

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W 51ST STREET
JANUARY 26, 2021 6:00 PM**

I. Roll Call

II. Approval of Minutes

1. Approve Minutes from 10/20/20 Planning Commission

III. Public Hearing

IV. Action Items

V. Discussion Items

1. Introductions of New Planning Commissioners
2. Upcoming Joint Meeting with PC and Council to Discuss Residential Design & Massing Standards
3. Discuss Implementation of Comp Plan Action Plan

VI. Other Matters Before the Planning Commission

VII. Adjournment

Scheduled Meeting Dates

Item Number: Approval of Minutes- II.-1.
Committee 1/26/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 1/26/2021
Submitted By: Jennifer Jones-Lacy
Committee/Department:
Title: **Approve Minutes from 10/20/20 Planning Commission**
Item Type:

Recommendation:

Review and approve minutes from 10/20/20, the last Planning Commission meeting.

Details:

See attached.

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
PC Minutes 10.20.20

Type
Cover Memo

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
October 20, 2020, 6:00 P.M.

The Roeland Park Planning Commission met remotely on October 20, 2020.

Commissioners Present: Paula Gleason Brian Ashworth
 Mark Kohles
 Susan Schenewerk

Commissioners Absent: Darren Nielsen
 Lisa Brunner
 Bill Ahrens

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

I. ROLL CALL

Commissioner Gleason called the meeting to order.

Ms. Jones-Lacy called the roll. Commissioners Nielsen, Brunner, and Ahrens were absent.

Councilmembers Ben Dickens and Jen Hill were present at the meeting.

II. Approval of Minutes

1. Planning Commission Minutes - September 15, 2020

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER ASHWORTH SECONDED
 TO APPROVE THE September 15, 2020 MINUTES AS SUBMITTED. (MOTION
 CARRIED 4-0)

III. Public Hearing

There was no public hearing.

IV. Action Items

There were no Action Items.

V. Discussion Items

1. **Presentation on Design Standards**

Ms. Jones-Lacy said this discussion is after the adoption of the Comprehensive Plan and the call for residential design standards.

Mr. Jacobson reviewed the consultant's Comp Plan recommendations that included bulk requirements and Floor Area Ratio (FAR). The consultant suggested a limitation of 10,000 square feet in area for the FAR requirements. Mr. Jacobson said the Planning Commission will be discussing bulk regulations as it is related to height restrictions. They will also be discussing FAR requirements and impervious surface requirements and their impacts to smaller lots as well as landscaping or a greenspace as it relates to impervious surface.

Mr. Jacobson covered lot sizes and their impact to stormwater run-off. Massing has not been considered and still needs to be discussed. Staff recommends having a 55 percent lot area for greenspace and/or landscaping and to eliminate the permeable surface element.

City Administrator Moody said the use of permeable definition in the code did not contemplate permeable materials such as permeable concrete. He believes the code language identifies permeable as landscaping and greenspace.

Commissioner Gleason asked how this would affect pools. City Administrator Moody said that pools are not greenspace and are not permeable. A pool would be considered as part of what is developed on a lot.

Mr. Jacobson said he also views this as a stormwater concern and not just an aesthetic issue. He also said if they are going to change the code, then they need to give a definition of landscaping and its interpretation. Definitions were also provided for greenspace and screening.

Commissioner Ashworth asked if when installing the permeable paving staff checks to make sure it is installed correctly. Mr. Jacobson said installation is manufacturer-specific and they have not had a request for permeable pavement yet but only for permeable pavers. After reviewing the manufacturer specifications, they calculate the lot coverage percentages.

Mr. Jacobson said under the lot coverage surface comparison calculations it is referencing existing homes and newly developed homes since 2016.

The staff is also in agreement with the consultant's language recommendations pertaining to the wall and roof articulation in the Comprehensive Plan and as it relates to the street view of a property.

