



**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
4600 W 51ST STREET
FEBRUARY 18, 2025 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - A. November 19, 2024 Planning Commission Minutes
- III. Public Hearing**
- IV. Action Items**
 - A. Finding of Consistency for the Redevelopment District No 3 Project Plan for Area 3D
- V. Discussion Items**
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Item Number: II. Approval
of Minutes



City of Roeland Park
Action Item Summary

Submitted By:

Jennifer Jones-Lacy, Assistant City Administrator Director of Finance

Committee/Department:

Title: November 19, 2024 Planning Commission Minutes

Item Type:

Recommendation:

Approve the Minutes from the November 19, 2024 Meeting

Details:

See attached.

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Diversity Equity & Inclusion Lens

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. Planning Commission Minutes 11.19.24

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK, KANSAS
4600 W 51st Street, Roeland Park, KS 66205
November 19, 2024, 6:00 P.M.

The Roeland Park Planning Commission met in a joint meeting with the Governing Body on November 19, 2024.

Commissioners Present: Lisa Brunner, Vice Chair (online)
Josey Shaw
Joe Kmetz
Haile Sims

Commissioners Absent: Darren Nielsen, Chair
Macrina Abdouch
Mark Kohles

Staff Present: Jennifer Jones-Lacy - Assistant City Manager/Finance Director
Wade Holtkamp - City Building Inspector

I. ROLL CALL

Commissioner Brunner called the meeting to order. Ms. Jones-Lacy called the roll noting that Commissioners Nielsen, Kohles, and Abdouch were absent. In addition to Ms. Jones-Lacy, City Building Inspector Wade Holtkamp was also present at the meeting.

II. Approval of Minutes

1. Approve Minutes from July 16, 2024, Planning Commission meeting

MOTION: COMMISSIONER KMETZ MOVED AND COMMISSIONER SHAW SECONDED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF JULY 16, 2024, AS PRESENTED. (THE MOTION CARRIED 4-0.)

III. Public Hearing

No public hearing was held.

IV. Action Items

There were no action items discussed.

V. Discussion Items

A. Update on Current Projects

Ms. Jones-Lacy provided an update on all the City's current projects to keep the Planning Commission up to date on what is happening in Roeland Park. She provided a list where

there has been development conversation around these areas or have upcoming projects for 2025.

- 47th and Mission.

Ms. Jones-Lacy said there has been interest in this property. It is not City-owned but is a key part of the community as a commercial lot.

Commissioner Kmetz said it seems like the perfect spot for a Dutch Bros or a Scooter's or a 7 Brew.

Ms. Jones-Lacy noted that Jan Peters, their Project RISE liaison, their business development person contracted through the Chamber has been in contact or reached out to Ryan Burrows, who is the representative working on Kansas City real estate.

Mr. Kmetz asked what the City envisioned for the site. Ms. Jones-Lacy said they had a few different iterations, because there is also the possibility that they could expand the footprint if they wanted to purchase some of the property that is bordering it. There are some smaller single-family houses to the south that at one point were for sale, and so the footprint could be expanded for additional parking. The concepts included two-story concepts with a coffee shop on first floor and the top floor having some sort of office.

It was also noted that Taco Republic is gone and that it is a small site with problems. Commissioner Brunner asked if it closed because of parking and access problems as she was surprised to see it go.

Commissioner Kmetz said he knew people that worked there, and the pipes would always freeze, and the infrastructure was troublesome.

Ms. Jones-Lacy said they relocated to Prairie Village in Corinth and is now surrounded by parking lot.

- The Rocks Development @ Roe Parkway and Roe Lane

Ms. Jones-Lacy said the owner has provided them with quarterly updates.

Mr. Holtkamp said they are finally getting to a position where they are going to build vertical sometime early 2025. They received from EPC an early site package back in August that included drawings for the City and Johnson County Wastewater to review. They revised and approved on October 8th. It included revised site grading and required bringing in more dirt. They also received the parking garage package, which includes the parking garage structure, the fountains, and included drawings for code life safety sheets, floorplans, and overall elevations of the project. That was approved October 31st. These were also reviewed by the Fire District.

This is a phased project with the parking garage starting in early 2025. That will be followed by the apartments and restaurant. They are now into plan review for the rest of the project for the apartment and restaurants.

Ongoing discussions continue with the art design, the one percent art fee.

Ms. Jones-Lacy asked if they had paid for the parking garage permit. Mr. Holtkamp said they have. The actual apartment plans are also with ITBS for review now.

Commissioner Brunner said this is extremely exciting. Mr. Holtkamp agreed and stated there has been discussion of a ribbon cutting ceremony. Ms. Jones-Lacy said they will probably do a basic groundbreaking.

