

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
COUNCIL CHAMBERS
JANUARY 16, 2018 6:00 PM**

I. Roll Call

II. Approval of Minutes

1. Approval of Minutes - October 17, 2017

III. Public Hearing

IV. Action Items

V. Discussion Items

1. Review of Comprehensive Plan

VI. Other Matters Before the Planning Commission

1. Bella Roe Amendment to Final Development Plan

VII. Adjournment

Item Number: **Approval of Minutes- II.-1.**
Committee **1/16/2018**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 1/16/2018
Submitted By: Jennifer Jones-Lacy
Committee/Department:
Title: **Approval of Minutes - October 17, 2017**
Item Type:

Recommendation:

Approval of the October 17, 2017 Planning Commission Minutes

Details:

Please 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

 Planning Commission October Minutes

Type

Cover Memo

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
October 17, 2017, 7:00 P.M.

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

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

Present: Paula Gleason Bill Ahrens Darren Nielsen
 Mike Hickey Kyle Rogler

Absent: Mark Kohles

Staff: Jennifer Jones-Lacy, Assistant City Administrator
 John Jacobson, Building Official
 Carly Iverson, City Attorney representative

I. Roll Call

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

II. MINUTES

1. September 22, 2017 Planning Commission Meeting Minutes

MOTION: COMMISSIONER ROGLER MOVED AND COMMISSIONER GLEASON SECONDED TO APPROVE THE SEPTEMBER 22, 2017 PLANNING COMMISSION MEETING MINUTES.
(MOTION CARRIED 5-0)

III. PUBLIC HEARING

1. Eliminate the Redevelopment Committee

Ms. Jones-Lacy said the Redevelopment Committee is a group of two Planning Commissioners, two City Council members that would meet with the project team or developer to review their project and give them feedback prior to being presented to the Planning Commission. Some of the committee's members believe it is a bit redundant as the applicant has the opportunity to meet with staff regarding their project and they could integrate members of the Planning Commission and a member of the City Council that could be involved in that meeting.

Attached code language shows eliminations of the Redevelopment Committee in Chapter 16, the zoning code.

If approved by the Planning Commission, then the City Attorney's office will work on putting together an ordinance that would codify the elimination of the Redevelopment Committee.

2. Rezoning of 5000 Johnson Drive

Discussion of this item was postponed.

3. Amendment to Special Use Permit Regulations to Include In-Home Day Cares

This item was reviewed at the last Planning Commission meeting. There was a resident who was interested in having an in-home daycare in the City and the current City code does not permit more than three children in a daycare, whereas, Kansas law allows up to ten children.

Mr. Jacobson has been reviewing this and has made the recommendation that this could go through a conditional or special use permitting process and come before the Planning Commission for approval. This would involve incorporating information regarding in-home day cares into the special use permit section of the City Code on zoning.

Ms. Jones-Lacy presented the additional language that states requests for more children are subject to additional provision in §5-605, which states that any proposed in-home daycare operation with more than three children, and up to the maximum allowed by the state of Kansas must seek a special use permit as outlined in Chapters 16-318 and 16-319.

Staff will work with the City Attorney's office to finalize the language.

The City will provide a definition of day care and that it must be licensed with the state, they obtain a special use permit from the Planning Commission, have a City business license, square footage requirements per child, parking and loading requirements, and meet all building codes. They will also be required to notify homeowners who live near a home that intends to have a day care. The permit would be valid for five years and could be revoked at any time if they determine there is a violation of any section of the code. If it is a rental property, they must have landlord consent to have this type of operation.

Ms. Gleason asked about fencing on the day care property. Mr. Jacobson a day care would be required to have a six-foot privacy fence to enclose the open play area for the children.

IV. ACTION ITEMS

MOTION: COMMISSIONER GLEASON MOVED AND COMMISSIONER AHRENS SECONDED TO ELIMINATE THE REDEVELOPMENT COMMITTEE. (MOTION CARRIED 5-0)

MOTION: COMMISSIONER GLEASON MOVED AND COMMISSIONER AHRENS SECONDED TO APPROVE THE AMENDMENT TO THE SPECIAL USE PERMIT REGULATIONS TO INCLUDE IN-HOME DAY CARES PER PLANNING COMMISSION DISCUSSION. (MOTION CARRIED 5-0)

V. DISCUSSION ITEMS

1. Sustainable Code Audit Discussion

The Planning Commission continued their discussion about the Sustainable Code Audit after having given direction to staff to review housing density and the possibility of increasing density for some single-family residential lots. Mr. Jacobson recommended look at adding an additional single-family zoning district. The only change would be the square footage of the lot. Ms. Jones-Lacy provided examples of other cities who have multiple single-family districts.

Mr. Jacobson said there are an unlimited number of possibilities for regulation, but warned the more restrictive the guidelines become the harder it is address development in those particular areas and the more restrictive it becomes, the harder it is to stop less desirable development in those particular areas.

Mr. Jacobson also said he believed the City has a pretty defined set of criteria and a variance process to allow some accommodation and some diversity in design, and they could also word it to accommodate the variance process or variables within the design guidelines a little bit to address the design element being discussed.

The Commission discussed ways to best utilize the smaller lot sizes while retaining the character that is Roeland Park. Mr. Jacobson also reminded the Planning Commission to keep in mind the walkability aspects the City wants to incorporate.

Mr. Jacobson said they should allow themselves flexibility to make the decisions as they occur and to consider the idea of sub-planning areas to be specific to the character of the difference neighborhoods in the town.

VI. OTHER MATTERS BEFORE THE PLANNING COMMISSION

There were no other matters discussed.

VII. ADJOURNMENT

MOTION: COMMISSIONER GLEASON MOVED AND COMMISSIONER ROGLER SECONDED TO
ADJOURN. (MOTION PASSED 5-0)

(Roeland Park Planning Commission Meeting Adjourned)

Item Number: Discussion Items- V.-1.
Committee 1/16/2018
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 1/16/2018
Submitted By: Jennifer Jones-Lacy
Committee/Department:
Title: **Review of Comprehensive Plan**
Item Type: Discussion

Recommendation:

To review the City's Comprehensive Plan to determine if updates are needed.

Details:

Per KSA 12-747, the Planning Commission is to review the City's comprehensive plan annually. As you recall the Commission recommended changes to the Plan in 2016 which were subsequently adopted by the City Council. Some of the changes included updates to the City's undeveloped parcels as well as the Mission Gateway site. That site plan has since changed and the information in our Comprehensive Plan is no longer pertinent. The City of Mission did approve a new plan by the developer who is supposed to break ground this year. According to the Mission City Administrator, this is the closest she has seen this project come to getting off the ground. Attached is an article from the Shawnee Mission Post that details some of the plans for the project.

While this project has changed, I don't necessarily recommend going through the update process for this one project. The City has funds budgeted in 2019 for a full-scale revamp of the plan which would take care of this. However, if the Commission members see other items that need to be updated additionally, we can update this section simultaneously. The current Comp Plan is 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		Type
☐	Comprehensive Plan	Exhibit
☐	SM Post Article on Mission Gateway	Exhibit

ROELAND PARK, KANSAS COMPREHENSIVE PLAN



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

2012 - Final
City Ordinance 874
2016 Update via Ordinance 945

Recommended for Approval by the Roeland
Park Planning Commission

April 17, 2012

Adopted by the Roeland Park City Council

June 4, 2012

ACKNOWLEDGEMENTS

ROELAND PARK CITY COUNCIL 2012

Adrienne Foster <i>Mayor</i>	Jennifer Gunby <i>Ward II</i>	Megan England <i>Ward III</i>
Becky Fast <i>Ward I</i>	Robert Meyers <i>Ward II</i>	Bill Art <i>Ward IV</i>
Betsy Mellor <i>Ward I</i>	Mark Kohles <i>Ward III</i>	Marek Gliniecki <i>Ward IV</i>

ROELAND PARK PLANNING COMMISSION 2012

Paula Gleason, Chair	Jim Owens	John Moylan
Kori Belton	Linus Orth	Scott Gregory

ROELAND PARK CITY STAFF

Mike Flickinger, Building Official

Debra Mootz, City Clerk/Finance Director

Table of Contents

SECTION 1	INTRODUCTION.....	7
1.1	Background.....	7
1.2	History of Roeland Park.....	7
1.3	Planning Process.....	10
1.4	Key Issues	10
SECTION 2	EXISTING CONDITIONS	12
2.1	Demographics.....	12
2.2	Existing Land Use.....	15
2.3	Zoning.....	20
SECTION 3	NEW AND NEIGHBORING DEVELOPMENTS.....	23
3.1	47th Street & Mission Road Area Concept Plan.....	23
3.2	East Gateway Redevelopment Plan	24
3.3	Johnson Drive/Roe Boulevard Interchange.....	25
3.4	Old Pool/Caves Site	26
SECTION 4	VISION AND GOAL.....	27
4.1	Vision	27
4.2	Planning Goals	27
4.2.1	Economic Development	27
4.2.2	Infrastructure	28
4.2.3	City Character/Image.....	28
4.2.4	Implementation / Enforcement.....	29
SECTION 5	LAND USE AND DEVELOPMENT PLAN.....	30
5.1	Roeland Park Village Center Concept.....	30
5.2	Village Centers.....	31
5.3	Site Enlargements.....	35
5.4	Future Land Use	40
5.5	Housing & Neighborhoods	42
5.6	Transportation.....	43
5.7	Public Facilities/ Infrastructure	45
SECTION 6	FORM AND FUNCTION.....	46
6.1	Commercial/Public Places	46
6.2	Residential Neighborhoods	47
SECTION 7	IMPLEMENTATION.....	48
7.1	Development Toolbox.....	48
7.2	Strategies Matrix	49
SECTION 8	APPENDIX.....	52
8.1	Johnson Drive Corridor Design Guidelines	52
8.2	Old Pool Site Design Guidelines.....	52
8.3	Park Master Plan	52
8.4	Sidewalk/Trail Map.....	52

SECTION 1 INTRODUCTION

1.1 Background



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

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

The plan is based on the following key principles:

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

1.2 History of Roeland Park

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

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

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

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



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

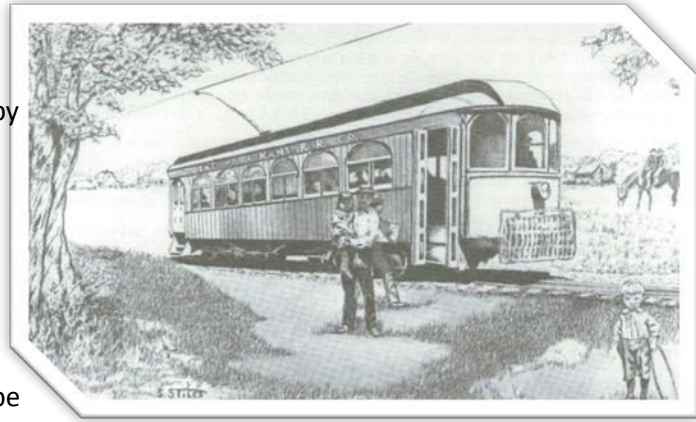
Between 1865 and 1875 various sales and transfers of the property were made. Property owners in 1875 were: Alexander S. Johnson, Andrew M. Johnson and Edna Johnson who were children of Rev. Thomas Johnson; F. A. Waterman, whose wife was the former Laura Johnson, daughter of Thomas Johnson; John B. Wornall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

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

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

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

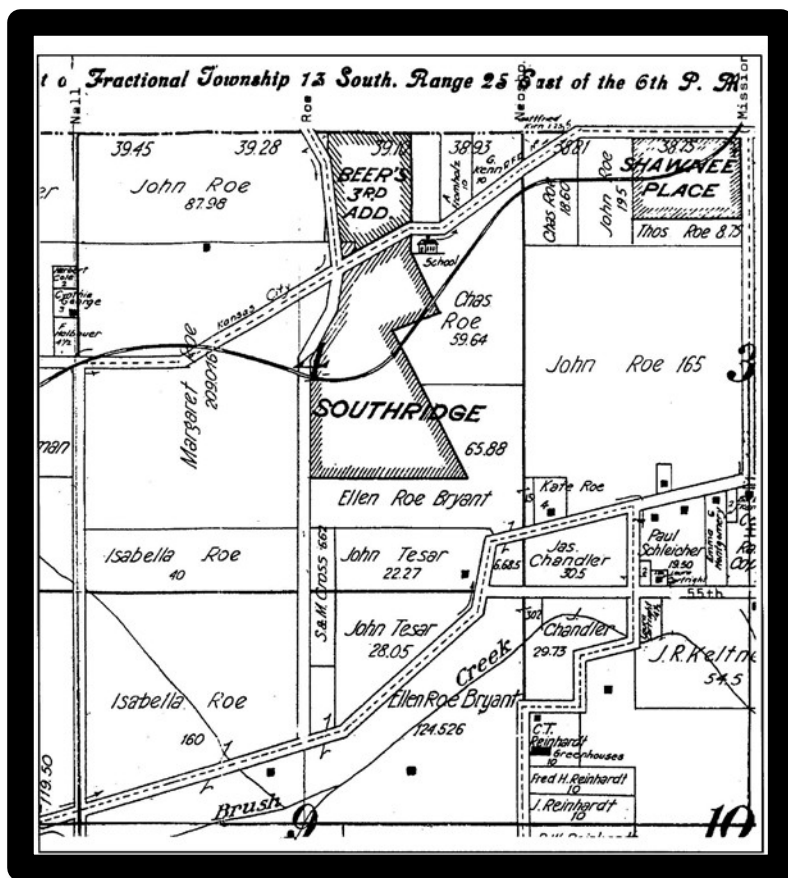
Prior to 1905 the Wornall farm was divided among the children of John B. Wornall. On August 7, 1905 the Wornall children sold this land to William Strang. Strang divided the land by selling the right-of-way for the Strang Line to the Missouri-Kansas Interurban Railway Company. The remaining land was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



