

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W. 51ST STREET
FEBRUARY 20, 2018 6:00 PM**

I. Roll Call

II. Approval of Minutes

1. Minutes - October 17, 2017

III. Public Hearing

IV. Action Items

1. Discussion on Bella Roe Development Plan Revision

V. Discussion Items

1. Discuss Joint Meeting with City Council to Discuss Design Standards
2. Signage for St. Luke's Hospital at NW Johnson and Roe
3. Council Briefing Overview
4. Comprehensive Plan Annual Review

VI. Other Matters Before the Planning Commission

VII. Adjournment

Scheduled Meeting Dates

Item Number: **Approval of Minutes- II.-1.**
Committee **2/20/2018**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/20/2018
Submitted By: Jennifer Jones-Lacy
Committee/Department:
Title: **Minutes - October 17, 2017**
Item Type:

Recommendation:

Details:

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: Action Items- IV.-1.
Committee 2/20/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 2/20/2018
Submitted By: Jennifer Jones-Lacy
Committee/Department:
Title: **Discussion on Bella Roe Development Plan Revision**
Item Type: Presentation

Recommendation:

Property Manager of the Bella Roe Development would like to remove the fountain north of US Bank and replace it with plant beds. Staff recommends approval of this request if the replacement product is attractive and cohesive with plans to redevelop Roe Boulevard.

Details:

Joshua Gatewood, the Property Manager with ACF Property Management and Bella Roe Shopping Center, will be on hand to make a case for replacing the fountain to the north of US bank with planting beds. His letter along with an illustration of the proposed plantings are attached.

Bella Roe Shopping Center is part of TIF 1B which is governed by a development agreement signed by the City and developers of shopping center. According to K.S.A. 12-1771(e)

Any addition of area to the redevelopment district or bioscience development district or any substantial change as defined in K.S.A. 12-1770(a), and amendments thereto, to the district plan shall be subject to the same procedure for public notice and hearing as is required for the establishment of the district.

K.S.A. 12-1770(a)(t) identifies a “substantial change” means “a change wherein the proposed plan or plans differ substantially from the intended purpose for which the district plan or project plan was approved.”

Staff have identified this change to be substantial because the Developer Agreement and

Redevelopment Plan (see attached) identifies the plan as "The Fountains of Roeland Park" and includes locations for the four fountains in the Final Development Plan (also attached). The four fountains together were estimated at \$300,000 when approved in 2004.

Staff recommends that any replacement installation be visually appealing and cohesive with the preliminary design plans for the Roe 2020 project which will redevelop Roe Boulevard. Representatives from Vireo, Roe 2020 Visioning Consultants will be providing some basic ideas of how an installation could be cohesive with these improvements to Roe.

The next steps are for the Planning Commission to review the request and decide whether to recommend approval to Council or further review. Once the item moves to Council they will need to call a public hearing to revise the development agreement with this amendment by way of resolution. The Council can then adopt the revision at the public hearing or continue their discussion.

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
☐ Request from Property Management	Exhibit
☐ Bella Roe Developer Agreement Ex. 2	Exhibit
☐ US Bank Site Redevelopment Plan	Exhibit

ACF
Property Management, Inc.

January 9th, 2017

To: City of Roeland Park, KS

RE: Bella Roe Plaza-Fountain and Flower Pot Conversion

Dear Jennifer,

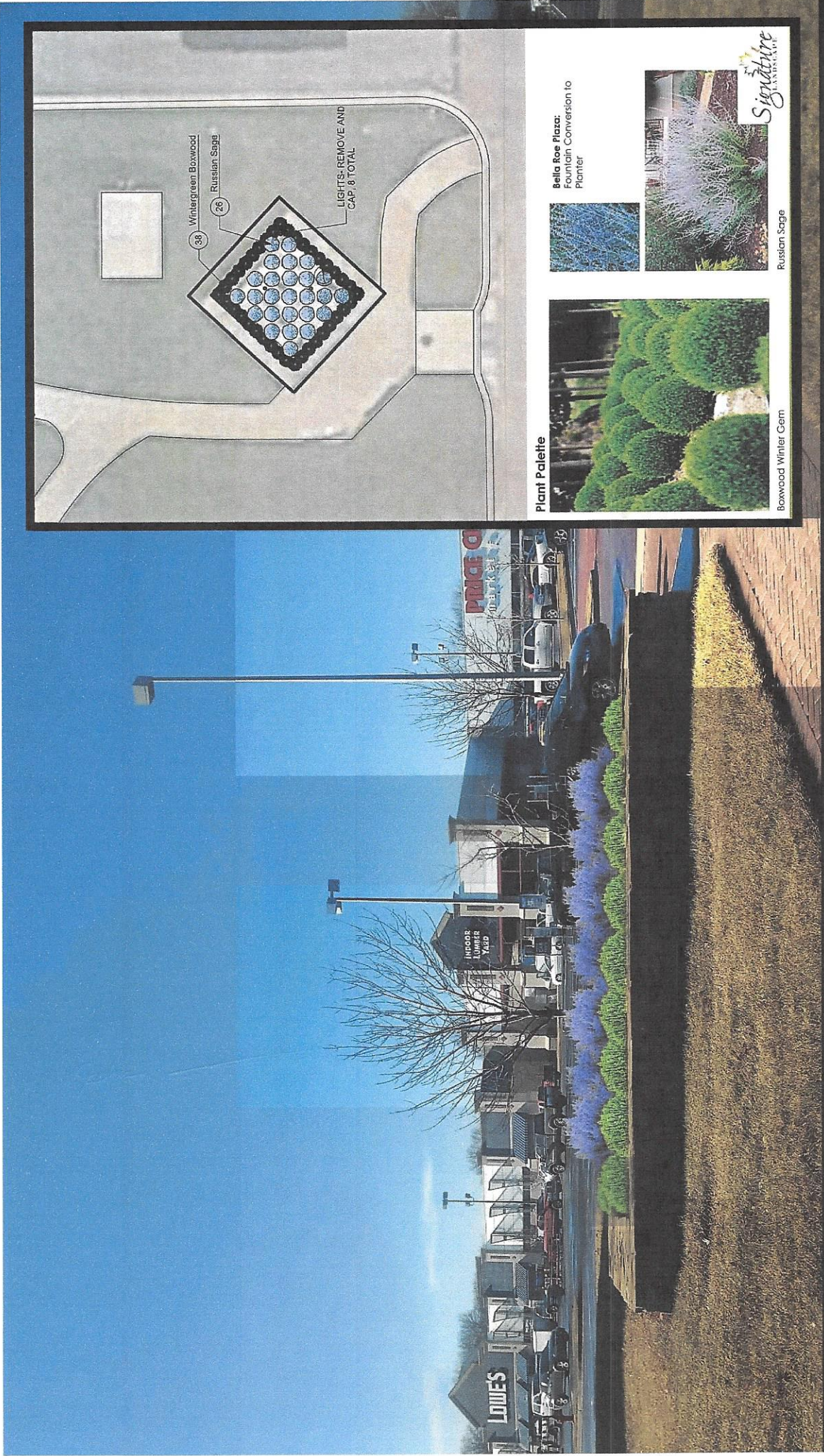
We are looking at various ways to lower our carbon footprint and energy usage at Bella Roe Plaza. Asides from more obvious energy saving tactics such as installing LED lighting and solar panels we would like to lower our water usage as it is higher than several of our other properties twice this size. The motors and pumps on the fountains also use a tremendous amount of electricity. Asides from lowering our carbon foot print this would help us lower the operating expenses at the shopping center for our tenants which has been a detriment to leasing our vacant space. We would like to convert the fountain next to US Bank in to a landscape planter as depicted on the attached rendering and site plan. Please let me know if you need any additional information at this time and what our next course of action should be.

Best Regards,



Bella Roe Plaza
ACF Property Management, Inc.
Its: Manager
Joshua Gatewood, Property Manager
7500 College Boulevard, Suite 500
Overland Park, KS 66210
(913) 295-9330

7500 College Boulevard, Suite 500 ▪ Overland Park, KS ▪ 66210
Phone: (913) 295-9330 ▪ E-Mail: JGatewood@acfpn.com



Bella Roe Shopping Center

Roe Blvd, Roeland Park, KS 66205

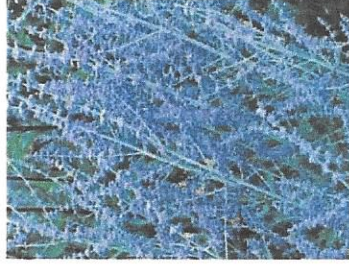


JOE STEWART
ARCHITECT

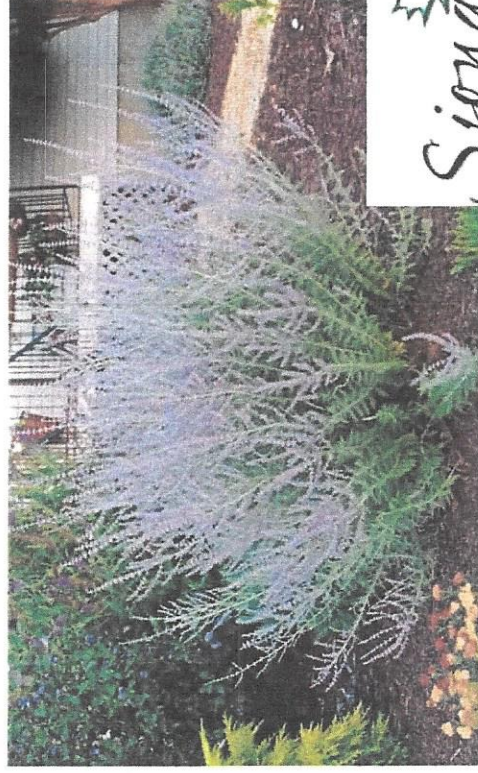
Plant Palette



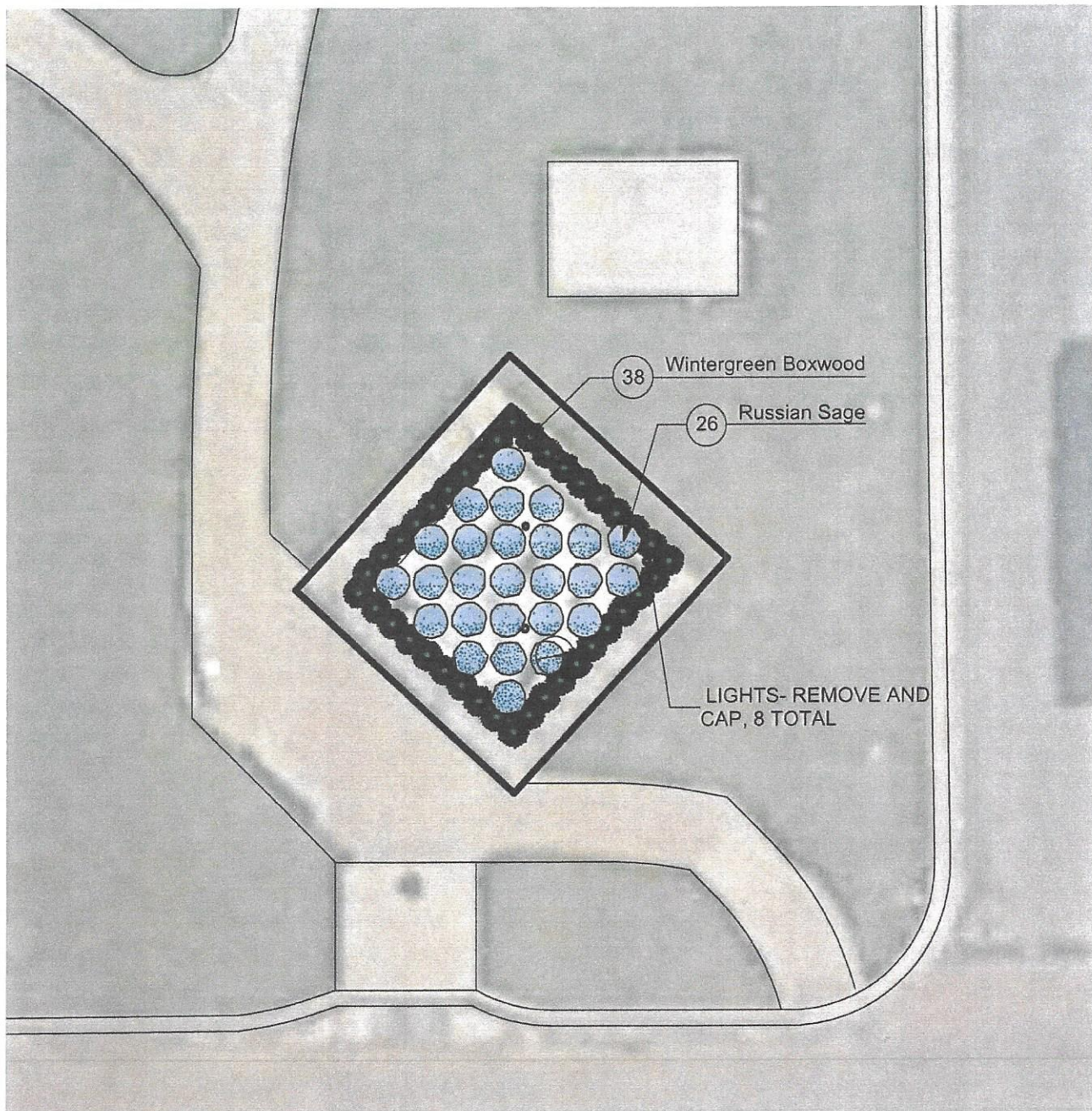
Boxwood Winter Gem



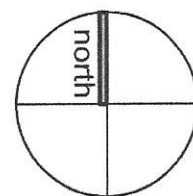
Bella Roe Plaza:
Fountain Conversion to
Planter