Ms. Jones-Lacy said the one percent for art will be a large dollar figure and will result in multiple pieces of art. They are working with Leopold Gallery, and they have some potential art for the garage. Nothing has been finalized and will go through the Art Committee for their review, feedback, and recommendations.

Commissioner Kmetz asked if there is an anticipated occupancy date. Ms. Jones-Lacy said they are looking at 2026 before they are ready to start tenanting. They're also unsure of the timing of the opening of the restaurant.

- Expansion of TIF 3 boundaries

Ms. Jones-Lacy reviewed the boundary expansion of TIF 3 which includes the Boulevard Apartments and the industrial park. They have expanded the TIF, which includes the Community Center and the pool and Nall Park. They have a long-term visioning plan of connecting Roe Boulevard to the Aquatics Center and the Community Center. This is the rationale for expanding the TIF to help pay for that expansion of Skyline Drive to make that area more accessible. It would require the removal of the Boulevard office building and an apartment building. They are hoping to work with them on development ideas for that area.

Commissioner Brunner asked if it would be more walkable. Ms. Jones-Lacy said it would be. They anticipate an actual road but also trail connections to Nall Park and the Community Center. The TIF 3 funds were also anticipated to help pay for the expansion of Roe Parkway, which is going to connect to Roe Boulevard.

One of the things incumbent upon the Planning Commission is they will need to approve the project plan and state it is in line with the Comprehensive Plan.

- Community Center Phase 2

Ms. Jones-Lacy said quite a few improvements have been done to the Community Center already. They will now be redoing the fitness center, the childcare center, and the offices. The plan is to start in January and will be done in phases. The project timeline is six months and memberships will be paused at that time.

Commissioner Brunner asked specifically what they are doing at the Community Center. Ms. Jones-Lacy said they will refresh the flooring and the ceiling. There will be interior and

some exterior improvements. The equipment is owned by JCPRD, and she is not sure if that will be upgraded.

- Mission Road Improvements

Mission Road improvements will start in 2025. There is a page on the City's website that is all about this project. There has been some controversy with the bike lanes, but they will be on both sides of Mission Road. Most of the homes on the Roeland Park side have single-car garages with narrow driveways and some have retaining walls, which makes things more difficult. A lot of residents were upset their on-street parking was being removed. The Council decided to continue with the bike lanes but are going to allow parking on bike lanes overnight at a certain time. The plan is to start the project in the spring of 2025.

Commissioner Kmetz clarified for the record that the on-street parking is a public asset as to what the best use of it is for the community. Ms. Jones-Lacy said the neighbors were very engaged in this process. The City was considering adding driveway approaches or cut-outs for residents to have some additional parking. The chiropractor was also going to allow people to park in their lot as well.

- Nall Park Master Plan: Plan is attached.

Ms. Jones-Lacy noted the Master Plan is attached to the agenda. They looked for public engagement during the design workshops and had a vignette at one of the concerts in R Park to get people's perceptions. The plan shows in Zone 1 is where the bike track would be. There is a skill track and a pump track, a track that has banked curves and use your body weight to pump the pedals and gain momentum.

Zone 2 will include natural play features that will include the existing topography.

Zone 3 has included discussions for an arboretum and walking trails.

In all, there will be bike elements, a shelter, play structures and exercise equipment. The restrooms will be renovated. There will be the pavilion and the arboretum, a skills course, and new pathways.

Commissioner Kmetz asked for the reasoning to eliminate the dog park. There was concern from the Governing Body about health and safety.

- Nall Avenue Improvements: Nall Avenue, 51st to 58th is showing signs of street deterioration. Segments north of 51st have base failure. Sections south of 51st have some fair areas. North of 51st there are sections that are poor. MARC's regional bike route has this street as a route through Roeland Park, so we intend to include bike user infrastructure in the project. This project will include a two mill and overlay of the street, bike infrastructure, and spot curb/sidewalk repair with ADA Ramp improvements. Improvements are set to take place in 2025.

Ms. Jones-Lacy said they are planning to work with the City of Mission to connect to their bike routes through Nall Park. There will be some sidewalk repair, ADA ramp improvements, and there will be Surface Transportation funding to help pay for this project.

Commissioner Brunner asked if this would require parts of the road to be closed. Ms. Jones-Lacy said it will.

Commissioner Sims asked about speed calming issues, especially as was done on Buena Vista. Ms. Jones-Lacy said there has not been any additional discussion about traffic calming devices on Nall. She added that with people parking on the street it tends to act as a natural calming measure.

Commissioner Brunner said that there is not a school nearby like on Buena Vista and there are not as many children out walking.

Ms. Jones-Lacy provided an update on Buena Vista. She noted the vendor was very responsive on the front end in that they shipped them the material but shipped the wrong ones. They were returned and the vendor had to work with the manufacturer on the warranty. They are in the process of being shipped and they hope to have them in place by the beginning of December.

