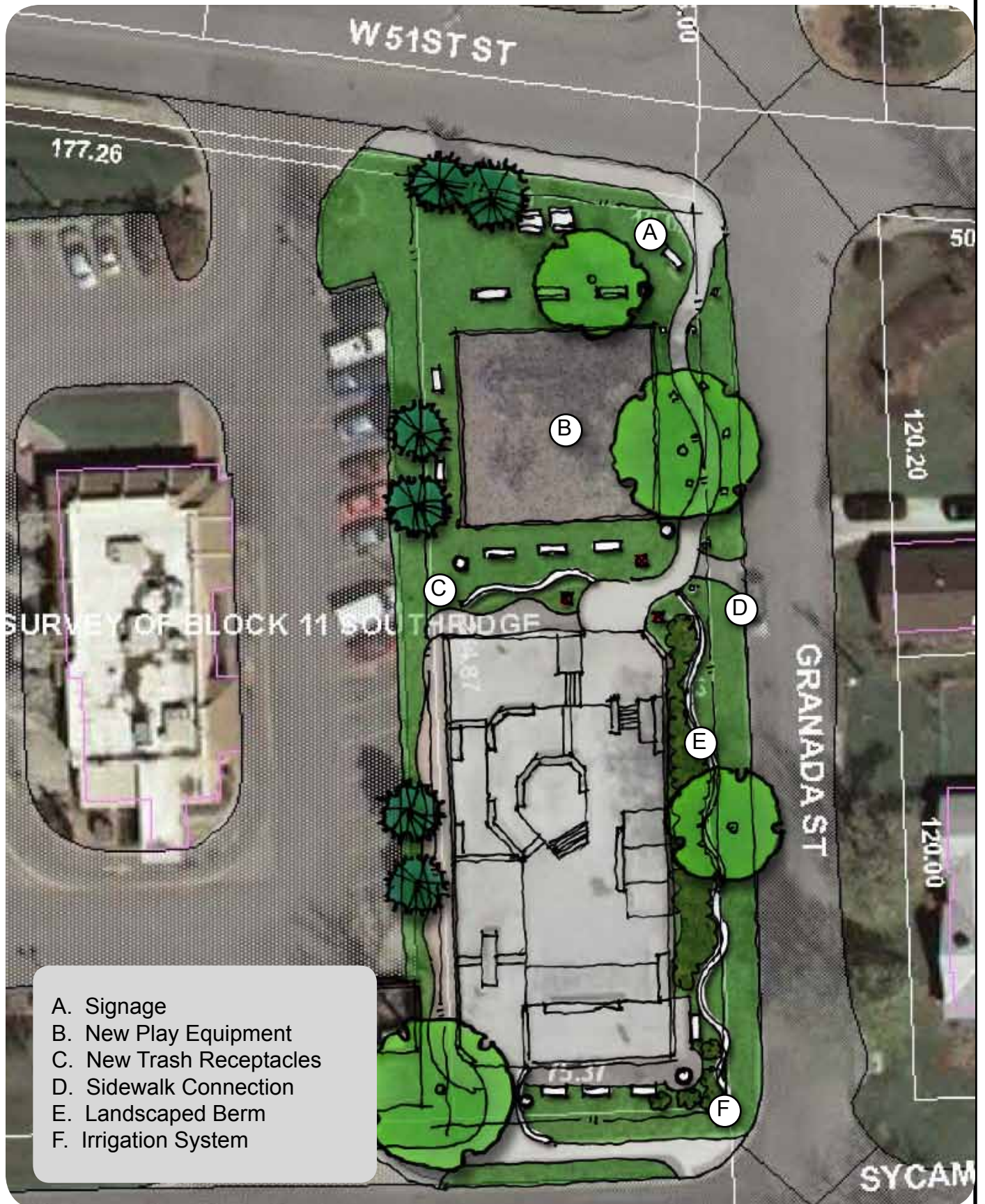
Granada Park is located near City Hall at 51st Street and Granada. The northern portion of the park has a children's playground; the southern portion a skate park. Through recent improvements this park has become a popular destination for various age groups. The skate park has been a big success, drawing users from Roeland Park and nearby municipalities.

The park's popularity has also led to a few concerns. The Parks Committee has identified three key issues that should be addressed for the continue success of the park.

Key Issues

1. Continued policy enforcement to minimize excessive noise and after hours use, possibly installing security cameras for increased security.
2. Addressing excess trash and maintenance concerns, possibly replacing existing receptacles for larger capacity and easier-to-use trash cans.
3. Future needs for park aesthetics, including additional landscaping on the berm to hide the skate park bowl from adjacent neighbors along Granada, additional sidewalks where necessary for park circulation, and a future irrigation system for the park landscape.





ROELAND PARK SCHOOL SITE

The site of the former Roeland Park Elementary School is located at 56th Street between Juniper Street and Sherwood Drive. This parcel, at a little over 5 acres, is centrally located to serve the city of Roeland Park.

This site has just become a newly dedicated park space, and a detailed park master plan is needed. The former elementary school is also slated for demolition in 2010.



*Aerial Photo of Roeland Park School Site with Property Limits



ROE PARK

The site of the former Roeland Park Pool is located at 48th Street between Roe Boulevard and Roe Lane. This parcel, at a little around 5-1/2 acres, is centrally located on the north-central portion of the city of Roeland Park.

This site currently houses the public works department and has dramatic topography. Currently the City's intention is to develop a portion or all of the property with non-park uses.



*Aerial Photo of Roe Park with Property Limits



ISLANDS AND GREEN SPACES

In years past the City undertook a beautification program of its roadway medians and islands, incorporating landscaping and sculpture to add charm and character to the neighborhoods. Future updates of this master plan will include efforts to update and improve the islands as well as miscellaneous green spaces throughout the City of Roeland Park. Examples include:

- Incorporation of Art in R Park city-owned sculpture
- Beautification of Roe
- Beautification of grounds surrounding Public Works
- Potential improvements of water tower property



Parks, Islands, and Miscellaneous Green Spaces in the City of Roeland Park

ROELAND PARK, KANSAS COMPREHENSIVE PLAN



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

2012 - Final
City Ordinance 874
2016 Update via Ordinance 945

Recommended for Approval by the Roeland
Park Planning Commission

April 17, 2012

Adopted by the Roeland Park City Council

June 4, 2012

ACKNOWLEDGEMENTS

ROELAND PARK CITY COUNCIL 2012

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SECTION 1 INTRODUCTION

1.1 Background



The Roeland Park Comprehensive Plan is the City's official plan for the future. The Plan serves as the community's guideline for future development, changes to the City's zoning and subdivision regulations, and compliance with the Code of Kansas Statute No. 12-747 section b.

This comprehensive plan plays an additional role beyond compliance with state statute. It embodies the community's vision for the future of Roeland Park with specific goals, direction for current development opportunities and a community implementation plan.

The plan is based on the following key principles:

- Maintain stability of Roeland Park's single-family residential base.
- Accommodate new types of housing to attract new and maintain current residents.
- Balance the City's opportunity to control the type and quality of development possible with newly created market demand for city-owned property.
- Maximize the City's benefit from the Mission Gateway project.
- Enhance the image and character of Roeland Park.

1.2 History of Roeland Park

On July 2, 2011, Roeland Park celebrated its 60th anniversary as an incorporated city. Before Roeland Park was incorporated, archaeologists explored our region and determined that a group, known as the Hopewellian people, lived in the Kansas City area from 122 BC to AD 800. Around AD 1000 these people gave way to a culture based on hunting, fishing and rudimentary agriculture. The first people to be identified living in the general area that is now Roeland Park, were the Kansa Indians. The Kaw (Kansa) was one of five Dhegiha tribes that migrated west from the Ohio Valley. The Kaw were noted in the area in 1724. The Kansa Indians are believed to be members of a group of Siouan Indians that splintered off a main group and initially settled near the mouth of the Kaw River in Wyandotte County, probably before AD 1800. The tribe also established villages in other locations north of Leavenworth and west of Lawrence. Continued pressures on this group resulted in its moving westward until eventually it, along with other tribes, were relocated to Indian Territory.

In 1829 the United States government granted the Shawnee Indians a reservation that extended along the Kaw River from what is now the Kansas-Missouri state line, westward into Douglas County. The Shawnee Indians initially lived in bark huts or wigwams (Not the tepees of the Plains Indians). They arrived in Kansas in two groups. One group of about 100 arrived in 1829 and the balance of about 900 arrived in 1832. In 1830 the Rev Thomas Johnson attempted to establish a mission for the Shawnee Indians near what is now Turner, Kansas. This proved unsuitable and the mission was relocated and opened in 1839 at its present location. The Shawnees were moved to Indian Territory in 1862, although some individuals stayed on as part of the general population of Johnson County.

An interesting sidelight of "what might have been" is that Joseph Smith and a deputation of Mormons visited Johnson County in 1832. After a careful survey they selected Shawnee Township as the future home of Mormondom. This was not to be. For once, the government had some scruples and refused to break the treaty with the Shawnee. The Mormons then settled near Independence, Missouri.

The first owner of land that is now part of the City of Roeland Park was Sim-e-to, also known as John Denny. He received 160 acres of land on November 7, 1858. This tract was located in the area between what is now 51st Street to 55th Street and Nall Avenue to about Sherwood. The land was preempted and reissued to Mary Pinner, a widow of the War of 1812 soldier. She assigned the land to Alexander Johnson, the son of Rev. Thomas Johnson. Just why the land was taken from Sim-e-to is not known. One report suggests this may have happened because John Denny was part of a gang of horse thieves. He is reported to have been hanged for stealing horses. He is buried in an unmarked grave in an unmarked cemetery located at what is now 55th and Queal Streets in western Merriam, Kansas.



On April 16, 1865 the United States issued a land patent to the Reverend Thomas Johnson for about 1,800 acres of land. Generally this land consisted of all or parts of Sections 3 and 4, and the North half of Sections 9 and 10, Township 12 South, Range 25 East in Johnson County, Kansas. Reverend Johnson was murdered before the patent was completed and title to the land was vested in his widow and children, each of whom received a portion of the land or other assets. The area that is now the City of Roeland Park is all located on land granted to Reverend Johnson, or acquired from Mrs. Pinner.

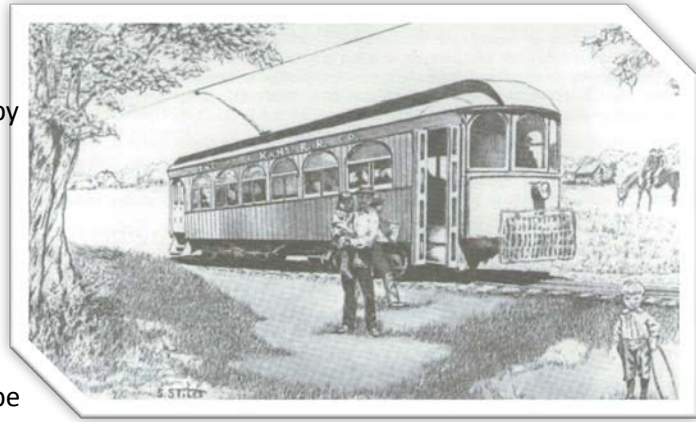
Between 1865 and 1875 various sales and transfers of the property were made. Property owners in 1875 were: Alexander S. Johnson, Andrew M. Johnson and Edna Johnson who were children of Rev. Thomas Johnson; F. A. Waterman, whose wife was the former Laura Johnson, daughter of Thomas Johnson; John B. Wornall whose wife was Eliza S. Johnson; Moses Greno, who owned the Indian Mission site; and J. Chandler, G. W. Fincke, H. Hall, and F. T. Scruggs.

By 1875 Johnson County had several incorporated towns including Shawnee Town, located about five miles west of the Shawnee Indian Mission; Campbellton, located in what is now Merriam, and Glenwood, located four miles southwest of the Mission. Other Johnson County towns included Olathe, Eudora and others. However, only a school, the Shawnee Indian Mission, and farmsteads were in the area in which the City of Roeland Park is now located.

Beginning in 1882, John Roe began to assemble his farm. The original farm was located in the area that is now 55th Street to 59th Street, Nall to Roe. In 1884 and 1893 John Roe expanded his holding northward to 51st Street and subsequently to the Johnson/Wyandotte county line. He also acquired land to the east between Neosho and Mission Road and 55th to what is now Elledge Drive.

In 1905, John Roe granted an easement to William Strang to construct a rail line for the Missouri-Kansas Railroad across the northern parts of his farm. The Missouri-Kansas Railroad, more commonly referred to as the Strang Line, ran from near Westport to Olathe. The line entered the City of Roeland Park area near 47th and Canterbury Streets, traveled southwesterly to near the site of the present City Hall, then across Roe Avenue where it went westerly on the north side of 51st Street.

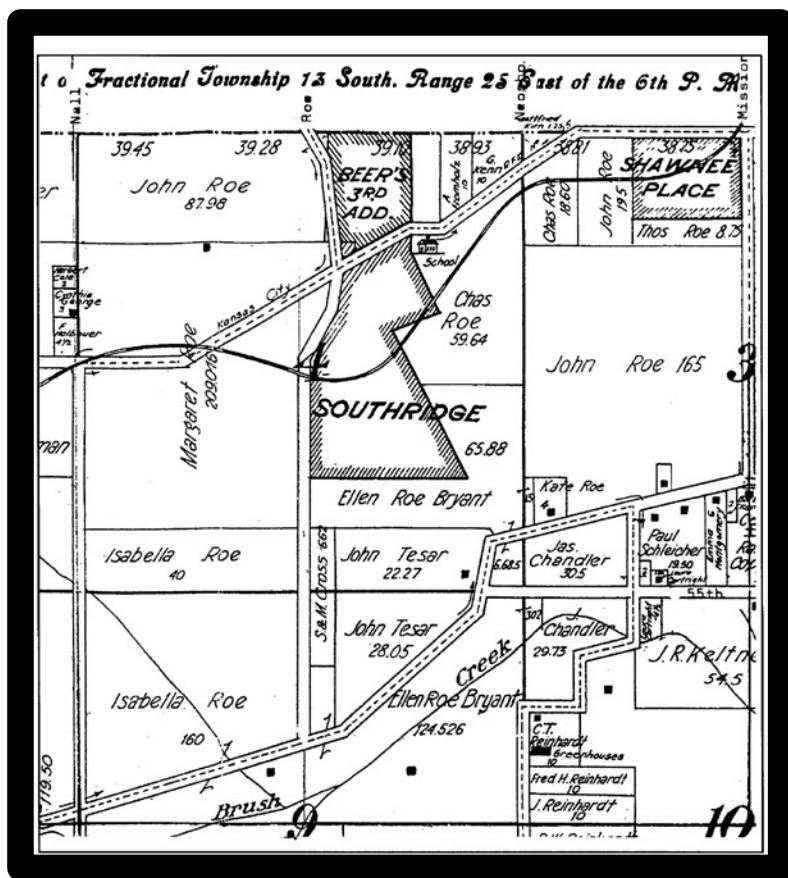
Prior to 1905 the Wornall farm was divided among the children of John B. Wornall. On August 7, 1905 the Wornall children sold this land to William Strang. Strang divided the land by selling the right-of-way for the Strang Line to the Missouri-Kansas Interurban Railway Company. The remaining land was sold to the Strang Land Company. Strang owned a substantial interest in both companies. In 1907 Herman Beers acquired the area between Roe and Delmar, Elledge to County Line. Beers subdivided the land into lots. This appears to be the earliest urbanization of land in what is now the City of Roland Park.



In 1909 the Strang Land Company subdivided the land that had been acquired from the Wornall family and called the area "Southridge." At about the same time, the area that is now between 47th and 48th Street, Mission Road to Reinhardt was platted and designated as "Shawnee Place."

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

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



1922 Township Map of Roeland Park, Kansas

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

1.3 Planning Process

The Planning Commission during 2011-2012 spent several months reviewing the 2002/2007 Comprehensive Plan to update statistical information, including the goals and objectives set forth in that plan and to identify, based on updated data about Roeland Park, and the current and future key issues facing the community. The Plan was amended internally in 2016 to reflect updates to various development areas and changes in Roeland Park that affected the document.