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

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

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



1922 Township Map of Roeland Park, Kansas

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

1.3 Planning Process

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

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

1.4 Key Issues

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

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

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

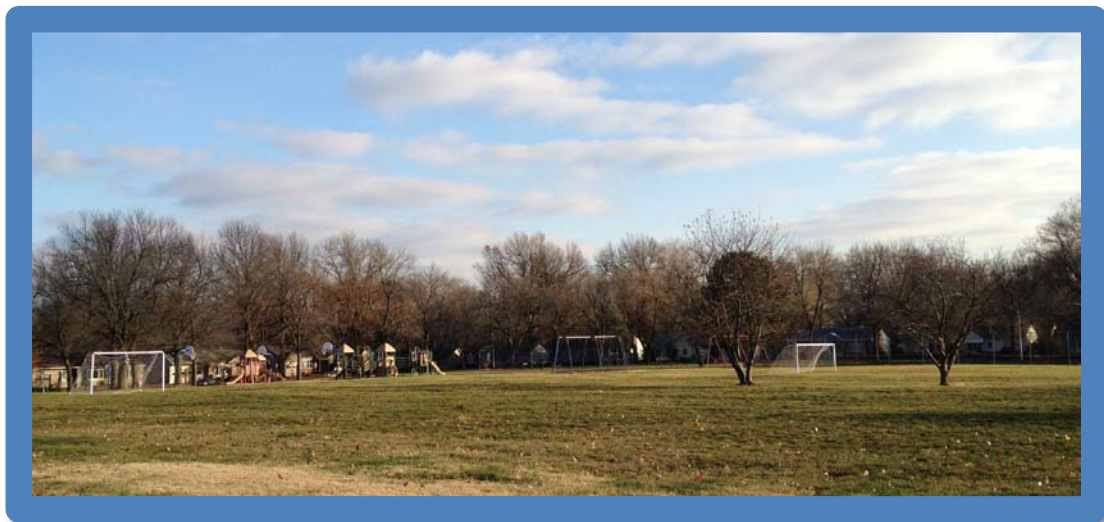
The Plan focuses on the city-owned sites that provide new development opportunities that the city can actually control through property ownership, land use and zoning, thereby leveraging a chance to change the character of Roeland Park.

The key issues are as follows:

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

for the three communities.

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



R Park- 5535 Juniper

SECTION 2 EXISTING CONDITIONS

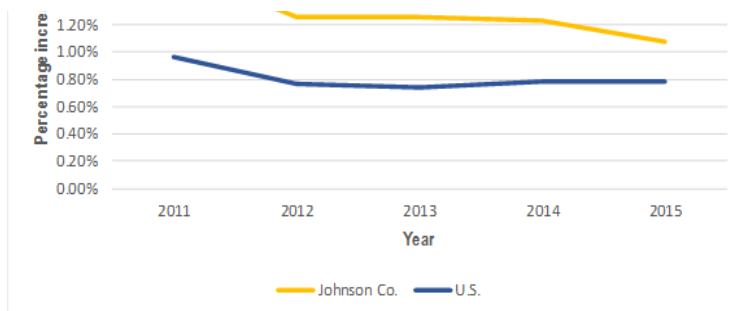
2.1 Demographics

Population

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



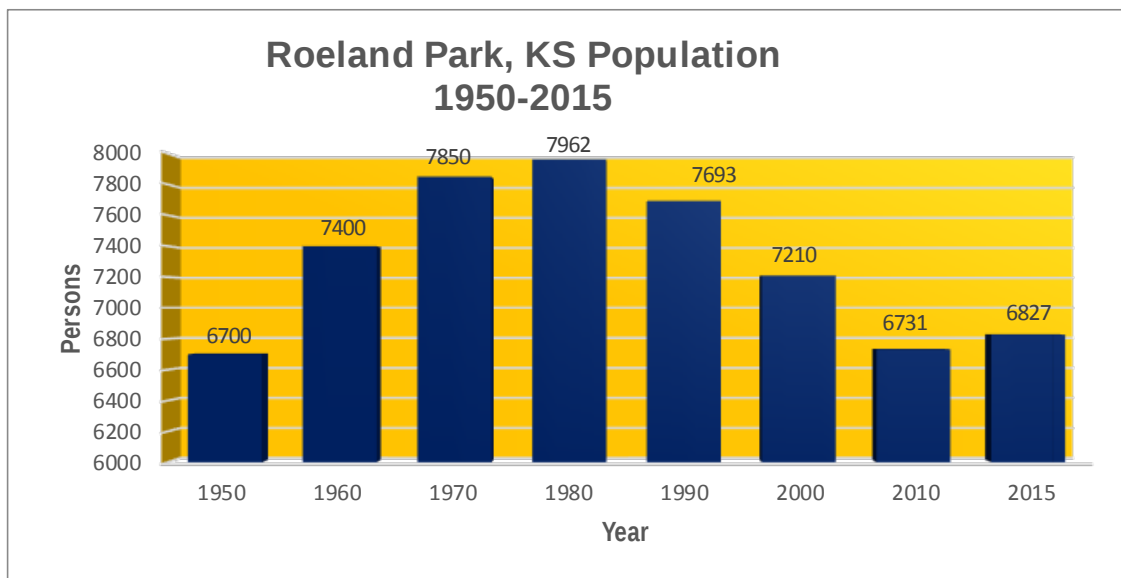
Percentage Change in Population 2011-2015