Commissioner Brunner asked what the devices were to be exactly. Ms. Jones-Lacy said they are a combination of four different implements being put in, two speed humps and two speed bumps. They will have wheel cutouts for emergency vehicles.

Commissioner Simms said he likes what is on Elledge. Ms. Jones-Lacy said they are similar.

(Commissioners talking amongst themselves)

Ms. Jones-Lacy said there will be information on the website for people to submit feedback and encouraged the Commissioners to submit their feedback after they experience the humps themselves to submit their opinion on the devices on Buena Vista.

Mr. Holtkamp wanted to add to the discussion on the Community Center and said the work will include updating plumbing, electrical, some work with the fire alarms, adding some additional work to the HVAC system. And there will also be some minor asbestos removal and a little bit of work removing a non-load bearing wall in the kitchen area. The bulk will be bringing the systems up to a more modern code with plumbing and electrical.

Commissioner Simms asked about the site adjacent to QuikTrip to the north. Commissioner Kmetz said there has been speculation they wanted that piece of property to solidify their geographic area, not necessarily for expansion, but just to protect their asset and is speculation.

B. Annual Comprehensive Plan Review

Ms. Jones-Lacy said the Planning Commission has a requirement to review the Comprehensive Plan on an annual basis to see if the plan is still up to date or if anything needs to be adjusted. The City is planning in the next year to hire a consultant to do some basic updates. The Planning Commission would make any recommendations on that update or offer any updates they see.

Attached to the agenda is the Future Land Use Framework Map and the Strategic Opportunities Map.

VI. Other Matters Before the Planning Commission

There were no other matters presented to be discussed.

VII. Adjournment

MOTION: COMMISSIONER SIMMS MOVED AND COMMISSIONER KMETZ SECONDED TO ADJOURN THE MEETING. (THE MOTION CARRIED 4-0.)

(Roeland Park Planning Commission Meeting Adjourned)

Item Number: IV. Action
Items



City of Roeland Park
Action Item Summary

Submitted By:

Jennifer Jones-Lacy, Assistant City Administrator Director of Finance

Committee/Department: Administration

Title: Finding of Consistency for the Redevelopment District No 3 Project Plan for Area 3D

Item Type: Action Item

Recommendation:

Staff recommends a finding that the Redevelopment District Project Plan for area 3D is consistent with the intent of the City's Comprehensive Plan for development.

Details:

Per Tax Increment Financing (TIF) state statute, the Planning Commission shall consider if a Redevelopment area (TIF) Project Plan is consistent with the intent of the City's Comprehensive Plan for development. The Commission shall make a finding and that finding shall be referred to the City Council.

On October 7, 2024, the City Council adopted Ordinance No. 1064 which added the Aquatic Center, Community Center and Nall Park to the existing Redevelopment District No. 3 to further promote, stimulate and develop the general and economic welfare of the City. This new area is identified as Project Area 3D and includes 21 acres of City recreation and park property. The project plan intends to provide an extension of Skyline Drive west to connect to the Roeland Park recreation complex and Nall Park.

Attached is the Redevelopment Project Plan for TIF area 3D for your consideration. The Financial Feasibility Study is in progress and will be provided to the City Council upon completion, just note it is missing from this project plan for now. [The Future Land Use Map](#) contained within the [Comprehensive Plan](#) identifies the area at the area north of Skyline Drive to be Mixed-Use Commercial, along with maintaining the public use for the Roeland Park recreation complex and parkland at Nall Park. The area east of Roe Blvd included in the plan remains Mixed Use Commercial and Industrial. As a note, Redevelopment Area No. 4 was created in 2023 which encompasses the Rocks property and is planned for MXD. The Redevelopment Project Plan for TIF 3 reflects:

- An extension to Skyline Drive west to connect to the Community Center, Aquatic Center, Sports Dome, and trail system connected to Nall Park;
- Construction of a paved trail connecting Nall Park and the Community Center;
- Improvements to Nall Avenue contiguous with the western boundary of the TIF District;

- Improvements to Roe Parkway, including an extension west to Roe Boulevard; and
- Improvements to Nall Park pursuant to the Nall Park Master Plan, including construction of a pump track, pavilion, enhanced mountain bike trails, trailhead plaza, play structures, updated restrooms, arboretum, nature trails, park signage, and educational and wayfinding signage.

The current land use is multifamily northwest of Roe Blvd and Skyline Drive. This use will remain with the intention of additional connectivity to the City's recreation areas in the northwest portion of the City. The future land use may involve changes to this area in some capacity but that remains heavily dependent on the private property owner's decisions. The changes proposed in the attached Redevelopment Plan are consistent with the Future Land Use Plan.