Commissioner Gleason asked if no dormers on a 1½ story house would be allowed. Mr. Jacobson said there would be a method to allow it. Their goal is to try to give general requirements without constraining the architect to a specific type of design while limiting a long flat roofline with no breaks.

Commissioner Gleason also asked on lots of 10,000 square feet, which is above the average lot size, did they consider having a larger lot size consideration such as 15,000 or 20,000. She said she is not a fan of FAR as it seems like a requirement for something they are not having issues with. She said the standards are odd in that a property owner is penalized for having a basement and an attached garage.

Ms. Jones-Lacy said the Commissioners do not have to recommend that the Council adopt the FAR if they do not think it is a good way to capture the goals of the Comprehensive Plan. She said there are other ways to achieve the limitations on massing.

Commissioner Ashworth said he agreed with Ms. Gleason and the impervious, landscaping and greenspace is a better way to address the massing issue, is more relevant and easier to comprehend. He added that an inground basement should not have an impact.

CMBR Hill said the conversation on impervious surfaces versus greenspace is huge and has not been presented to the Council that way before.

CMBR Dickens agreed with CMBR Hill and agreed that the Council could discuss it in a Workshop. He too said he did not see how basements would have an impact on neighbors.

CMBR Hill asked about how the basement is calculated. City Administrator Moody said it is not considered as an impervious surface. The basement is included in the FAR because it is trying to address massing and the square feet that a building contains.

Commissioner Kohles said they have had conversation regarding lot coverage, permeable and impermeable surfaces, but asked if they should discuss the square footage of a house regardless of its size on a lot. He asked if their main concern is with the size of the house or how much space it takes up on the lot.

City Administrator Moody said some people are concerned with the actual size of the house and this is where the FAR came in as a method to control the square footage but to do it in a manner that is tied to the size of the lot.

Ms. Jones-Lacy read Commissioner Schenewerk's comment into the record. "I would like to say that I don't have an issue with basements. I appreciate people wanting more square footage. I do think, however, we need to think more about massing. Living behind the house that shall not be named on Buena Vista has been a true education about redevelopment. It has changed our neighborhood."

CMBR Hill said her impression from the Governing Body in relation to massing is they do not want to limit people from moving to Roeland Park, but they also do not want to have homes that overshadow other homes. She also wanted to address different types of an impermeable surfaces versus having a lawn.

Ms. Jones-Lacy also read a comment from CMBR Rebne into the record. "I appreciate the Planning Commission digging deeper into this and come up with some clear guidance that will support us creating restrictions for house sizes. I do see how coverage ratio combined with height limits for all sides and limits on overall size would be of great benefit to the City and in line with the citizen opinion. Preferences for home size and style will change with time and I would argue our neighborhood already accommodates everything but the desire for very large homes. Most people I speak with find our housing sizes already satisfactorily diverse. Our Comp Plan surveying reflects that a majority of Roeland Parkers support restrictions to maintain that. There will be a need to rebuild, renovate, or even repurpose homes that have fallen into disrepair or out of style. Because of that, one suggestion I have

is to look at tiers of restrictions that change with size of a home. If you are doing construction on a smaller lot and want to build or add on to a modest would need to be a definition size home, there could be some exemptions from FAR and/or permeable lot coverage. The trade-off being that your smaller home is not as impactful to storm runoff, carbon footprint, and fits better with the neighborhood. For example, for lots planning below 2,000 square feet, average Roeland Park currently, of impervious, there could be very limited restrictions on FAR, etc. For those 2,000 to 2,500 square feet, the ratio restrictions increase. 2,500 and above, greater restrictions and so on. Perhaps this results in both incentive to restore existing housing and limit and regulate those still allow larger builds. I wonder how the Planning Commission might structure these tiers. Also the concern about unintended future consequences from restrictions has been a consistent theme. I'd like to have these possible unintended consequences flushed out so that we can have a conversation about them. I appreciate you taking my thoughts into consideration. Thanks again for your hard and very important work."