Population Growth – 2011-2015

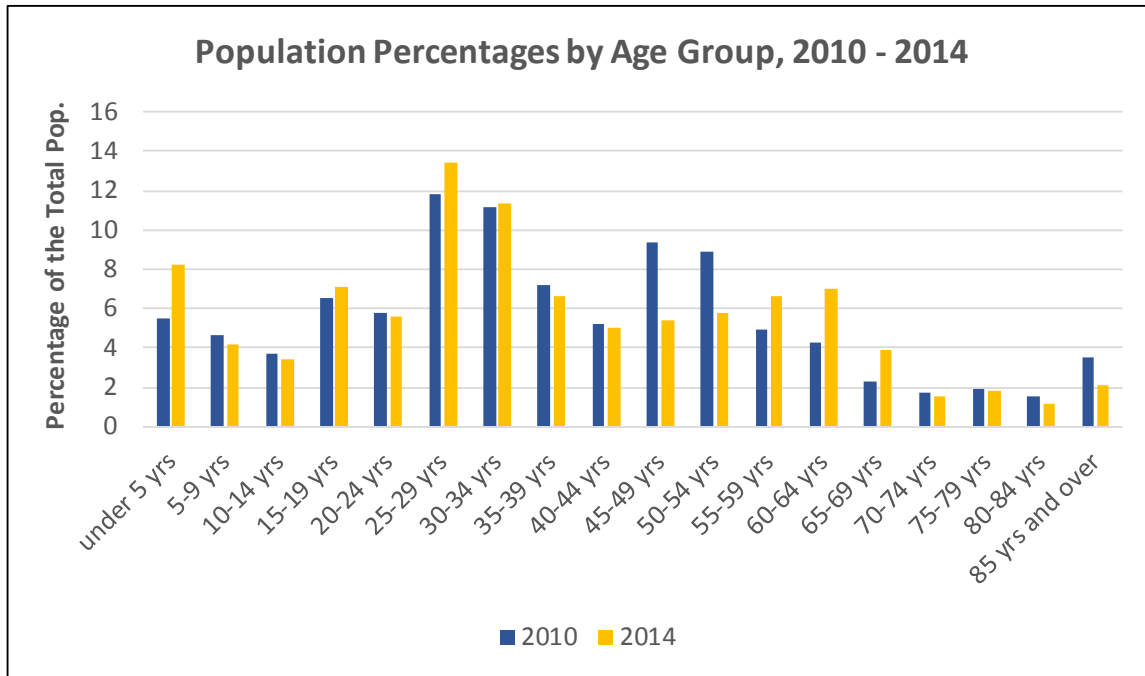
Johnson County	6.61%
United States	4.1%

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



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

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



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

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

Employment

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

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

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

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

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

Income

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

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

Households

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

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

Housing Units

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

Race and Ethnicity

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

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

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

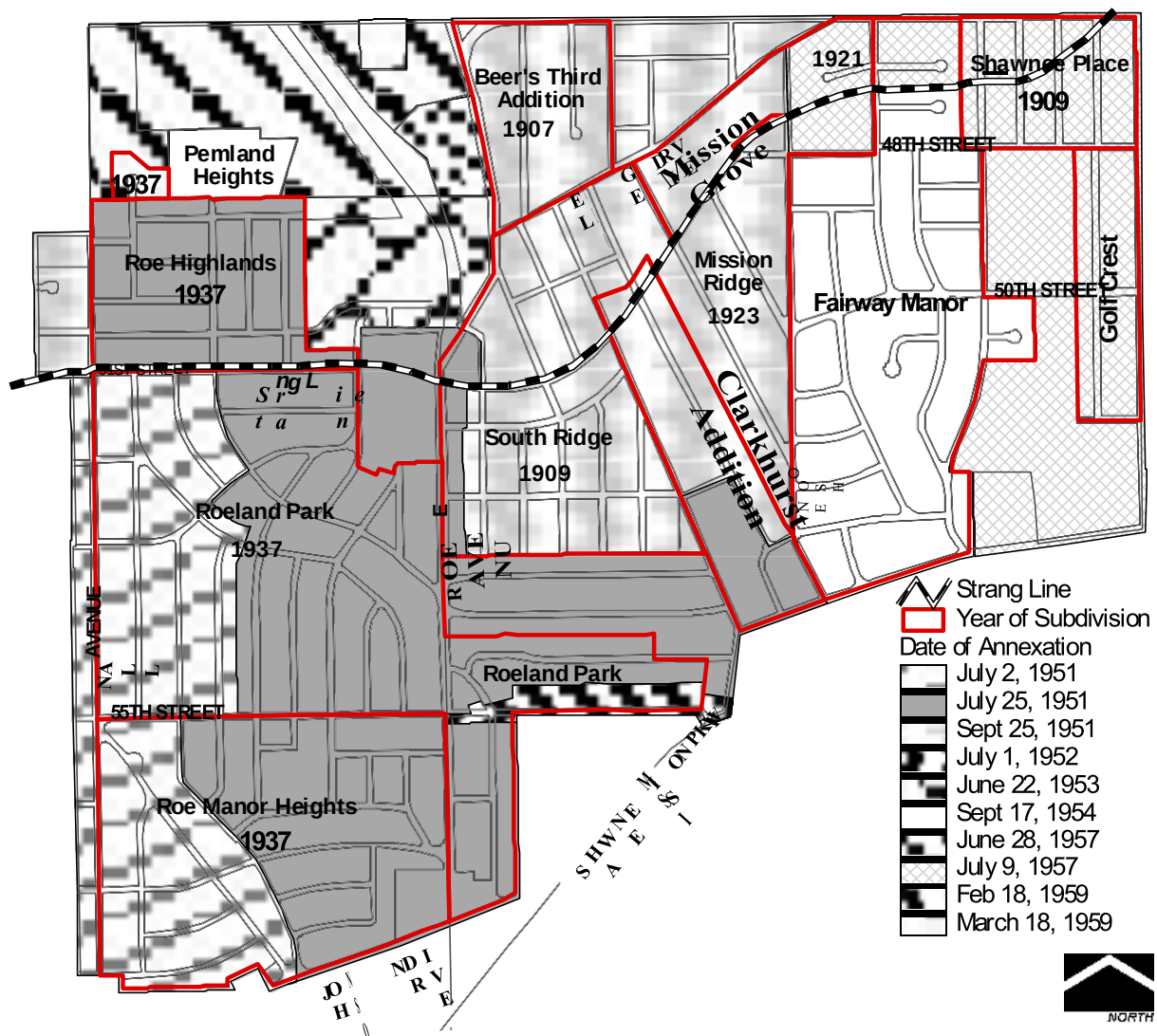
2.2 Existing Land Use

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

Single Family Residential Neighborhoods

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

City Subdivisions



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

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



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

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



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

Medium Density Residential

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

Multi-Family Residential

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

Commercial

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



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

Light Industry

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

Parks and Open Spaces

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



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

Schools

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



Community Center/ Library

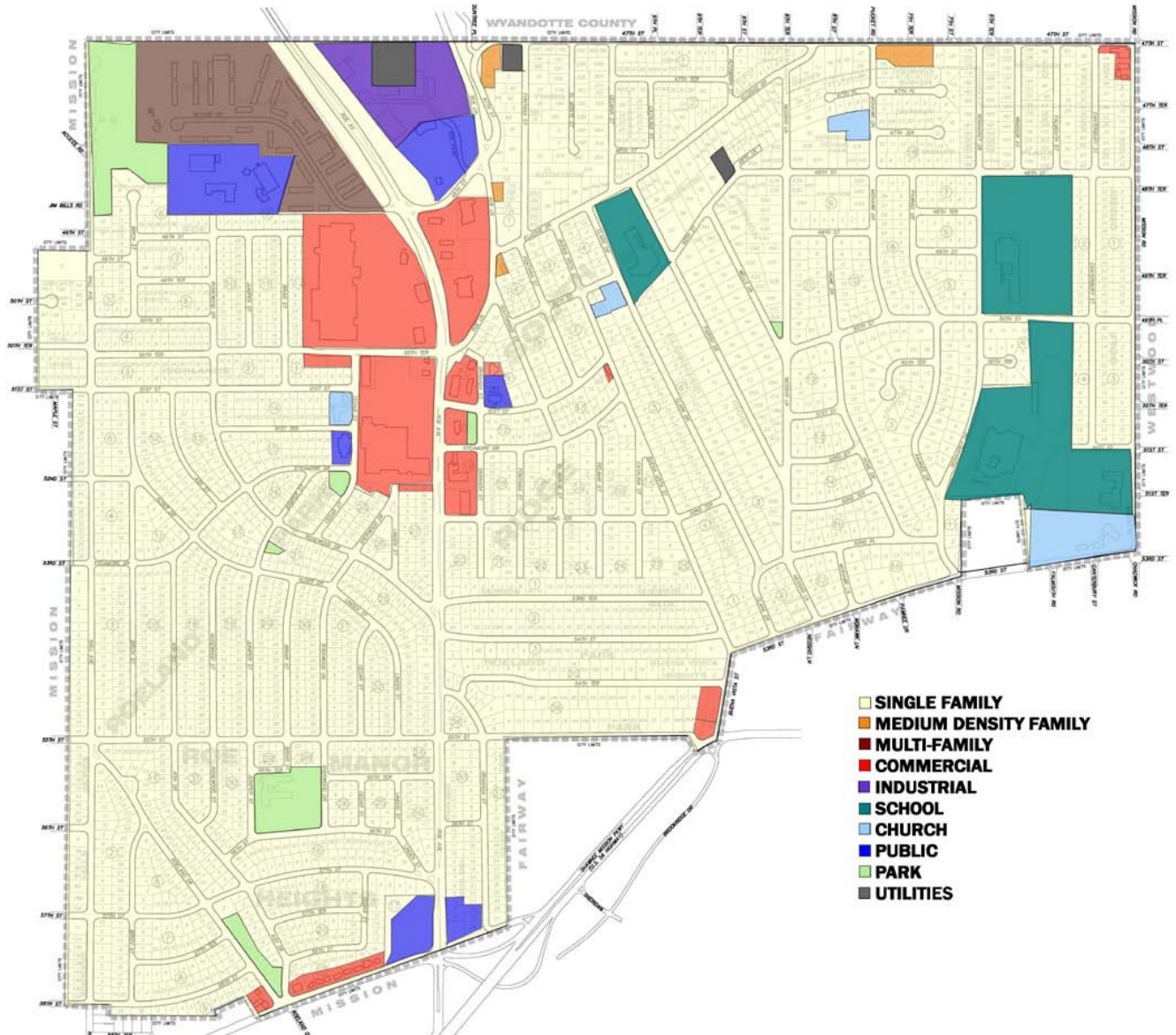
A strong community center is a source of pride for any community. Roeland Park's community center is located just south of Boulevard Apartments and east of Nall Park. The community center building, formally the Skyline Elementary School, was purchased by the city in the early 1980's. The city opened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

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

Land Use

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

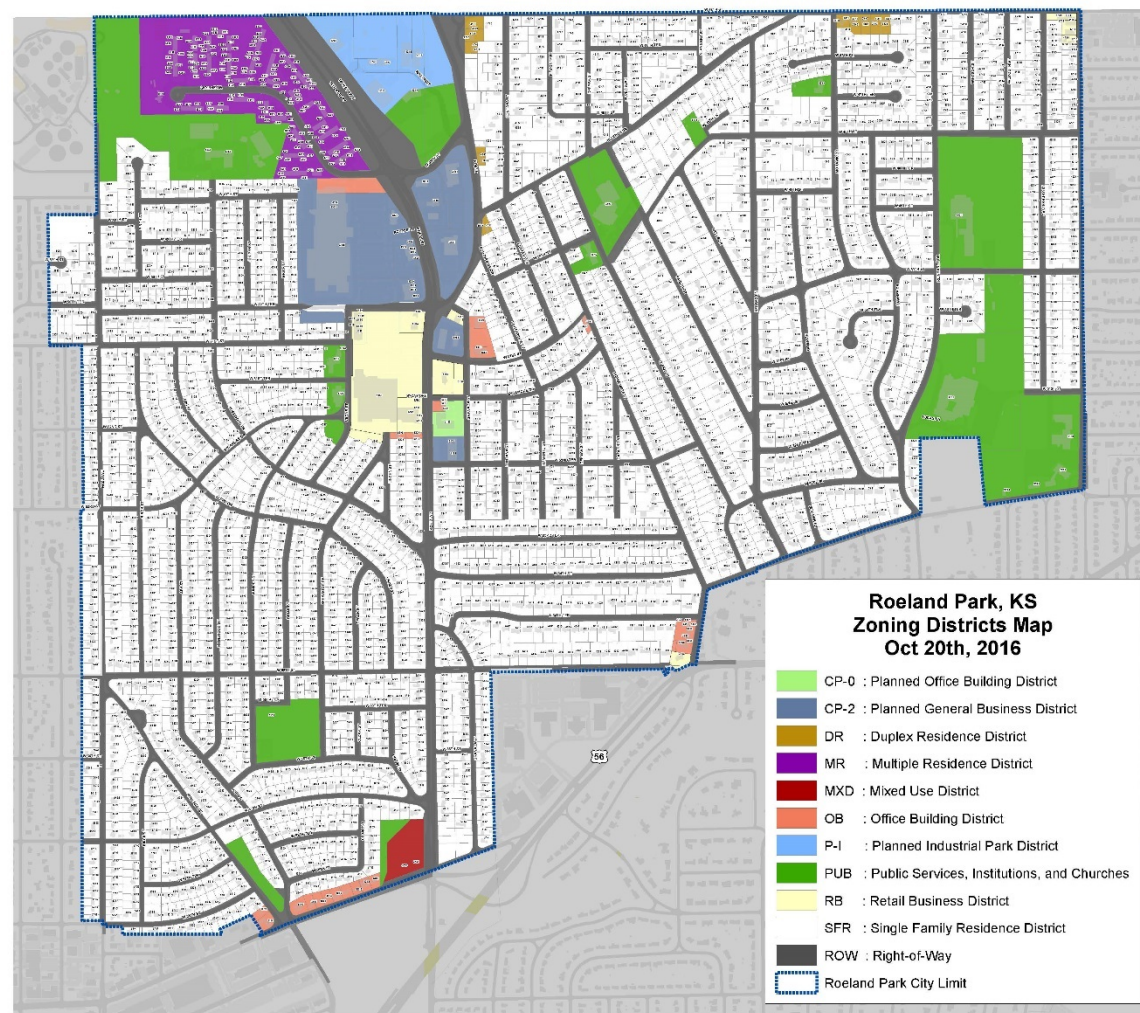
Existing Land Use Map



2.3 Zoning

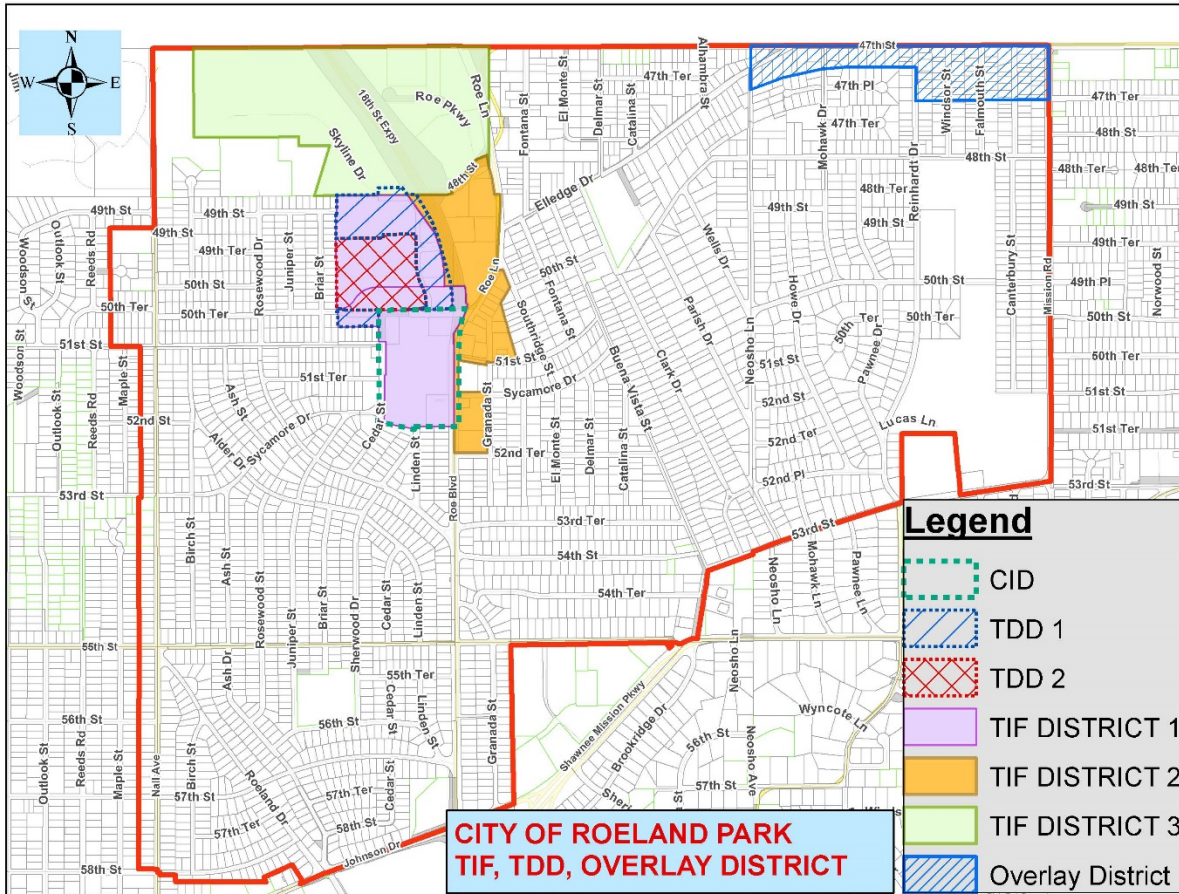
The Roeland Park Zoning Map designates the uses that are allowed on a given parcel. The Roeland Park Zoning Ordinances (Chapter XVI Zoning and Planning) are used to help shape the community’s future by enforcing an objective set of rules and regulations. In order to accomplish the vision and goals set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