- The Planning Commission provided a recommendation by resolution to the governing body after a public hearing process had been completed. The first Comprehensive Plan was created May 7, 1991
- In May, 2002 the City updated the Comprehensive Plan. Consideration was given to future land use and community development issues. The Plan was created by the citizens, City staff, shareholders and elected officials in Roeland Park and is intended to provide guidance on future community development issues. The Plan provided a future vision of the community, a set of common goals for which to strive and a pathway of steps to attain these goals.
- In 2007, the City held an extensive and lively community participation process, guided by a Community Steering Committee, to update the 2002 plan. The Steering Committee held three public town hall meetings and eight Committee meetings. Citizens discussed development pressures, neighborhood concerns, as well as the character and image of Roeland Park, City services and the role Roeland Park should play in the future of the metropolitan area.
- As a function of the Planning Commission, the commissioners are to review and provide updates and recommendations to the Plan. Their focus is on all existing and proposed developments within the City. Public Hearings will be held in April 2012 for public comments.

1.4 Key Issues

One of the primary reasons for replacing the 2002/2007 Comprehensive Plan is the recent development activity in the neighboring City of Mission, Kansas and the subsequent benefit and impact on Roeland Park residents.

This development activity springs from a combination of market forces and the foresight of northeast Johnson County cities to position themselves to not only take advantage of the opportunity presented, but to determine **what** they want and **how** to proceed in order to best serve their citizens.

Many of the action steps outlined in the plan have been completed or are ongoing, especially those related to municipal services and the recent development of the Bella Roe retail area. The city received high marks from citizens at public meetings held in June, 2006.

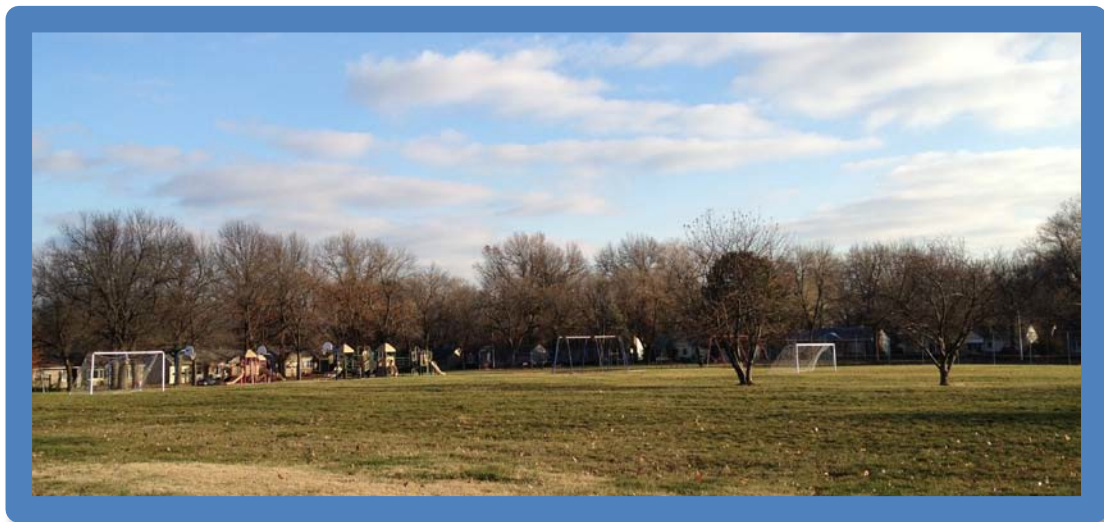
The Plan focuses on the city-owned sites that provide new development opportunities that the city can actually control through property ownership, land use and zoning, thereby leveraging a chance to change the character of Roeland Park.

The key issues are as follows:

- Support the redevelopment plans currently underway for the 47th and Mission Road Neighborhood Center. Refer to Section 3 (New & Neighboring Developments).
- Work in concert with the Cities of Mission and Fairway to promote the redevelopment of the former Mission Mall site into a mixed use development which enhances this highly visible gateway

for the three communities.

- Promote quality development at the two cloverleaf sites at Roe Boulevard and Johnson Drive.
- Utilize the development opportunity at Roe Boulevard and Johnson Drive as a formal southern gateway to the City and create a northern gateway to the City.
- Minimize the physical barriers for vehicles and pedestrians crossing Roe Boulevard.
- Promote higher density residential development where it compliments public uses and supports mixed use development. Higher density residential design should provide options attractive to all ages, affording young people to make memories, raise a family and enjoy their retirement years all within our community.”
- Redevelop the old City Pool site and Roe Lane corridor to be a more viable establishment within the Town Village Center.
- Implement the recommendations of the Park Master Plan on City park properties.
- Encourage upkeep and worth of the Bella Roe Plaza development at Town Center.
- Support quality development in the City.
- Encourage development that maximizes revenue for the City.
- Create and preserve revenue for the City in all development.



R Park- 5535 Juniper

SECTION 2 EXISTING CONDITIONS

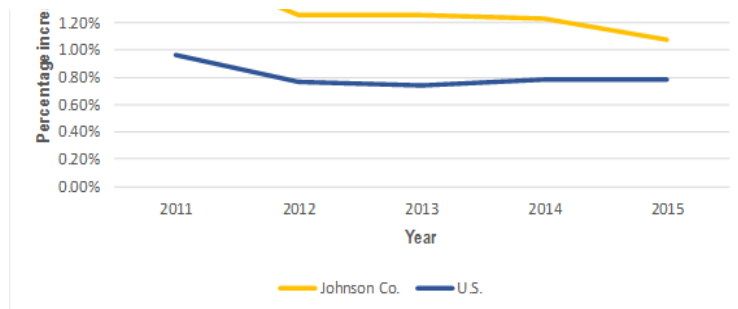
2.1 Demographics

Population

Roeland Park is located in Johnson County, the most populous of the counties in Kansas. Johnson County has experienced tremendous population growth over the last 50 years. The county has grown by over 400,000 residents since 1960. According to 2015 Census Bureau estimates there were approximately 580,000 residents in Johnson County.



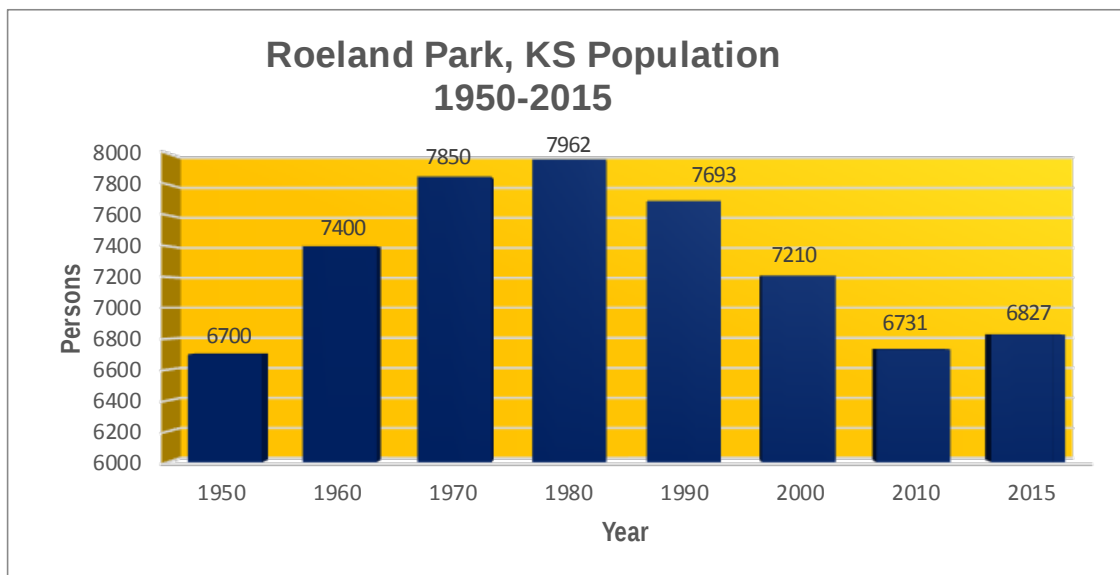
Percentage Change in Population 2011-2015



Population Growth – 2011-2015

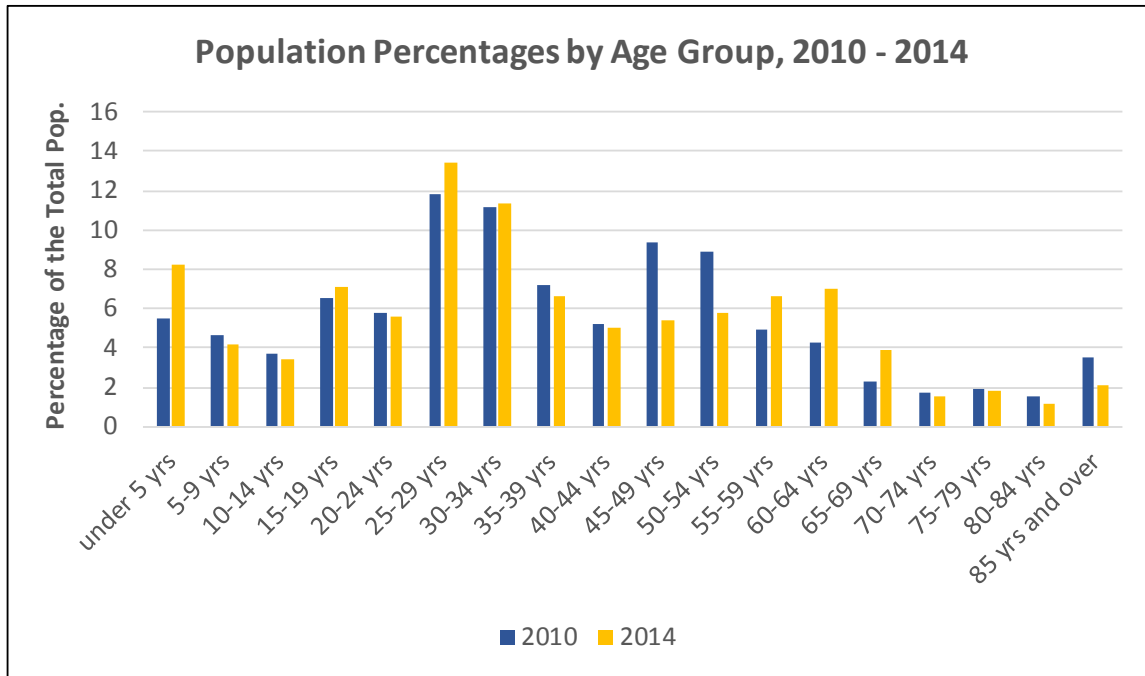
Johnson County	6.61%
United States	4.1%

Roeland Park has not shared in the county's growth. Much of this can be attributed to the lack of developable land within Roeland Park's boundaries, being landlocked by the neighboring communities, the single-family land use that occupies the vast majority of Roeland Park and the general national trend of smaller households. However, 2015 estimates indicate a slight rise in population since the 2010 Census.



Corrected 2000 population count from original 6817 based on Census Count Question Resolution Program.

The estimated population of Roeland Park in 2015 was 6,827 which represents a 1.4% increase from the official 2010 figure. According to the U.S. Census Bureau's American Community Survey (ACS) estimates, in 2014 the population was 47.3% male and 52.7% female. The median age was 33.6 which is a 6% younger than the median age in 2010. In comparison to the median age of residents in neighboring Fairway (40.7), Mission (34.0) and to the US (37.4), Roeland Park is a relatively younger community. The population density in the city is 4,212 people per square mile.



The census trend in Roeland Park is typical for communities of Northeast Johnson County. The level population trend is the result of established housing stock, aging population, lack of available developable land, and the growth and development taking place in southern Johnson County.

2014 US Census Bureau ACS	Roeland Park	Mission	Merriam	Lenexa	Fairway
Population	6,799	9,451	11,191	49,573	3,946
Population Density (persons/sq mi)	4,212	3,735.57	2,590.51	1,445.28	3,461.40
Households (2010 Census)	3,065	5,000	4,900	19,288	1,749
Median Household Income	\$64,394	\$51,080	\$55,103	\$75,400	\$104,916
Total Population Median Age	33.6	34.0	36.5	36.6	40.7

Employment

Roeland Park is primarily a residential community with three commercial anchor stores and an industrial center. Most people are employed by an entity outside the city limits. The primary exceptions to this are the BellaRoe center at Roe and 51st Street and an industrial park located off of Roe Lane on the north side of the community.

The majority of employment offered in Roeland Park can be classified as service. Fast food restaurants, retail stores and drug stores are examples of the types of service sector employment. The three largest employers in

Roeland Park are Wal-Mart, Price Chopper and Lowe's. Most non-service sector employment is provided through a small number of manufacturing businesses and banks.

In 2014, there were 4,336 people over the age of 16 in the labor force. Of City residents 97% were employed, 2.2% were unemployed and 22.7% were not in the labor force. In the same year, unemployment in this area was 3.5% and in 2010 it was estimated 3.6%.

In 2000, 86.7% of residents were employed in white-collar jobs in the management, service, sales and related fields. By 2014, the percentage of white collar workers increased to 89.7%, and those employed in blue collar occupations in the construction, maintenance, production and related fields made up 10.2% of employed Roeland Park residents.

Income

In 2014, estimated median household income in Roeland Park was \$64,394, compared to Fairway (\$104,916), Mission (\$51,080) and the US median which was \$53,482. In 2000 the median household income in Roeland Park was \$51,962. The change from 2000 to 2014 was nearly 24%.

In 2014, the per capita income in Roeland Park was \$33,645, compared to Merriam (\$27,986), Mission (\$33,362) and the \$US per capita, which was \$28,555. Most citizens receive income from salaries and wages, with some citizens deriving income from investments as well.

Households

Housing makes up the vast majority of Roeland Park. A household is defined as a family, group or individual residing in a housing unit. A housing unit is the actual physical structure. During the 10 years between the 1990 and 2000 U.S. Census surveys, total households decreased and total housing units have increased in Roeland Park. These reported trends reflect national trends of similar aging inner ringsuburbs.

As of the 2010 Census there were 3,065 households in Roeland Park. Although estimates of households are not available in ACS estimates, the total number has likely increased alongside the total population. According to the Tapestry Segmentation study conducted by Esri, an international GIS company, approximately 88% of Roeland Park residents belong to households comprised of singles in shared housing, married couples without children, and other nonfamily units. Most of these mainly younger residents are mobile and have some college education.

Housing Units

As of 2014 there were an estimated 3,215 housing units in the city, a 5.6% decrease from 3,405 in 2010. The median unit value in 2014 was \$155,300 which represents a slight 0.6% decrease from the 2010 median value of \$156,300. For comparison, the 2014 median unit value in Mission was \$153,800 and in Fairway was \$292,800. In 2014, 2,227 housing units were owner occupied and 752 were occupied by renters. The average monthly mortgage payment in 2014 was \$1,386 compared to \$866 for renters. The same figures for 2010 were \$1,377 for a mortgage and \$801 for rent.

Race and Ethnicity

In 2014 the racial makeup of the community was 91.1% white, 2.6% black, 0.3% Native American/Alaska Native, 2% Asian, and 3.5% identified as belonging to two or more races. Compare these to Fairway (96.1% white, 0.3% black, 0.1% Native American/Alaska Native, 1% Asian), Mission (85% white, 7.8% black, 0.1% Native American/Alaska Native, 2.9% Asian) and the U.S. (73.8% White, 12.6% Black, 0.8% Native American/Alaskan Native, 5% Asian).

The Census includes people who identify as Hispanic or Latino as "white" for survey purposes. In 2014 12.9% of

residents identified as Hispanic and Latino compared to 3.0% in Fairway 8.2% in Mission and 16.9% of the U.S. population.