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Diversity Equity & Inclusion Lens

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. TIF Project Plan- Area 3D
2. 1064 Ordinance - TIF 3 Expansion
3. Exhibit D - Project Plan Area Map

**TAX INCREMENT FINANCING REDEVELOPMENT PROJECT PLAN
(REDEVELOPMENT DISTRICT NO. 3 – PROJECT AREA 3D)**

The Tax Increment Financing Act, K.S.A. 12-1770, *et seq.*, as amended (the “**TIF Act**”), requires that any redevelopment project plan within the City of Roeland Park, Kansas (the “**City**”), be created in consultation with the City. As part of that consultation, the Planning Commission is required by the TIF Act to determine whether the development components of the redevelopment project plan (the “**Project Plan**”) are consistent with the intent of the City’s Comprehensive Plan.

**SUBMITTED PURSUANT
TO**

**KS.A. 12-1770 *et seq.*, as
amended**

**Submitted: February ____,
2025**

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Exhibit A – TIF District Legal Description

Exhibit B – TIF District Boundary Map

Exhibit C – Project Area 3D Legal Description

Exhibit D – Project Area 3D Boundary Map

I. INTRODUCTION

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended (the “**TIF Act**”), Kansas municipalities are authorized to establish redevelopment districts and redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created based upon certain findings by the municipality, including, that property within a proposed district meets the requirements of a “conservation area” as defined by the TIF Act.

On October 6, 1997, the Governing Body of the City of Roeland Park, Kansas (the “**City**”), passed Ordinance No. 674 creating a redevelopment district encompassing the property generally located east and west of Roe Boulevard from West 48th Street north to the City limits (“**Redevelopment District No. 3**” or the “**TIF District**”) and approved a plan for redevelopment of the TIF District established under K.S.A. 12-1771 and amendments thereto (the “**District Plan**” as further described herein). The City subsequently revised the District Plan for the TIF District on September 1, 2004, pursuant to the passage of Ordinance No. 760. On February 1, 2022, following a duly noticed public hearing, the City passed Ordinance No. 1026, removing area from the TIF District. On October 7, 2024, the City passed Ordinance No. 1064, adding certain area (the “**Added Area**”) to the TIF District. The term “TIF District” as used herein shall include the amendments to the TIF District as approved by Ordinance No. 1064.

The TIF District includes three redevelopment project areas. This redevelopment project plan (“**Project Area 3D Project Plan**” or the “**Project Plan**”) is for Project Area 3D (“**Project Area 3D**” as described herein, or the “**Project Area**”) within the TIF District. This Project Plan is presented to the City for its consideration and approval, with the maximum twenty (20) year term of the Project Plan to commence upon City approval. The Plan contemplates the capture of 100% of the Tax Increment, as defined in the TIF Act, for 20 years.

II. THE PROJECT PLAN

A. TIF District

The property is within an established TIF District approved by the City on October 6, 1997, pursuant to Ordinance No. 674, as amended by Ordinance No. 1026, passed on February 1, 2022, as further amended by Ordinance No. 1064, passed on October 7, 2024. The property comprising the TIF District consists of approximately 67 acres generally located east and west of Roe Boulevard and extending to the west City limits and from West 48th Street extending north to the City limits. A legal description and boundary map of the TIF District are attached hereto as **Exhibits A and B**, respectively.

B. TIF District Plan

The approved District Plan contained within Ordinance No. 1064 provides the TIF District shall consist of three (3) redevelopment project areas, which have cumulative outer boundaries coterminous with the boundaries of the TIF District. The District Plan provides the redevelopment project areas shall generally include the following buildings, facilities and improvements:

The first project area, referred to as Project Area 3A, comprises approximately thirty-

one (31) acres immediately west of Roe Boulevard containing thirty-two (32) apartment buildings and associated public and private infrastructure, including public and private streets, utilities, and parking lots. Project Area 3A has been redeveloped according to the approved redevelopment project plan for such Project Area.

The second project area, referred to as Project Area 3C, comprises approximately fifteen (15) acres immediately east of Roe Boulevard containing a planned industrial park and an Evergy utility station. Project Area 3C is being redeveloped according to an approved redevelopment project plan which is anticipated to include renovation remodeling, or repairs of existing structures, potential construction of new buildings in the industrial park, and related public improvements.

The third project area, referred to as Project Area 3D, is comprised of the Added Area and is approximately twenty-one (21) acres, including the parcel containing the existing Community Center, Aquatic Center, and Sports Dome, together with Nall Park. Project Area 3D is anticipated to be redeveloped to include an extension of Skyline Drive and associated public and private infrastructure and improvements to the Community Center and Nall Park.

C. Description of the Project Area and Redevelopment Project

Project Area 3D consists of approximately twenty-one (21) acres and is comprised of the Added Area included in the TIF District pursuant to Ordinance No. 1064. A legal description and a boundary map of the Project Area are attached hereto as **Exhibits C and D**, respectively.