CITY OF ROELAND PARK, KANSAS
ZONING DISTRICTS



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



SECTION 3 NEW AND NEIGHBORING DEVELOPMENTS

Introduction

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

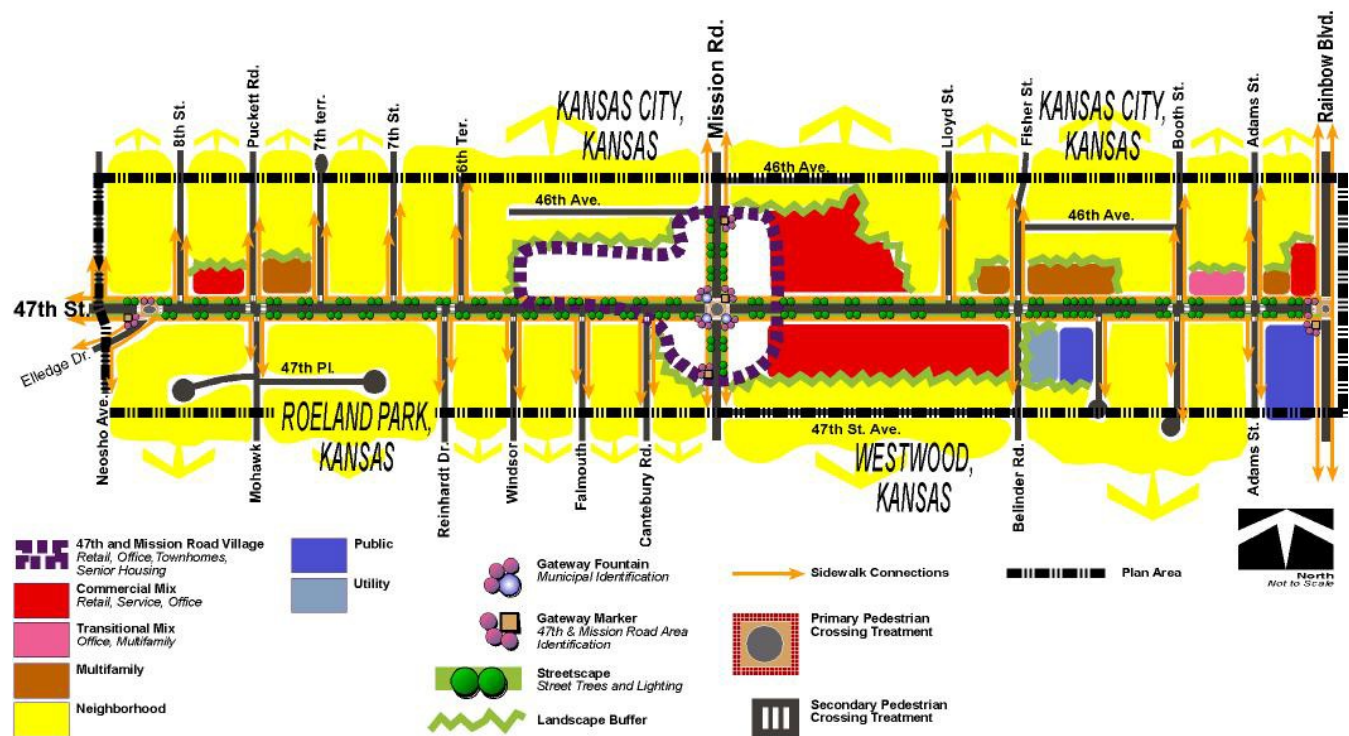
3.1 47th Street & Mission Road Area Concept Plan

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

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

47th & Mission Road Concept Plan

Figure 1: General Framework

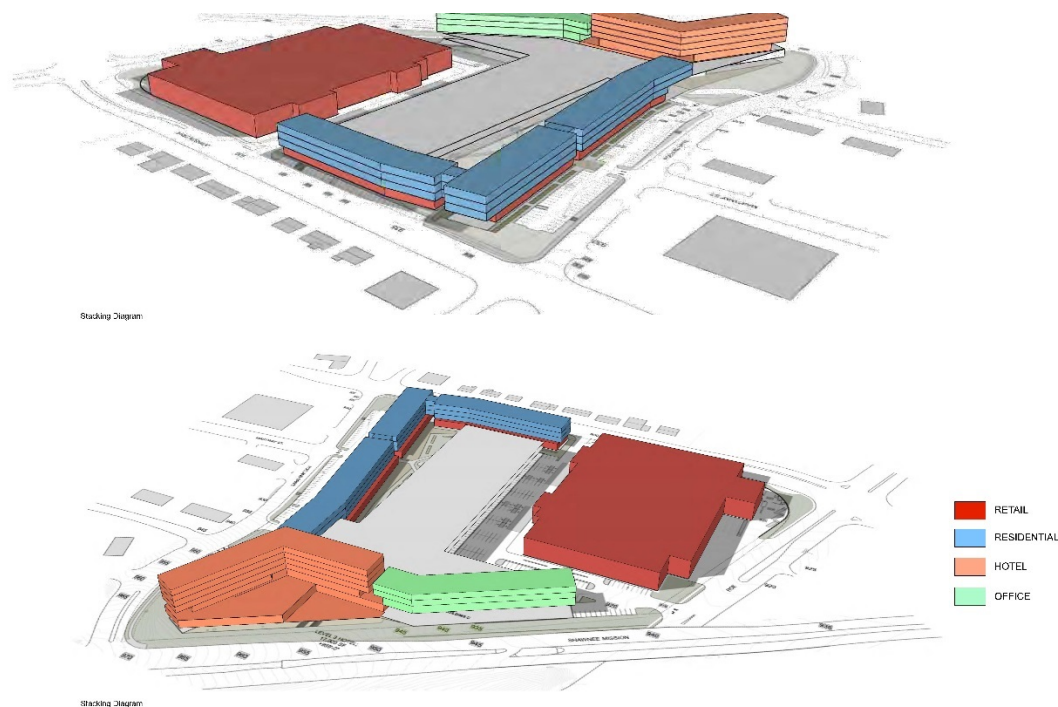


3.2 East Gateway Redevelopment Plan

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

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

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



FDP-002

FINAL DEVELOPMENT PLAN
OCTOBER 12, 2010

MISSION GATEWAY
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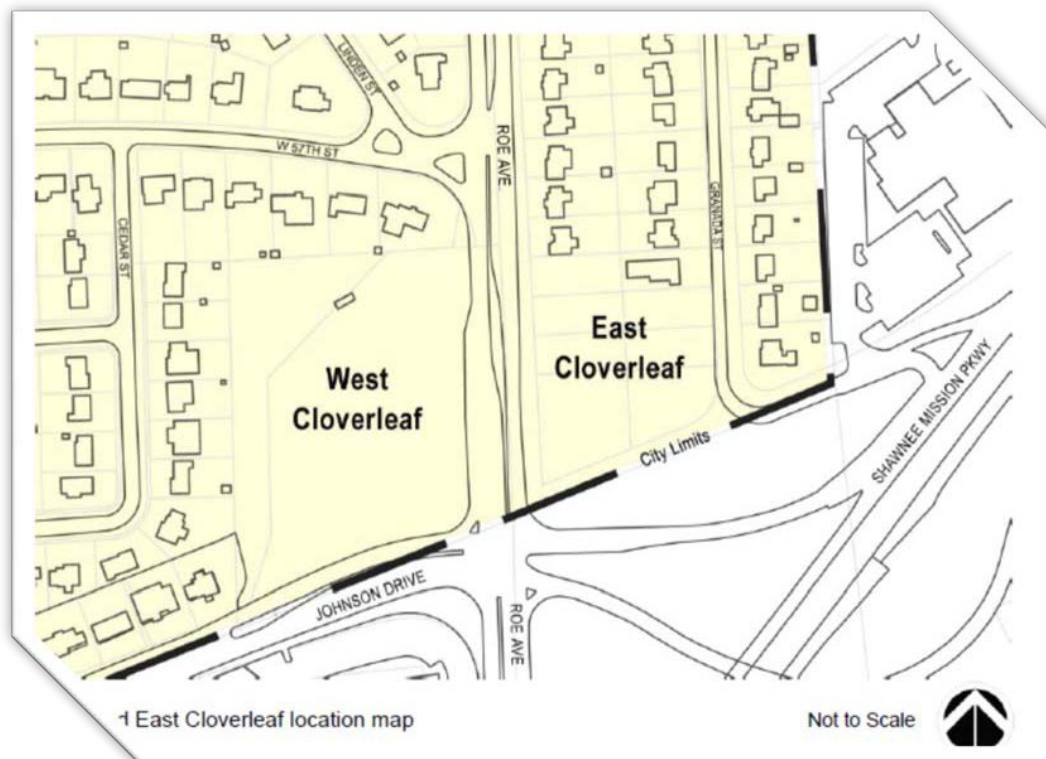
Stacking Diagrams

3.3 Johnson Drive/Roe Boulevard Interchange

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

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

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



3.4 Caves Site

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



SECTION 4 VISION AND GOAL

Introduction

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

4.1 Vision

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

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

4.2 Planning Goals

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

4.2.1 Economic Development

Objectives

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

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

4.2.2 Infrastructure

Objectives

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



4.2.3 City Character/Image

Objectives

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

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

4.2.4 Implementation / Enforcement

Objectives

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

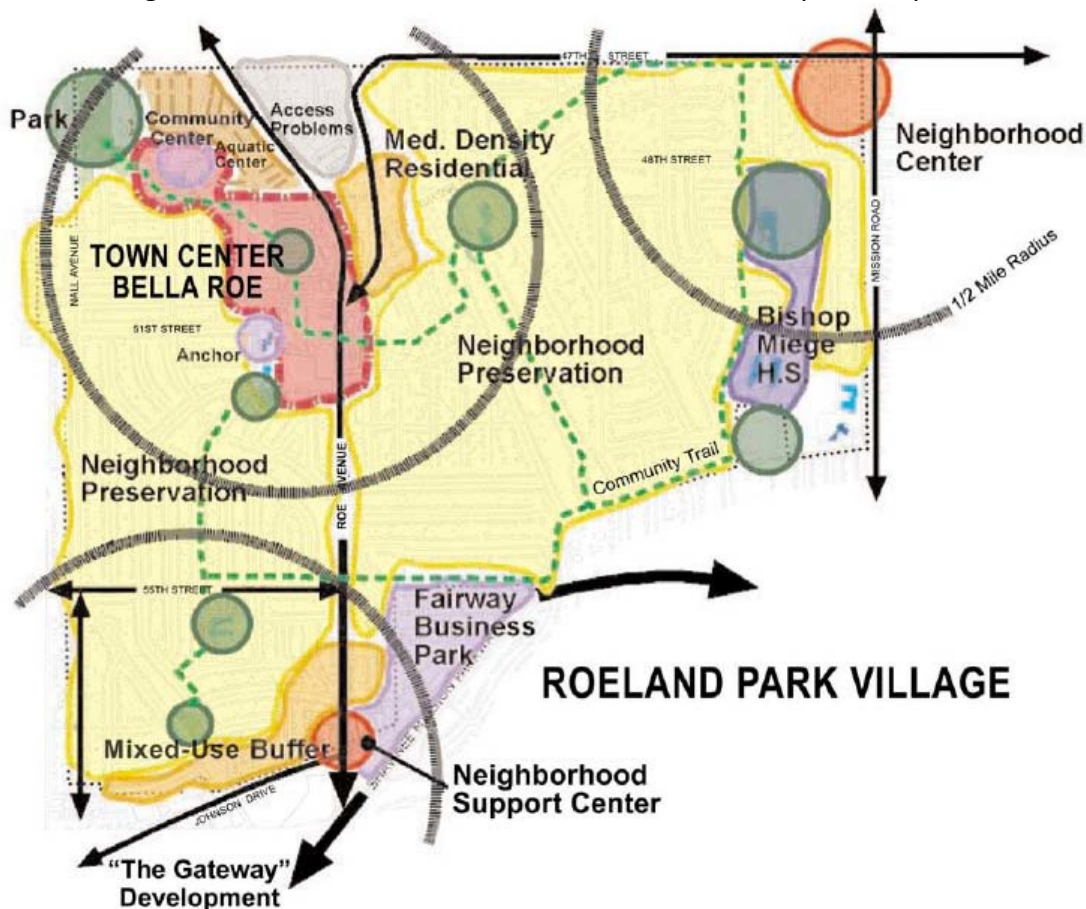
SECTION 5 LAND USE AND DEVELOPMENT PLAN

5.1 *Roeland Park Village Center Concept*

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

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

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



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

5.2 Village Centers

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

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

Neighborhood Village Center

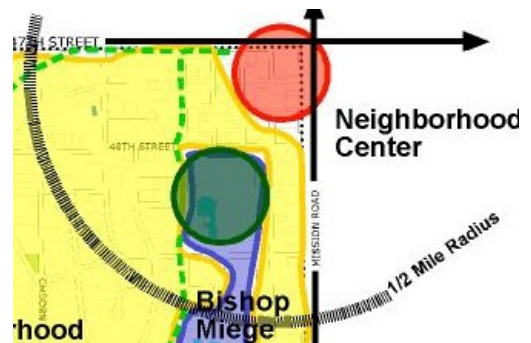
Description A Neighborhood Village Center is a mix of residential uses supporting a small commercial/retail development with locally focused services.