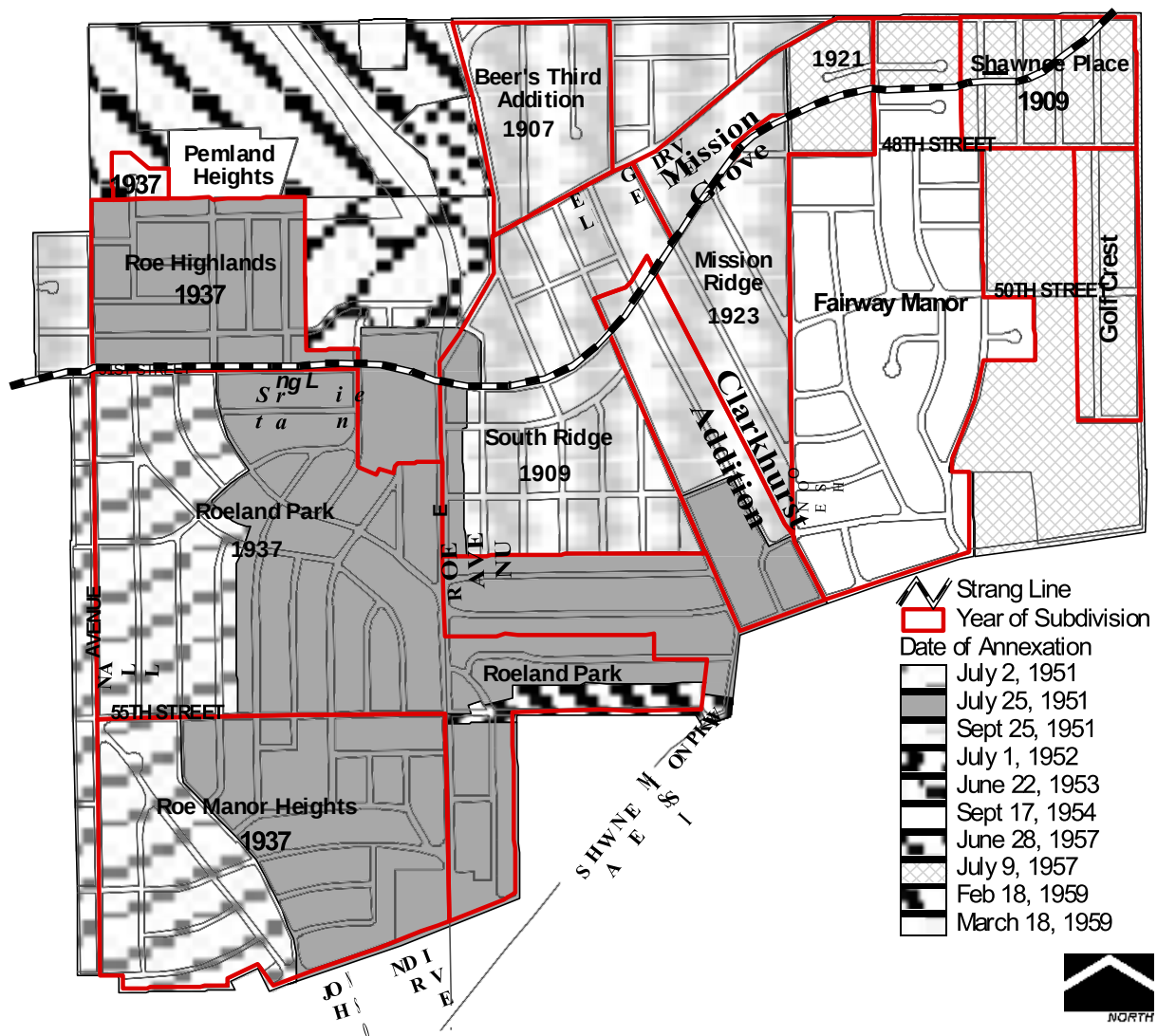
2.2 Existing Land Use

The City of Roeland Park was incorporated on July 2, 1951, soon after additional subdivisions were annexed into the community, creating present day Roeland Park. Throughout the years Roeland Park has been able to maintain its basic character and identity that existed at the City's inception.

Single Family Residential Neighborhoods

Today Roeland Park is primarily a single-family residential community. Other existing land uses include: parks, schools, neighborhood commercial, industry, utilities and a community recreation campus. Most of Roeland Park's subdivisions were platted in the first half of the 20th Century, prior to incorporation. Records show the first subdivision was created in 1907. The popular architectural styles of the time can be seen throughout the community in smaller one and one-half story homes. The residential neighborhoods are well established and maintained. Mature trees are common, providing shade and creating a quiet ambiance. Many homes are old enough to have had multiple owners.

City Subdivisions



Roeland Park is a community of neighborhoods which can be seen by the subdivision map. Traversing the community one can see distinct differences between adjacent neighborhoods. The differences are primarily in the styles of houses, the layout of the streets, the size of the parcels, and the flow between adjacent neighborhoods. These differences are the result of a variety of factors including different periods of development, different developers and land topography.

The subdivisions of Southridge and Shawnee Place are two of the oldest neighborhoods within Roeland Park. Both developed in 1909, these two neighborhoods share many similarities with each other. Both neighborhoods were developed along the historic Strang Line Trolley. This is evident when looking at the layout of the subdivision's parcels and streets. Southridge and Shawnee Place were developed using a grid-like pattern for their layout. Both developments also have comparatively smaller lot sizes than other Roeland Park neighborhoods. Newer homes constructed in these two areas have been built on two or three existing parcels.



During the 1930's, Charles Vawter developed the residential subdivisions of Roe Highlands, Roeland Park, and Roe Manor. A similar style and scale is shared by these neighborhoods. A more flowing, less grid-like, street layout was used. Slightly larger lots than the Southridge neighborhoods were common too. Most of these three neighborhoods don't have sidewalks but do have curbs and underground storm sewers. Landscaped islands, ornamental statues and lush vegetation are all common throughout Charles Vawter's Roeland neighborhoods.

The subdivision of Fairway Manor is located on the eastern side of Roeland Park. During the mid-1950's the Old Mission Golf Course was annexed into Roeland Park after it was subdivided into land for residential and educational uses. The Fairway Manor subdivision contains larger lots and more spacious houses than other Roeland Park neighborhoods. Landscaped medians and islands decorated with flowers and statues are found throughout the subdivision.



The Mission Ridge subdivision was created in 1923. While Fairway Manor has a suburban feel, Mission Ridge has a more rural feel. The lots are larger and the houses appear older and less uniform in their style and scale.

Medium Density Residential

Residential units that are occupied by more than one family, but have a lower density than multi-family residential uses, are classified as medium density. A common example of medium density structures are duplexes, triplexes and townhomes. Roeland Park has a small number of medium density uses in the north and northeast. They are located along 47th Street and Roe Lane. The medium density structures are in single family neighborhoods. They are designed to blend in with adjacent single family.

Multi-Family Residential

The vast majority of Roeland Park residents reside in single-family homes. Other types of housing are minimal in number and are dispersed. The major exception is the large multi-family complex called the Boulevard Apartments. Located west of Roe Boulevard and north of the community center, the Boulevard Apartments create a transition zone between the single-family residential to the south and the busy Interstate 35 to the north.

Commercial

In the 1950's, Roeland Park's only commercial center was created (Town Center). The commercial area is located along Roe Boulevard with the heart of the area located at the 51st Street intersection. Over the years a variety of changes have taken place with various tenants coming and going. Even with the many changes affecting the commercial area the basic layout has remained the same. The layout consists of large stores connected by large surface parking lots. Smaller commercial businesses such as restaurants, gas stations and drug stores have cropped up and are thriving around the larger anchor businesses.



Other businesses do exist within Roeland Park that are not located in the Town Center. They are small businesses, many in renovated residential homes, along Mission Road and the north side of Johnson Drive. Although there is only one major commercial center in Roeland Park, residents don't have to go far outside the city to find additional neighborhood and regional commercial areas.

Light Industry

The only major industrial park in Roeland Park is located in the north central part of the City. Just north of the city property on Roe Boulevard (the old swimming pool complex) sits the Roeland Business Park. There are manufacturing and warehousing businesses, as well as a large power sub-station located in the area.

Parks and Open Spaces

Parks and open spaces are important to any community. They provide a place for recreation and relaxation. Roeland Park is home to two community parks and three neighborhood parks. Nall Park, located at the intersection of Nall Avenue and 48th Street, and R Park, located along Juniper at 55th Terrace, are the two community parks. The five smaller neighborhood parks can be found at the intersections of Sycamore and Cedar Streets, Neosho and Wells Streets, on Juniper between Alder and Rosewood Drive, Johnson Drive and Roeland Drive and on 51st Street and Granada across from City Hall.



The Shawnee Indian Mission State Park is located on 53rd Street just south of the city limits. Roeland Park residents benefit from this state historic landmark. Roeland Park actively participates in the sustainability of this facility.

Schools

Many communities are judged by the quality of their schools. Roeland Park currently has four schools in the community. One public school is affiliated with the Shawnee Mission School District. Roesland Elementary School is located at the corner of Elledge Drive and Parish Drive. The school was established around 1873 but has undergone numerous renovations, and was rebuilt in 2008. Two other schools are private, the St. Agnes Elementary School and the Bishop Miege High School. Located in the southeastern corner of the city, these two schools are affiliated with the Catholic Archdiocese and were opened in 1947 and 1957 respectively. On the Bishop Miege North Campus, The Children's Garden Montessori School and Horizon Academy provide additional educational resources.



Community Center/ Library

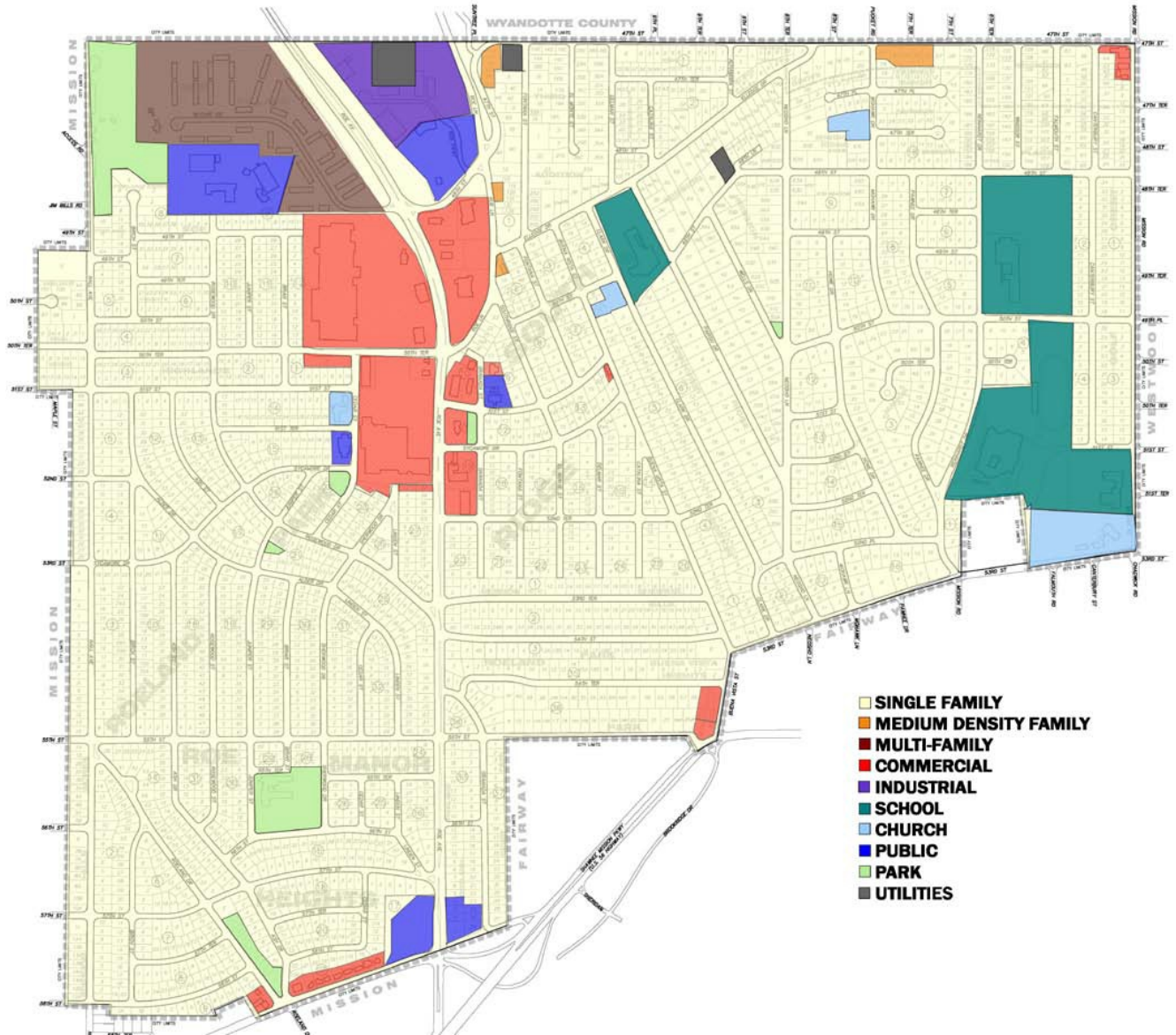
A strong community center is a source of pride for any community. Roeland Park's community center is located just south of Boulevard Apartments and east of Nall Park. The community center building, formally the Skyline Elementary School, was purchased by the city in the early 1980's. The city opened the Community Center's doors in early 1985. The center provides Roeland Park and the surrounding area with educational and recreation services.

A branch of the Johnson County Library sits at the corner of Cedar and 51st Terrace. The library provides local residents with an educational resource and access to the internet.

Land Use

Single family residential is the most prevalent land use in Roeland Park. Over 600 acres, or almost 80%, of the community can be classified as single family. Schools, with 53 acres, is the second most prevalent land use. Schools are followed by commercial (46 acres), multi-family residential (31 acres), open space (19 acres), semi-public (12 acres), industrial (11 acres), church (11 acres), utilities (4 acres), medium density (4 acres) and office (3 acres).