Consistent with the District Plan, the Project Plan consists of the following public infrastructure improvements generally relating to connectivity and park improvements (collectively, the “**Redevelopment Project**”):

- An extension to Skyline Drive west to connect to the Community Center, Aquatic Center, Sports Dome, and trail system connected to Nall Park;
- Construction of a paved trail connecting Nall Park and the Community Center;
- Improvements to Nall Avenue contiguous with the western boundary of the TIF District;
- Improvements to Roe Parkway, including an extension west to Roe Boulevard; and
- Improvements to Nall Park pursuant to the Nall Park Master Plan, including construction of a pump track, pavilion, enhanced mountain bike trails, trailhead plaza, play structures, updated restrooms, arboretum, nature trails, park signage, and educational and wayfinding signage.

These Redevelopment Project is consistent with the District Plan, as approved by the City, and will be constructed and improved in accordance with the requirements of the City Planning Commission, the City’s Governing Body, and City ordinances.

The Project Plan will be implemented by reimbursing certain eligible costs of the Redevelopment Project from the Tax Increment generated by the District on a pay-as-you-go basis.

D. Summary of Feasibility Study

As required by the TIF Act, a feasibility study (the “**Feasibility Study**”), which is on file with the City Clerk and is an open record, has been prepared by Columbia Capital Management, LLC, the City’s financial advisor (the “**Financial Advisor**”), to determine whether the Redevelopment Project’s benefits and Tax Increment revenue are expected to exceed or be sufficient to pay for the Redevelopment Project’s estimated costs. *[insert summary of feasibility study]*.

E. Relocation Plan

If, as a result of implementing the Redevelopment Project, any persons, families and businesses move from real property located in the Project Area or move personal property from real property located in the Project Area, such persons, families and businesses shall be compensated pursuant to the TIF Act and, in particular, K.S.A. 12-1777(a). No persons or families residing in the TIF District shall be displaced unless and until there is a suitable housing unit available and ready for occupancy meeting the requirements of K.S.A. 12-1777(b). Further, payment shall be made for any damages sustained by a retailer, as defined in K.S.A. 79-3702, by reason of liquidation of inventories necessitated by relocation from the TIF District.

**EXHIBIT A: TIF3 Amended Boundary
(Addition of NALL PARK/COMMUNITY CENTER)**

All that part of Section 4, Township 12 South, Range 25 East, more particularly described as follows: Beginning at a point on the South line of the North 1/2 of the NW 1/4 of Section 4, Township 12 South, Range 25 East, said point being 100 feet East of the Southwest corner of the NE 1/4 of the NW 1/4 of Section 4, Township 12 South, Range 25 East; thence N 17°08'46" E, 466.50 feet; thence S 89°40'49" W, 275.00 feet; thence N 0°19'11" W, 80.00 feet; thence S 89°40'49" W, 928.26 feet; thence N 0°20'17" W, 795.79 feet; thence N 89°58'52" E, 987.03 feet to a point on the Westerly right-of-way of Roe Boulevard, as now established; thence Southeasterly along the Westerly right-of-way line of Roe Boulevard, as now established, to its intersection with the North right-of-way line of Skyline Drive, as now established; thence West along the North right-of-way line of said Skyline Drive a distance of 201.98 feet, more or less, to a point of curvature; thence Westerly & Northwesterly along the Northerly right-of-way of said Skyline Drive, on a curve to the right having a radius of 155 feet, a central angle of 5°33'12", a distance of 15.22 feet, more or less; thence South along a line perpendicular to the South line of the NW 1/4 of said Section 4, a distance of 60.73 feet, more or less, to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 4; thence Westerly along the South line of the NE 1/4 of the NW 1/4 of said Section 4, to the point of beginning...and also...Beginning at the intersection of the East right-of-way line of Roe Boulevard and the North line of Section 4, Township 12 South, Range 25 East, said line also being the North boundary line of the City of Roeland Park, Johnson County, Kansas; thence Easterly along the North line of said Section 4, Township 12 South, Range 25 East to the intersection of the Northerly projection of the West line of Lots 7, 8, 9, 10, 11, 12, and 13 of Beers' Third Addition; thence southerly along the Northerly prolongation of the West line of said Lots 7-13 of Beers' Third Addition to the intersection with the North right-of-way line of West 48th Street (Sometimes referred to as "Venture Lane") and its Easterly projection; thence Southwesterly and Westerly along the North right-of-way line of said West 48th Street and its Easterly projection, said line also being the South line of the Roeland Park City Park, to its intersection with the Easterly right-of-way line of the Roe Boulevard, as now established; thence Northwesterly along the Easterly right-of-way line of said Roe Boulevard, as now established, to the Point of Beginning.

AND ALSO

Lots 1 and 2, NALL PARK/COMMUNITY CENTER, a subdivision of record situate in the City of Roeland Park, Johnson County, Kansas.