Russian Sage



LANDSCAPE PLAN



BELLA ROE PLAZA: FOUNTAIN RENOVATION

ADDRESS: 4850 ROE BOULEVARD

PROJECT DESCRIPTION: LANDSCAPE PLAN

DATE: 10/8/1

DESIGNER: EL

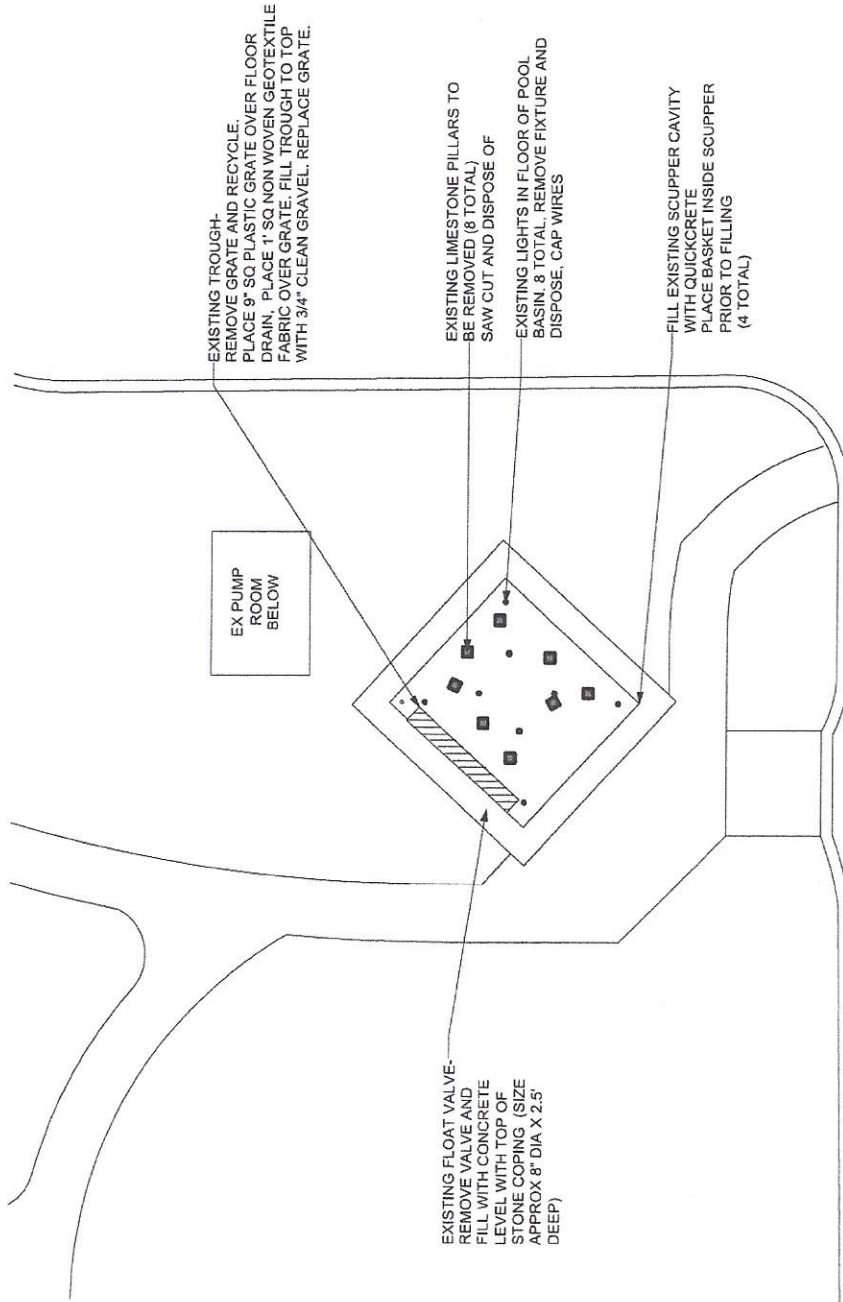
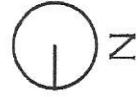
SCALE: 1"=10'-0"

PAGE: 1 OF 1

PHONE: 813 828 818

Signature
LANDSCAPE

BELLA ROE PLAZA: FOUNTAIN RENOVATION



1. BREAK UP BOTTOM OF BASIN
2. PLACE 4" DEPTH OF 3/4" CLEAN GRAVEL IN BOTTOM OF BASIN.
3. TOP WITH FILTER FABRIC AND PLACE 16" TOPSOIL OVER
4. FINISH WITH 2" MULCH AND HOLD 2" BELOW STONE COPING.

Exhibit II

CITY OF ROELAND PARK, KANSAS

ORDINANCE NO. 748

AN ORDINANCE ADOPTING THE REDEVELOPMENT PROJECT PLAN FOR
PROJECT AREA 1B

WHEREAS, on January 21, 2004, the Governing Body adopted Resolution No. 515 calling for a public hearing on the redevelopment project plan for Project Area 1B of Redevelopment District No. 1, to be conducted on March 3, 2004; and

WHEREAS, the Governing Body conducted the public hearing on the redevelopment project plan for Project Area 1B on March 3, 2004; and

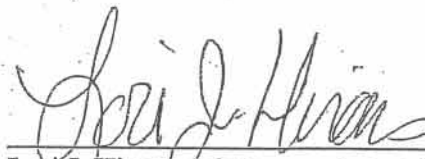
WHEREAS, the Governing Body has determined that the redevelopment project plan for Project Area 1B should be adopted;

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

1. The redevelopment project plan for Project Area 1B of Redevelopment District No. 1 is hereby adopted.

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

PASSED by the Governing Body of the City of Roeland Park, Kansas, no less than two-thirds of the members-elect voting in favor thereof, this 3rd day of March, 2004.


Lori J. Hirons, Mayor

ATTEST:


Anthony J. Pluta, City Clerk

APPROVED AS TO FORM:


Neil R. Shortlidge, City Attorney

CITY OF ROELAND PARK, KANSAS

REDEVELOPMENT PROJECT PLAN FOR PROJECT AREA 1B

January 9, 2004

I. Introduction

The Kansas Tax Increment Financing Act, (the "Act")¹ permits cities to establish Redevelopment Districts and carry out redevelopment projects within such districts. Redevelopment Districts may be established in areas that were established as Kansas Enterprise Zones prior to July 1, 1992.

Responding to the need to revitalize and redevelop certain areas of the City, including the Central Business District, the City of Roeland Park, Kansas (the "City") designated such areas as an Enterprise Zone by adoption of Resolution No. 318 on August 30, 1989. On April 17, 1991, the City of Roeland Park Governing Body adopted Ordinance No. 542, which created Redevelopment District No. 1. Subsequently, the Governing Body, following public notice and hearing as required,² has twice reconfigured the area of Redevelopment District No. 1; first, on January 16, 2002 by adoption of Ordinance No. 712, and most recently on December 17, 2003, by adoption of Ordinance No. 745.

As required by the Act, Ordinance No. 745 included a Redevelopment District Plan.³ The Redevelopment District Plan is the preliminary plan that identifies, in a general manner, all of the redevelopment project areas and improvements proposed in each project area. The Redevelopment District Plan identifies two project areas within Redevelopment District No. 1, Project Area 1A and Project Area 1B. The Act requires the City to approve a Redevelopment Project Plan (or Project Plan) prior to redeveloping any areas within a redevelopment district.⁴ This Project Plan is for Project Area 1B.

On July 31, 2003, the City entered in a Developer of Record Agreement with Roeland Park Redevelopment, LLC, (the "Developer"), which among other things, named the Developer as the Developer of Record for Project Area 1B. The Developer hereby requests the City of Roeland Park to approve this Project Plan for Project Area 1B, pursuant to the Act, and to authorize the use of tax increment financing to pay for eligible project costs associated with the redevelopment of Project Area 1B.

II. Project Area 1B Plan:

This document, and all attached exhibits, sets forth the information required by the Act⁵ to be included in the Redevelopment Project Plan, as follows:

¹ KAN. STAT. ANN. §§ 12-1770 - 12-1780(a) (2001)

² KAN. STAT. ANN. § 12-1771 (2001)

³ *Id.*

⁴ KAN. STAT. ANN. § 12-1772 (2001)

⁵ *Id.*

A. Summary of the Feasibility Study:

The Act requires the preparation of a feasibility study to show whether a redevelopment project's benefits and tax increment revenue and other available revenue are expected to exceed or be sufficient to pay for the redevelopment project costs and the effect, if any, the redevelopment project will have on any outstanding special obligation bonds as authorized pursuant to 12-1774(a)(1)(D) of the Act. A summary of the eligible project costs and the benefits and the effect on any outstanding bonds authorized pursuant to 12-1774(a)(1)(D) are attached to this Project Plan as **Exhibit A**.

B. Description and Map of the Area to be Redeveloped:

The Legal Description of Project Area 1B is attached to this Project Plan as **Exhibit B**.

The location of the proposed Project Area is shown on the map attached to this Project Plan as **Exhibit C**.

C. Description of the Buildings and Facilities Proposed to be Constructed:

The proposed redevelopment of Project Area 1B includes the demolition of existing buildings and site improvements so as to be suitable for redevelopment as shown on **Exhibit C**. The Project Plan for Area 1B would allow for the development of two "big box" retail stores totaling approximately 190,000 square feet (under roof), 2 commercial pad site buildings of approximately 9,800 square feet each, one commercial pad site building of approximately 4,000 square feet, and a possible hotel site or other nonresidential use. Other improvements include public facilities, storm drainage and utility relocation. The total project costs are estimated to be \$30,361,011. The total eligible TIF costs are estimated to be \$7,516,684. Project costs are shown in **Exhibit D**.

All of the buildings will be designed to be compatible with each other. Four entrances to the shopping center will provide substantial access and traffic flow: a main entrance from Roe Boulevard, two entrances from 50th Terrace, and an entrance from Skyline Drive.

D. Relocation Assistance Plan:

It should be noted that only businesses currently occupy the area making up Project Area 1B. Since no persons or families currently reside in this area, no relocation payments will be necessary to assist such persons or families. Relocation payments shall be made to any businesses that move from real property or that move personal property from real property as a result of the acquisition of the real property by the City in carrying out the provisions of the Act. Such relocation payments shall be in the amount of the actual reasonable cost of moving to another location, or moving personal property to another location, within the greater metropolitan Kansas City area.

The City shall provide for the payment of any reasonable damages sustained by a retailer, as defined by the K.S.A. 79-3702, and amendments thereto, by reason of the liquidation of inventories necessitated by the relocation.

*Financial Feasibility Study
For Project Area 1B Within
Redevelopment District No. 1
City of Roeland Park, Kansas*

Dated: February 26, 2004

*Prepared by:
Springsted Incorporated
85 E. Seventh Place, Suite 100
St. Paul, MN 55101*

Corporate Headquarters

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651.223.3002 Fax

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I. Overview

Sections 12-1770 through 12-1780a of the Kansas Statutes ("the Act") provide a means for cities to finance public development and redevelopment costs with incremental real estate taxes and other revenues. The purpose of the Act is to "promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities and to assist in the development and redevelopment of eligible areas within and without a city thereby promoting the general welfare of the citizens of this state..."

A city may exercise the powers conferred under the Act provided that the governing body of the city has adopted a resolution finding that the specific area sought to be developed or redeveloped is an "eligible area" under the Act. In addition, the city must find that the conservation, development or redevelopment of such an area is necessary to promote the general economic welfare of the city.

On April 17, 1991, the City of Roeland Park ("the City") created Redevelopment District No. 1 ("the District") by the adoption of Ordinance No. 542. On January 16, 2002, the City transferred real property from Redevelopment District No. 3 to the District by the adoption of Ordinance No. 712. On December 17, 2002, the City transferred real property from Redevelopment District No. 2 and Redevelopment District No. 3 to the District by the adoption of Ordinance No. 745. The proposed boundaries of the District, and its division into two project areas called Project Area 1A and Project Area 1B, is shown in Exhibit I.

One or more redevelopment projects may be undertaken within each district. The Act requires all projects to be completed within 20 years from the date of the approval of a project plan, with the exception of environmental investigation and remediation projects which must be completed within 20 years from the date the City enters into a consent decree with the Kansas Department of Health and Environment or the United States Environmental Protection Agency.

For each redevelopment project undertaken within the District, a project plan ("the Project Plan") must be prepared in consultation with the City Planning Commission. The Project Plan must include the following:

1. A summary or copy of the Financial Feasibility Study (this document).
2. A reference to the District Plan for the District.
3. A description and map of the area to be redeveloped.
4. The Relocation Assistance Plan.
5. A detailed description of all buildings and facilities proposed to be constructed or improved.