Mr. Jacobson offered that there is a way to accommodate different lot sizes and different home sizes by expanding the residential zoning districts to different minimum lot criteria. He said that most towns have more than one single-family zoning designation.

Commissioner Kohles said he would like to have a more thorough discussion on the direction of the FAR with more of the Commissioners present.

CMBR Hill said limiting the size of a house is not something they want to say. She did believe they could limit one house from looming over another.

CMBR Dickens said restricting house sizes is a little uneasy to hear. He agreed with CMBR Hill that there are ways to go around it.

Commissioner Kohles said he agreed with the basement conversation. He said his reaction is more to the massing view from the street and how it is proportioned on the street view is more important to him.

Mr. Jacobson said they have several items that are going to lead into further discussions. He does not want to restrict the process by not allowing time to completely address each one. He said it sounds like more of a land use element and not square footage as it relates to one category. Staff can draft language that would accommodate what they're working with today and they can make an informed decision on what they want to see relative to lot sizes in hopes to help the Commissioners flush out what they want for the future land use plan.

CMBR Hill expressed concern about properties becoming dilapidated as people are trying to accumulate multiple properties to rezone to one lot. Mr. Jacobson said that people tend to go after properties that are the most affordable which tend to be problem properties or areas of blight. They are trying to avoid areas of blight by addressing it from a land use standpoint versus a regulation standpoint.

City Administrator Moody said they track the building permits and they have been calculating the renovation value or investment for each permit. They do not have the tear-downs seen in Fairway and Prairie Village and the reinvestment by rehabilitation is keeping

their housing stock in good condition. Roeland Park does not have a many neglected properties which is a good thing.

Ms. Jones-Lacy said they are getting more one-to-one tear-down rebuild application requests and they currently have two at the City. Ms. Jones-Lacy said they will bring recommendations back at their next meeting. She said they will be entering into an agreement with Richard Duncan, an expert on universal design who has been working with Mid-America Regional Council on this issue. He will be able to help with developing some of the standards for implementation and for Council consideration.

VI. Other Matters before the Planning Commission

There were no other items presented.

VII. Adjournment

MOTION: COMMISSIONER ASHWORTH MOVED AND COMMISSIONER KOHLES SECONDED TO ADJOURN. (MOTION CARRIED 4-0)

(Roeland Park Planning Commission Meeting Adjourned)

Item Number: Discussion Items- V.-1.
Committee 1/26/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 1/26/2021
Submitted By: Jennifer Jones-Lacy
Committee/Department:
Title: **Introductions of New Planning Commissioners**
Item Type: Other

Recommendation:

New members are Josey Shaw, representing Ward 2 and Matthew Lero, representing Ward 4. Both terms are Jan 1, 2021 - Dec. 31, 2023

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: Discussion Items- V.-2.
Committee 1/26/2021
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 1/26/2021
Submitted By: Jennifer Jones-Lacy
Committee/Department: Admin
Title: **Upcoming Joint Meeting with PC and Council to Discuss Residential Design & Massing Standards**
Item Type: Other

Recommendation:

Informational Purposes Only

Details:

The City Council adopted the Roeland Park Moving Forward 2040 Comprehensive Plan on September 8, 2020. The plan includes several objectives in which the Planning Commission will lead the implementation. At the last meeting in November, the Planning Commission reviewed residential design and massing standard regulations as recommended by the Comp Plan consultants Confluence. After that meeting, staff recommended using Confluence to provide further guidance on their recommendations including assistance with updating the zoning code and a design standards guide that could be used by staff and residents to help understand the regulations.

The scope of the City's agreement with Confluence includes:

- Developing an outline and update to incorporate into the zoning code on residential design standards and residential massing standards, including options to include lot coverage, impervious area and greenspace, as described in the Comp Plan
- Review plans, along with illustrations of code standards at a joint meeting with the PC and Council
- Develop a single family development guide detailing residential development standards for principal and accessory structures, fences, and driveways which will include several illustrations and be used by staff and residents alike.