EXCEPT

All of that part of the North Half of Section 4, Township 12 South, Range 23 East, situate in the City of Roeland Park, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence South 2°31'58" East, along the East line of the Northwest Quarter of said Section 4, a distance of 594.35 feet to the Point of Beginning; thence North 78°00'03" East, departing the East line of the Northwest Quarter of said Section 4, a distance of 247.12 feet to a point on the Western right-of-way line of Roe Lane, as now established; thence South 12°03'57" East, along the Western right-of-way line of said Roe Lane, a distance of 317.23 feet to a point of intersection in the Western right-of-way line of said Roe Lane; thence South 12°03'57" East, departing the Western right-of-way line of said Roe Lane, a distance of 100.00 feet; thence South 63°47'03" West a distance of 79.73 feet; thence Southwesterly, along a curve to the left that is non-tangent with the exit of the last described course, having

a radius of 300.00 feet, a central angle of $25^{\circ}01'43''$, and an arc distance of 131.05 feet to a point on the Northwestern right-of-way line of W. 48th Street, as now established; thence along the Northwestern right-of-way line of said W. 48th Street the following (5) courses: 1) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South $38^{\circ}45'18''$ West, a radius of 300.00 feet, a central angle of $1^{\circ}58'16''$, and an arc distance of 10.32 feet; 2) South $36^{\circ}46'32''$ West a distance of 112.40 feet; 3) South $52^{\circ}33'03''$ West a distance of 4.61 feet; 4) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South $43^{\circ}02'55''$ West, a radius of 210.00 feet, a central angle of $19^{\circ}00'11''$, and an arc distance of 69.65 feet; 5) South $52^{\circ}33'03''$ West a distance of 34.42 feet to the intersection with the Northeastern right-of-way line of Roe Boulevard, as now established; thence along the Northeastern right-of-way line of said Roe Boulevard the following three (3) courses: 1) North $20^{\circ}45'27''$ West a distance of 8.36 feet; 2) Westerly and Northwesterly along a curve to the right that is non-tangent with the exit of the last described course, having a radius of 210.00 feet, a central angle of $76^{\circ}28'50''$, and an arc distance of 280.32 feet; 3) thence North $32^{\circ}26'59''$ West a distance of 275.64 feet; thence North $44^{\circ}06'13''$ East, departing the Northeastern right-of-way line of said Roe Boulevard, a distance of 396.21 feet; thence North $78^{\circ}00'03''$ East a distance of 126.88 feet to the Point of Beginning (also known as the plat of THE ROCKS, a subdivision of record in said City, County, and State).

Containing 322,276 square feet, or 7.40 acres, more or less.

The bearings in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD83.



EXHIBIT B - ROELAND PARK , KS TIF BOUNDARY

EXHIBIT C

**TIF PROJECT AREA
LEGAL DESCRIPTION**

[to be inserted]

ORDINANCE NO. 1064

AN ORDINANCE ADDING AREA TO A REDEVELOPMENT DISTRICT WITHIN THE CITY OF ROELAND PARK, KANSAS, PURSUANT TO K.S.A. 12-1770 *ET SEQ.*, AS AMENDED (REDEVELOPMENT DISTRICT NO. 3).

WHEREAS, pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”), the City of Roeland Park, Kansas (the “City”), is authorized to assist in the development and redevelopment of eligible areas within the City in order to promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities;

WHEREAS, pursuant to the Act, Ordinance No. 674 of the City, passed on October 6, 1997, and other proceedings of the City, the Governing Body of the City established a tax increment redevelopment district known as “Redevelopment District No. 3” generally located east and west of Roe Boulevard from West 48th Street north to the City limits (the “Redevelopment District”);

WHEREAS, pursuant to the Act, Ordinance No. 760 of the City, passed on September 1, 2004, and other proceedings of the City, the Governing Body of the City revised the redevelopment district plan for the Redevelopment District;

WHEREAS, pursuant to the Act, Ordinance No. 1026 of the City, passed on February 1, 2022, and other proceedings of the City, the Governing Body of the City removed area from the Redevelopment District;

WHEREAS, the Governing Body of the City now finds it necessary and desirable to add certain area (such area, the “Added Area”) to the Redevelopment District (as so modified, the “Modified Redevelopment District”) to further promote, stimulate and develop the general and economic welfare of the City;

WHEREAS, the Act authorizes the City to add area to the Redevelopment District subject to the same procedures for public notice and hearing as is required for the establishment of a redevelopment district; and

WHEREAS, on this date, following proper notice as provided in the Act, the Governing Body of the City held a public hearing to consider adding the Added Area to the Redevelopment District;

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

Section 1. The Governing Body of the City hereby finds and determines that the Modified Redevelopment District is an “eligible area” and that the Added Area is a “conservation area” as such terms are used in the Act. The Added Area is a conservation area under the Act because it is an improved area containing less than fifteen percent (15%) of the land area within the corporate limits of the City in which fifty percent (50%) or more of the structures have an age of

thirty-five (35) years or more and is not yet blighted but may become a blighted area due to the existence of obsolescence of the structures and inadequate infrastructure.