6. Any other information the City deems necessary to advise the general public of the intent of the Project Plan.

The Financial Feasibility Study must show that the Project's benefits, tax increment revenue and other available revenues under K.S.A. 12-1774(a)(1) are expected to exceed or be sufficient to pay for all Project costs as defined by K.S.A. 12-1773, including the payment of principal and interest of debt used to finance the redevelopment project.

The City is currently considering the redevelopment of Project Area 1B of Redevelopment District No. 1 ("the Project", see Exhibit I) at the northwest corner of 50th Terrace Place and Roe Boulevard. The purpose of the Project is to finance eligible costs associated with the redevelopment of the "Venture Plaza" shopping center and adjacent Firestone and U.S. Bank facilities into the "Fountains of Roeland Park" retail complex. The proposed developer of the Project is Roeland Park Redevelopment LLC ("the Developer").

The Developer is seeking approximately \$10 million dollars of public assistance, using a combination of tax increment financing (TIF) and transportation development district (TDD) sales taxes to offset eligible project costs. The Developer has requested the City to provide property TIF assistance through the issuance of special obligation tax increment bonds. The Developer has also requested the City to approve a TDD sales tax between .5% and 1% to pay certain transportation-related project costs. If a TDD is approved by the City, the City would be requested to issue a separate series of bonds to be repaid from the TDD sales tax revenues. If it is determined that property TIF and TDD financing are insufficient to finance the approximately \$10 million dollars sought by the Developer, the Developer intends to request the City to issue full, faith and credit bonds and/or to provide sales TIF assistance.

This Financial Feasibility Study evaluates the feasibility of the proposed Project, then combines the estimated Project revenues with other District revenues to provide an estimate of maximum potential redevelopment revenues available to assist the Project.

II. General Description of Tax Increment

Tax increment financing involves the creation of an increment (increase over a base value) in the real estate taxes that are generated from a defined geographic area of a community. Upon establishment of a redevelopment district, the total assessed value of all taxable real estate within the district is determined. This valuation is referred to as the district's "Original Assessed Value." Property taxes attributable to the district's Original Assessed Value are annually collected and distributed by the county treasurer to the

appropriate city, county, school district and all other taxing subdivisions in the same manner as other property taxes.

As new development occurs within the redevelopment district, the total assessed value of the district in any given year will presumably exceed its Original Assessed Value. Property tax generated by applying the sum of the property tax rates of all TIF-applicable taxing subdivisions to the increase in assessed value over and above the Original Assessed Valuation is referred to as the "tax increment." All tax increment is collected by the county and distributed to the city to be deposited in a tax increment fund.

Tax increment funds may only be used to pay for specified eligible project costs, including principal and interest on debt used, in whole or in part, to finance projects within a redevelopment district. Such debt includes notes, special obligation bonds, full faith and credit tax increment bonds, and other debt instruments. Tax increment also may be paid to a developer/owner over time as reimbursement for eligible costs incurred up-front. This payment mechanism is commonly referred to as pay-as-you-go financing and may include not only the principal amount of such costs but also all or a portion of the interest accrued thereon.

III. Project Description

The Project consists of four parcels of land (approximately 20 acres total) located primarily at the northwest corner of 50th Terrace Place and Roe Boulevard in Roeland Park. The Project site, also known as Project Area 1B, comprises the northern half of Redevelopment District No. 1 (see Exhibit I).

The total original fair market value (FMV) of the Project, as appraised in 1991 for taxes payable in 1991/1992, is estimated at \$6,967,610 (see Exhibit II). Three of the four Project parcels were classified as commercial urban with a statutory classification rate of 25%. The fourth parcel was classified as vacant urban and therefore has a classification rate of 12%. The Original Assessed Value of the Project is therefore \$1,727,712 as shown below.

<u>Parcel Desc.</u>	<u>Fair Market Value (1/1/91)</u>	<u>Class/Rate</u>	<u>Original Assessed Value (1/1/91)</u>
Mid-American Bank	1,859,328	CU/25%	464,832
Mid-American Bank	109,158	VU/12%	13,099
Sandelman Trust	196,364	CU/25%	49,091
Jasan Trust	<u>4,802,760</u>	<u>CU/25%</u>	<u>1,200,690</u>
Totals	\$6,967,610		\$1,727,712

Based on development plans provided by the Developer, Springsted has estimated the total fair market value of the Project upon completion in 2005 (assessed January 1, 2006) at \$19,960,849 (see Exhibit II). As shown in the chart below, the estimated total assessed value upon completion will be \$4,947,741. The property tax increment generated in any given year will be determined by the Project's increase in Current Assessed Value over its Original Assessed Value (as of January 1, 1991).

IV. Projected TIF Revenues (Benefits)

Captured Assessed Value

The City has the ability to use up to 100% of the property tax increment generated by the Project based on its increase in Current Assessed Value over its Original Assessed Value. This increase in value will be referred to as the Project's Captured Assessed Value, and is illustrated below for the Project at completion.

Projected Total Fair Market Value (1/1/06)	Class/Rate	Projected Total Assessed Value (1/1/06)
\$19,634,149	CU/25.0%	\$4,908,537
<u>326,700</u>	VU/12%	<u>39,204</u>
\$19,960,849		4,947,741
	Original Assessed Value	<u>(1,727,712)</u>
	Captured Assessed Value	2,787,798

The Developer estimates that the Total Assessed Value of the Project will increase at approximately 1.0% annually over the life of the Project. Exhibit II (Assumptions Report) details many of the assumptions used in the projection of values and tax increments from the Project. Column 4 in Exhibit III (Projected Tax Increment Report) shows the projected Total Assessed Value of Project Area 1B over its maximum duration.

Property Tax Rates

In order to determine the amount of tax increment generated by the Project in any given year, the Captured Assessed Value of the Project must be multiplied by the sum of the tax rates for all taxing subdivisions for that year. For taxes levied in 2003 and payable in

2003/2004, this total rate for Project Area 1B is 80.122 mills as shown below.

<u>Jurisdiction</u>	<u>Mill Rate (2003/2004)</u>
City of Roeland Park	21.976
Johnson County	16.381
USD 512	37.774
JoCo Community College	9.432
JoCo Parks and Other	14.559
Total	80.122

Projected Tax Increment

The projected tax increment generated by the Project is shown in Column 11 of Exhibit III. If approved, the Project would be eligible to receive increment in 2004/2005 through the first-half of 2023/2024 (assuming the first-half 2023 collection is received prior to February 2024). The tax increment projections are based on original assessed values, captured assessed values, and tax rates as previously discussed. It is assumed in all years of the report that 100% of property taxes are paid when due. The total property tax increments projected for the Project are \$5,177,737.

All tax increment shall be allocated and paid by the Johnson County Treasurer to the City Treasurer in the same manner and at the same time as normal property taxes. All such tax increment must be deposited in a special fund of the City for the payment of eligible redevelopment costs. The City is considering paying such costs through the issuance of special obligation bonds.

Project Area 1A Tax Increment

The Project is also eligible for assistance from other District revenues, namely revenues generated from previous development in Project Area 1A. Column 8 of Exhibit III shows the anticipated revenues of Project 1A through the first-half 2023 collection. Column 9 reflects the estimated \$465,000 TIF 1 fund balance as well as the \$30,000 that the District receives in annual reimbursements from the State of Kansas (the State compensates the District for the loss in tax increment that resulted from a reduction in the general education levy to the current 20 mill rate).

Column 10 shows the remaining debt service obligations of Project 1A, through the final payment on March 1, 2008. If the City approves the use of Project 1A resources, a net total of \$4,832,352 is expected to be available to assist the proposed redevelopment in Project 1B.

V. Projected TIF Expenditures (Costs)

The TIF-eligible project costs are estimated by the Developer to be \$6,137,184. Based on current tax increment projections for Projects 1A and 1B, the City has the ability to expend a maximum of \$10,010,090 in debt service on bonds incurred for the Project. The City has been asked to use Total Property Tax Increment (see Exhibit III, Column 12) to make payments on special obligation tax increment bonds until 2024, the Project's required termination date.

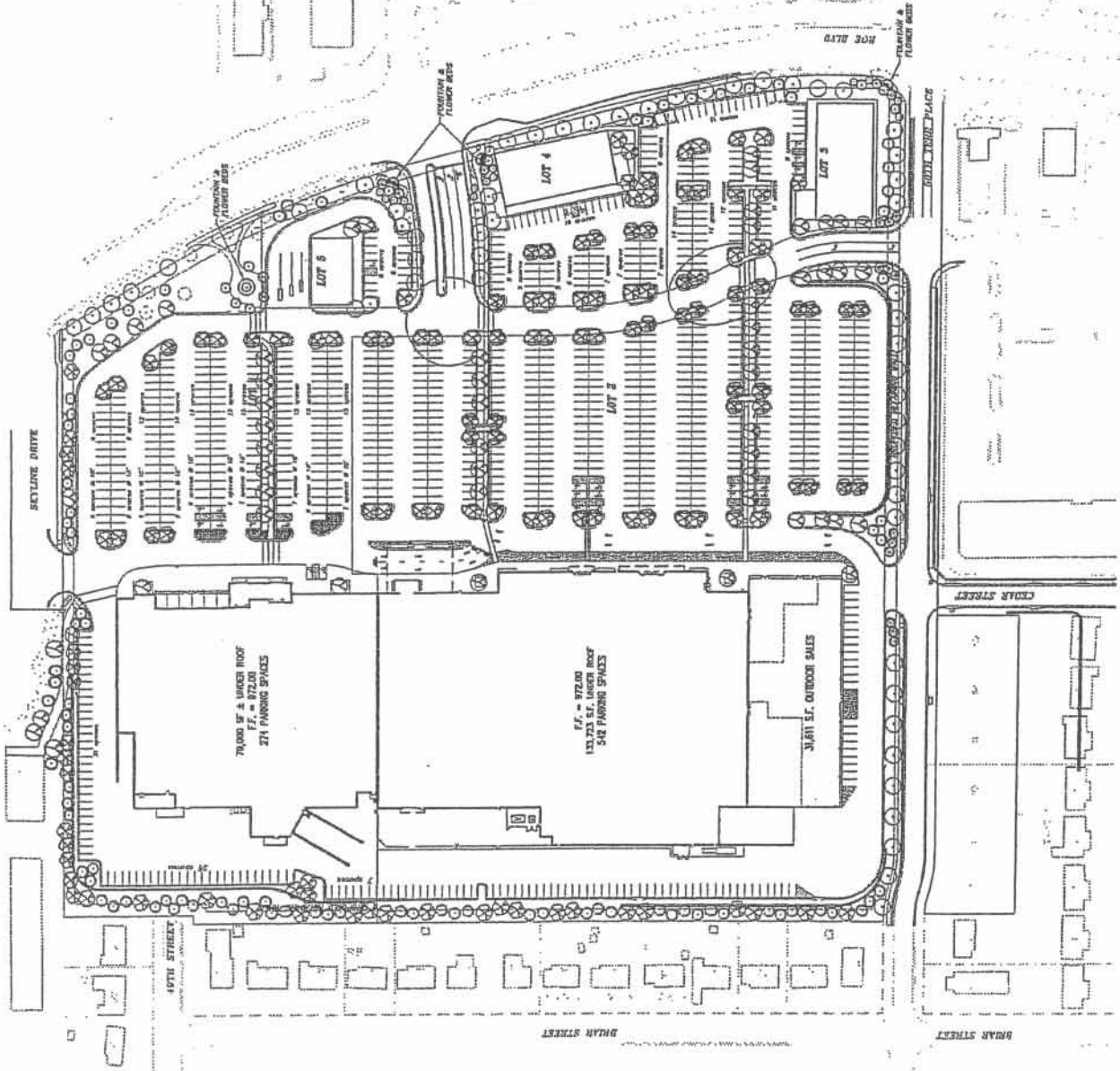
While the terms of the proposed bond financing have not been determined, Springsted has assumed the bonds would be secured only with property tax increment generated by the Project. As noted earlier, the City has not yet agreed to pledge its full faith and credit (general obligation) to payment of the bonds. Assuming a debt coverage ratio of 125% and an average interest rate of 6%, the District can support a bond issue of approximately \$4,265,000, yielding net proceeds of \$4,137,050 (see Exhibit IV).

VI. Conclusion

The Act requires that the Financial Feasibility Study demonstrate that the Project's benefits and other available revenues are expected to equal or exceed all Project costs. The available revenues of the District through the first-half of 2023 collections are projected to be \$10,010,090, and as shown above, are estimated to support \$4,265,000 in debt. Because the City is not considering pledging anything more than the property tax increment revenue generated by the Project and District to debt service, the revenues (benefits) of the Project will always exceed the expenditures (costs) of the Project.