The assistance of Confluence will help provide the Planning Commission, Council and staff with additional information to nail down the exact process for massing restrictions and standards such as using the Floor Area Ratio (FAR) vs. greenspace requirements, vs. increasing pervious surface

requirements.

This meeting will be held virtually via gotomeeting on our regular PC meeting date, Tuesday, February, 16, 2021.

Financial Impact

Amount of Request: N/A	
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.-3.
Committee 1/26/2021
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 1/26/2021
Submitted By: John Jacobson, Building Official
Committee/Department: Admin
Title: **Discuss Implementation of Comp Plan Action Plan**
Item Type: Discussion

Recommendation:

To review and consider staff recommendations on the comprehensive plan implementation time line.

Details:

Prioritization of Comprehensive Plan Actions Items

The City Council recently adopted the Comprehensive Plan with some suggested additions. These changes are reflective future policy formation as it relates to residential design, Universal design and lot coverage. As you know, the Comprehensive Plan is a visioning document and as such, does not as a product of adoption set policy for zoning changes. These suggested changes must occur as a general ordinance change to the zoning regulations themselves.

Staff suggests a review of the zoning ordinance and the outlined action items of the comprehensive plan to establish a schedule for implementation.

Logically, a review of the entire document with consideration given specifically to the items brought forth in the Comp Plan process and established action matrices will show conflicts and deficiencies in the current policy providing a road map for policy revision.

Staff believes an entire document review is necessary to accomplish the goals stated in the comp plan.

Goals are prioritized into 3 categories P1, P2 and P3, with action items ranging from short (1-3 years), medium (3-6 years) and long term (6+ years).

Logically the strategy outlined in the comp plan will take years to accomplish but a considerable

amount of initial policy formation has occurred during the approval process. The Zoning Ordinance will likely need to be reviewed for content and formatting to include these elements, so a total review of the document would be prudent.

Staff would recommend immediate review of the Zoning Ordinance and the **P-1 priorities list** and developing a workable strategy to implement, with priority given to the short-term items. Some of these items may need to be deferred to other entities for a first look, such as the Parks & Recreation Goals. We are actively working on the residential design/massing standards and universal design program implementation, as well as a few others. The implementation plan with responsibility for each task is attached.

In staff's estimation, a review of the zoning ordinance and insertion of new policy will likely mirror the time frame of the Comp Plan approval process, 12-14 months.

These items generally include:

- 1) Zoning Ordinance Review
- 2) Residential Design Standards
- 3) Universal Design Program
- 4) Pedestrian Movement and Safety (sidewalks/Trails)
- 5) Update Parks Master Plan
- 6) Roe Streetscape

Some of these matters will be managed by the Planning Commission, while other areas may be managed by City Staff, Council or another committee (i.e. Roe Streetscape, handled by Public Works).

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
 Implementation Plan with responsibilities	Cover Memo

IMPLEMENTATION PLAN OVERVIEW

The Implementation Plan assembles the input gathered during the Roeland Park: Moving Forward 2040 planning process and compiles them into a matrix. The matrix is composed of goals, policies, and action items. Goals are objectives or aims which may be broad or specific that define the implementation themes. Policies represent on-going principles by which the city should adhere when approving new development or planning future public infrastructure investments. Action items are specific steps and activities the city should take. Policy items and Action items relate to the goal they are listed under but don't necessarily correlate directly with each other. Each action item has been given a term and estimated timeframe for completion.

NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME	Responsible Party	Status
GROWTH & DEVELOPMENT / LAND USE							
GOAL 1	Protect Roeland Park residents through thoughtful land use decisions						
P1	Protect existing single-family residential neighborhoods through the use of land use buffers, traffic calming measures and investments in infrastructure	A1	<i>Continue to implement the policies and action steps to be a community for all ages</i>	Long	6+ yrs.	Planning Commission & Council	Ongoing
P2	Discourage new single-family residential growth along major thoroughfares such as Roe Boulevard and Johnson Drive	-	-	-	-		
P3	Encourage commercial and mixed-use development only in areas identified on the Future Land Use Plan	-	-	-	-		
GOAL 2	Continue to strengthen and improve the character and image of Roeland Park through quality civic and commercial spaces						
P1	Require new higher-density development to provide open space for public gatherings	A1	<i>Collaborate with and assist the property owner to explore options to redevelop parcel at W 47th Street and Mission Road with a high-quality use that compliments the revitalization already occurring in the 47th Street corridor</i>	Short	1-3 yrs.	Council & Staff (City Admin)	Ongoing
P2	Encourage new commercial and public development and redevelopment to be pedestrian friendly through sidewalk/ trail connections, bike racks, and pedestrian amenities	A2	<i>Establish community gateways along primary arterials along with unique street and wayfinding signs to announce the arrival into the City of Roeland Park. This will advance the City's branding plan</i>	Medium	3-6 yrs.	Council & Staff (City Admin)	In progress
P3	Continue to encourage and support incorporation of public art in city owned facilities and spaces	A3	<i>Promote and inform residents and visitors to important historical features of the community such as the former Strang Interurban Rail Line and the Santa Fe Trail as elements unique to Roeland Park as a continuing effort to improve branding and identity opportunities for the city</i>	Long	6+ yrs.	Ad Hoc Historical Committee/Police Chief	Scheduled to start in 2021

NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME	Responsible	Status
GROWTH & DEVELOPMENT / LAND USE CONT.							
GOAL 3	Foster and promote mixed-use development in key areas of the community						
P1	Use local tax resources and financial incentives to attract new local businesses to mixed-use commercial areas	A1	Perform regular economic studies to show viability of new commercial and mixed-use developments	Medium	3-6 yrs.	City Administration	Not started
P2	Encourage redevelopment of commercial properties along Johnson Drive to attract mixed-use developments and serve as a gateway into Roeland Park	A2	Create an urban center along Roe Boulevard by promoting mixed-use and commercial developments	Long	6+ yrs.	Council & City Administration	Not started
GOAL 4	Support sustainable development and growth in Roeland Park						
P1	Encourage the use of Universal Design Principals for new construction and redevelopment	A1	Create appropriate tools to incentivize the Universal Design Principals (Density bonus, rebate, etc.)	Short	1-3 yrs.	Council & City Administration	In progress
P2	Require new development and redevelopment to incorporate green infrastructure into their site design	A2	Promote infill and housing rehabilitation of existing properties and vacant lots	Medium	3-6 yrs.	Council & City Staff	Ongoing
P3	Allow medium and high-density residential development in key areas of the community as identified on the future land use plan	-	-	-	-		
HOUSING							
GOAL 1	Preserve existing high-quality neighborhood housing while encouraging diversity of housing options						
P1	Encourage senior housing options in Roeland Park	A1	Adopt updated residential design standards to promote best practices for the redevelopment of older homes or infill development	Short	1-3 yrs.	Planning Commission & Council	In progress

NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME	Responsible	Status
HOUSING CONT.							
P2	Continue to offer financial incentives for home improvement through programs such as the Neighbors Helping Neighbors Program, Community Revitalization Program, the Johnson County Homebuyer Assistance Program, and other similar programs	A2	Continue to encourage and educate homeowners about housing rehabilitation and improvement options with resources such as the Mid-America Regional Council's First Suburbs Coalition Idea Book	Medium	3-6 yrs.	City Staff	Ongoing
P3	Properly maintain street trees in existing residential neighborhoods	A3	Consider updating the zoning code to allow accessory dwelling units on single family residential lots in order to promote affordable housing	Medium	3-6 yrs.	Planning Commission	Not started; previously considered
P4	Ensure street and pedestrian connections between existing and new residential development through the use of sidewalks, trails, or streetscapes	-	-	-	-		
PARKS & RECREATION							
GOAL 1	Continue to provide a high level of service for parks and recreation in Roeland Park						
-	-	A1	Review and consider updating the 2010 Roeland Park Parks Master Plan	Short	1-3 yrs.	Parks Committee	Not started
-	-	A2	Increase trail access and connectivity in Roeland Park including creating links to other communities as reflected in the Sidewalk and Bikeway Master Plan	Short	1-3 yrs.	Council & Staff	Not started
-	-	A3	Identify opportunities for new community park space, especially east of Roe Boulevard	Medium	3-6 yrs.	Parks Committee & Council	Ongoing
-	-	A4	Actively evaluate options to partner with other entities on shared parks and recreation facilities	Medium	3-6 yrs.	Council & Staff	Ongoing
-	-	A5	Explore improvements to the vehicular and pedestrian connections with the community center from Skyline Drive and Roe Boulevard	Medium	3-6 yrs.	Council & Admin Staff	Not started
-	-	A6	Plant a variety of trees and plants within the park system to add diversity to the park ecosystems and potentially reduce maintenance costs with low-maintenance species	Long	6+ yrs.	Parks Committee & Parks Staff	Ongoing
NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME		
CONNECTIVITY & MOBILITY							
GOAL 1	Maintain the City's infrastructure to support the long-term resiliency and growth of the community						
P1	Ensure city streets are maintained at an acceptable standard	A1	Continue construction of Roe Boulevard streetscape improvements	Short	1-3 yrs.	PW Staff	In progress
-	-	A2	Establish multi-modal transit hubs throughout the community to increase and improve multi-modal transit opportunities for residents as identified in the Roe Boulevard / Johnson Drive Corridor Plan	Short	1-3 yrs.	Planning Commission & Staff	In progress
-	-	A3	Evaluate and improve the pedestrian safety of key intersections within the community as identified on the Strategic Opportunities Map to promote east/west pedestrian movement across Roe Boulevard	Short	1-3 yrs.	PW Staff	In progress
-	-	A4	Continue improving ROW aesthetics to increase the quality of life for residents and enhance transportation corridors for residents and visitors alike	Medium	3-6 yrs.	PW/Admin Staff	In progress
-	-	A5	Add bike lanes to select streets as identified in the Sidewalk and Bikeway Master Plan	Medium	3-6 yrs.	PW Staff	Not started
-	-	A6	Explore the viability of extending Nall Avenue north as new development occurs in the adjacent area to the north	Long	6+ yrs.	Admin Staff/Council	Ongoing

NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME	Responsible	Status
NATURAL RESOURCES & ENVIRONMENT							
GOAL 1	Preserve and conserve ecologically sensitive land in Roeland Park						
P1	Encourage new development or redevelopment to incorporate existing trees into the site design to preserve existing tree cover in the community	A1	Develop and adopt standards for sustainable building design and construction for new development and redevelopment	Medium	3-6 yrs.	Planning Commission/Council	Ongoing
P2	Promote the planting of a variety of tree species throughout the community to promote tree species diversity	A2	Continue to implement the Roeland Park Stormwater Management Plan to reduce and mitigate water pollution	Long	6+ yrs.	PW Staff	Ongoing
GOAL 2	Promote environmental best practices and support sustainability efforts in Roeland Park						
P1	Continue to support and promote the inclusion of photovoltaic power generating systems on residential, institutional, commercial, and industrial buildings of all sizes	A1	Evaluate the installation of photovoltaic power generating systems on city-owned facilities	Short	1-3 yrs.	City Staff	In progress
P2	Continue to implement strategies as suggested in the Climate Action KC Playbook	A2	Assess options for reducing the city's carbon footprint by upgrading city-owned building HVAC and lighting systems with higher energy efficient equipment. Continue with the process of switching city fleet vehicles to all-electric when possible	Short	1-3 yrs.	Council/City Staff	In progress
-	-	A3	Develop a plan that identifies green infrastructure projects throughout the city	Long	6+ yrs.	Council/City Staff	Not started