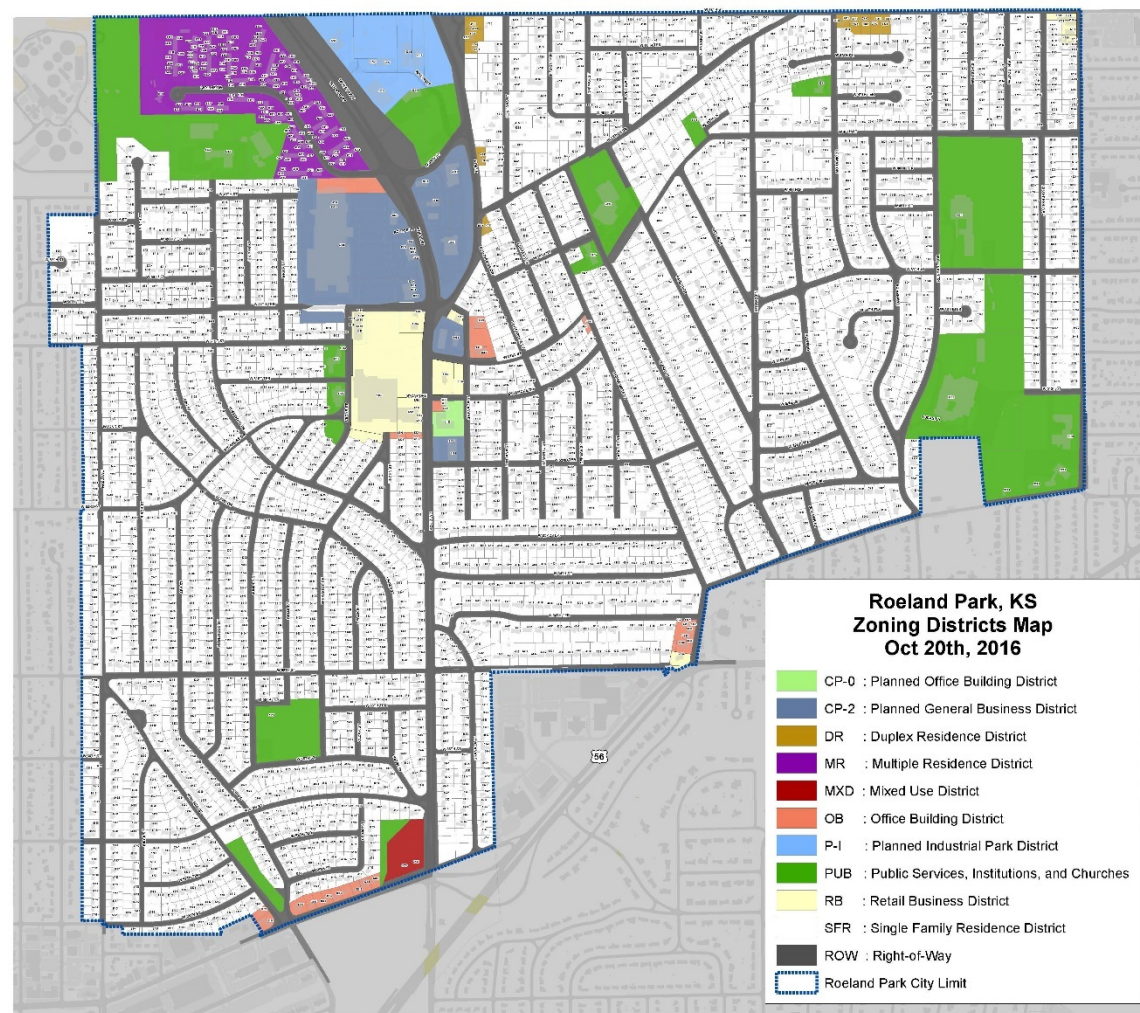
Existing Land Use Map



2.3 Zoning

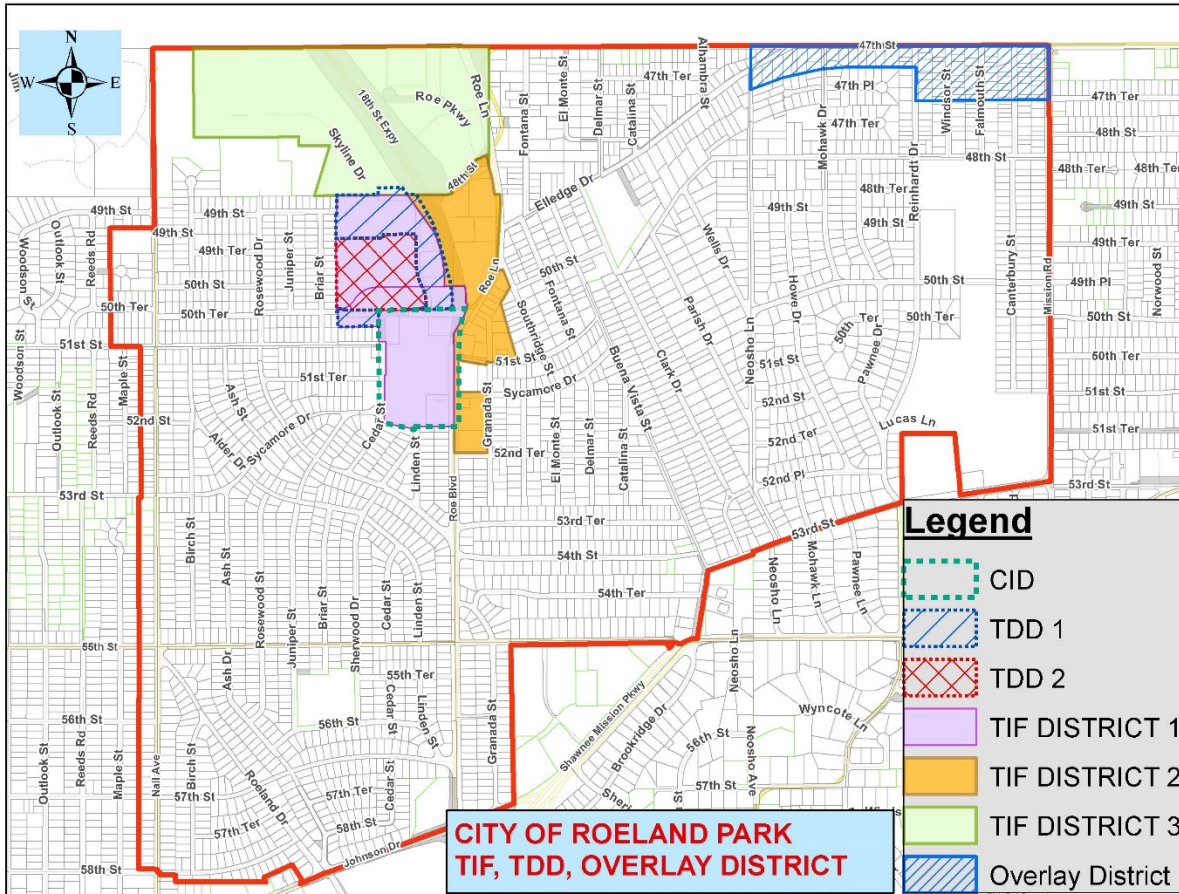
The Roeland Park Zoning Map designates the uses that are allowed on a given parcel. The Roeland Park Zoning Ordinances (Chapter XVI Zoning and Planning) are used to help shape the community’s future by enforcing an objective set of rules and regulations. In order to accomplish the vision and goals set forth in this comprehensive plan, ordinances may have to be created and/or modified. The proposed town and neighborhood centers will require a more multi-use orientated zoning district.

CITY OF ROELAND PARK, KANSAS
ZONING DISTRICTS



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Tax Increment Financing District (TIF), Transportation Development District (TDD) and Overlay District Map



SECTION 3 NEW AND NEIGHBORING DEVELOPMENTS

Introduction

Communities are impacted by factors that occur outside of their boundaries. These factors should be examined before any community plans a course for the future. Roeland Park's proximity to surrounding communities make these impacts likely to occur. Currently, a number of planning and construction projects are moving forward in and adjacent to Roeland Park.

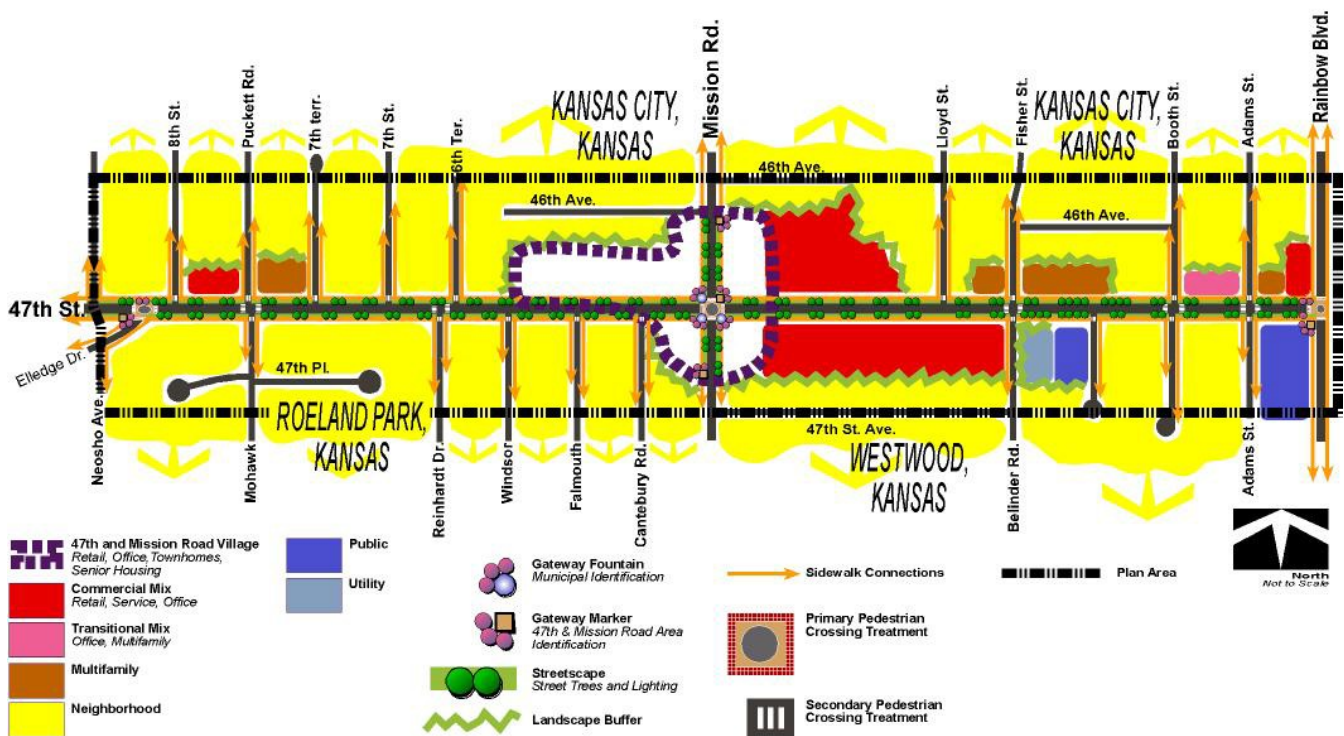
3.1 47th Street & Mission Road Area Concept Plan

A redevelopment plan for the 47th and Mission Road Neighborhood Center has continued to be a focus for the cities of Roeland Park, Westwood, and Kansas City, Kansas. An overlay district has been established as part of this redevelopment plan as shown on the Zoning Map and the Tax Increment Financing (TIF), Transportation Development District (TDD), and Overlay District Map.

The land at the southwest corner of 47th and Mission in Roeland Park was purchased by private developers in 2015. The buildings were demolished with the goal of installing a permanent sit-down restaurant. The developer also purchased a single family lot adjacent to the property and hopes to rezone to a planned district.

47th & Mission Road Concept Plan

Figure 1: General Framework

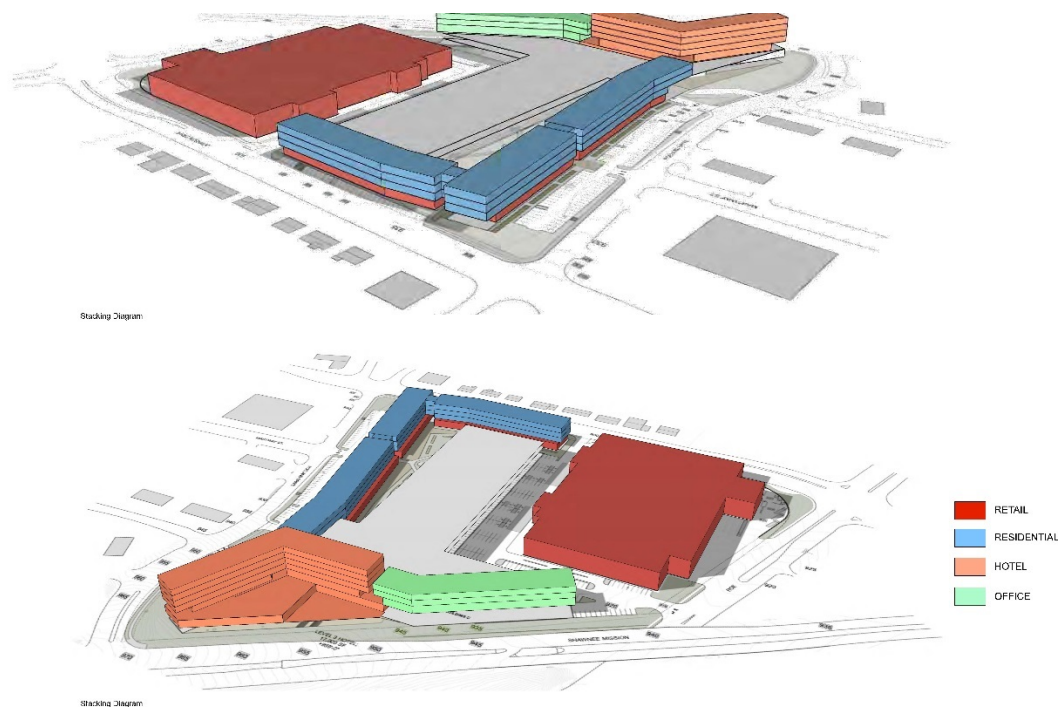


3.2 East Gateway Redevelopment Plan

In March of 2006, the cities of Mission, Roeland Park and Fairway, Kansas completed an unprecedented joint planning effort called the East Gateway Redevelopment Plan. This plan, with citizen input from all three cities recommends a mixed-use concept of residential/retail and office uses along the Johnson Drive corridor to correspond with and support the new redevelopment plan for the former Mission Mall Shopping center site. This 17 acre site on the southwest corner of Johnson Drive and Roe Boulevard was purchased in 2005 by The Cameron Group, a New York developer.

The Gateway development has received approval for mixed use of residential, office, retail, entertainment and public spaces compatible with each other. Features of the Gateway include, major anchor retail (1), office space (4), apartments (4), fitness center (3), boutique hotel (5), small store retail (2, 4), restaurants (4), The Kansas Aquarium (6), theater/entertainment, mid-size anchor retail, public park/green space.

The Mission City Council recently rejected a plan by the Gateway developer to install a mixed use development with a Wal-Mart Supercenter as the anchor tenant. Roeland Park's Wal-Mart was going to close upon the successful completion of the new Supercenter. Wal-Mart subsequently announced it was abandoning the Mission Gateway site and would redevelop the Roeland Park facility. The developer has pledged to return to the City Council with a new plan involving a mixed-use development.



FDP-002

FINAL DEVELOPMENT PLAN
OCTOBER 12, 2010

MISSION GATEWAY
eldorado OLSSON plmr EDC

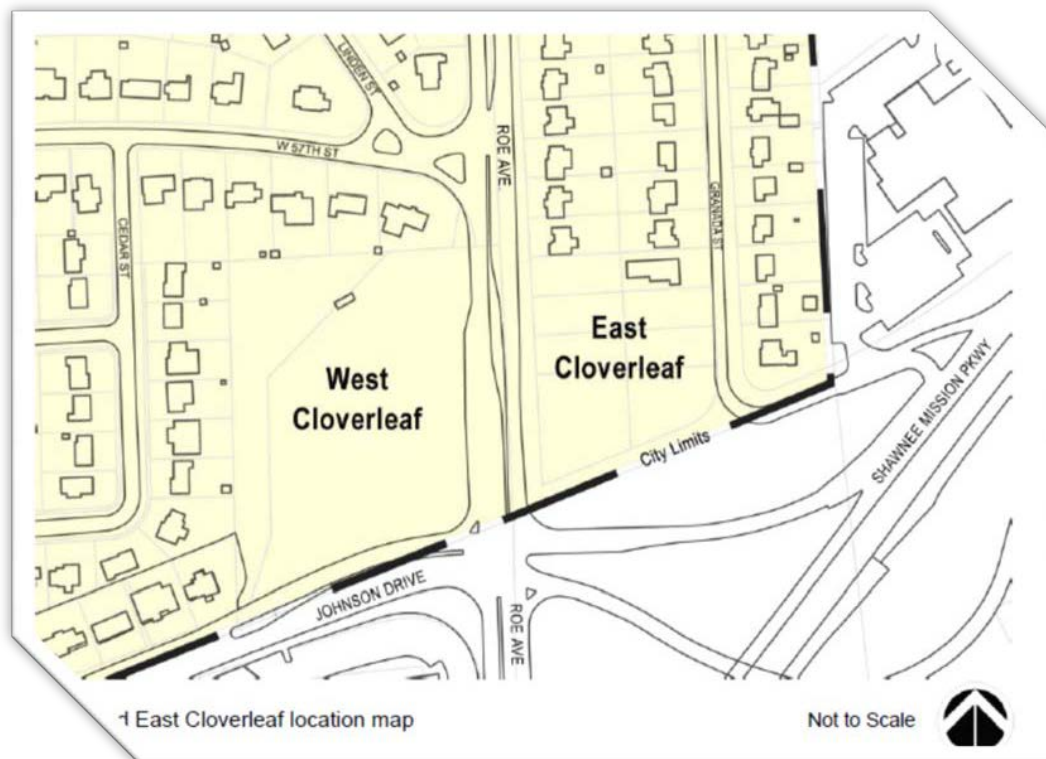
Stacking Diagrams

3.3 Johnson Drive/Roe Boulevard Interchange

In 2004, the cities of Roeland Park and Mission rebuilt the cloverleaf intersection at Roe Boulevard and Johnson Drive, leaving two potential sites for development north of the new intersection.. These two sites are referred to in this plan as the East and West Cloverleaf sites.

Specific improvements for these redevelopment sites are described in Section 5.3. The West Cloverleaf site was included in the East Gateway Plan referenced above, which called for a 10-16 story residential tower for future land use to complement the proposed tower on the Gateway project across the street to the south.

Proposed development at the east and west cloverleaf sites would include commercial, mixed-use or residential with consideration to the abutting residential properties.



3.4 Caves Site

This site is referred to in this plan as the Caves site. Specific improvement for this redevelopment is described in Section 5.3. Proposed development at this site would include planned restricted business or mixed-use.



SECTION 4 VISION AND GOAL

Introduction

The vision statement and goals have been revised to reflect changes that have taken place in Roeland Park since the last Comprehensive Plan was implemented. The revisions mainly affect civic development and housing revitalization issues. The revised goals are as follows:

4.1 Vision

Based on the Community Participation Process, a vision statement was formed. This vision is elaborated on further through the development of planning goals in four major categories.

To enhance the image, livability and long term sustainability of Roeland Park.