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

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

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

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

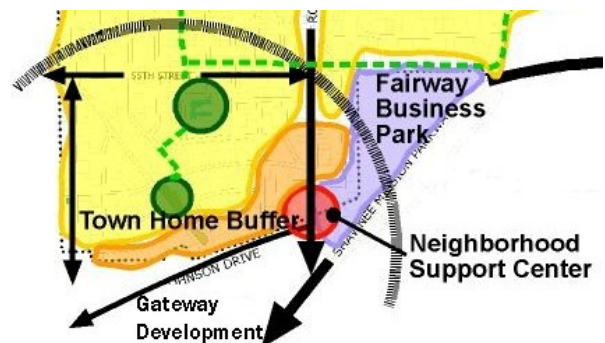


<i>Uses</i>	• Park, trails or public space • School(s) • Religious institution(s) • Local retail and personal services • Single family residential	• Recreation facility • Day care (children or adult) • Neighborhood market • Multi-family residential • Small professional offices and clinics
<i>Amenities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

Neighborhood Village Support Center

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

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



Town Center

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

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

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

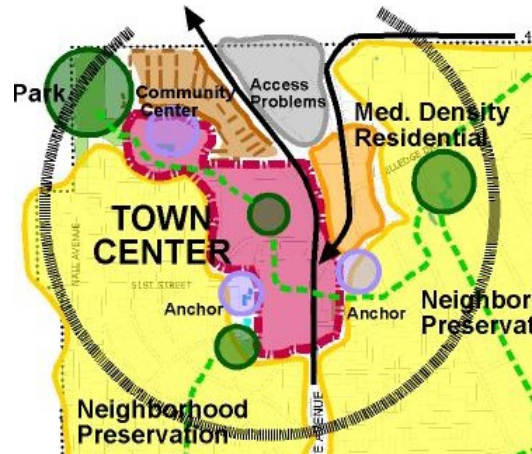
Location The Town Village Center should be located within the existing commercial district at the intersection of Roe Boulevard and 50th Street. The Town Village Center may incorporate existing or redevelop “big box” stores and/or strip malls.

Uses

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

Policies

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



Regional Center

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

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

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

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

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

Key Development Components

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

Key Open Space Components:

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

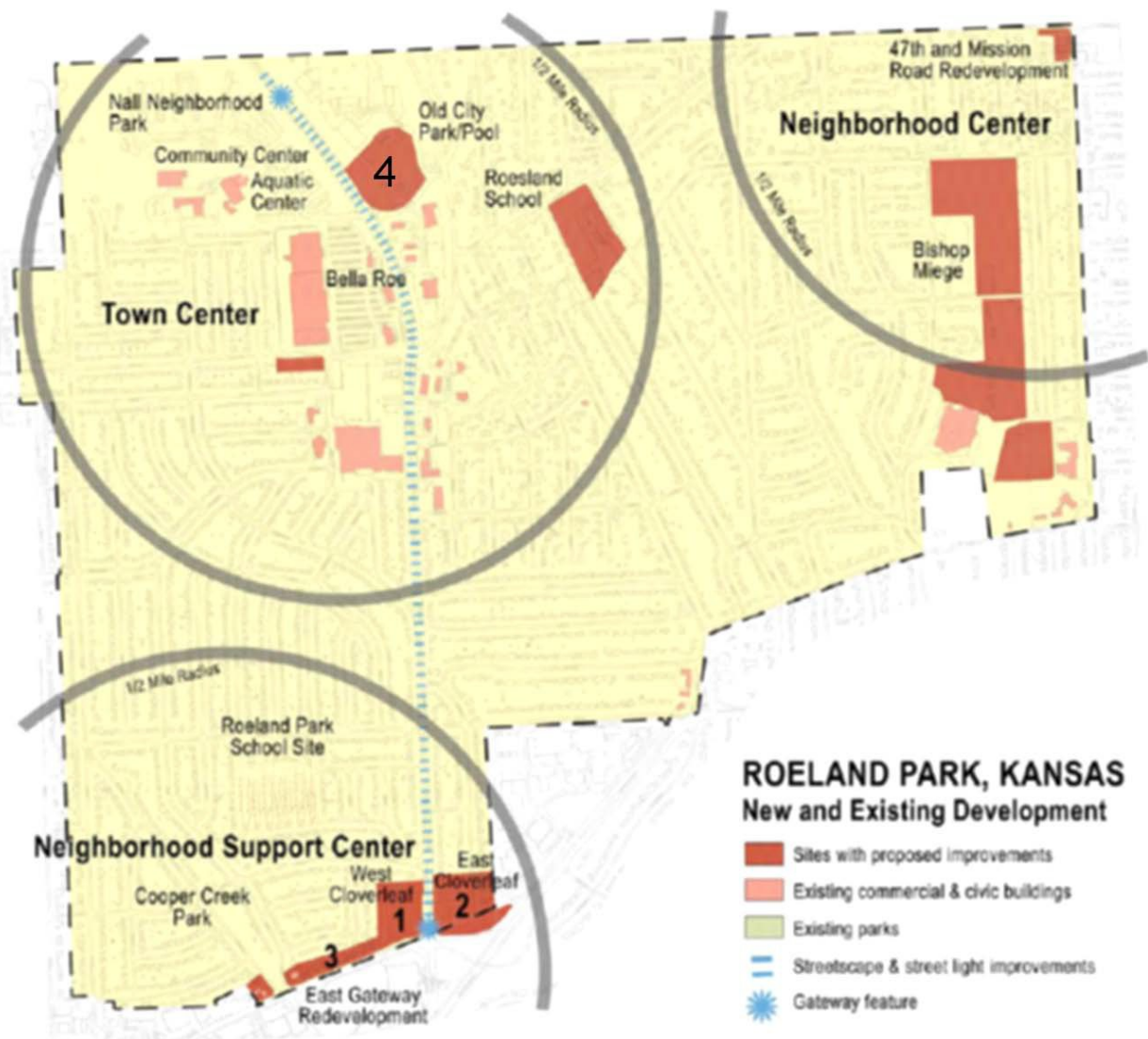
Key Neighborhood Components:

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

Key Streetscape Components:

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

5.3 Site Enlargements



SITES 1 & 2 - Cloverleaf Sites

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

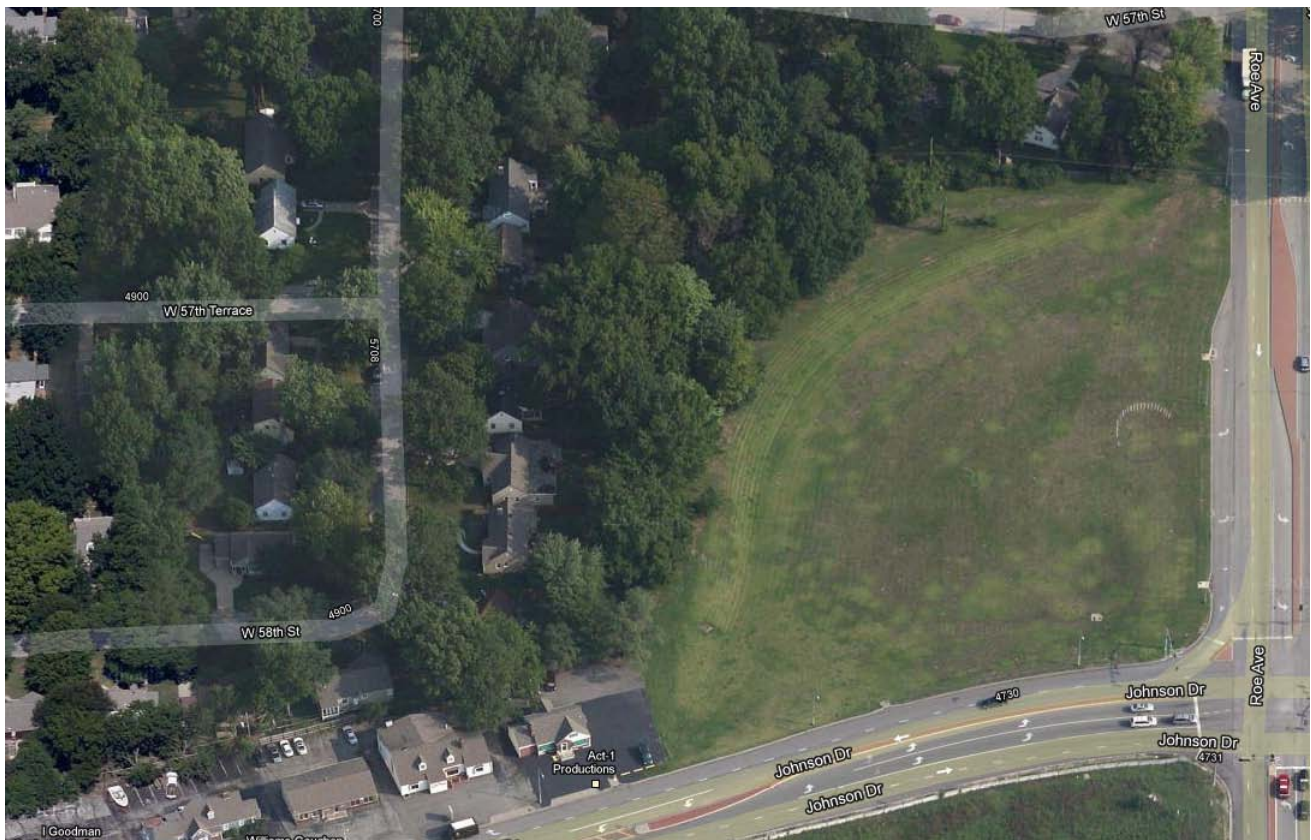
SITE 1 - West Cloverleaf

Goals and Objectives for consideration:

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

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

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



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

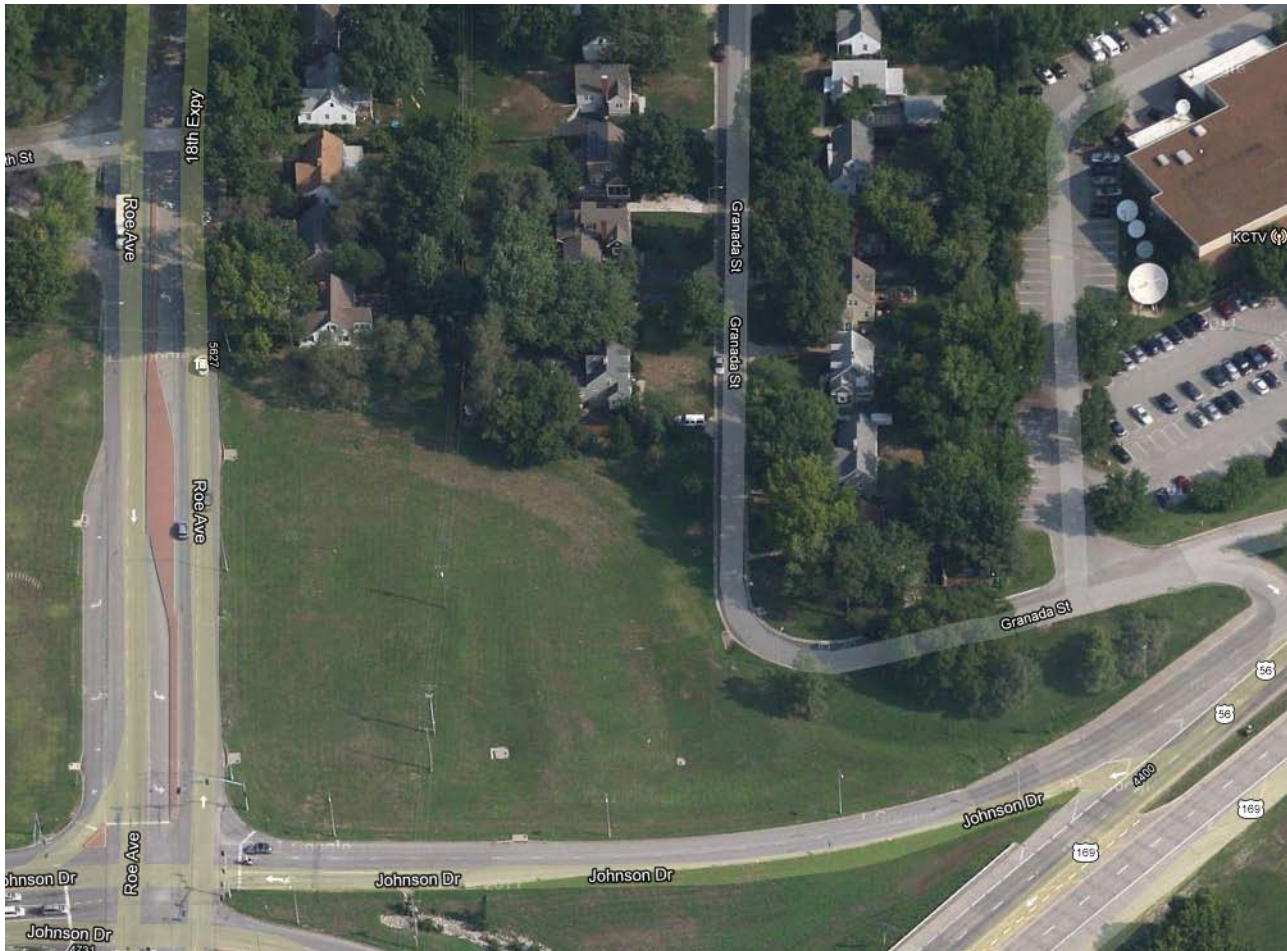


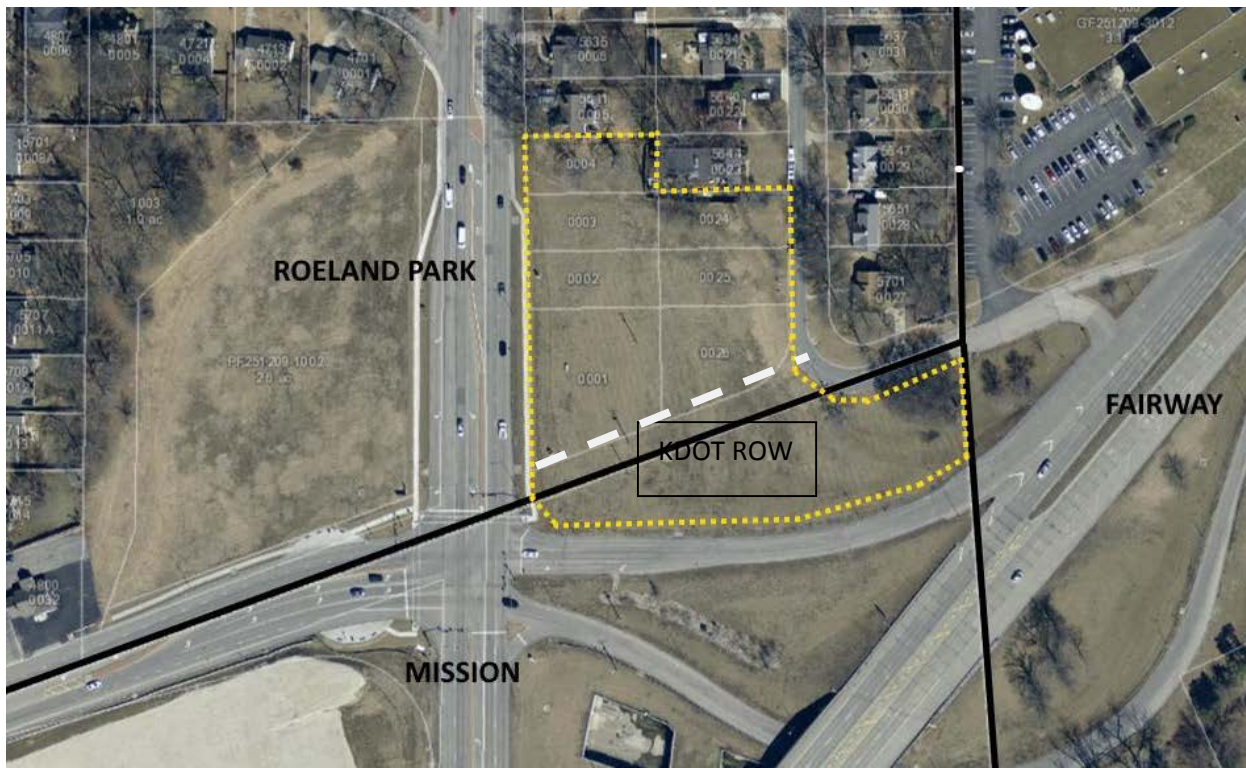
SITE 2 - East Cloverleaf

Goals and Objectives:

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

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





SITE 3 - North side of Johnson Drive Redevelopment

Goals and Objectives:

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

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



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

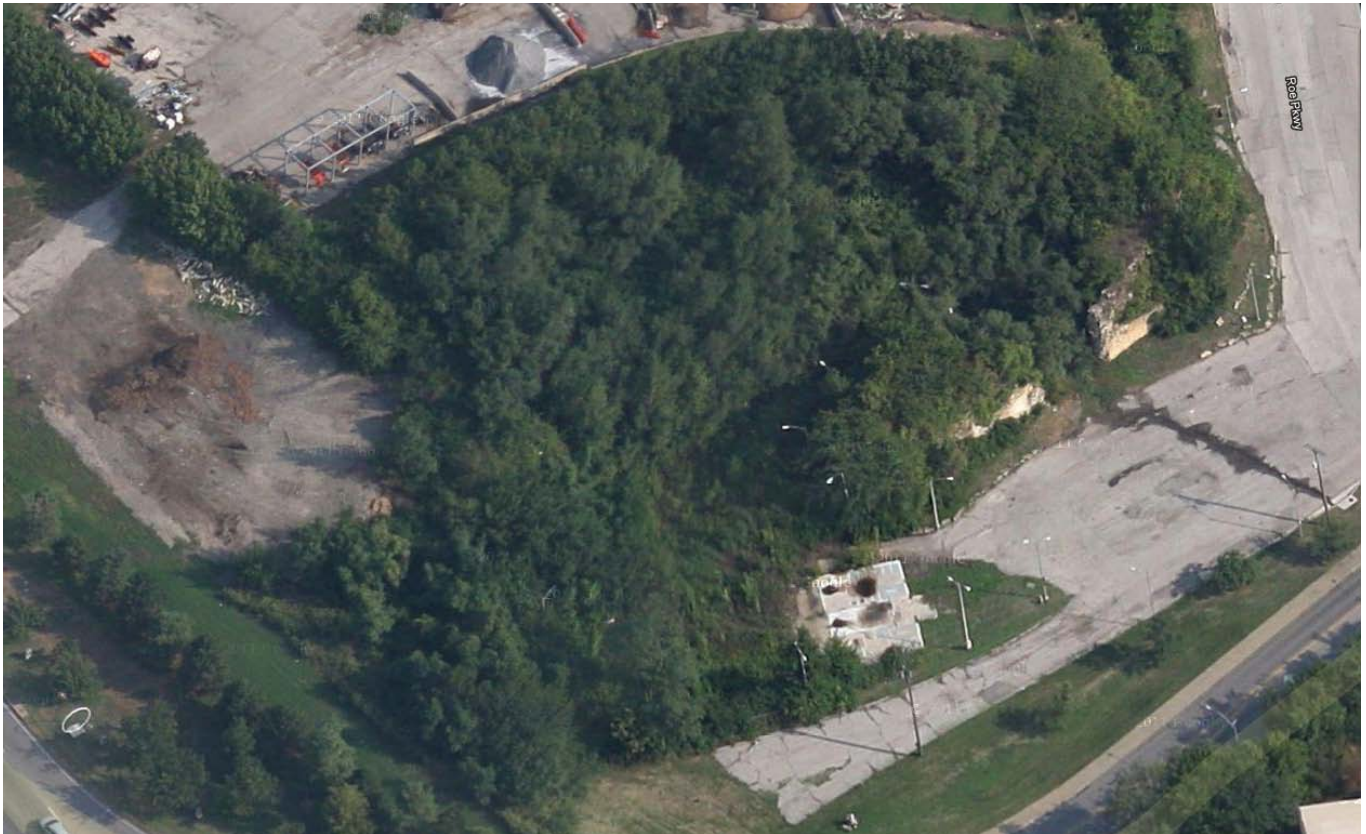
SITE 4 - Caves Site Redevelopment

Goals and Objectives:

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

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

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



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

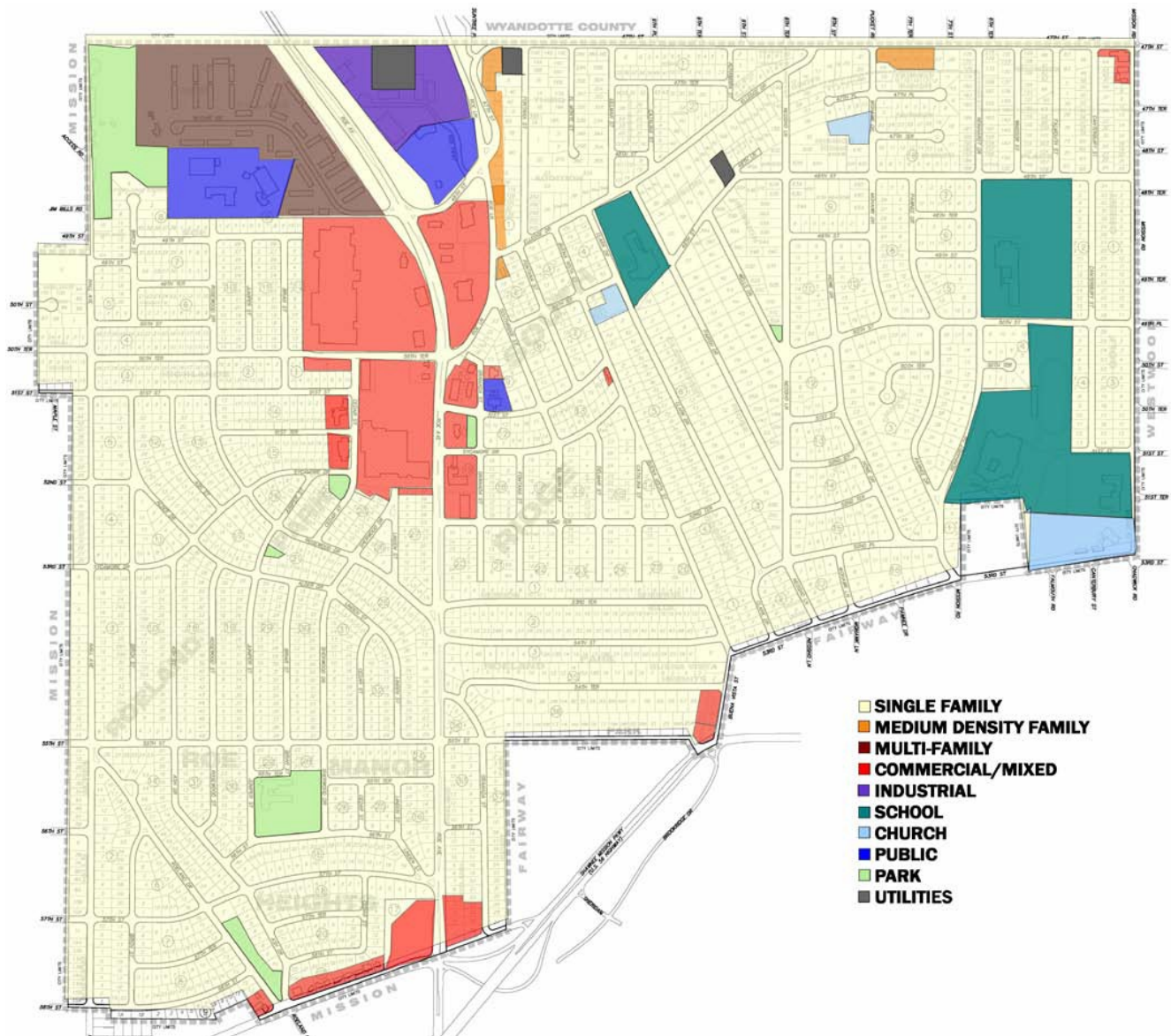
5.4 Future Land Use

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

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

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

Future Land Use Map



5.5 Housing & Neighborhoods

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

Residential Transition Zone - Townhouses

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

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



Senior Housing

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

Building Codes/ Enforcement

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

Streets & Sidewalks

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

Pedestrian Crossings - Roe Boulevard

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

Possible key pedestrian intersections are:

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

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



5.6 Transportation

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

Roe Boulevard

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

Road Network

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

Trail System

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

Transit

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

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

5.7 Public Facilities/ Infrastructure

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



Library/ Community Recreation Campus/ City Hall

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



Stormwater

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

Sidewalk & Park Master Plan

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

SECTION 6 FORM AND FUNCTION

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

6.1 Commercial/Public Places

Site Design

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

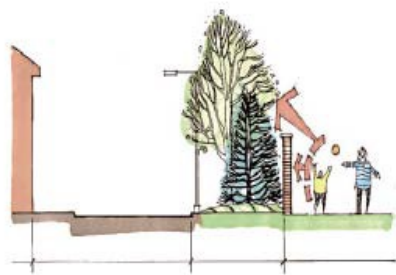
Building Design

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

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

6.2 Residential Neighborhoods

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



Residential Buffering



Neighborhood Parks



Neighborhood Identity



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

SECTION 7 IMPLEMENTATION

7.1 Development Toolbox

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

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

7.2 Strategies Matrix

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

Physical Image Strategies

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

Economic Development Strategies

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

Community Identity Strategies

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

Infrastructure and Public Services Strategies

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

Residential Preservation and Redevelopment Strategies

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

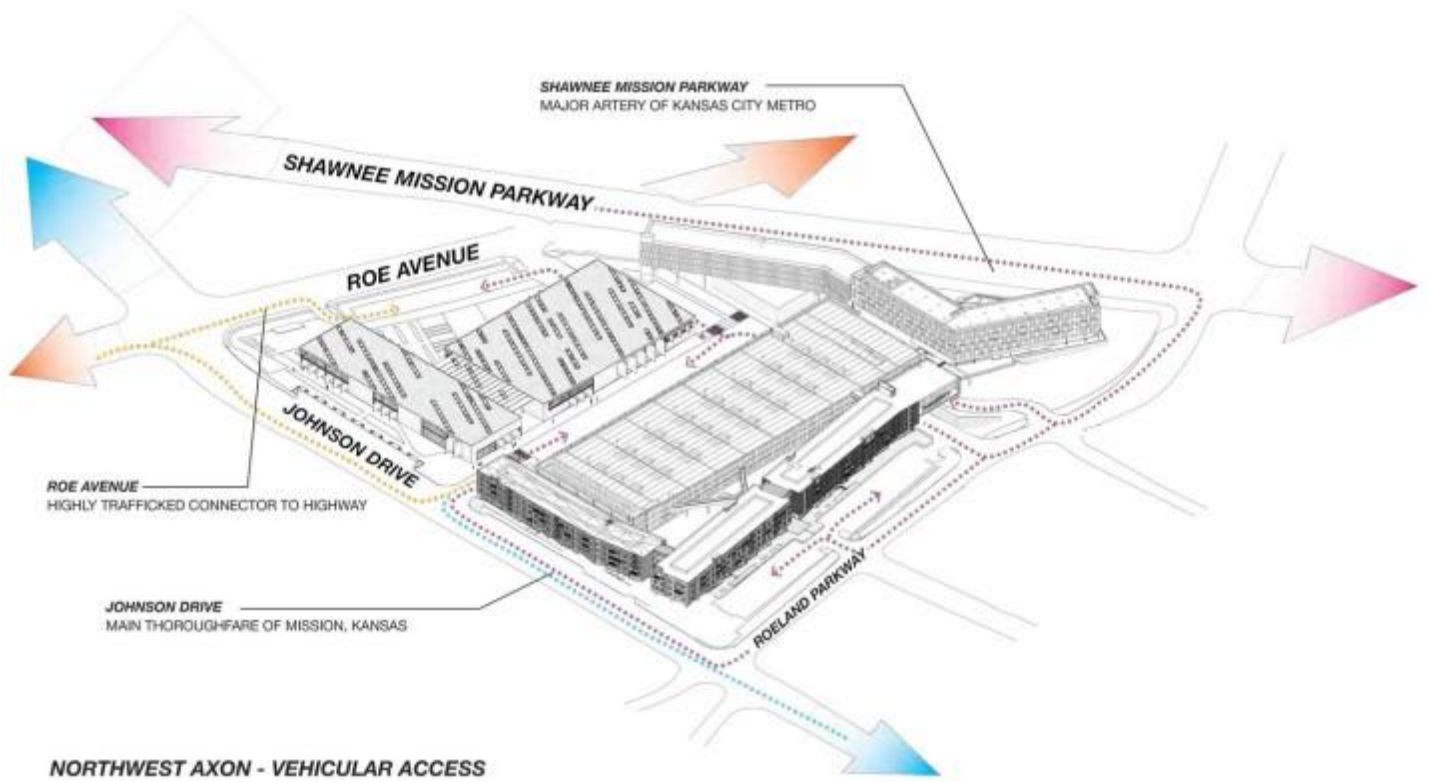
SECTION 8 APPENDIX

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

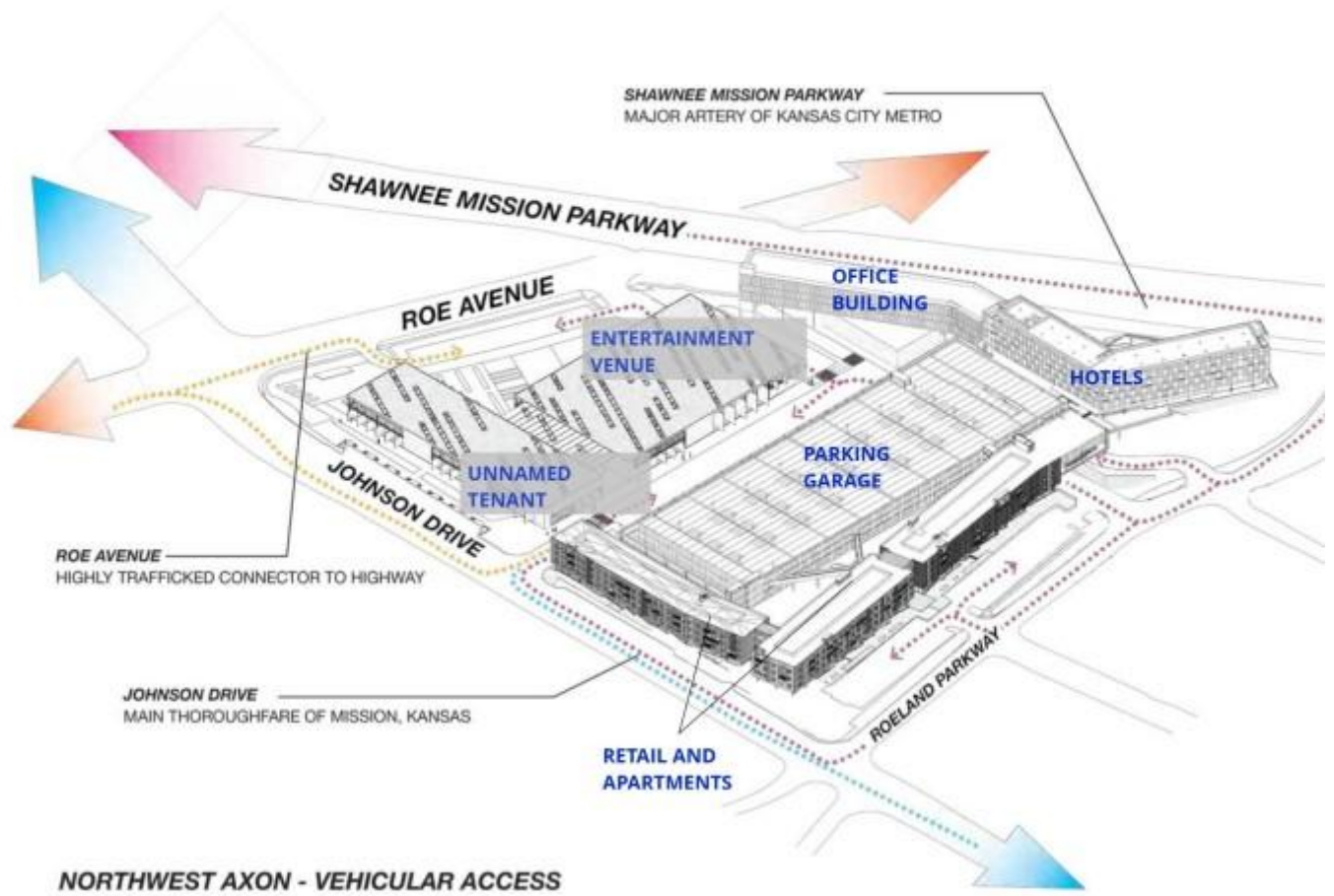


Cameron Group LLC developer [Tom Valenti's presentation to the Mission City Council on Wednesday](#) included two new renderings of current plans for the project.

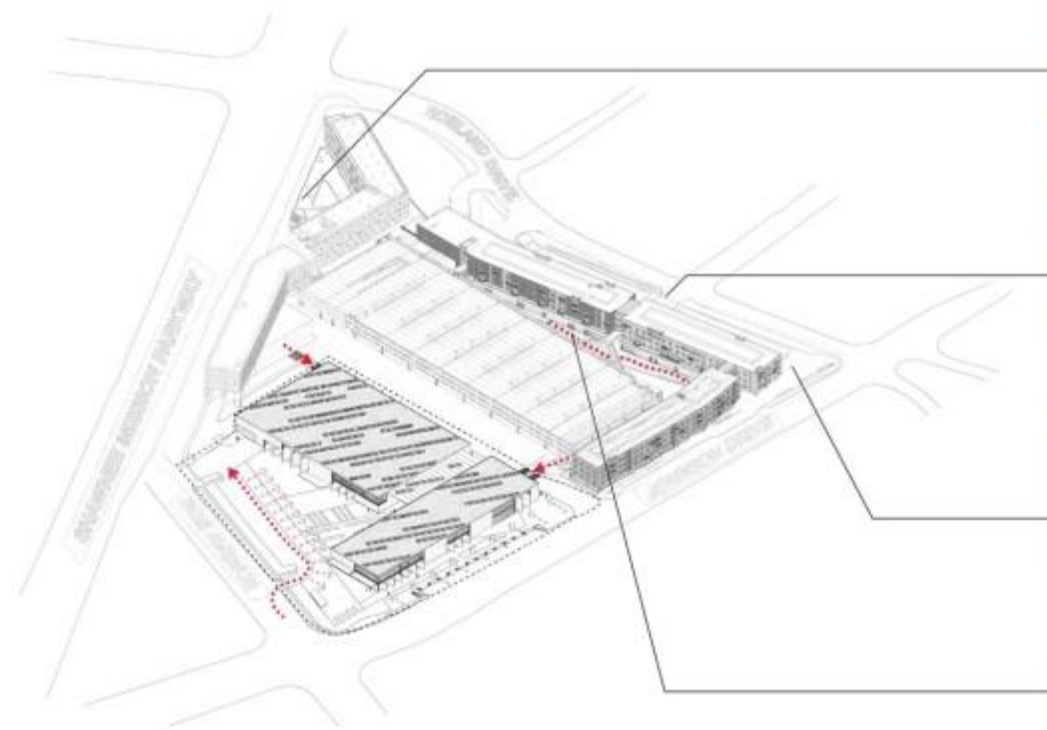
Here's the first view, which looks southeast from Johnson Drive and Roeland Parkway. (You can enlarge the image by clicking it):



Here's the same image with labels added for the various components of the project:



The second view looks southwest from Shawnee Mission Parkway and Roe:



NORTHEAST AXON - SITE CONNECTIONS



FROM OUR SPONSORS:

COMMUNITY STARTS HERE

REGULAR EXERCISE HAS MANY BENEFITS.
CHECK OUT OUR A LA CART MEMBERSHIP
OPTIONS TO FIND WHAT'S BEST FOR YOU

MATT ROSS AND TOMAHAWK RIDGE COMMUNITY CENTERS

OVERLAND PARK
K A N S A S

ABOVE AND BEYOND. BY DESIGN.



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Categories : [Mission Gateway](#)

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Comments

Comments

7 Comments

Sort by Oldest



Item Number: Other Matters Before the Planning
Commission- VI.-1.
Committee 1/16/2018
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 1/16/2018
Submitted By: Jennifer Jones-Lacy
Committee/Department:
Title: **Bella Roe Amendment to Final Development Plan**
Item Type: Discussion

Recommendation:

N/A

Details:

Staff received a letter from the property maintenance managers for the Bella Roe Shopping Center requesting a change in the Final Development Plan/Redevelopment Agreement. They would like to replace the fountain to the north of US Bank with a plant bed. The letter and exhibit is attached for reference.

I have shared this information with the City attorney and once I receive guidance from him, I intend to move forward with bringing this request before the Planning Commission, hopefully at the February meeting.