Section 2. The Governing Body of the City hereby finds and determines that it is necessary and desirable to modify the boundaries of the Redevelopment District by adding the Added Area to create the Modified Redevelopment District and that the conservation, development or redevelopment of the Modified Redevelopment District is necessary to promote the general and economic welfare of the City.

Section 3. The legal description of the Modified Redevelopment District is set forth on *Exhibit A* attached hereto and incorporated herein by reference. A sketch of the area included in the Modified Redevelopment District is attached hereto as *Exhibit B* and incorporated herein by reference. On *Exhibit B*, the Modified Redevelopment District is comprised of the areas identified as “TIF 3” and the “ADDED AREA.”

Section 4. The redevelopment district plan for the Modified Redevelopment District which identifies all of the project areas and identifies in a general manner all buildings, facilities and improvements in each project area that are proposed to be constructed or improved is attached hereto as *Exhibit C* and incorporated herein by reference.

Section 5. The Modified Redevelopment District is within the boundaries designated by Resolution No. 712 of the City, adopted September 3, 2024, and published in the notice of the public hearing.

Section 6. Nothing contained in this Ordinance shall obligate the City to approve any redevelopment project plan, or any amendment to any existing redevelopment project plan, within the Modified Redevelopment District.

Section 7. This Ordinance shall take effect and be in full force from and after its passage by the Governing Body of the City and publication in the official City newspaper.

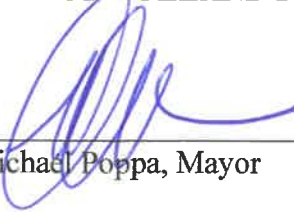
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PASSED by the City Council of the City of Roeland Park, Kansas, on October 7, 2024.

SIGNED by the Mayor of the City of Roeland Park, Kansas, on October 7, 2024.

CITY OF ROELAND PARK, KANSAS

(Seal)



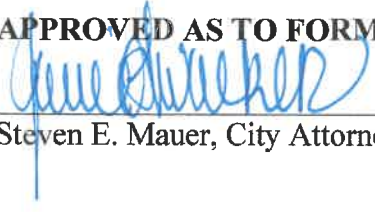
Michael Poppa, Mayor

ATTEST:



Kelley Nielsen, City Clerk

APPROVED AS TO FORM:



Steven E. Mauer, City Attorney

EXHIBIT A

MODIFIED REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

(Addition of NALL PARK/COMMUNITY CENTER)

All that part of Section 4, Township 12 South, Range 25 East, more particularly described as follows: Beginning at a point on the South line of the North 1/2 of the NW 1/4 of Section 4, Township 12 South, Range 25 East, said point being 100 feet East of the Southwest corner of the NE 1/4 of the NW 1/4 of Section 4, Township 12 South, Range 25 East; thence N 17°08'46" E, 466.50 feet; thence S 89°40'49" W, 275.00 feet; thence N 0°19'11" W, 80.00 feet; thence S 89°40'49" W, 928.26 feet; thence N 0° 20'17" W, 795.79 feet; thence N 89°58'52" E, 987.03 feet to a point on the Westerly right-of-way of Roe Boulevard, as now established; thence Southeasterly along the Westerly right-of-way line of Roe Boulevard, as now established, to its intersection with the North right-of-way line of Skyline Drive, as now established; thence West along the North right-of-way line of said Skyline Drive a distance of 201.98 feet, more or less, to a point of curvature; thence Westerly & Northwesterly along the Northerly right-of-way of said Skyline Drive, on a curve to the right having a radius of 155 feet, a central angle of 5°33'12", a distance of 15.22 feet, more or less; thence South along a line perpendicular to the South line of the NW 1/4 of said Section 4, a distance of 60.73 feet, more or less, to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 4; thence Westerly along the South line of the NE 1/4 of the NW 1/4 of said Section 4, to the point of beginning...and also...Beginning at the intersection of the East right-of-way line of Roe Boulevard and the North line of Section 4, Township 12 South, Range 25 East, said line also being the North boundary line of the City of Roeland Park, Johnson County, Kansas; thence Easterly along the North line of said Section 4, Township 12 South, Range 25 East to the intersection of the Northerly projection of the West line of Lots 7, 8, 9, 10, 11, 12, and 13 of Beers' Third Addition; thence southerly along the Northerly prolongation of the West line of said Lots 7-13 of Beers' Third Addition to the intersection with the North right-of-way line of West 48th Street (Sometimes referred to as "Venture Lane") and its Easterly projection; thence Southwesterly and Westerly along the North right-of-way line of said West 48th Street and its Easterly projection, said line also being the South line of the Roeland Park City Park, to its intersection with the Easterly right-of-way line of the Roe Boulevard, as now established; thence Northwesterly along the Easterly right-of-way line of said Roe Boulevard, as now established, to the Point of Beginning.