4.2 Planning Goals

- **Economic Development** - Actively promote quality redevelopment while maintaining a strong tax base. Pursue various scales of owner occupied housing ranging from single detached units to attached townhouses. Implement the visions and goals outlined for the 47th Street & Mission Road study area and the East Gateway Redevelopment Plan.
- **Infrastructure** – Plan, provide and maintain efficient and effective infrastructure that promotes sustained growth, connects neighborhoods and centers, is aesthetically pleasing, environmentally sound and meets the current and future needs of the community.
- **City Character/Image** - Strive to improve Roeland Park through quality civic and commercial development that creates a “sense of place” and promotes pedestrian traffic of appropriate scale and character. Work toward rebranding to establish a clear identity for Roeland Park. Work to preserve, rejuvenate and upgrade existing residential neighborhoods and encourage additional green space and trail linkages connecting neighborhoods and activity centers.
- **Implementation/Enforcement** - For the safety of all citizens, businesses and property owners in Roeland Park, equitably enforce all city property codes and regulations.

4.2.1 Economic Development

Objectives

1. Pursue redevelopment of existing retail centers that promote multi-use/pedestrian-friendly development and adheres to the plan and direction set forth in this comprehensive plan.
2. Actively pursue improvements to the current shopping districts. Continue implementation of streetscape and landscape amenities.
3. Work with area businesses and property managers on an ongoing basis to improve the appearance of building facades and parking lots. Encourage future expansion of the Town Center Area. Work with area businesses and property managers to improve ingress and egress, parking efficiency, façade design and pedestrian accommodations. Improve East/West traffic flow across the Town Center Area.
4. Consider enticements and tax/property incentives to attract developers to projects deemed appropriate.

5. Promote somewhat higher densities of owner occupied residential redevelopment that adhere to the plan and direction set forth in this comprehensive plan. Examples of higher densities include townhouses and senior citizen facilities.
6. Promote preservation and improvements in existing single family neighborhoods to upgrade conditions and/or expand facilities while adhering to existing character and scale.

4.2.2 Infrastructure

Objectives

1. Support the development of a comprehensive pedestrian and bicycle trail network with linkages to and between residential and commercial areas.
2. Provide efficient and effective infrastructure that will promote and attract redevelopment that adheres to the plan and direction set forth in this comprehensive plan.
3. Seek roadway upgrades that promote traffic calming and other pedestrian-friendly improvements.
4. Continue Roe Boulevard improvements and add streetscape elements as outlined in Section 6.1.
5. Add and upgrade infrastructure so that it is aesthetically pleasing to residents and visitors and helps to improve the overall quality of life.
6. City will continue to adequately and equitably address the issues of storm water.
7. Promote east/west pedestrian movement across Roe Boulevard at the Town Center area. (see Section 5.1 Map)



4.2.3 City Character/Image

Objectives

1. Seek quality multi-use centers/commercial development that incorporates amenities as focal points, encourages street & sidewalk connections, creates a unique look and feel and becomes a destination and source of pride for Roeland Park.
2. Enhance the civic presence of Roeland Park's public amenities such as the City Hall, Community Center, library, parks, public art, and gateways to the community.
3. Preserve integrity of existing neighborhoods by encouraging maintenance, upgrading, paint programs, tree planting and public art.

4. Consider creating design guidelines that serve as a framework for all new development and building additions and renovations. Consider the implementation of requirements for sustainable green building design components.
5. A trail system should be developed that is aesthetically pleasing, connects existing greenspace and schools, promotes development of future greenspace, brings neighborhoods together and connects residential to commercial destinations.
6. Develop a consistent branding/marketing strategy for the City of Roeland Park and an implementation strategy for new development and redevelopment.
7. Continue to successfully participate in Tree City U.S.A. program.

4.2.4 Implementation / Enforcement

Objectives

1. Continue and maintain equitable enforcement of city codes and regulations.
2. Promote codes and regulations that encourage continuity and transition between commercial and single family neighborhoods.
3. Encourage codes and regulations that adhere to the vision, goals or objectives of the plan as developed in the community participation process.

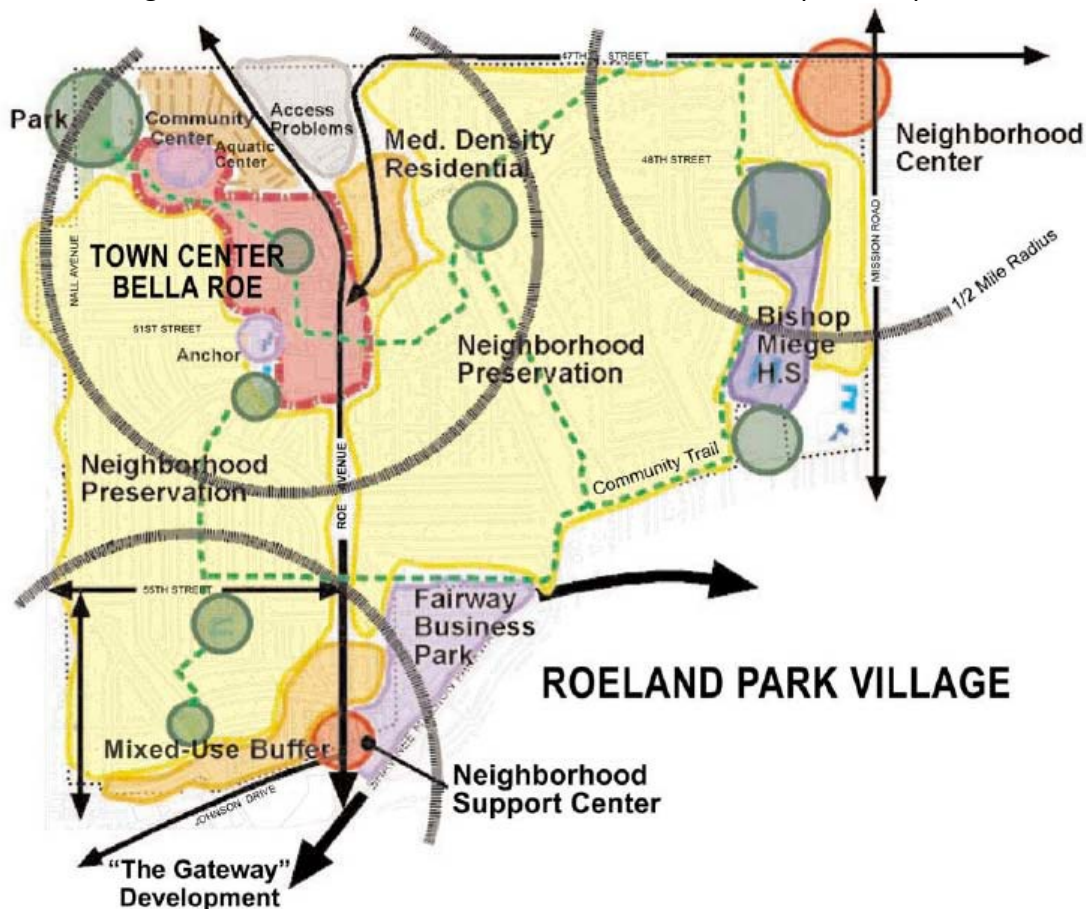
SECTION 5 LAND USE AND DEVELOPMENT PLAN

5.1 *Roeland Park Village Center Concept*

Roeland Park Village Centers concept envisions a series of walk-able villages. Each village would be centered around a mixed-use cluster consisting of parks and open spaces, a trail/bikeway connection, institutions, retail and residential. Although the exact nature of each village center would be market driven, a premium would be placed on the clustering, coordination and land use integration of these and other uses.

Three village centers of varying scale and character are envisioned for Roeland Park: Town Center, 47th & Mission Neighborhood Center and Gateway Development/Johnson Drive Regional Center. A small neighborhood support center, at Roe Boulevard and Johnson Drive, supportive of the Gateway Development/Johnson Drive Regional Center.

This concept was overwhelmingly favored by community participants in the 2002 planning process, although it was recognized that this was the most difficult of the concepts to implement.



The concept balances new development, redevelopment and open space on the critical city-owned properties within the scale, density and character of Roeland Park. It optimizes a new southern gateway to the city from Johnson Drive, enhances Roe Boulevard as the spine through the community, increases housing options within the city and acknowledges the city's single-family residential foundation of affordable housing.

5.2 Village Centers

The Roeland Park Development Framework contemplates three types of village centers: neighborhood center, town center and regional center. The three types of centers will be different in overall size, however, each village center will be designed to include or be linked to the following:

- Compact, walkable neighborhoods with approximately a one-half mile walking radius
- Public space, such as a square or an important intersection
- Pedestrian/bicycle trails and open spaces linking all villages
- A commercial and/or institutional core that responds to market-driven realities

Neighborhood Village Center

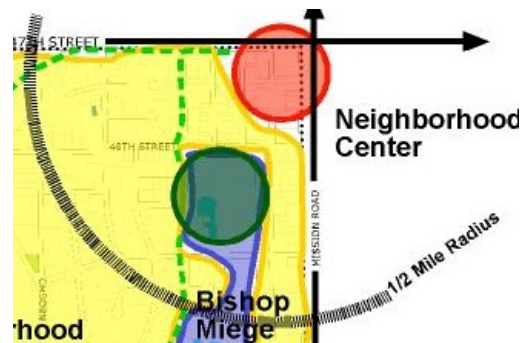
Description A Neighborhood Village Center is a mix of residential uses supporting a small commercial/retail development with locally focused services.

The Roeland Park Comprehensive Plan designates the 47th Street & Mission Road intersection as the neighborhood center. The Plan also designates a neighborhood village support center at the Roe Boulevard & Johnson County intersection.

Service Area Neighborhood Village Centers are intended to provide convenience, goods and personal services with an approximate 1/2-mile service area radius. Residents of Roeland Park, Westwood and Kansas City, Kansas would be within walking distance to this village center.

Size This center is relatively small and focused on providing neighborhood-level services, for example: grocery store, personal services (dry cleaning, beauty salon, bank), restaurant and gas station. These convenience uses can be provided in an area of 60,000 to 150,000 square feet on approximately 8 to 15 acres.

Location Neighborhood Village Centers should be located adjacent to the intersection of arterial and either arterial or collector streets. Pedestrian accessibility, should be assured.

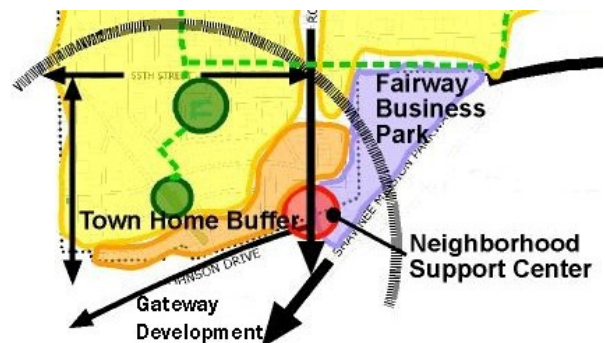


<i>Uses</i>	• Park, trails or public space • School(s) • Religious institution(s) • Local retail and personal services • Single family residential	• Recreation facility • Day care (children or adult) • Neighborhood market • Multi-family residential • Small professional offices and clinics
<i>Amenities</i>	• Public or private parks • Additional width of greenspace between sidewalk and curb • Selected roundabouts at four-way intersections • Greenspace and trails providing pedestrian and bicycle access • Reserved school/ institutional sites • Landscaping and streetscaping	• Tree lined streets
<i>Policies</i>	• Promote the inclusion of amenities as focal points • Protect existing neighborhoods from intrusion of incompatible land uses; ensure that neighborhood villages have identifiable centers and edges • Ensure pedestrian accessibility • Provide a public gathering place • Encourage street and sidewalk connections • Nonresidential buildings should provide space for multiple tenants and uses	

Neighborhood Village Support Center

The Neighborhood Village Support Center is called for at the intersection of Roe Boulevard and Johnson Drive.

The Support Center is envisioned as a mixed-use center; guided by the principles and policies that shape the larger Neighborhood Village at 47th Street and Mission Road. Smaller in size (roughly 7 acres) and in relatively close proximity to the Regional Center, the Support Center supports the Gateway Development and acts as the prominent southern gateway into Roeland Park.



Town Center

Description A Town Village Center is intended to be the focal point of Roeland Park. Within this village center, residents and visitors will find retail shopping, restaurants, entertainment, cultural institutions, workspace, governmental functions and a sense of place and destination.

Service Area The Town Village Center is intended to serve both Roeland Park and neighboring communities as well.

Size The Town Village Center should include 100,000 to 350,000 square feet of gross floor area on a total of 20 to 40 acres.

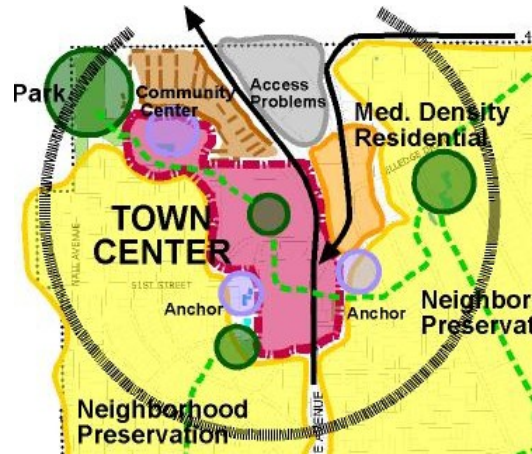
Location The Town Village Center should be located within the existing commercial district at the intersection of Roe Boulevard and 50th Street. The Town Village Center may incorporate existing or redevelop “big box” stores and/or strip malls.

Uses

- Retail sales and services
- Office and workspace
- Multi-family residences
- Mixed-use developments
- Public institutions
- Single family residences (detached and attached)
- Park, trails, open space

Policies

- Uses that generate high levels of pedestrian traffic are encouraged
- Residential uses should be considered as part of a mix of uses within a building
- Streets and public spaces should be designed to enhance pedestrian and bicycle activity, creating easy access to public library and community center
- Town Center should bring together east and west Roeland Park by creating a central destination.
- Small parks and open spaces are encouraged to link trails and higher traffic uses



Regional Center

As stated in Section 3.2, the East Gateway and businesses along Johnson Drive are located just south of Roeland Park. This retail area has a more regional pull attracting people from northeast Johnson County, Wyandotte County and western Kansas City, Missouri.

Roeland Park has minimal influence on decisions made involving this Regional Center. However, Roeland Park can take advantage of the neighboring center and the destination it creates. The Plan calls for the land within Roeland Park and adjacent to the retail center to be phased into townhouses over time and to connect the Regional Center to existing neighborhoods, the future Town Center and the nearby Neighborhood Support Center by extending a trail system south to Johnson Drive. This would be beneficial to Roeland Park for the following reasons:

- Townhouses would create a buffer between the single family residential and commercial uses, lowering noise and light pollution and stopping possible commercial expansions into Roeland Park neighborhoods.
- Higher density townhouses would attract people wanting to live on streets of higher traffic and commercial activity.

- Increased density would bring more disposable income to the Regional Center.
- Additional trails and green space both enhance the area and connect the Johnson Drive corridor to the rest of the community.

It would be beneficial for Roeland Park officials to work with the City of Mission on issues pertaining to the future growth and development of the Gateway Development/Johnson Drive Corridor. This cooperation should be similar to the tri-community effort that produced the *47th and Mission Road Area Concept Plan*. (Section 3.1)

Key Development Components

- The West Cloverleaf Site, owned by a private developer , is being developed as a mixed use district zoning category.
- An assessment of highest and best use should be completed on the East Cloverleaf Site to establish the best use of this site in light of its size, neighboring uses and accessibility. This assessment along with this comprehensive plan should then serve as the plan for redevelopment of the site..
- Johnson Drive, between Roe Boulevard and Ash contains commercial property along the northside within the City of Roeland Park. In the Johnson Drive Corridor Design Guidelines, this corridor was recommended to change from single-family home conversions of sparse retail and commercial uses to redeveloped two and three-story mixed use to complement the planned retail and residential uses across the street. Existing houses would remain to the north.
- Development of the Caves Site (Site 4) as a mix use that may include multi-story structures. The development should take into account the Former City Pool Site Design Guidelines.

Key Open Space Components:

The City should prioritize and implement the recommendations of the City's Park Master Plan.