EXHIBIT 1

FOUNTAINS OF ROELAND PARK



SHAFER, KLINE & WARREN, INC.
 1000 N. 10TH STREET
 SUITE 100
 MINNEAPOLIS, MN 55412
 TEL: 612-338-1111
 FAX: 612-338-1112
 www.shaferkline.com

City of Roeland Park, Kansas
Tax Increment Financing District No. 1
Fountains of Roeland Park Project

Original Appraised Value (1/1/91)		\$9,277,614
Original Assessed Value (1/1/91)		\$2,305,213
2003 Mill Rates		
	Total	TIF 1A Applicable
City of Roeland Park	21.976	21.976
Johnson County	16.381	16.381
512 Unified and Bond	17.774	17.774
512 General Ed	20.000	20.000
JoCo Community College	9.432	9.432
JoCo Parks and Other	14.559	14.559
State of Kansas	1.500	NA
Total	101.622	100.122
		TIF 1B Applicable (a)
City of Roeland Park	21.976	21.976
Johnson County	16.381	16.381
512 Unified and Bond	17.774	17.774
512 General Ed	20.000	0.000
JoCo Community College	9.432	9.432
JoCo Parks and Other	14.559	14.559
State of Kansas	1.500	NA
Total	101.622	80.122
Property TIF Inflation Rate:		
Sales Tax Inflation Rate:		
Estimated Dated Date:		
First Payment Date:		
Tax-Exempt S.O. Bond Rates:		
(a) Fountains of Roeland Park is proposed for Project Area 1B of TIF District 1.		

EXHIBIT II - Continued

**City of Roeland Park, Kansas
Tax Increment Financing District No. 1
Fountains of Roeland Park Project**

Assess 1991 (Base Year of TIF District 1)

<u>List #</u>	<u>Project Area</u>	<u>Parcel Desc.</u>	<u>Parcel ID</u>	<u>Original Appraised Value</u>	<u>Code</u>	<u>Class Rate</u>	<u>Original Assessed Value</u>
1	1A	Roeland Park Dev Co.	PP7400000 0001	n/a	CU	25.00%	n/a
2	1A	Roeland Park Dev Co.	PP7400000 00001A	n/a	CU	25.00%	n/a
3	1A	Roeland Park Dev Co.	PP7400000 00002	n/a	CU	25.00%	n/a
4	1A	Roeland Park Dev Co.	PP7400000 00003	n/a	CU	25.00%	n/a
5	1A	Roeland Park Dev Co.	PP7400000 00004	n/a	CU	25.00%	n/a
Subtotal - Project 1A				2,310,004			577,501
6	1B	Mid-American Bank	PP251204-1014	1,859,328	CU	25.00%	464,832
7	1B	Mid-American Bank	PP251204-1018	109,158	VU	12.00%	13,099
8	1B	Sandelman Trust	PP251204-1008	196,364	CU	25.00%	49,091
9	1B	Jasan Trust	PP251204-1017	4,802,760	CU	25.00%	1,200,690
Subtotal - Project 1B				6,967,610			1,727,712
Total Original Values - TIF District No. 1				9,277,614			2,305,213

Assess 2003 (Current Year of TIF District 1)

Project				Current Appraised	Eligible			Current Assessed
List #	Area		Parcel ID	Value	TIF Rate	Code	Class Rate	Value
1	1A	Roeland Park Dev Co.	PP7400000 0001	6,414,900	100.122	CU	25.00%	1,603,725
2	1A	Roeland Park Dev Co.	PP7400000 00001A	0	100.122	CU	25.00%	0
3	1A	Roeland Park Dev Co.	PP7400000 00002	1,323,300	100.122	CU	25.00%	330,825
4	1A	Roeland Park Dev Co.	PP7400000 00003	755,500	100.122	CU	25.00%	188,875
5	1A	Roeland Park Dev Co.	PP7400000 00004	1,187,700	100.122	CU	25.00%	296,925
Subtotal - Project 1A				9,681,400				2,420,350
6	1B	Mid-American Bank	PP251204-1014	1,232,700	100.122	CU	25.00%	308,175
7	1B	Mid-American Bank	PP251204-1018	667,850	100.122	VU	12.00%	80,142
8	1B	Sandelman Trust	PP251204-1008	2,742,600	80.122	CU	25.00%	685,650
9	1B	Jasan Trust	PP251204-1017	4,080,400	80.122	CU	25.00%	1,020,100
Subtotal - Project 1B				8,723,550				2,094,067
Total Current Values - TIF District No. 1				18,404,950				4,514,417

Tax Increment - Assess/Levy 2003

	<u>Current Value</u>	<u>Original Value</u>	<u>Captured Value</u>	<u>Eligible TIF Rate</u>	<u>Current TIF</u>
Project 1A	2,420,350	577,501	1,842,849	100.122	184,510
Project 1B	2,094,067	1,727,712	366,355	80.122 *	29,353
Totals		2,305,213	2,209,204		213,863

* Assumes all of Project Area 1B captures TIF from 80.122 mills, even though Bank parcels are eligible to capture from 100.122 mills.

City of Roeland Park, Kansas
Tax Increment Financing District No. 1
Fountains of Roeland Park Project

Base and Current Values	Appraised	Assessed
Base - Assess January 1, 1991	6,967,610	1,727,712
Current - Assess January 1, 2003	8,723,550	2,094,067

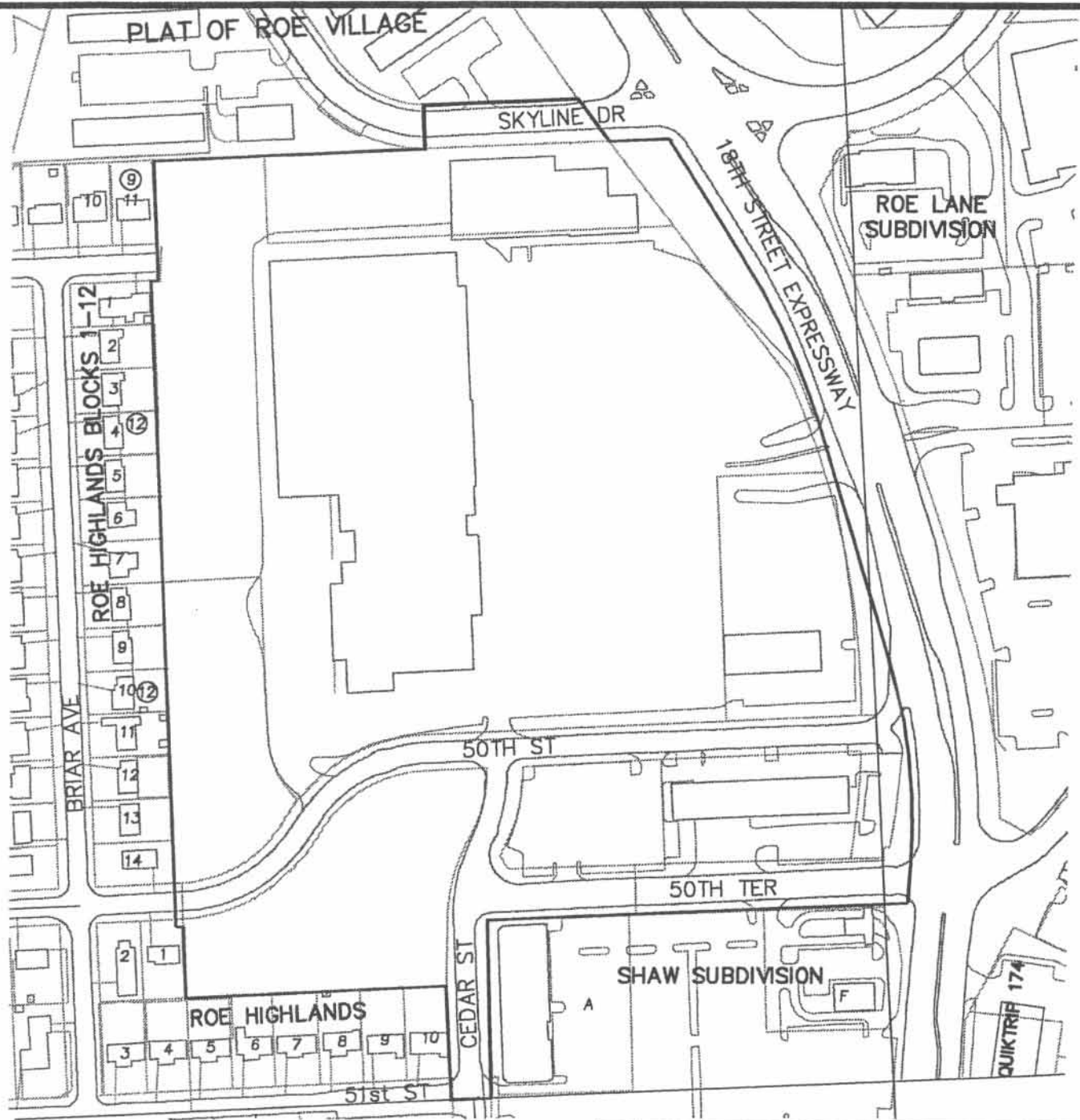
Project Components	Price Chopper	Lowes*	Retail Pad	Restaurant Pad	Bank Pad	Hotel Site
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New Development Appraised	Price Chopper	Lowes	Retail Pad	Restaurant Pad	Bank Pad	Hotel Site
January 1, 2004	0%	0%	0%	0%	0%	100%
January 1, 2005	100%	15%	20%	20%	20%	100%
January 1, 2006	100%	100%	100%	100%	100%	100%

Estimated Assessed Value	Price Chopper	Lowes	Retail Pad	Restaurant Pad	Bank Pad	Hotel Site
January 1, 2004	0	0	0	0	0	39,204
January 1, 2005	1,481,250	315,921	76,930	132,300	55,000	39,204
January 1, 2006	1,481,250	2,106,137	384,650	661,500	275,000	39,204

* Lowes site totals 164,700+ s.f. including a 31,000 s.f. outdoor storage area. JoCo Appraiser indicated that, based on current information, no value should be assigned to outdoor area for this purpose.

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SCALE: 1" = 200'

JOB NO. 104844 | DATE 10-17-03 | BY CMP

**PLAT OF LEGAL DESCRIPTION
PROJECT AREA 1B
ROELAND PARK, KANSAS**



SHAFER, KLINE & WARREN, INC.

CIVIL ENGINEERS - LAND SURVEYORS
TRAFFIC & TRANSPORTATION ENGINEERING
LAND PLANNING - LANDSCAPE ARCHITECTURE

11100 W. 91st STREET, OVERLAND PARK, KANSAS 66214
OFFICE: 913-888-7800 FAX: 913-888-7868

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EXHIBIT III
City of Roeland Park, Kansas
Tax Increment Financing District No. 1
Fountains of Roeland Park Project

TIF Year	Assess & Tax Year	Projected 1A Assessed Value	Projected 1B Assessed Value	(3) + (4) Total Assessed Value	Original TIF 1 Assessed Value	(5) - (6) Captured Value	1A Prop Tax Increment (a)	1A Surplus Funds and KS Reimburse (b)	Existing 1A Debt Service (c)	1B Prop Tax Increment (d)	(8) + (9) - (10) + (11) Total Prop Tax Increment	Net Revenues with DCR of: 125% (13)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
1	2004	2,420,350	2,094,067	4,514,417	2,305,213	2,209,204	184,510	495,000	(72,620)	29,353	636,243	508,994
2	2005	2,444,554	2,100,605	4,545,158	2,305,213	2,239,945	186,933	30,000	(74,353)	29,877	172,457	137,966
3	2006	2,468,999	4,947,741	7,416,740	2,305,213	5,111,527	189,381	30,000	(75,740)	257,995	401,636	321,309
4	2007	2,493,689	4,997,219	7,490,908	2,305,213	5,185,695	191,853	30,000	(71,925)	261,959	411,887	329,510
5	2008	2,518,626	5,047,191	7,565,817	2,305,213	5,260,604	194,349	30,000	0	265,963	490,313	392,250
6	2009	2,543,812	5,097,663	7,641,475	2,305,213	5,336,262	196,871	30,000	0	270,007	496,878	397,503
7	2010	2,569,250	5,148,639	7,717,890	2,305,213	5,412,677	199,418	30,000	0	274,092	503,509	402,808
8	2011	2,594,943	5,200,126	7,795,069	2,305,213	5,489,856	201,990	30,000	0	278,217	510,207	408,166
9	2012	2,620,892	5,252,127	7,873,019	2,305,213	5,567,806	204,588	30,000	0	282,383	516,972	413,577
10	2013	2,647,101	5,304,648	7,951,749	2,305,213	5,646,536	207,213	30,000	0	286,591	523,804	419,043
11	2014	2,673,572	5,357,695	8,031,267	2,305,213	5,726,054	209,863	30,000	0	290,841	530,704	424,563
12	2015	2,700,308	5,411,272	8,111,580	2,305,213	5,806,367	212,540	30,000	0	295,134	537,674	430,139
13	2016	2,727,311	5,465,384	8,192,695	2,305,213	5,887,482	215,243	30,000	0	299,470	544,713	435,770
14	2017	2,754,584	5,520,038	8,274,622	2,305,213	5,969,409	217,974	30,000	0	303,849	551,823	441,458
15	2018	2,782,130	5,575,239	8,357,369	2,305,213	6,052,156	220,732	30,000	0	308,272	559,003	447,203
16	2019	2,809,951	5,630,991	8,440,942	2,305,213	6,135,729	223,517	30,000	0	312,739	566,256	453,005
17	2020	2,838,051	5,687,301	8,525,352	2,305,213	6,220,139	226,331	30,000	0	317,250	573,581	458,865
18	2021	2,866,431	5,744,174	8,610,605	2,305,213	6,305,392	229,172	30,000	0	321,807	580,979	464,783
19	2022	2,895,096	5,801,616	8,696,711	2,305,213	6,391,498	232,042	30,000	0	326,409	588,452	470,761
20	2023	2,924,046	5,859,632	8,783,678	2,305,213	6,478,465	117,470	30,000	0	165,529	312,999	250,399
2024		2,953,287	5,918,228	8,871,515	2,305,213	0	0	0	0	0	0	0
Totals							\$4,061,990	\$1,065,000	(\$294,638)	\$5,177,737	\$10,010,090	\$8,008,072

(a) Assumes 100% collection of property taxes. Since TIF expenditures are limited to 20 years from City approval of Project in February 2004 (estimated), final collection would be first-half 2023 collection, distributed to City in January 2024.