AND ALSO

Lots 1 and 2, NALL PARK/COMMUNITY CENTER, a subdivision of record situate in the City of Roeland Park, Johnson County, Kansas.

EXCEPT

All of that part of the North Half of Section 4, Township 12 South, Range 23 East, situate in the City of Roeland Park, Johnson County, Kansas, being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 4; thence South 2°31'58" East, along the East line of the Northwest Quarter of said Section 4, a distance of

594.35 feet to the Point of Beginning; thence North 78°00'03" East, departing the East line of the Northwest Quarter of said Section 4, a distance of 247.12 feet to a point on the Western right-of-way line of Roe Lane, as now established; thence South 12°03'57" East, along the Western right-of-way line of said Roe Lane, a distance of 317.23 feet to a point of intersection in the Western right-of-way line of said Roe Lane; thence South 12°03'57" East, departing the Western right-of-way line of said Roe Lane, a distance of 100.00 feet; thence South 63°47'03" West a distance of 79.73 feet; thence Southwesterly, along a curve to the left that is non-tangent with the exit of the last described course, having a radius of 300.00 feet, a central angle of 25°01'43", and an arc distance of 131.05 feet to a point on the Northwestern right-of-way line of W. 48th Street, as now established; thence along the Northwestern right-of-way line of said W. 48th Street the following (5) courses: 1) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 38°45'18" West, a radius of 300.00 feet, a central angle of 1°58'16", and an arc distance of 10.32 feet; 2) South 36°46'32" West a distance of 112.40 feet; 3) South 52°33'03" West a distance of 4.61 feet; 4) Southwesterly along a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 43°02'55" West, a radius of 210.00 feet, a central angle of 19°00'11", and an arc distance of 69.65 feet; 5) South 52°33'03" West a distance of 34.42 feet to the intersection with the Northeastern right-of-way line of Roe Boulevard, as now established; thence along the Northeastern right-of-way line of said Roe Boulevard the following three (3) courses: 1) North 20°45'27" West a distance of 8.36 feet; 2) Westerly and Northwesterly along a curve to the right that is non-tangent with the exit of the last described course, having a radius of 210.00 feet, a central angle of 76°28'50", and an arc distance of 280.32 feet; 3) thence North 32°26'59" West a distance of 275.64 feet; thence North 44°06'13" East, departing the Northeastern right-of-way line of said Roe Boulevard, a distance of 396.21 feet; thence North 78°00'03" East a distance of 126.88 feet to the Point of Beginning (also known as the plat of THE ROCKS, a subdivision of record in said City, County, and State).

Containing 322,276 square feet, or 7.40 acres, more or less.

The bearings in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD83.

0 150 300 FEET



EXHIBIT C

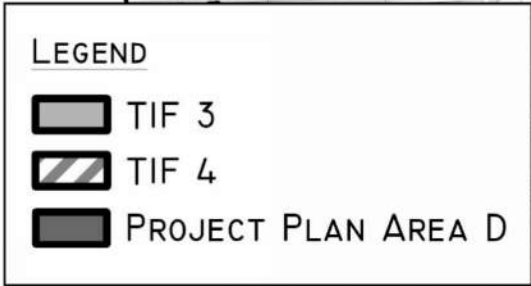
MODIFIED REDEVELOPMENT DISTRICT PLAN

The Modified Redevelopment District consists of three redevelopment project areas, which have cumulative outer boundaries coterminous with the Modified Redevelopment District's boundaries.

The first project area, referred to as Project Area 3A, comprises approximately thirty-one (31) acres immediately west of Roe Boulevard containing thirty-two (32) apartment buildings and associated public and private infrastructure, including public and private streets, utilities, and parking lots. Project Area 3A has been redeveloped according to the approved redevelopment project plan for such Project Area.

The second project area, referred to as Project Area 3C, comprises approximately fifteen (15) acres immediately east of Roe Boulevard containing a planned industrial park and an Evergy utility station. Project Area 3C is being redeveloped according to an approved redevelopment project plan which is anticipated to include renovation remodeling, or repairs of existing structures, potential construction of new buildings in the industrial park, and related public improvements.

The third project area, referred to as Project Area 3D, is comprised of the Added Area and is approximately twenty-one (21) acres, including the parcel containing the existing Community Center, Aquatic Center, and Sports Dome, together with Nall Park. Project Area 3D is anticipated to be redeveloped to include an extension of Skyline Drive and associated public and private infrastructure and improvements to the Community Center and Nall Park.



LAMP
RYNEARSON