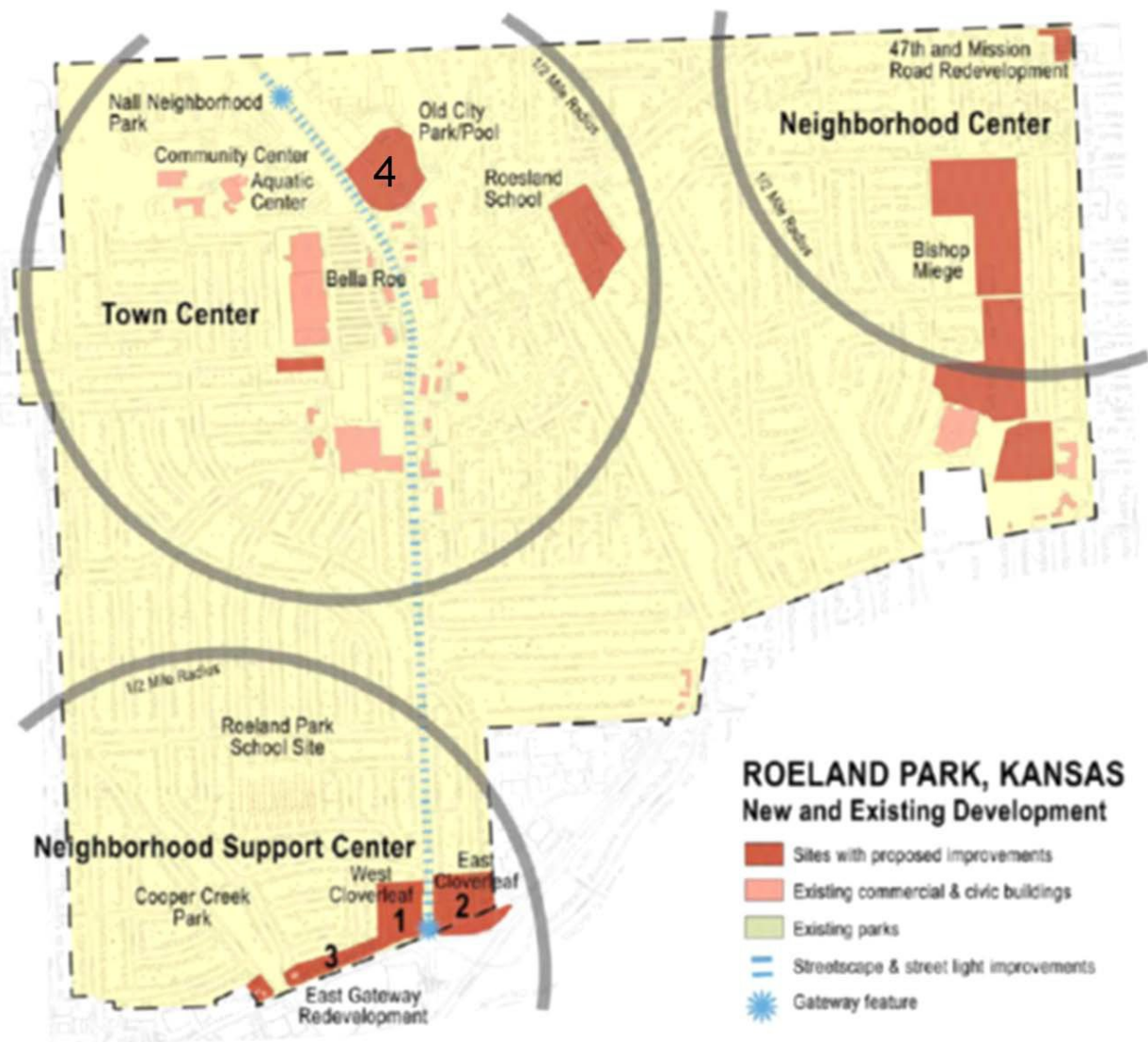
Key Neighborhood Components:

- The City must continue to enforce its property and maintenance codes to keep existing neighborhoods attractive and healthy.
- The City should maintain its involvement in the Mid-America Regional Council's First Suburbs Coalition, to capitalize on innovative loan programs and helpful information for residents on maintaining the marketability of post World War II era housing.

Key Streetscape Components:

- Decorative lighting
- Street trees
- Decorative pavement
- Crosswalks
- Plantings; and
- Other amenities, including formal gateway treatments.

5.3 Site Enlargements



SITES 1 & 2 - Cloverleaf Sites

The properties located north of Johnson Drive at Roe Boulevard, are the result of the interchange reconfiguration completed in 2004. Both sites provide prime development opportunities for the City. During the course of the 2007 Comprehensive Plan the development plans for both parcels were revisited because of additional public input.

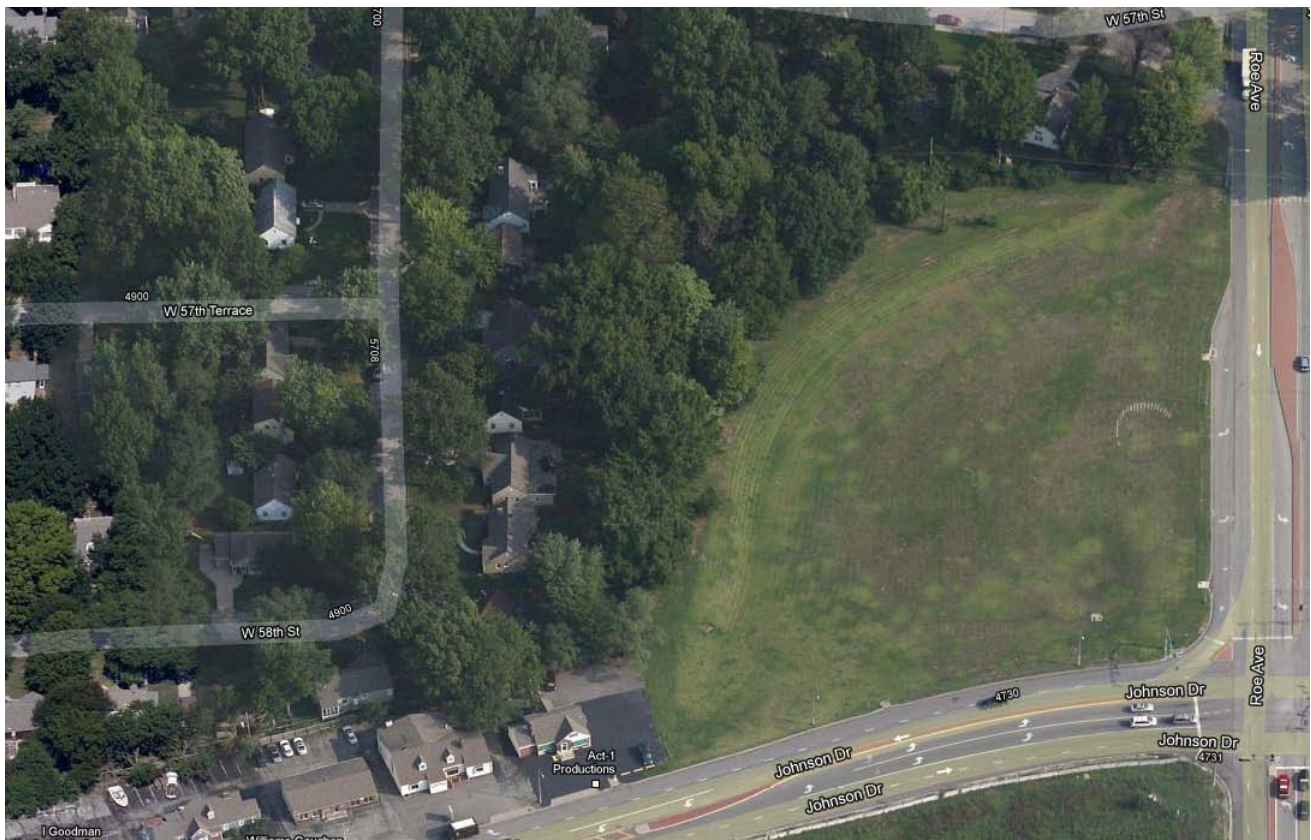
SITE 1 - West Cloverleaf

Goals and Objectives for consideration:

- **Preserve adjacent single family residential neighborhoods**
- **Create a prominent south gateway entrance into Roeland Park**

A mixed use and/or planned business district development should be explored on the City owned West Cloverleaf site.

The West Cloverleaf property was purchased by Commerce Bank in 2012 and subsequently rezoned to Mixed Use Development (MXD). Commerce Bank's original plans were to construct a new bank with drive through facility and sell a portion of the property for retail development. In 2016, the bank announced new plans to construct a 2,300 square foot bank with drive through and plans to sell the west section of the property to a small hospital facility which intends to build a 17,000 square foot building.



Proposed Development at the West Cloverleaf at Roe Boulevard and Johnson Drive

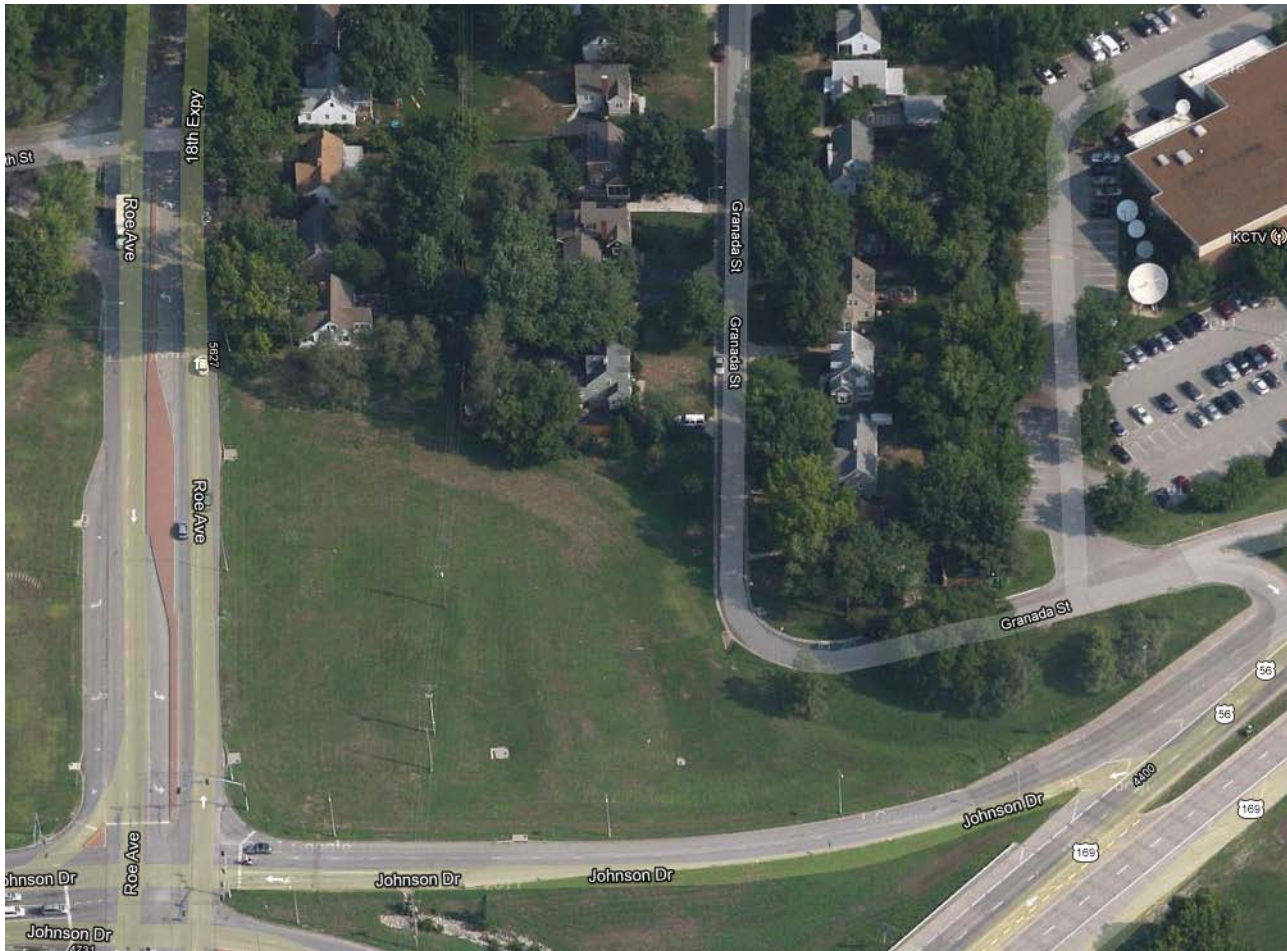


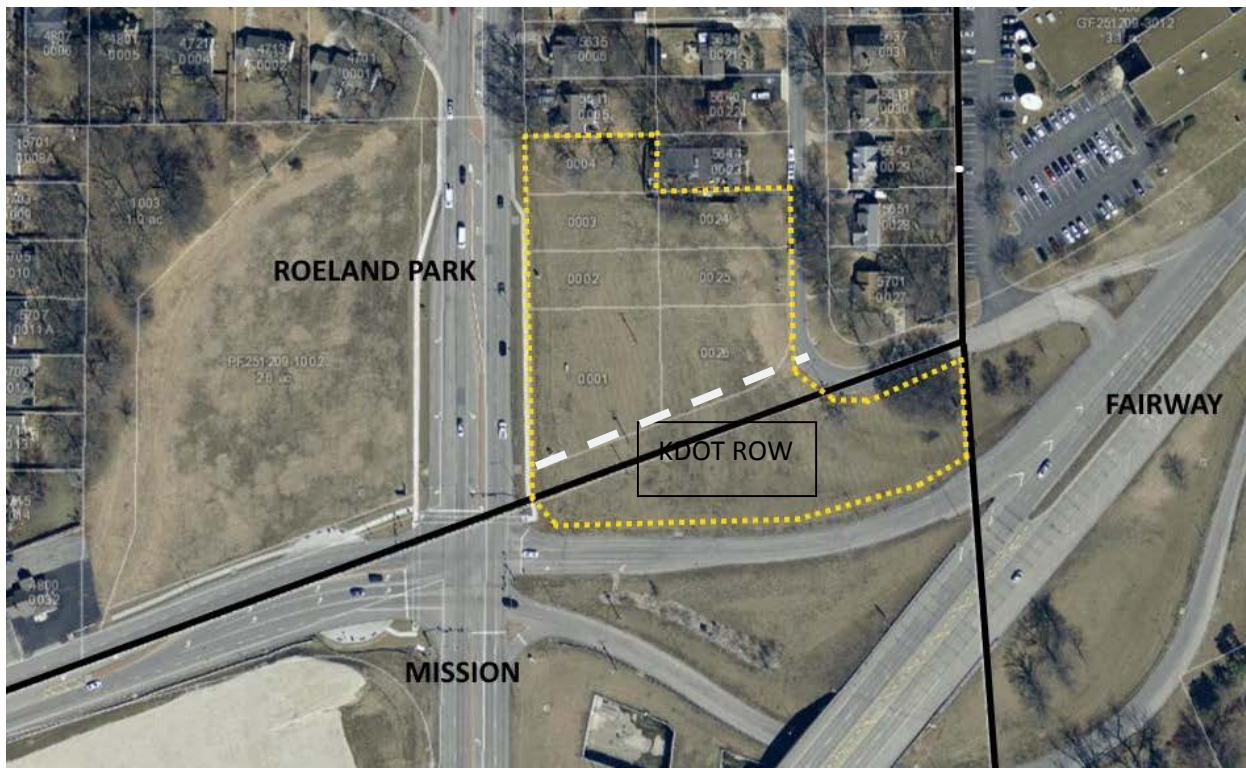
SITE 2 - East Cloverleaf

Goals and Objectives:

- **Create a prominent south gateway entrance into Roeland Park**
- **Enhanced City beautification with trail connection and prominent green space**

Development that occurs on the east cloverleaf should be the result of an assessment of the highest and best use of the property taking into consideration its size, the neighboring homes and accessibility. Roeland Park and the City of Mission have partnered to work toward a development plan for this property largely owned by the City of Roeland Park. Staff is working with the Right-of-Way acquisitions team at the Kansas Department of Transportation to acquire that property for future development.





SITE 3 - North side of Johnson Drive Redevelopment

Goals and Objectives:

- **Promote the economic development**
- **Promote quality redevelopment with various mix of residential, office and/or retail**
- **Create a landmark to promote a positive image of Roeland Park.**

The privately-owned sites north of Johnson Drive between the West Cloverleaf and ½ block west of Roeland Drive were included in the East Gateway Redevelopment Plan study area.