(b) City has approximately \$465,000 in TIF 1 fund and receives roughly \$30,000 per year in state reimbursement for previous reduction in general ed levy.

(c) Assumes City will use 2004 Levy Year TIF from Project Area 1A to make 3/1/05 and 9/1/05 debt service payments, and so on, through 3/1/08 final payment.

(d) Assumes Fountains of Roeland Park development value will be assessed according to completion schedule on previous page, with inflation commencing in Levy Year 2007.

Projected Maximum Bond Cash Flow Report

EXHIBIT IV

City of Roeland Park, Kansas Tax Increment Financing District No. 1 Fountains of Roeland Park Project Tax-Exempt Special Obligation Bonds

Annual Period Ending (1)	Principal (2)	Tax-Exempt Rate (a) (3)	Interest (4)	P & I (5)	Capitalized Interest (6)	Available TIF Revenues (b) (7)	Annual Balance (8)	Annual Debt Coverage (9)	Cumulative Balance (10)
10/01/04	0	6.00%	0	0	0	0	0	0	0
10/01/05	0	6.00%	383,850	383,850	0	508,994	125,144	1.658	125,144
10/01/06	0	6.00%	255,900	255,900	0	137,966	(117,934)	0.674	7,210
10/01/07	60,000	6.00%	255,900	315,900	0	321,309	5,409	1.271	12,619
10/01/08	75,000	6.00%	252,300	327,300	0	329,510	2,210	1.258	14,828
10/01/09	145,000	6.00%	247,800	392,800	0	392,250	(550)	1.248	14,278
10/01/10	160,000	6.00%	239,100	399,100	0	397,503	(1,597)	1.245	12,681
10/01/11	175,000	6.00%	229,500	404,500	0	402,808	(1,692)	1.245	10,989
10/01/12	190,000	6.00%	219,000	409,000	0	408,166	(834)	1.247	10,154
10/01/13	205,000	6.00%	207,600	412,600	0	413,577	977	1.253	11,132
10/01/14	225,000	6.00%	195,300	420,300	0	419,043	(1,257)	1.246	9,875
10/01/15	245,000	6.00%	181,800	426,800	0	424,563	(2,237)	1.243	7,638
10/01/16	265,000	6.00%	167,100	432,100	0	430,139	(1,961)	1.244	5,677
10/01/17	285,000	6.00%	151,200	436,200	0	435,770	(430)	1.249	5,248
10/01/18	305,000	6.00%	134,100	439,100	0	441,458	2,358	1.257	7,606
10/01/19	330,000	6.00%	115,800	445,800	0	447,203	1,403	1.254	9,008
10/01/20	355,000	6.00%	96,000	451,000	0	453,005	2,005	1.256	11,013
10/01/21	385,000	6.00%	74,700	459,700	0	458,865	(835)	1.248	10,178
10/01/22	415,000	6.00%	51,600	466,600	0	464,783	(1,817)	1.245	8,361
10/01/23	445,000	6.00%	26,700	471,700	0	470,761	(939)	1.248	7,422
10/01/24	0	6.00%	0	0	0	250,399	250,399	0.000	257,822
10/01/25	0	6.00%	0	0	0	0	0	0.000	257,822
10/01/26	0	6.00%	0	0	0	0	0	0.000	0
	\$4,265,000		\$3,485,250	\$7,750,250	\$0	\$8,008,072	\$257,822		

Bond Issue Summary	
Dated Date	04/01/04
Bond Years	58,087.50
Average Maturity	13.62
Annual Interest	\$3,485,250
Discount 2.00%	\$85,300
Net Interest Cost	\$3,570,550
Net Interest Rate	6.147%

Purpose	Amount	%
Net Proceeds (c)	\$4,137,050	97.00%
Capitalized Interest	0	0.00%
Underwriters Discount	85,300	2.00%
Costs of Issuance	42,650	1.00%
Other	0	0.00%
Other	0	0.00%
Total Bond Issue	\$4,265,000	100.00%

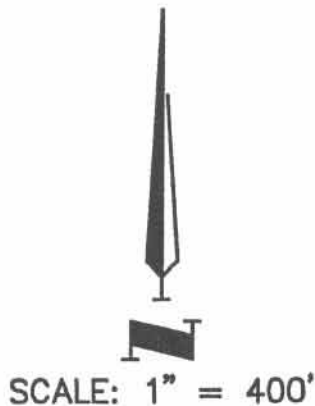
(a) Estimate only - does not reflect actual underwriting commitment.

(b) TIF Amounts available reflect debt coverage ratio of 1.25%. Last amount in 2024 is not applied due to 20-year maximum Project duration.

(c) Net Proceeds reflect estimated 2% underwriters discount and 1% cost of issuance.

**LEGAL DESCRIPTION
PROJECT AREA NO. 1-B**

Commencing at a point on the North right-of-way line of 50th Terrace, said point being located 10 feet East of the Southeast corner of Lot 14, Block 12, Roe Highlands; thence South to a point on the platted Southerly right-of-way line of 50th Terrace, said point also being on the platted North line of Lot 1, Block 1, Roe Highlands; thence Easterly on the platted North line of Lot 1, Block 1, Roe Highlands to the platted Northeast corner of said Lot 1, Block 1, Roe Highlands; thence Southerly on the platted East line of Lot 1, Block 1, Roe Highlands, to the Southeast corner thereof, said point also being the platted Northwest corner of Lot 5, Block 1, Roe Highlands; thence Easterly on the platted North line of Lots 5 thru 10, inclusive, Block 1, Roe Highlands, to the platted Northeast corner of said Lot 10, Block 1, Roe Highlands; thence Southerly on the platted East line of Lot 10, Block 1, Roe Highlands, to the platted Southeast corner thereof; thence Southerly along a line, which if extended would intersect the Northeast corner of Lot A, Block 14, Roeland Park, to a point on the centerline of 51st Street; thence East along the centerline of said 51st Street, to a point on the East right-of-way line of Cedar Street; thence North along the East right-of-way line of Cedar Street, to a point on the South right-of-way line of 50th Place; thence East along the South right-of-way line of 50th Place, to a point on the West right-of-way line of Roe Boulevard; thence Northerly and Northwesterly along the West right-of-way line of Roe Boulevard, to a point on the North right-of-way line of Skyline Drive, as now established; thence West along the North right-of-way line of said Skyline Drive, a distance of 201.98 feet, more or less, to a point of curvature; thence Westerly and Northwesterly, along the Northerly right-of-way line of said Skyline Drive, on a curve to the right having a radius of 155 feet, a central angle of 5°33'12", a distance of 15.02 feet; thence South and perpendicular to the North line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 12, Range 25, a distance of 60.73 feet, more or less, to a point on the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 4; thence Westerly along the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 4, to the Northeast corner of Lot 11, Block 9, Roe Highlands; thence Southerly along the Southerly prolongation of the East line of said Lot 11, Block 9, Roe Highlands, a distance of 165 feet, to the South right-of-way line of 49th Street; thence Westerly along the Southerly right-of-way line of 49th Street, a distance of 10 feet, said point being the Northeast corner of Lot 1, Block 12, Roe Highlands; thence Southerly along the East line of Lots 1 thru 14, Block 12, Roe Highlands, a distance of 840 feet, said point being the intersection of the Southeast corner of Lot 14, Block 12, Roe Highlands and the North right-of-way line of 50th Terrace; thence Easterly along the North right-of-way line of 50th Terrace, a distance of 10 feet, to the Point of Beginning.



REVISED 5-14-04
REVISED 12-17-03

JOB NO. 104844	DATE 10-17-03	BY CMP
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REDEVELOPMENT DISTRICT PLAN REDEVELOPMENT DISTRICT 1 ROELAND PARK, KANSAS



SHAFFER, KLINE & WARREN, INC.

CIVIL ENGINEERS - LAND SURVEYORS
TRAFFIC & TRANSPORTATION ENGINEERING
LAND PLANNING - LANDSCAPE ARCHITECTURE
11100 W. 91st STREET, OVERLAND PARK, KANSAS 66214
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FOUNTAINS OF ROELAND PARK ESTIMATED PROJECT COST

TIF

Acquisition Costs	\$ 4,300,000.00
Site Improvement Costs	\$ 2,257,184.00
Soft Costs	\$ 959,500.00

TDD

Site Improvements Costs	\$ 3,569,327.00
Acquisition Costs	\$ 4,000,000.00
State Administration Fee (2%)	\$ 150,000.00

BUILDING IMPROVEMENT COSTS

Lowe's	\$ 7,000,000.00
Price Chopper	\$ 5,325,000.00
Bank Building - Lot 2	\$ 50,000.00
Retail Pad - Lot 3	\$ 1,225,000.00
Retail Pad - Lot 4	\$ 1,225,000.00
Fountains (four proposed)	\$ 300,000.00

TOTAL PROJECT COSTS	\$ 30,361,011.00
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All of the above costs are estimations.

TIF - OPINION OF PROBABLE CONSTRUCTION COSTS

SITE IMPROVEMENT COSTS

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	PROJECT TOTAL
DEMOLITION OF BUILDINGS	L.S.	1	\$ 390,000	\$ 390,000
GRADING	C.Y.	66,742	\$ 5	\$ 333,710
2' CONC. CURB & GUTTER	L.F.	1,780	\$ 20	\$ 35,600
8" REINFORCED CONCRETE PAVEMENT	S.Y.	8,260	\$ 60	\$ 495,600
6" ASPHALTIC CONCRETE PAVEMENT	S.Y.	2,593	\$ 15	\$ 38,895
FLYASH STABILIZED SUBGRADE FOR ASPHALT PAVEMENT	S.Y.	2,593	\$ 5	\$ 12,965
STORM SEWER STRUCTURES	EA	7	\$ 3,500	\$ 24,500
STORM SEWER PIPE	L.F.	598	\$ 80	\$ 47,840
8" SANITARY SEWER MAIN	L.F.	3,030	\$ 50	\$ 151,500
8" WATER MAIN (COMPLETE)	L.F.	5,080	\$ 45	\$ 228,600
RETAINING WALL	S.F.	10,315	\$ 25	\$ 257,875
ENGINEERING	L.S.	1	\$ 34,900	\$ 34,900
CONTINGENCIES	L.S.	1	10%	<u>\$ 205,199</u>
TOTAL SITE IMPROVEMENT COSTS				<u>\$2,257,184</u>

SOFT COSTS

ITEM DESCRIPTION	PROJECT TOTAL
DEVELOPER:	
ARCHITECT, ENGINEERING, GEOTECH, INTEREST	\$ 240,000
LEGAL	\$ 175,000
DEVELOPMENT FEE	<u>\$ 250,000</u>
TOTAL	<u>\$ 660,000</u>
CITY:	
ARCHITECT	\$ 12,500
ENGINEERING	\$ 30,000
LEGAL	\$ 50,000
BOND COUNSEL	\$ 100,000
FEASIBILITY STUDY	\$ 7,000
ADMINISTRATIVE FEE 1%	<u>\$ 100,000</u>
TOTAL	<u>\$ 299,500</u>
TOTAL SOFT COSTS	\$ 959,500

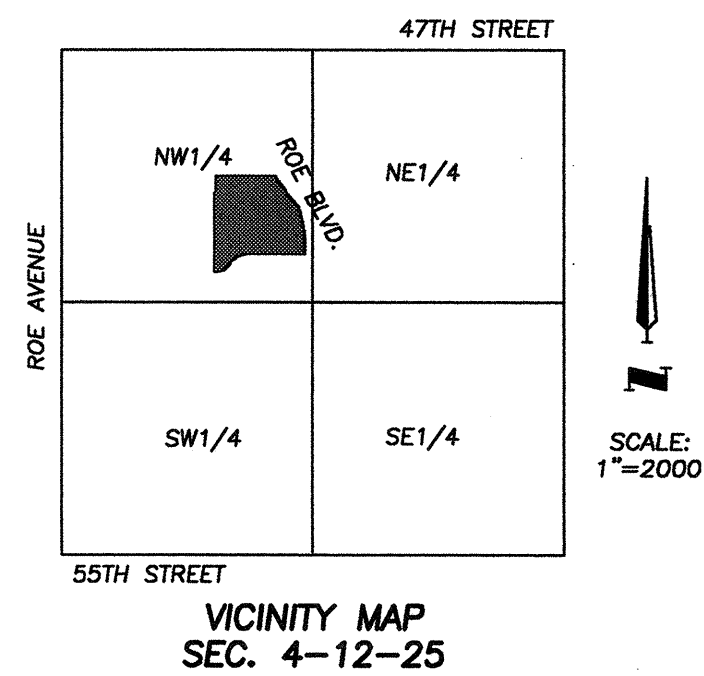
LEGEND OF EXISTING IMPROVEMENTS

- AC = AIR CONDITIONER
- BM = BENCHMARK
- BW = BOTTOM OF WALL
- BP = BRICK POST
- B = BRICK
- DRAIN = DRAIN
- EM = ELECTRIC METER
- FENCE LINE = FENCE LINE
- FF = FINISH FLOOR
- FIH = FIRE HYDRANT
- FLP = FLAG POLE
- F = FLOW LINE
- G = GAS MARKER
- GTPST = GATE POST
- GA = GUY ANCHOR
- INTERCOM = INTERCOM
- LP = LIGHT POLE
- MB = MAILBOX
- MS = METAL SIGN
- NAIL = NAIL
- PPFB = POWER AT FACE OF BUILDING
- PMH = POWER MANHOLE
- PPT = POWER POLE W/ TRANSFORMER
- PPU = POWER POLE W/ UNDERGROUND
- PP = POWER POLE
- SSMH = SANITARY SEWER MANHOLE
- SHRUB = SHRUB
- STNP = STONE POST
- TR = TELEPHONE RISER
- TC = TOP BACK OF CURB
- TA = TOP OF ASPHALT
- TW = TOP OF WALL
- TREE = TREE
- T = UNDERGROUND CABLE TELEPHONE
- G = UNDERGROUND GAS
- UP = UNDERGROUND POWER
- W = UNDERGROUND WATER
- UMH = UNKNOWN MH
- WFB = WATER AT FACE OF BUILDING
- WFC = WATER FAUCET
- W = WATER MARKER
- WM = WATER METER
- WV = WATER VALVE
- WP = WOOD POST
- YLT = YARD LIGHT