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
 Letter from Representative of Bella Roe	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,

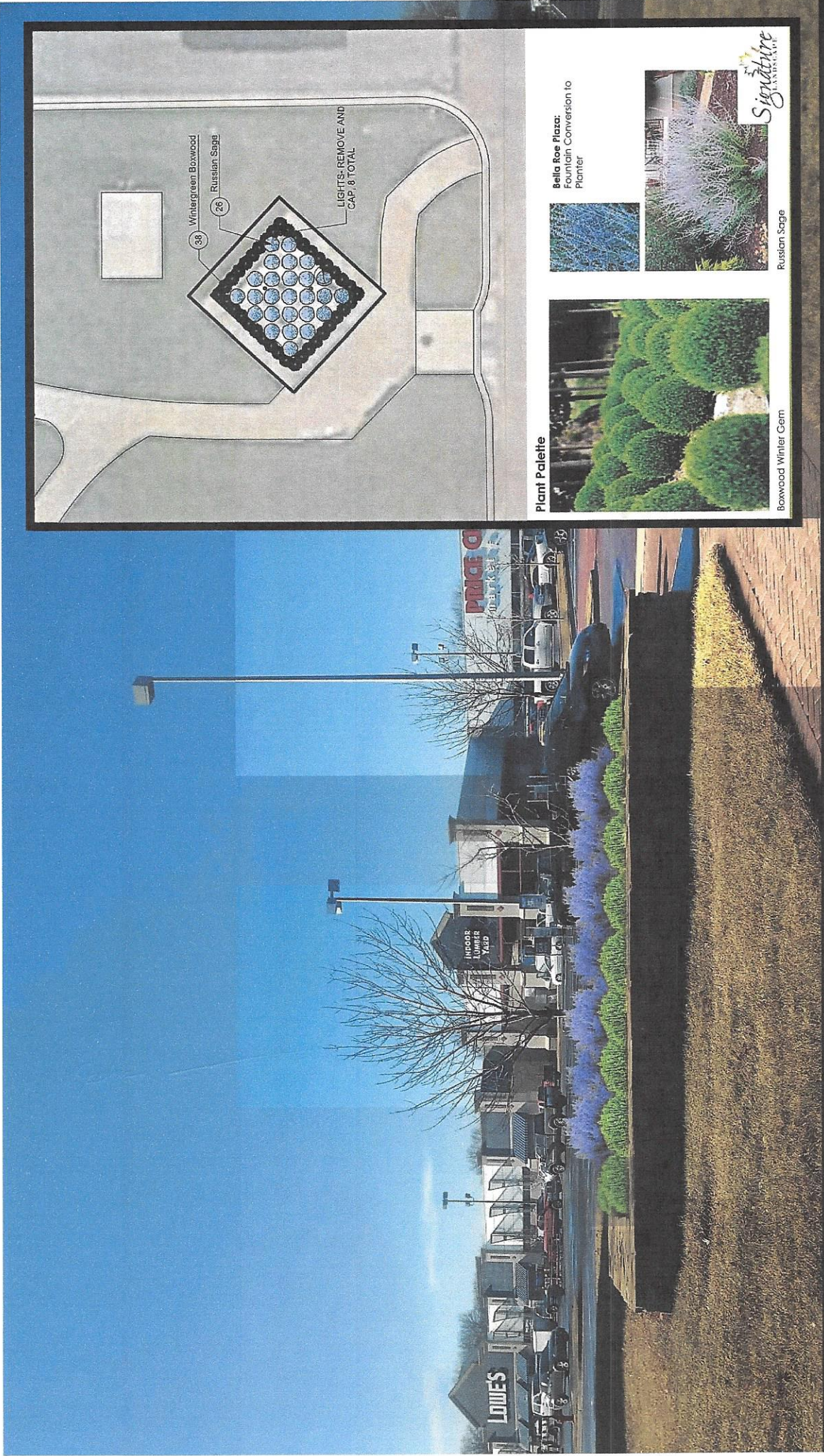
We are looking at various ways to lower our carbon footprint and energy usage at Bella Roe Plaza. Besides from more obvious energy saving tactics such as installing LED lighting and solar panels we would like to lower our water usage as it is higher than several of our other properties twice this size. The motors and pumps on the fountains also use a tremendous amount of electricity. Besides 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



Russian Sage

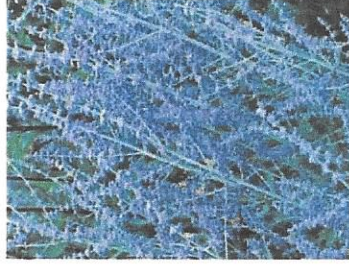
Bella Roe Plaza:
Fountain Conversion to
Planter

Signature
LANDSCAPE

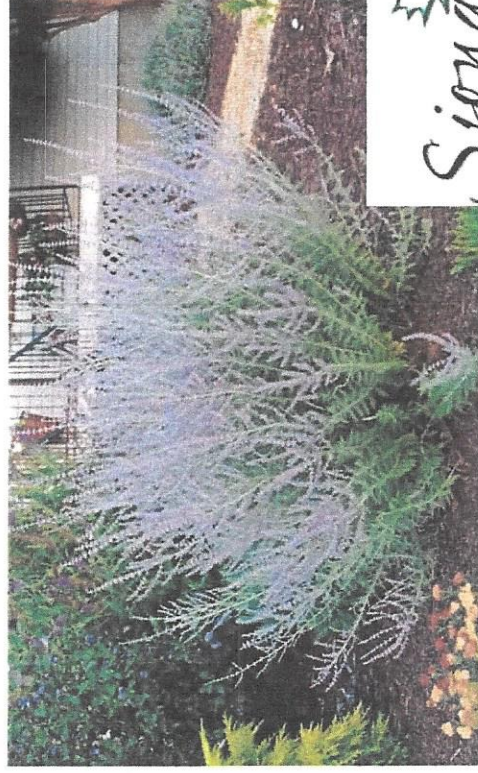
Plant Palette



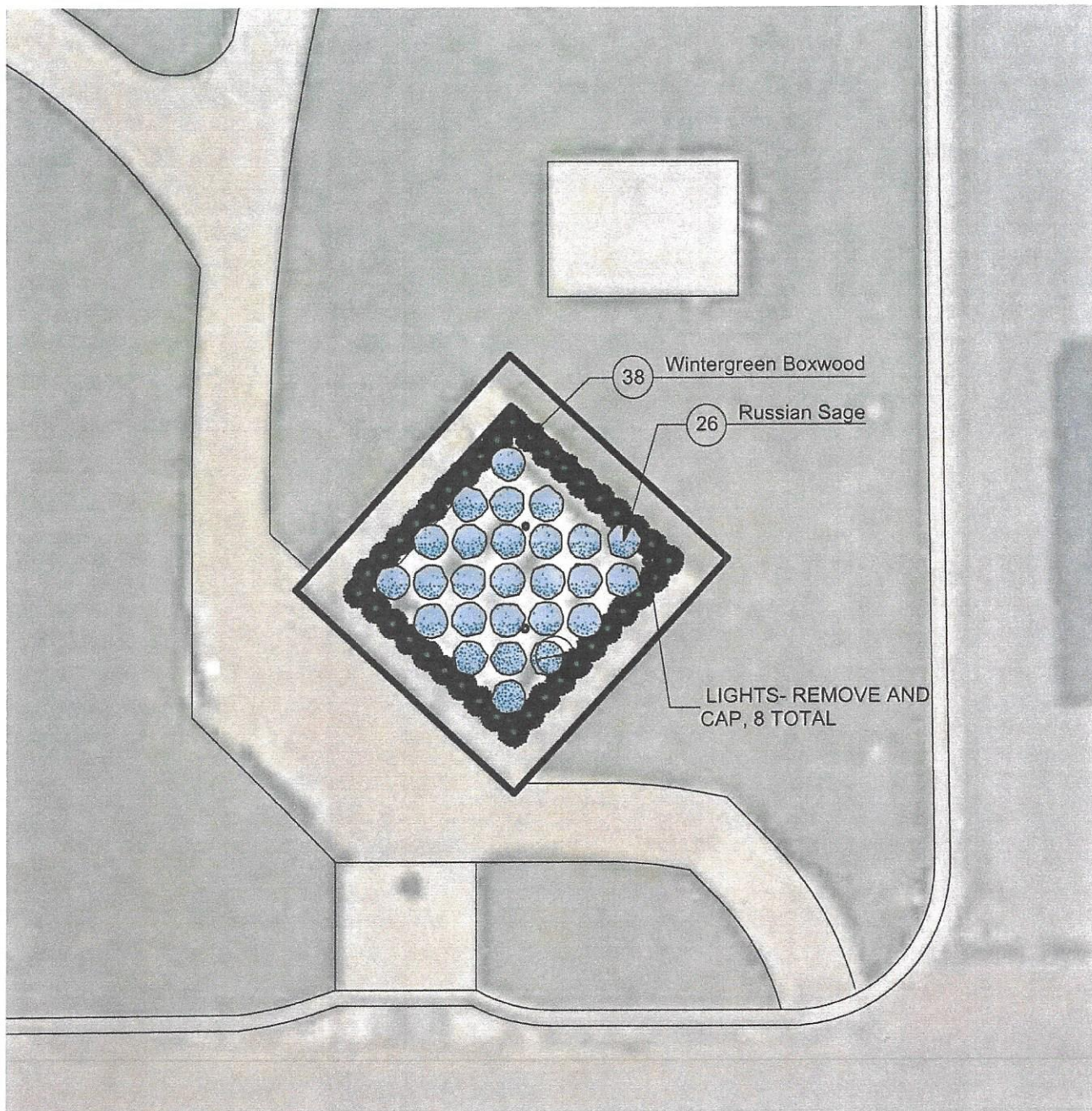
Boxwood Winter Gem



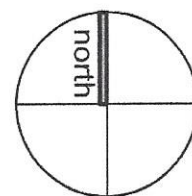
Bella Roe Plaza:
Fountain Conversion to
Planter



Russian Sage



LANDSCAPE PLAN



BELLA ROE PLAZA: FOUNTAIN RENOVATION

ADDRESS: 4850 ROE BOULEVARD

PROJECT: BELLA ROE PLAZA FOUNTAIN RENOVATION

PROJECT DESCRIPTION: LANDSCAPE PLAN

DATE: 10/8/1

DESIGNER: EL

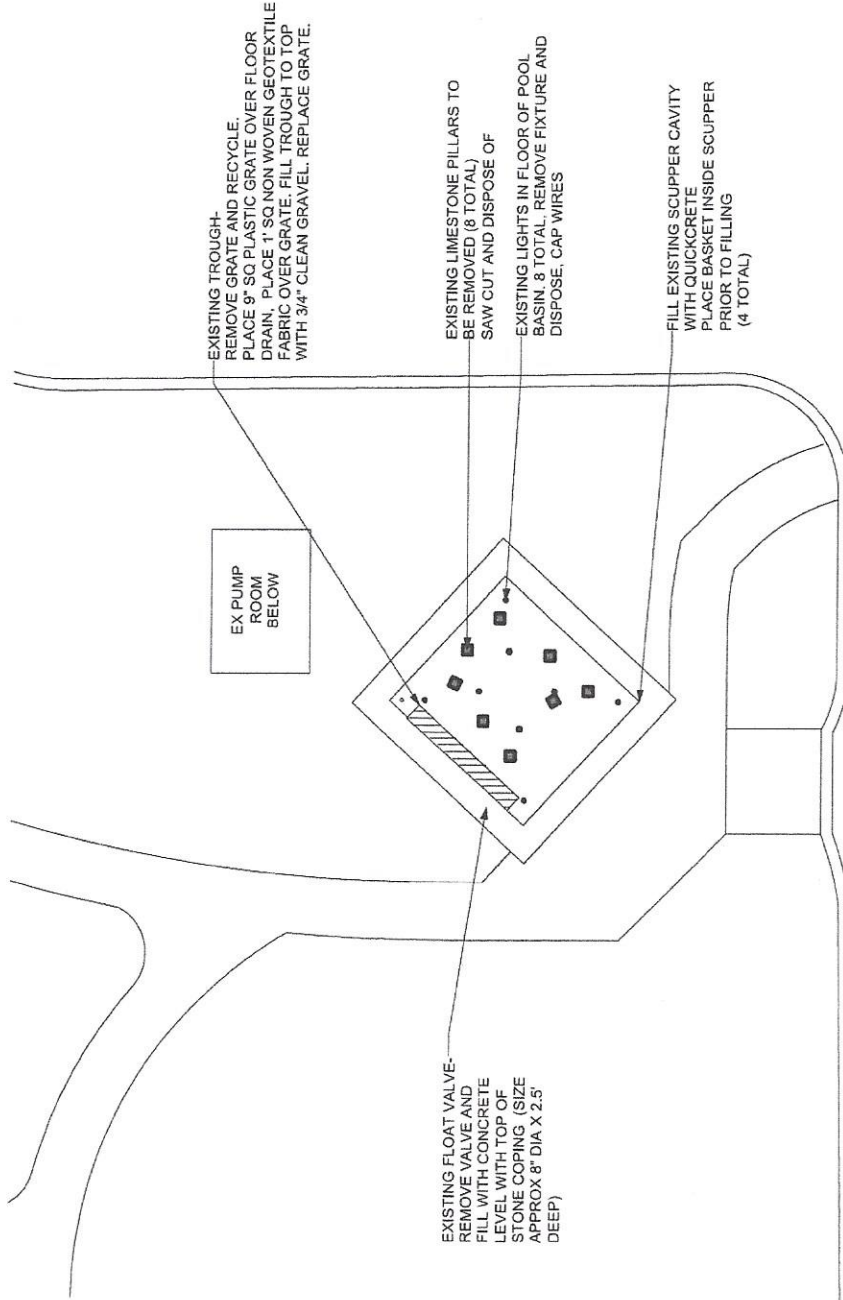
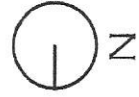
SCALE: 1"=10'-0"

PAGE: 1 OF 1

PHONE: 813 828 8181

Signature
LANDSCAPE

BELLA ROE PLAZA: FOUNTAIN RENOVATION



NOTES:

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.