The City has created Johnson Drive Corridor Design Guidelines, see Appendix 8.1.

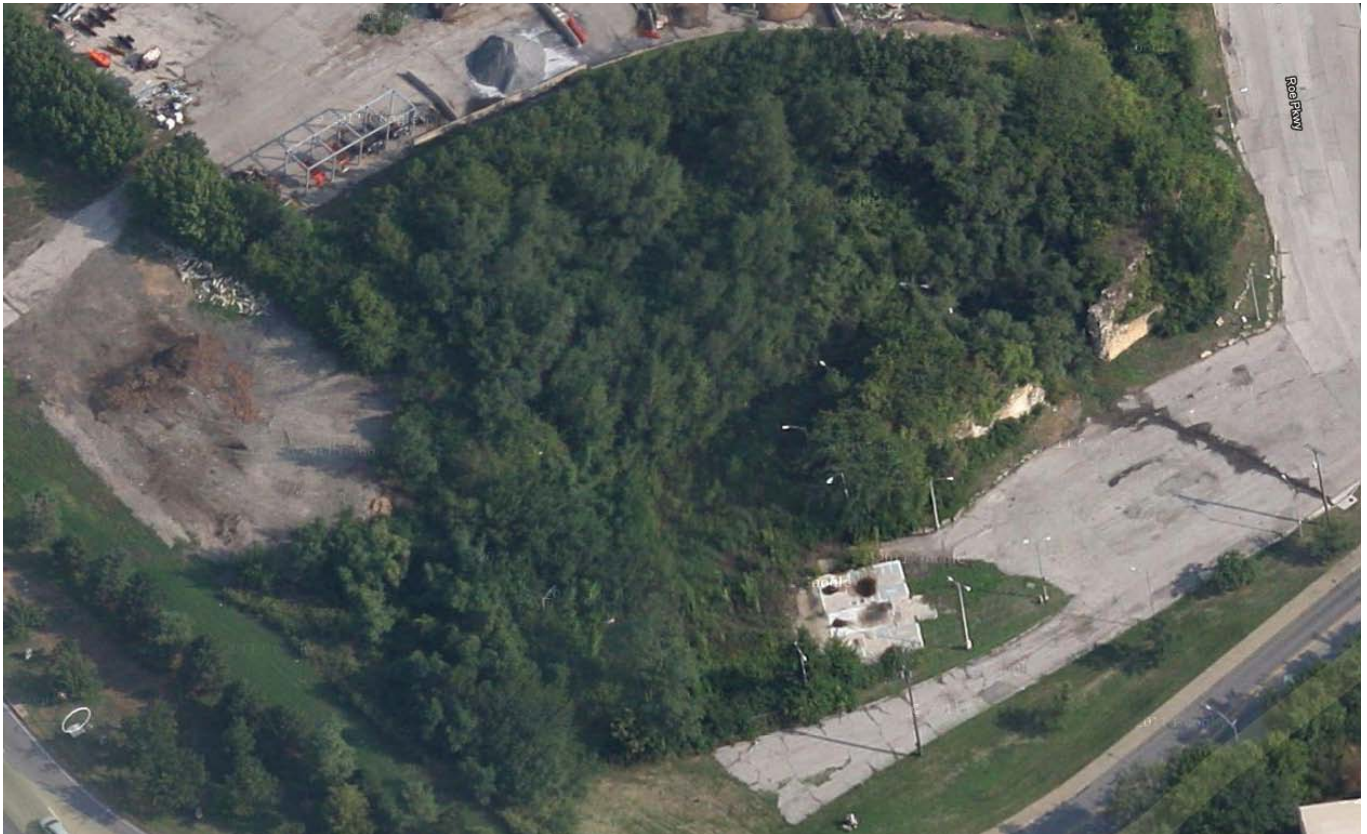
SITE 4 - Caves Site Redevelopment

Goals and Objectives:

- **Promote the development of single or multi-story buildings**
- **Promote quality redevelopment with various mix of residential, office and/or retail**
- **Create a landmark to promote a positive image of Roeland Park.**

Though it occupies a prominent position in relation to the Bella Roe commercial development, the City owned site definitely has its challenges. In 2014, the City combined TIF 3A and 3B into one development district. The TIF for the former pool/caves site is set to expire in February 2018. In response, the City embarked on an intensive redevelopment effort in 2015 by forming an Ad-Hoc Development Committee consisting of three council members and the mayor. The City also hired a development consultant and enlisting the support of City engineers to determine the structural integrity of the caves. After a geotechnical review, experts determined the remaining caves were no longer structurally sound and must be filled or demolished. In 2016, the City entered into an agreement with a contractor to fill the caves and bring the property to grade. In addition, City officials are seeking to relocate the Public Works Department from the industrial park site to a new building off-site so the land will be available for further redevelopment. The City intends to use funds from the TIF District to prepare the site for development as much as possible before the 2018 TIF expiration date.

Site goals include creating a regional landmark with an anchor tenant, a mix of lodging and restaurants.



The City has created Former City Pool Site Design Guidelines, see Appendix 8.2.

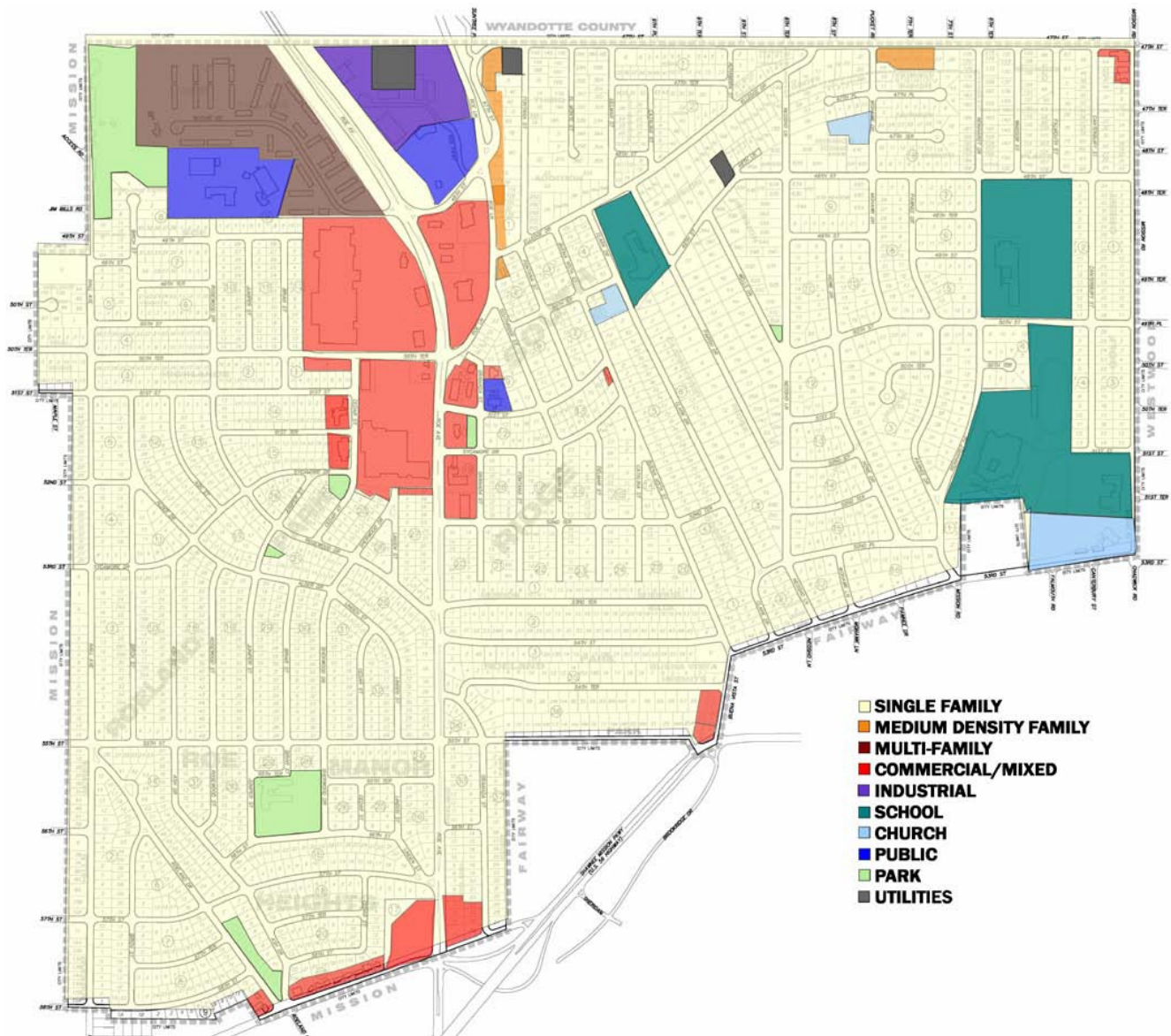
5.4 Future Land Use

The future Land Use Map has been updated to reflect recommendations of this Comprehensive Plan.

The vision for future land use in Roeland Park is guided by the ideas illustrated in the *Village Centers* concept plan shown in Section 5.2. The focus of the future land use should be to accomplish the following:

- Preserve and enhance the existing single family residential neighborhoods
- Create a quality retail destination by transforming existing commercial from auto-oriented to pedestrian friendly development
- Promote owner occupied higher density uses, such as townhouses and senior citizen facilities, within and adjacent to the village centers
- Use existing churches, government institutions and other semi-public uses as anchors for the centers
- Connect neighborhoods to other neighborhoods and to commercial activities through a pedestrian/bicycle trail system
- Minimize the physical and perceived divide that Roe Boulevard creates through such means as pedestrian crosswalks, landscaping and other traffic calming methods stated in this plan

Future Land Use Map



5.5 Housing & Neighborhoods

The residential neighborhoods of Roeland Park make up the cornerstone of the community. Through the “community survey” residents of Roeland Park stated that preservation of existing housing and neighborhoods is one of the most important future issues. This section discusses various ways in which citizens and city officials can preserve their present neighborhoods by planning for the future.

Residential Transition Zone - Townhouses

Townhouses is a type of medium-density residential that the comprehensive plan suggests, in certain areas, for the future Roeland Park. Townhouses can be incorporated into the mixed-use category used in the future land use map (Section 5.4). Located adjacent to the outer limits of the mixed-use centers, along busy roadways or adjacent to more intense land uses, this medium density housing type acts as a buffer between single family residential areas and more intense land uses. This protects and preserves the residential neighborhoods by limiting noise pollution, light pollution and by stopping commercial encroachment. Higher density, such as townhouses, must occur in designated areas with a minimum of eight units, or approximately 1/2 block. This is intended to maintain a sense of order and to discourage the use of higher density in small infill projects.

Residential Transition Zones are conceptual in nature. The intention of the zone is to preserve neighborhoods by protecting established residential areas from encroachment of adjacent uses of higher intensity. This plan deems appropriate the use of townhouses in transition zones, providing the proposed development fits the style and character of the adjacent neighborhood. Areas deemed as “Residential Transition Zones” may be subject to change as the community evolves and the extent of their application will be monitored and evaluated by the city on a case by case basis.



Senior Housing

Senior housing is another higher density residential use. Senior housing can be a solid anchor to a mixed-use center. The pedestrian scale of a mixed-use center is well suited for the elderly. The aesthetics and open space that often accompanies a mixed-use center is desirable to senior housing residents.

Building Codes/ Enforcement

Building codes and the fair and proper enforcement of existing building codes can be a great tool to maintain preservation and foster improvements. Roeland Park must continue to have equitable enforcement of existing codes and implement future codes that adhere to the vision and goals of the plan as developed in the community participation process.

Streets & Sidewalks

Proper upkeep and maintenance of existing streets and sidewalks is crucial to the continued preservation of residential neighborhoods. Additional sidewalks between neighborhoods and commercial centers will create a more walkable community and encourage pedestrian traffic.

Pedestrian Crossings - Roe Boulevard

In an attempt to minimize the divide created by Roe Boulevard, create better pedestrian access to neighborhoods and the proposed town center, and to create a safe and friendly environment for pedestrians the city should examine and identify key pedestrian crossings for Roe Boulevard. These future crossings should take advantage of existing signalization and should avoid adding additional traffic stops. Incorporation of the pedestrian-friendly crossings to a future trail system is encouraged.

Possible key pedestrian intersections are:

1. Roe Boulevard & Roe Lane
2. Roe Boulevard & 51st Street
3. Roe Boulevard & 55th Street
4. Roe Boulevard & Johnson Drive

These intersections should be evaluated further prior to determining the most appropriate crossings.



5.6 Transportation

Transportation planning needs to incorporate all forms of transportation. These forms of transportation can include automobile, pedestrian, bicycle and public transit. Roeland Park has been designed around the automobile. Strip commercial, large parking lots and multi-lane streets were all designed with the motorist in mind. The following suggests a future for Roeland Park designed with the pedestrian in mind. Through a multi-modal approach to transportation citizens of Roeland Park can enjoy a renewed quality of life while maintaining the convenience of the automobile.

Roe Boulevard

Roe Boulevard is a major north/south roadway that connects eastern Johnson County to I-35 and the 18th Street Expressway and Kansas City, Kansas. Thousands of cars travel daily on this 5-lane road which divides Roeland Park in half. Roeland Park has limited influence in changing the physical attributes of Roe Boulevard, such as vehicle capacity and number of lanes. However, Roeland Park can influence future growth and change in the land adjacent to Roe Boulevard. An effort should be made to promote and implement traffic calming techniques that are consistent with roadway characteristics. Such techniques as altered speed limits, additional landscaping and smaller building setbacks can go a long way in calming traffic. Calming traffic in turn will promote a more pedestrian friendly environment, create greater ease at ped-crossings, make motorists more prone to stop at the adjacent commercial center, and help bridge the community divide that was created by Roe Boulevard.

Road Network

Roeland Park has a road network that was formed from a compilation of neighboring subdivisions. As a result connecting streets are rare, making travel between neighborhoods somewhat difficult. East/west access is limited. Fifty-fifth Street is the only true east/west through street in Roeland Park. Both 50th Street & 51st Street are impeded by the existing commercial center. Improvement to east/west vehicular traffic movement should be encouraged in the redevelopment of the town center district. Since Roeland Park is a landlocked community built to its borders, future expansion of the road network is not likely. A focus should be made on continued upkeep and maintenance. Aesthetics and impact on adjacent neighborhoods should also be taken into account.

Trail System

The Preferred Plan discussed in Section 5.2 envisions a community wide pedestrian/bicycle trail system connecting existing parks and open space to surrounding neighborhoods and destinations such as: village centers, parks, local schools, the community center; and the public library. The trail system would bring continuity to Roeland Park by connecting neighborhoods. The trail system would be used as a form of recreation and as a means of getting to and from community activities. Trails may be associated with existing sidewalks and streets or, in some instances, build on those existing assets. Landscaping, vegetation and public art would be incorporated; taking into account the feasibility and availability of land and right-of-way.

Transit

Transit is an important component of any community. Currently Roeland Park is serviced by the regional transit authority, KCATA. Currently, Johnson County is exploring the possibility of commuter rail that connects Johnson County to downtown Kansas City, Missouri. The proposed route is planned to run parallel to neighboring I-35. KCATA added additional stops in Roeland Park in 2016 through a new transit line traveling through Kansas City, KS. Roeland Park should pursue their relationship with a potential train stop and/or a bus line connecting the City to the rail line.

Funded in part by the County Assistance Road System (CARS) program and the Surface Transportation Program (STP), Roeland Park intends to redesign Roe Boulevard starting in 2018. The project will include new streetscape to include lighting and landscaping, sidewalk extensions, street resurfacing, and new signals. The Pedestrian and Bicycle Safety Ad Hoc Committee report will help guide the redevelopment of Roe Boulevard. The project will help create an identity for Roeland Park and provide landmark elements for the City.

5.7 Public Facilities/ Infrastructure

Public facilities and infrastructure are general terms that refer to a broad array of services that communities provide their citizens. Safety, education, culture, government, recreation, transportation and water are just a few of the many services provided. These daily conveniences are often taken for granted. Citizens pay for these services, daily, through local property and sales tax. Many times families and individuals compare communities' public facilities before deciding to purchase a home or start up a business.