LEGEND

- 2" ASPHALT SURFACE (TYPE 3) & 5" ASPHALT BASE (TYPE 1)
- 2" ASPHALT SURFACE (TYPE 3) & 6" ASPHALT BASE (TYPE 1)
- 7" REINFORCED CONCRETE PAVEMENT
- CONCRETE SIDEWALK (4")
- DENOTES 2'-0" CONCRETE CURB & GUTTER (TYPE CG-1)
- DENOTES 2'-0" CONCRETE CURB & GUTTER (TYPE CG-1 DRY)

BENCHMARK ELEV. = 959.69
SQUARE CUT IN SOUTHWEST CORNER THE FIRST INLET NORTH OF THE MAIN ENTRANCE TO VENTURE ON THE WEST SIDE OF ROE BOULEVARD.

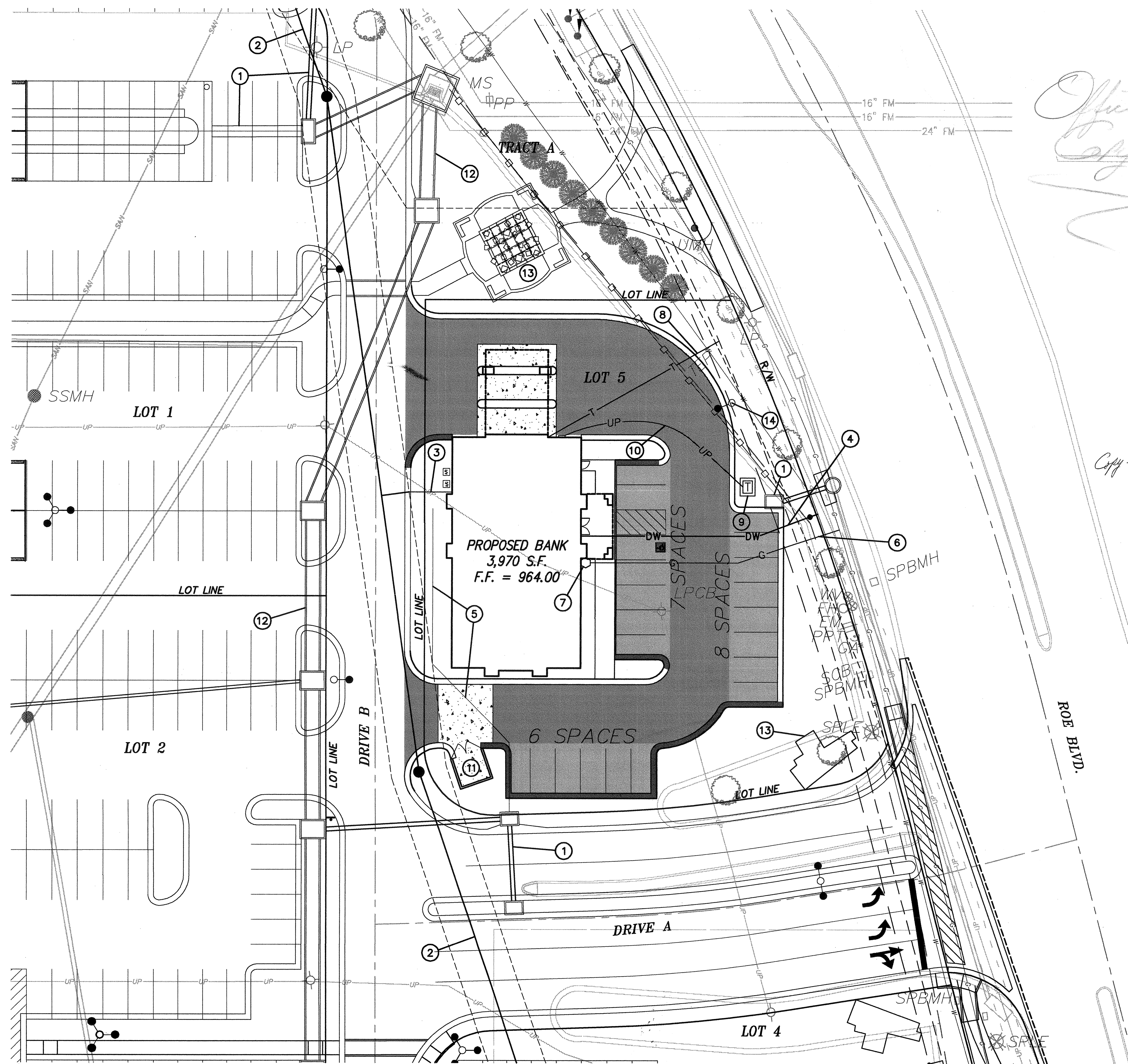


DEVELOPER
ROELAND PARK
REDEVELOPMENT, L.L.C.
13725 W 109TH
LENEXA, KANSAS 66215
C/O MIKE CHRISTIE
PHONE: (913) 498-8000
FAX: (913) 498-8011

ARCHITECT
PIASKOWY+COOPER
14 EAST EIGHTH STREET
COVINGTON, KENTUCKY 41011
C/O JIM KAISER
PHONE: (859) 431-8612
FAX: (859) 431-8611

CONSTRUCTION NOTES

- PROPOSED PRIVATE STORM SEWER. SEE ROELAND PARK SHOPPING CENTER PLANS SHEET C2.00 FOR INFORMATION.
- PROPOSED SANITARY SEWER. SEE ROELAND PARK SHOPPING CENTER PLANS SHEET C3.00 FOR INFORMATION.
- PROPOSED 6" SANITARY SEWER SERVICE LINE. SEE SHEET C1.04 FOR INFORMATION.
- PROPOSED 1 1/2" DOMESTIC WATER LINE. SEE SHEET C1.03 FOR INFORMATION.
- PROPOSED ROOF DRAIN. SEE SHEET C1.03 FOR INFORMATION.
- PROPOSED GAS SERVICE LINE BY KANSAS GAS SERVICE. SEE SHEET C1.03 FOR INFORMATION.
- PROPOSED GAS METER BY KANSAS GAS SERVICE. SEE SHEET C1.03 FOR INFORMATION.
- PROPOSED 4" SCH. 40 PVC TELEPHONE CONDUIT. SEE SHEET C1.03 FOR INFORMATION.
- PROPOSED ELECTRICAL TRANSFORMER. CONSTRUCT PER KCP&L STD. DWG #6295.
- PROPOSED 4" PVC CONDUIT FOR ELECTRICAL SERVICE. SEE SHEET C1.03 FOR INFORMATION.
- PROPOSED TRASH ENCLOSURE. SEE DETAILS SHEET C1.02.
- PROPOSED PUBLIC STORM SEWER. SEE ROELAND PARK SHOPPING PLANS SHEET C5.00 FOR INFORMATION.
- PROPOSED FOUNTAIN BY OTHERS.
- PROPOSED SITE LIGHTING. SEE ELECTRICAL PLANS FOR INFORMATION.



APPROVED
Approved By: [Signature]
Date: 10/15/04
1. Approval given recognizing the 12/22/04 Note from Jim Kaiser of Piaskowy & Cooper stating the Occupancy Limit is 50 and will be posted.
2. Landscaper will work with the City Engineer on Tree Planting details.
3. Fire Hydrant located along Roe Blvd. East of the Parking lot.
4. Memorial Room is sealed + Free Poles.

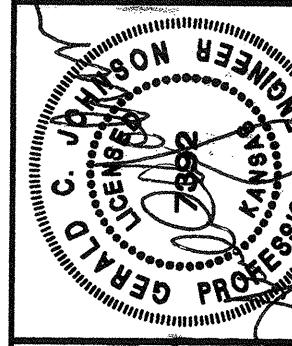
SCALE: 1" = 20'
20 10 0 20

US BANK - LOT 5 ROELAND PARK SHOPPING CENTER
ROELAND PARK, KANSAS

SITE DEVELOPMENT PLAN

SHEET NO.
C1.00

SHAFER, KLINE & WARREN, INC.
11100 West 91st St., Overland Park, KS 66214
913/888-7800 FAX: 913/888-7888
OTHER OFFICE LOCATIONS:
Ola, KS
Chillicothe, MO
North Kansas City, Mo.
Ottumwa, Ia.
KANSAS CITY, MO
MECON, MO
KANSAS CITY, MO
LANDSCAPE ARCHITECTS LAND SURVEYORS LAND PLANNERS
CIVIL ENGINEERS ELECTRICAL ENGINEERS MECHANICAL ENGINEERS



DESIGNED BY	DRAWN BY	CHECKED BY	ISSUED BY	DATE	REVISIONS	BY	DATE
DKP	PJS	GCJ	DKP	10-15-04	1		
					2		
					3		
					4		
					5		

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Item Number: Discussion Items- V.-1.
Committee 2/20/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 2/11/2018
Submitted By: John Jacobson
Committee/Department: Neighborhood Services
Title: **Discuss Joint Meeting with City Council to Discuss Design Standards**
Item Type: Discussion

Recommendation:

Staff Recommends that the City Council and Planning Commission schedule an annual meeting to discuss changes in development policies and comprehensive plan action matrices.

Details:

Recently, staff presented to the city council a series of policy reviews and recommendations relative to development in Roeland Park.

A product of that discussion was to annually schedule a joint meeting of the PC and CC to determine development vision and policy revision if necessary to accommodate comprehensive plan goals. These discussions theoretically form the basis of policy formation and budgetary consideration.

Staff would like to discuss potential dates for such a meeting and potential discussion topics.

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?

Item Number: Discussion Items- V.-2.
Committee 2/20/2018
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/20/2018
Submitted By: John Jacobson, Building Official
Committee/Department: Neighborhood Services
Title: **Signage for St. Luke's Hospital at NW Johnson and Roe**
Item Type: Report

Recommendation:

N/A

Details:

The Embree Micro Hospital on the corner of Johnson and Roe is nearing completion. Sign submittals have been received from the contractor and staff wanted to present those submittals to the Planning Commission for informational purposes only.

Signage and location are in general conformance with the approved final development plan for the site. Staff will be available to answer questions relative to the submittals and the FDP. Please see attached for illustrations of proposed signage.

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 Hospital Signage	Cover Memo

 Saint Luke's
COMMUNITY HOSPITAL
Exterior Signage - Roeland Park, Kansas
8 February 2018



FORCADE ASSOCIATES

DRAWN BY **CM/AP**

DATE **8 February 2018**

CLIENT **Saint Luke's - Roeland Park, KS**

Permit Review - Exterior Signage

Page No. **P - 1**



FORCADE ASSOCIATES

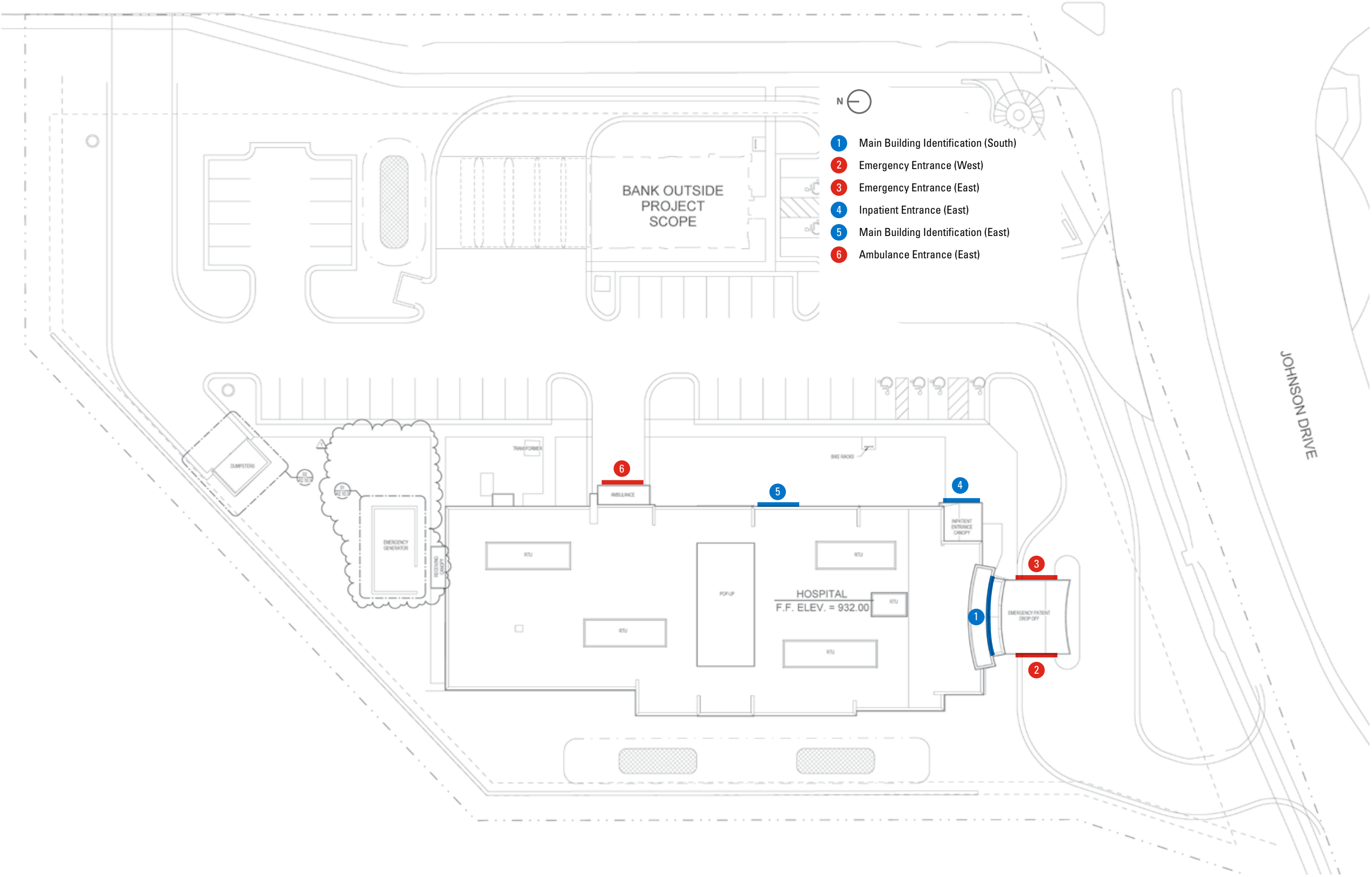
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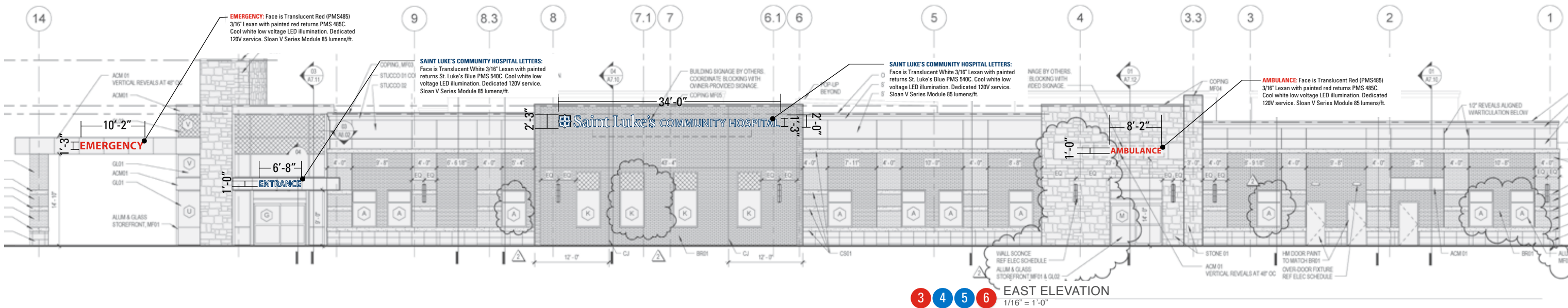
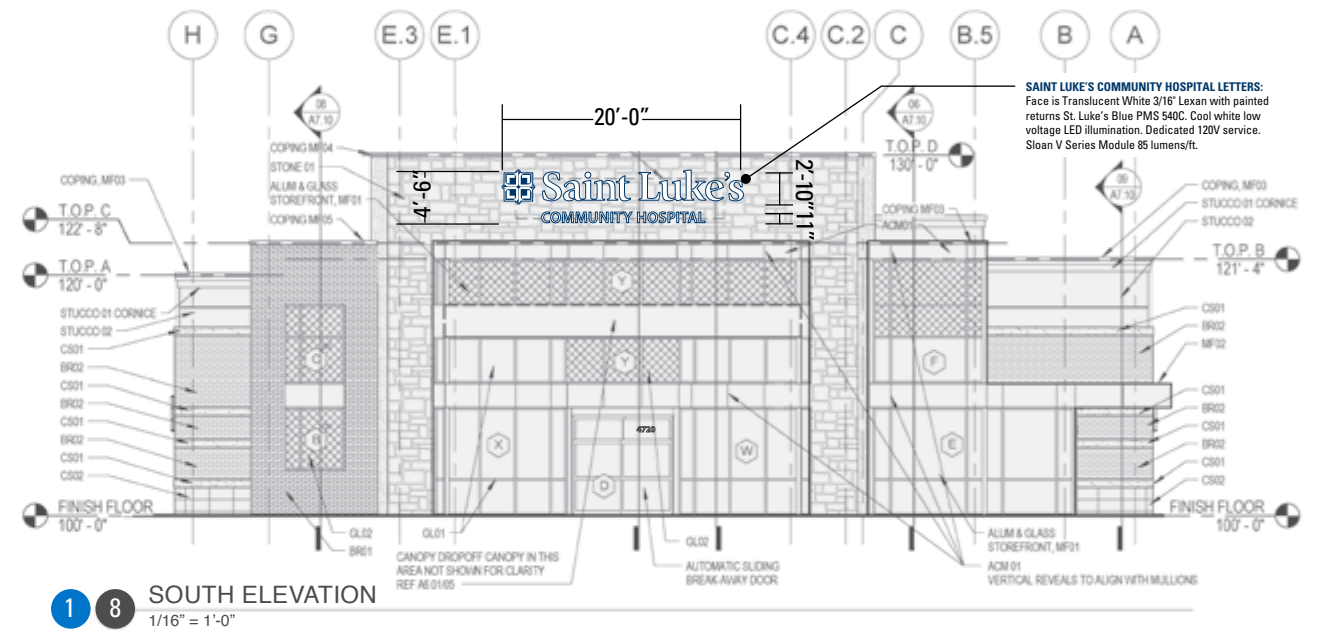
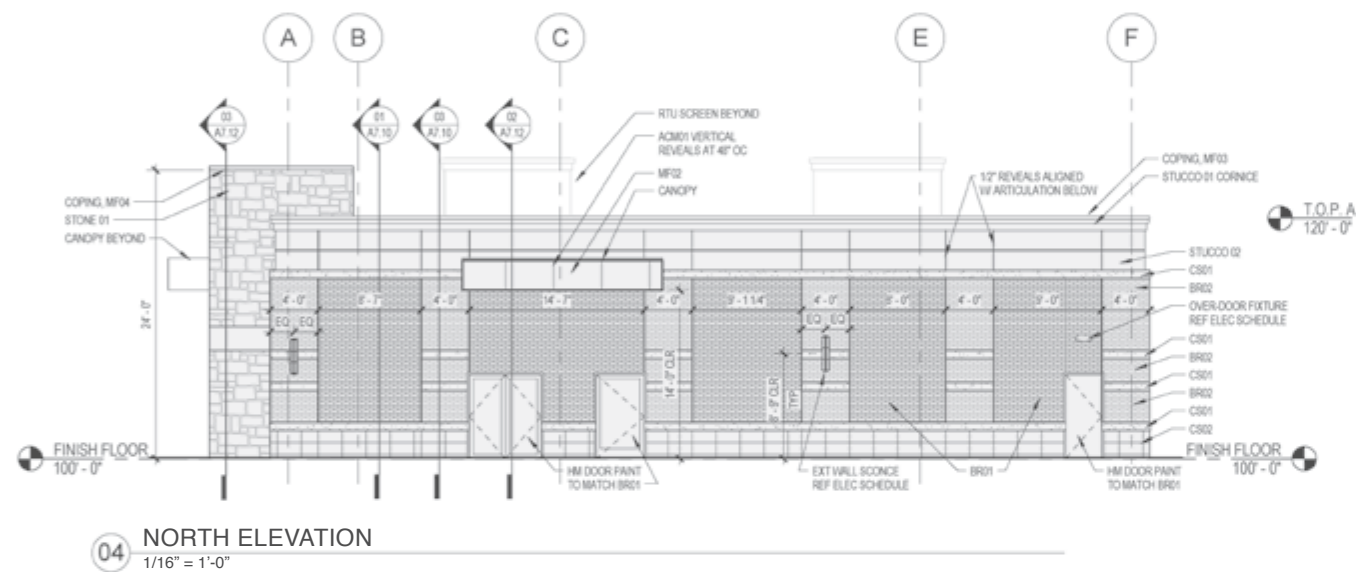
DATE 8 February 2018

CLIENT Saint Luke's - Roeland Park, KS

Permit Review - Exterior Signage

Page No. P - 2





FORCADE ASSOCIATES

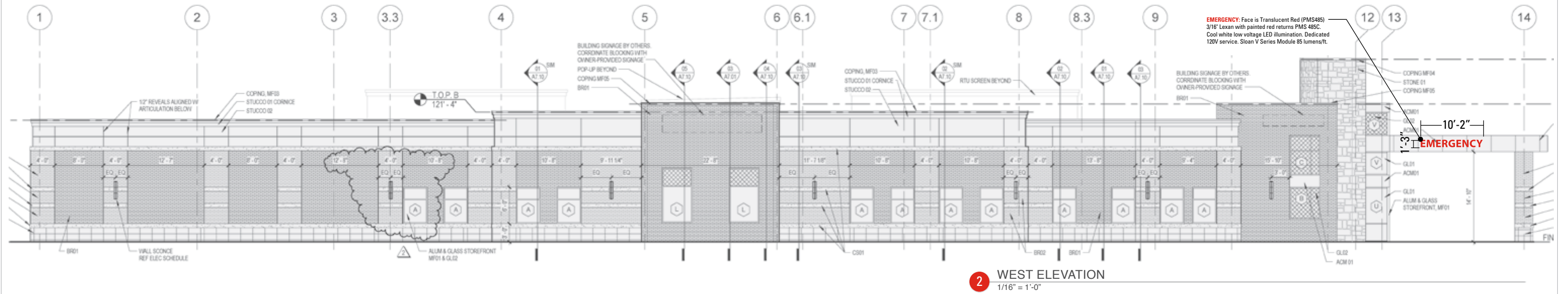
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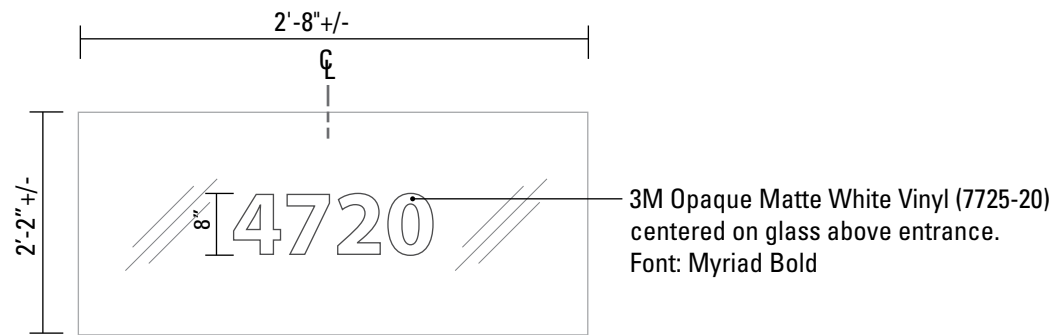
DATE 8 February 2018

CLIENT Saint Luke's - Roeland Park, KS

Permit Review - Exterior Signage

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Elevation: 1.03.01 - Address
Scale: 1/2"=1'-0"

	DESCRIPTION	HEIGHT	WIDTH	APPROX. SF	TOTAL SF PER FACADE	FACADE SF	PERCENTAGE
1	Main Building Identification (South)	4'-6"	20'-0"	90.00	90.00 SF	1,800 SF	5.00%
3	Emergency Entrance (East)	1'-3"	10'-2"	12.70			
4	Inpatient Entrance (East)	1'-0"	6'-8"	6.66			
5	Main Building Identification (East)	2'-3"	34'-0"	76.50			
6	Ambulance Entrance (East)	1'-0"	8'-2"	8.16	104.02 SF	4,860 SF	2.14%
2	Emergency Entrance (West)	1'-3"	10'-2"	12.70	12.70 SF	4,860 SF	0.26%