Library/ Community Recreation Campus/ City Hall

A library, community recreation campus and city hall are among the public buildings in Roeland Park. These local facilities provide Roeland Park with centers for learning, recreation, arts and culture. They also house important offices such as the local government and police. The library and community center are located in proximity to the new Bella Roe commercial center. The library and community center anchor the **Town Center** zone of the Land Use Plan, enhancing ongoing residential and retail growth of this area.



Stormwater

In the early 1990's the City created one of its first benefit districts to construct storm water improvements in the Elledge Drive / Fontana Drive (Turkey Creek Drainage areas). To date nine benefit districts have been created encompassing approximately 2260 properties or 80% of the City. The purpose of any storm water improvement project is to reduce flooding and potentially redefine certain properties that are no longer in designated flood zones.

Sidewalk & Park Master Plan

A well maintained park and trail system is important to the growth and preservation of any community. Parks and trails provide communities a place for recreation and relaxation. Parks and trails also create a central point, add to community aesthetics and encourage pedestrian traffic. When local parks and trails are planned in a comprehensive manner, the trail system links existing and future greenspaces together. Better pedestrian access between neighborhoods and to and from village centers is also attained. See Appendix 8.3, 8.4.

SECTION 6 FORM AND FUNCTION

Good design is paramount to the sustained development and longevity of any community. The identity of a community or neighborhood is often times determined by its aesthetics, scale and quality of design. Design is more than simply the face of buildings, but expands to include the quality of materials, the scale of public spaces and neighborhoods, pedestrian linkages between land uses, streetscapes, green spaces and the community's willingness to accept innovation. The following design concepts are intended to incorporate and further these ideas.

6.1 Commercial/Public Places

Site Design

- A defined system of streets should serve the needs of pedestrians and cars equitably, providing multiple routes where possible.
- New and infill development should include open spaces (plaza park, green space) for social activity and recreation.
- Exterior lighting should be provided at a pedestrian scale and should coordinate with building architecture and landscaping.
- Gateway features or monuments can be added to enhance the "sense of place" and creates a visual cue that the area is a distinct, special environment.
- Buildings should be located to front toward and relate to public streets, both functionally and visibly, to the greatest extent possible.
- Streets, sidewalks, neighborhoods and districts should be connected both physically and perceptually to the extent feasible. It is important that a continuous pedestrian link is implemented and maintained throughout the community.
- Schools, churches and/or government buildings shall be used to anchor neighborhood village centers and shall be designed to create visual anchors.
- Building orientation should respect the context of surrounding buildings, existing pedestrian ways and sidewalks, and surrounding streets.
- Landscaping can contribute to community's image and "sense of place". Landscaping provides color, highlights desirable spatial enclosures, framed entrances, and it provides a soft element in the hardscape environment.
- Streetscape improvements on Roe Boulevard within the Bella Roe commercial area should be considered for the length of the Roe Boulevard Corridor in Roeland Park. These improvements enhance both vehicular and pedestrian environments and identify Roe Boulevard as the major roadway linking the North/South Gateways to the City. The improvements include decorative lighting, street trees, decorative pavement, crosswalks, plantings and other amenities, including formal gateway treatments.

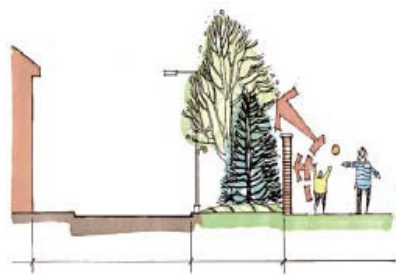
Building Design

- Parking should be located behind or at the side of buildings to the greatest extent possible, and shall be screened.
- Building entrances should be clearly identifiable and directly accessible from a sidewalk.
- Additions to existing significant buildings shall not destroy the materials or design that characterize the property and shall be compatible with the massing, size and architectural features of the existing structure.
- Compatible design need not be created through historic replication, but should reflect a consideration of the scale, material and massing of the adjacent and surrounding buildings.

- Encourage design (building materials, window size and placement, general facade composition) of all sides of buildings with consideration given to views from adjoining lots.
- Non-residential buildings should be designed and located to respect and provide an orderly transition to the scale of adjacent residential buildings.
- All rooftop air conditioning and heating equipment should be screened from view.

6.2 Residential Neighborhoods

- Encourage developments with mixtures of housing types, densities and land uses.
- Streets, sidewalks, neighborhoods and districts should be connected both physically and perceptually to the extent feasible.
- Pedestrian/bicycle links connecting east and west Roeland Park are essential to lessening the divide caused by Roe Boulevard.
- Pedestrian/bicycle links can be used to connect existing and future green spaces.
- Multi-family residential and landscaping can be used to buffer existing single family residential neighborhoods from noise and light pollution caused by surrounding commercial activity and high traffic counts.
- Establish and/or preserve a neighborhood's identity. Identity can be fostered by elements such as a central gathering point, school or interaction between neighbors.



Residential Buffering



Neighborhood Parks



Neighborhood Identity



Multi-family structures in the form of townhouses are envisioned in the Villages Scenario. The townhouses are to be located within proximity to a neighborhood/town center or along high traffic corridors such as Roe Boulevard and 47th Street buffering lower density residential from the arterials and commercial activity. Other types of multi-family encouraged would be senior housing developments that exhibit similar architectural character.

SECTION 7 IMPLEMENTATION

7.1 Development Toolbox

The residents of Roeland Park have a number of implementation tools available. These tools include the following:

<i>Zoning Regulations</i>	A city’s zoning ordinance (establishing use districts and regulating placement, spacing and size of land and buildings) is one of the most flexible, and therefore most important, tools of land development regulation and guidance. The zoning ordinance is a set of instructions for land development and it should include a mix of policy and site-specific layout direction.
<i>Subdivision Regulations</i>	Subdivision regulations address the layout and placement of a new or redeveloped development within a specific zone. Subdivision regulations are typically applicable to non-residential development as well, in the form of office and industrial parks. Subdivision regulations are an appropriate tool for analyzing the design of new development and its impact on existing public facilities and services.
<i>Impact Review</i>	Review of proposed developments at a subdivision or rezoning level should include an analysis of on-site/site design impacts and off-site impacts such as traffic generation, road maintenance, emergency services and open space/park/trail provisions. For projects of a pre-determined size or in specified locations, review could also include environmental, conservation and fiscal impacts.
<i>Landscaping and Buffering</i>	Landscaping and buffering serve a critical function of screening more intense uses from less intense uses as well as adding beauty and interest to individual building sites. With a plan that blends commercial and retail uses as well as density changes across the City, it is necessary to ensure that different categories of use are buffered from each other. It is equally important to ensure that landscaping is integrated into all site development to reflect Roeland Park’s character and provide for a blending of uses in the existing landscape.
<i>Community Aesthetics</i>	A unifying design concept can be an important element in reflecting a community’s character through its built environment. Design at a communitywide scale can be incorporated into site design of commercial centers and new residential site criteria
<i>Request for Proposal Process</i>	The request for development proposal process (RFP) allows the City to identify the specific design, quality and land use requirements for development it desires and to select a developer that is most qualified to meet those requirements. The process allows the City Council to pre-determine its priorities for development and to obligate the developers to meet those standards through agreements other than zoning. This process will be the first step for all city-owned development sites.

7.2 Strategies Matrix

The following strategies are intended to guide the City's implementation of the Roeland Park Comprehensive Plan. They are organized into five categories: physical image; economic development; community identity; infrastructure and public services; and residential preservation and redevelopment. Specific strategies are provided for each category within a phasing plan. There are four suggested phases; short term (0-2 years), medium term (2-5 years), long term (5+ years), and ongoing.

Physical Image Strategies

	Short Term 0-2 Years	Mid Term 2-5 Years	Long term 5 + Years	On going
Consider developing a master plan to improve, enhance and preserve aesthetic qualities in the public right-of-ways (lighting, sidewalks, street landscaping)	X			
Consider creating urban design guidelines (maximum setbacks, rear commercial parking, maximum building sq. footage, facade guidelines, building materials etc.) for the Town Center and Neighborhood Support Center for properties needing development or redevelopment.				X
Prepare a trail, parks, streetscape and landscape master plan to encourage additional green space				X
Identify, evaluate and build gateways at major entrances to the city and neighborhoods		X		
Implement streetscape master plan		X		
Continue to work to minimize the "Roe Boulevard Divide" through various traffic calming methods creating a better foot and bicycle east/west connection while incorporating the Town Center		X		
Create prominent gateway entrance into southern Roeland Park along Roe Boulevard at Johnson Drive and improve northern gateway			X	
Establish a tree planting and trimming program				X
Consider minimum setbacks for commercial/office structures and required parking spaces will need to be reviewed.				X

Economic Development Strategies

	Short Term 0-2 Years	Mid Term 2-5 Years	Long term 5 + Years	On Going
Work with multi-jurisdictional organization to expedite development of the 47th & Mission Road neighborhood center				X
Package incentives and regulatory strategies for Town Center Concept beyond Bella Roe				X
Modify zoning ordinances as required to promote sustainable, mixed-use quality developments	X			

Community Identity Strategies

	Short Term 0-2 Years	Mid Term 2-5 Years	Long Term 5 + Years	On Going
Consider developing specific design guidelines for each development area (caves site, Johnson Drive, Cloverleaf, City Hall, and Roeland Park school site)	X			
Continue to reuse vacant publicly owned buildings to support surrounding uses and activities	X			
Use medium density residential housing as buffers, or transition zones between single family residential neighborhoods and more intense uses				X
Promote the history and significance of the Strang Line and Santa Fe Trail and cooperate with adjacent communities on historic sites				X
Encourage public art through local funds and grants and local public and private funds				X
Ensure that new development appropriately balances hardscape with natural landscaping and adopt measures to reduce off-site stormwater runoff in accordance with Best Management Practices (BMPs)				X
Create a community of destinations (town center, neighborhood center, open spaces, public spaces, etc)				X
Concentrate retail into the designated multi-use town center and neighborhood center				X

Infrastructure and Public Services Strategies

	Short Term 0-2 Years	Mid Term 2-5 Years	Long Term 5 + Years	On Going
Implement methods to ensure that new development shares financial responsibility for impact on City services and facilities				X
Promote pedestrian traffic through community-wide trail system and key Roe Boulevard street crossings				X
Investigate the potential for consolidating public services with adjacent communities for the purposes of economic or functional efficiencies				X
Consider “traffic calming” in neighborhoods and in areas where higher pedestrian concentrations may exist				X
Maintain a current master plan for current and future parks				X
Maintain a current five year Capital improvement Program				X
Continue to communicate with utility companies to reduce duplication of efforts and impact on neighboring uses				X
Assess existing community needs for all forms of public transit and plan for future demands by addressing possible changes in population density and commuter rail				X

Residential Preservation and Redevelopment Strategies

	Short Term 0-2 Years	Mid Term 2-5 Years	Long Term 5 + Years	On Going
Revise zoning ordinance to allow medium density housing to provide secure and appropriate interface between commercial/institutional and residential development, and reflect the unique nature, character and needs of individual subdivisions.		X		
Address “tear-downs” (redevelopment of single family home sites) in Design Guidelines & Zoning amendments	X			
Actively market the City of Roeland Park’s positive differentiators as a prime location for new residents and families	X			
Explore new development and redevelopment for the City of Roeland Park	X			
Explore the idea of developing a consistent branding/marketing strategy for the City of Roeland Park	X			
Ensure ongoing and equitable enforcement of building and property maintenance codes				X
Develop a community-wide educational program promoting residential expansion and renovation. Use the Mid-America Regional Council’s First Suburbs Coalition idea book as a reference				X

SECTION 8 APPENDIX

- 8.1 Johnson Drive Corridor Design Guidelines
- 8.2 Old Pool Site Design Guidelines
- 8.3 Park Master Plan
- 8.4 Sidewalk/Trail Map

7.2 Strategies Matrix

The following strategies are intended to guide the City's implementation of the Roeland Park Comprehensive Plan. They are organized into five categories: physical image; economic development; community identity; infrastructure and public services; and residential preservation and redevelopment. Specific strategies are provided for each category within a phasing plan. There are four suggested phases; short term (0-2years), medium term (2-5 years), long term (5+ years), and ongoing.

Physical Image Strategies

	Short Term 0-2 Years	Mid Term 2-5 Years	Long term 5 + Years	On going
1) Consider developing a master plan to improve, enhance and preserve aesthetic qualities in the public right-of-ways (lighting, sidewalks, street landscaping)	50% X			
2) Consider creating urban design guidelines (maximum setbacks, rear commercial parking, maximum building sq. footage, facade guidelines, building materials etc.) for the Town Center and Neighborhood Support Center for properties needing development or redevelopment.	75%			X
3) Prepare a trail, parks, streetscape and landscape master plan to encourage additional green space	80%			X
4) Identify, evaluate and build gateways at major entrances to the city and neighborhoods	80%	X		
5) Implement streetscape master plan	20%	X		
6) Continue to work to minimize the "Roe Boulevard Divide" through various traffic calming methods creating a better foot and bicycle east/west connection while incorporating the Town Center	30%	X		
7) Create prominent gateway entrance into southern Roeland Park along Roe Boulevard at Johnson Drive and improve northern gateway	20%		X	
8) Establish a tree planting and trimming program				X
9) Consider minimum setbacks for commercial/office structures and required parking spaces will need to be reviewed.				X

Economic Development Strategies

	Short Term 0-2 Years	Mid Term 2-5 Years	Long term 5 + Years	On Going
10) Work with multi-jurisdictional organization to expedite development of the 47th & Mission Road neighborhood center				X
11) Package incentives and regulatory strategies for Town Center Concept beyond Bella Roe				X
12) Modify zoning ordinances as required to promote sustainable, mixed-use quality developments	Completed			

Community Identity Strategies

	Short Term 0-2 Years	Mid Term 2-5 Years	Long Term 5 + Years	On Going
13) Consider developing specific design guidelines for each development area (caves site, Johnson Drive, Cloverleaf, City Hall, and Roeland Park school site)	Completed			
14) Continue to reuse vacant publicly owned buildings to support surrounding uses and activities				X
15) Use medium density residential housing as buffers, or transition zones between single family residential neighborhoods and more intense uses				X
16) Promote the history and significance of the Strang Line and Santa Fe Trail and cooperate with adjacent communities on historic sites				X
17) Encourage public art through local funds and grants and local public and private funds	Completed			X
18) Ensure that new development appropriately balances hardscape with natural landscaping and adopt measures to reduce off-site stormwater runoff in accordance with Best Management Practices (BMPs)	Completed			X
19) Create a community of destinations (town center, neighborhood center, open spaces, public spaces, etc)				X
20) Concentrate retail into the designated multi-use town center and neighborhood center	Completed			X

Infrastructure and Public Services Strategies

	Short Term 0-2 Years	Mid Term 2-5 Years	Long Term 5 + Years	On Going
21) Implement methods to ensure that new development shares financial responsibility for impact on City services and facilities				X
22) Promote pedestrian traffic through community-wide trail system and key Roe Boulevard street crossings				X

23) Investigate the potential for consolidating public services with adjacent communities for the purposes of economic or functional efficiencies				X
24) Consider “traffic calming” in neighborhoods and in areas where higher pedestrian concentrations may				X
25) Maintain a current master plan for current and future parks	Plan done in 2010			X
26) Maintain a current five-year Capital improvement	Completed			X
27) Continue to communicate with utility companies to reduce duplication of efforts and impact on				X
28) Assess existing community needs for all forms of public transit and plan for future demands by addressing possible changes in population density and commuter				X

Residential Preservation and Redevelopment Strategies

	Short Term 0-2 Years	Mid Term 2-5 Years	Long Term 5 + Years	On Going
29) Revise zoning ordinance to allow medium density housing to provide secure and appropriate interface between commercial/institutional and residential development, and reflect the unique nature, character and needs of individual subdivisions.	Sub planning Areas?	X		
30) Address “tear-downs” (redevelopment of single family home sites) in Design Guidelines & Zoning	X			
31) Actively market the City of Roeland Park’s positive differentiators as a prime location for new residents and families	X			
32) Explore new development and redevelopment for the City of Roeland Park	Ongoing			X
33) Explore the idea of developing a consistent branding/marketing strategy for the City of Roeland	X Completed			
34) Ensure ongoing and equitable enforcement of building and property maintenance codes	Ongoing			X
35) Develop a community-wide educational program promoting residential expansion and renovation. Use the Mid-America Regional Council’s First Suburbs Coalition idea book as a reference	Ongoing			X