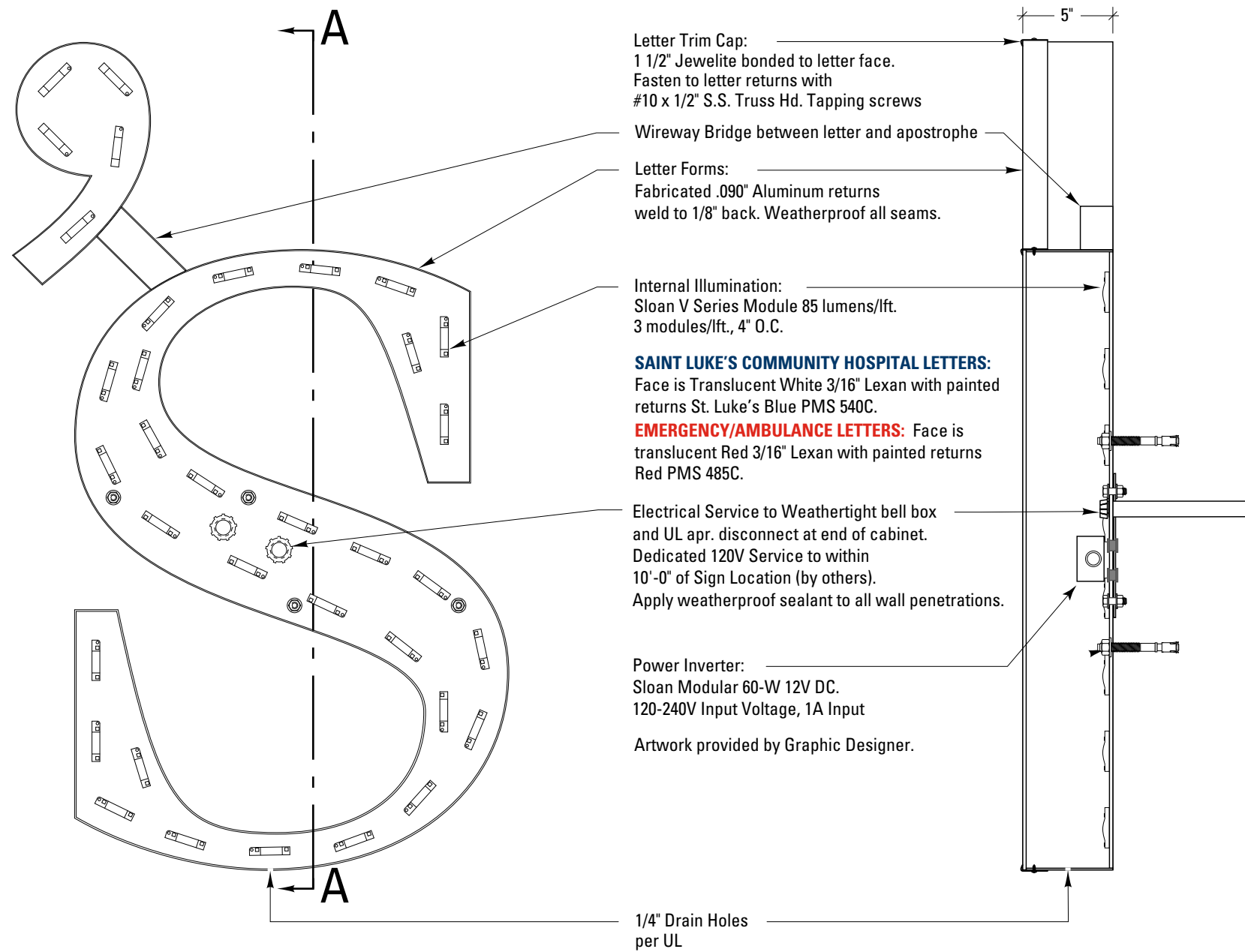


FORCADE ASSOCIATES

DRAWN BY CM/AP

DATE 8 February 2018

CLIENT Saint Luke's - Roeland Park, KS



Enlarged View – Channel Letter Detail

Scale: N.T.S.

Section A/A – Channel Letter Detail

Scale: N.T.S.



FORCADE ASSOCIATES

DRAWN BY CM/AP

DATE 8 February 2018

CLIENT Saint Luke's - Roeland Park, KS

Permit Review - Exterior Signage

Page No. **P - 7**

Item Number: Discussion Items- V.-3.
Committee 2/20/2018
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/15/2018
Submitted By: John Jacobson
Committee/Department: Neighborhood Services
Title: **Council Briefing Overview**
Item Type: Discussion

Recommendation:

Consider concurrent policy revision to reflect current development strategies

Details:

Staff briefed the City Council on Feb. 6th relative to current development policy and addressed specific questions concerning redevelopment.

This provides an overview of that presentation and staff responses.

Financial Impact

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

Additional Information

Consideration of a joint PC and CC meeting on an annual basis to address development topics and policies.

How does item relate to Strategic Plan?

Implements strategies and impacts annual review of the plan.

How does item benefit Community for all Ages?

NA

ATTACHMENTS:

Description		Type
	Council Briefing	Cover Memo

POLICY REVIEW REDEVELOPMENT

CITY COUNCIL INQUIRY- POLICY REVIEW



COUNCIL INQUIRIES

SAFETY

- **“STORMWATER** runoff issues (exacerbated by regrading to accommodate things like Pools sand sport courts or larger home foundations or removal of mature trees and landscape “
- **“ASBESTOS ABATEMENT** prior to demolition of these older homes to alleviate the release of those toxins into the air during demolition”
- **“Rules regarding the protection of residents from features placed on these properties. For example- gates, alarms and fences placed around pools and water features and noise blocks or ordinances to protect neighbors from the noise created by sport courts and other outdoor entertainment features on these properties where the house is starting to take up most of the lot size so any entertainment feature winds up quite a bit closer to the neighbors’ homes than prior to the new build.”**

COUNCIL INQUIRIES CONTINUED..

AESTHETICS

“Use of quality materials (from framing to windows to doors to siding etc.)”

“Maintain aesthetic of neighborhoods. While we realize there is no one “look” to a Roeland Park home having a few more guidelines for what it means to “compliment current homes” so that there isn’t such a disparity in the look of the new builds from the classic homes here.”

“The removal of mature vegetation and trees in order to accommodate the size these homes or to make the build easier leaving the lot barren of mature trees causing a landscape where tall shade trees are a rarity.”

STAFF RESPONSE

STORMWATER

Stormwater requirements vary widely from lots going through the platting process versus already platted lots that are demo/build projects. In the absence of platting the requirements for the affected parcels stormwater runoff regulations are substantially less.

- ✓ Currently, silt fence is required to be present before a notice to proceed with grading is allowed. The intention is to contain disturbed materials onsite.
- ✓ Developed lots are managed to accommodate a 45% IMPOERVIOUS SURFSACE maximum. In general terms, *post developed runoff is decreased by routing a large portion of roof drainage to the street.* The lots were zoned for SFD construction at the time of platting and while staff attempts to minimize impacts to adjoining properties some increase in runoff should be expected in post development condition.
- ✓ Properties that are in lower geographic areas will logically receive *some* surface runoff from higher properties in the water shed. The requirement to install sod prior to a certificate of occupancy and mandating gutter and sump pump termination within the yards are also attempts to control runoff *at the property line.*
- ✓ In extreme cases where defined drainage problems are known to be present in a particular area, staff would ask the developer's engineer to achieve a "zero net increase" in a post developed condition and utilize a conservative coefficient in the design process.

Incremental detention on a lot by lot basis should not be encouraged and can create a series of unmanageable downstream flooding conditions for other residents. A regional approach to stormwater management is a more desirable management practice.

- **Potential Solutions** - If substantial flooding problems exist in specific areas of the community a potential improvement plan through a storm water utility could be systematically pursued in phases from most impacted to least. Logically, a *regional* approach to detention/ treatment could and should be sustained.



ASBESTOS

“ASBESTOS ABATEMENT prior to demolition of these older homes to alleviate the release of those toxins into the air during demolition”

- Abatement protocol for residential structures is clearly omitted in state and federal guidelines. Only *commercial* demolition is required to have state certification in local code.



Potential Solutions: Persons or companies performing demolition projects are encouraged to follow federal guidelines for abatement and can be sent to the KDHE website. Resources can be made available to each applicant at the time of permit issuance. Care should be taken to make sure potentially contaminated materials are not demolished into a *friable* condition.

PROTECTION / BUFFERING

- **“Rules regarding the protection of residents from features placed on these properties. For example- gates, alarms and fences placed around pools and water features and noise blocks or ordinances to protect neighbors from the noise created by sport courts and other outdoor entertainment features on these properties where the house is starting to take up most of the lot size so any entertainment feature winds up quite a bit closer to the neighbors’ homes than prior to the new build.”**



PROTECTION/ BUFFERING TREATMENTS

- ✓ If substantial danger exists as a result of permitted construction the building inspector has the authority under current code to require that the site be secured.
- ✓ Currently there are very few code required protections for pools, hot tubs or similar features. Staff would recommend a minimum 6’privay fence on such structures with A LOCKABLE GATE. Additionally, landscape buffering/ berming may be an appropriate barrier for noise / use concerns. Bear in mind, that any remediation for a perceived problem comes with inherent concerns of its own. Fences, gates, landscaping etc. change drainage patterns on/in yards and can impact neighborhood drainage patterns as well.
- ✓ Roeland park has a noise ordinance like most communities and excessive noise can be addressed through the existing ordinance.

AESTHETICS

POLICY SUMMARY: CURRENTLY, GENERIC REGULATIONS THAT REFERENCE COMPATIBILITY AND “QUALITY OF DESIGN” ALLOW SOME OVERSIGHT OF BUILDING MATERIALS.

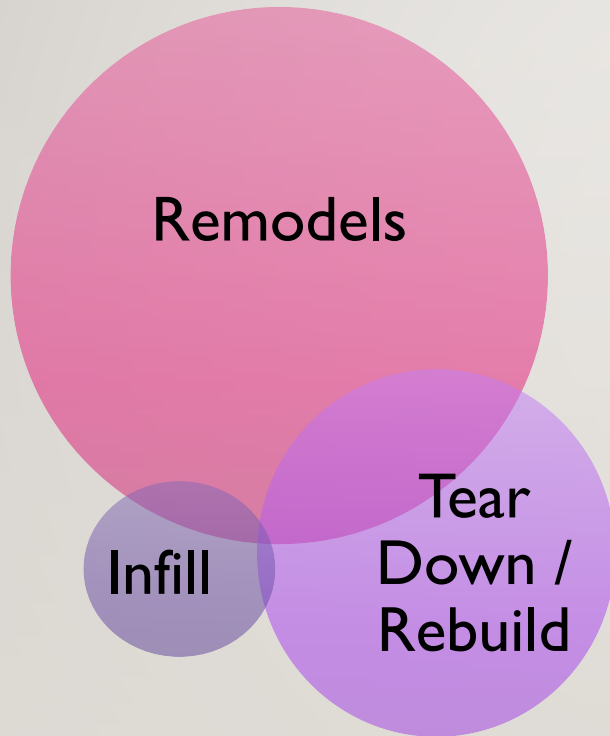
Related Code Reference:

➤ **Sec. 16-406.1 - Single-Family Residence District; Exterior Surfaces, Materials and Finishes:**

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

- **Potential Solution:** Small Changes to incorporate three simple elements into the architectural requirements. These components could be: Shake shingle as fascia, a stone component and horizontal lap siding. These materials are found in nearly every façade in Roeland Park. If a more finite review process is desired, an *Architectural Review Board* may be a viable alternative to staff review.
- Potential Policy Changes to reflect a more defined architectural style
 - An *Architectural Review Board* can be formed with residents. Other jurisdictions in NE JC currently use ARB's in their development process.
 - **An ARB adds length to the development process and will always be subjective.**
 - Typically, appeals to an ARB decision are taken through the BZA process.
 - Builders could be incentivized to maintain established tree growth through a creative process allowing a slight increase in impervious materials or similar element and /or ARB site plan approval could be part of the ARB review process.

DEVELOPMENT ACTIVITY 2016-2017



- Remodels
- Tear Down / Rebuild
- Infill

POLICY

- Wholesale code changes could be made during a rewrite of multiple policies
- Comp Plan and Zoning Regs anticipated to be rewritten in 2019
- Policy should be reflective of each of its components to establish a cohesive goal that is both attainable and prudent. Goal based visioning documents such as the Comprehensive Plan should be used as a passive base to form active policies such as zoning ordinances and relative sections of the city code.

Policy Question	Recommend Change	Utilize Existing Policy
Stormwater	No	Yes
Materials	Not at this time	Yes
Safety	No	Yes

QUESTIONS?

Item Number: Discussion Items- V.-4.
Committee 2/20/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 2/15/2018
Submitted By: John Jacobson
Committee/Department: Neighborhood Services
Title: **Comprehensive Plan Annual Review**
Item Type: Discussion

Recommendation:

Review Comprehensive Plan action matrix to determine validity and amend accordingly.

Details:

Review outlined action strategy timeline and determine if retraction or simple adjustment is needed to comply with the current development conditions.

Financial Impact

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

Additional Information

Some items appear to be redundant and can potentially be combined into other items or separated into different action items.

How does item relate to Strategic Plan?

Focuses on Development of the City.

How does item benefit Community for all Ages?

NA

ATTACHMENTS:

Description

Type

 Comp Plan Matracies

Cover Memo

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
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