



**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
4600 W 51ST STREET
JANUARY 27, 2026 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - A. Planning Commission Minutes - November 18, 2025
- III. Public Hearing**
- IV. Action Items**
 - A. Request to build over lot lines by way of a lot tie agreement for 3625 and 3629 W 50th Terrace, requiring an exception to Sec 16-406 regarding lot size.
- V. Discussion Items**
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK, KANSAS
4600 W 51st Street, Roeland Park, KS 66205
November 18, 2025, 6:00 P.M.

Commissioners Present: Lisa Brunner, Vice Chair
Mark Kohles
Joe Kmetz
Macrina Abdouch
Josey Shaw

Commissioners Absent: Darren Nielsen - Chair
Haile Sims

Staff Present: Jennifer Jones-Lacy - Assistant City Administrator/Finance Director
Wade Holtkamp - City Building Inspector
Alex Felzein – City Attorney

I. ROLL CALL

Commissioner Lisa Brunner called the meeting to order. Ms. Jones-Lacy called the roll. Commissioners Nielsen and Sims were absent. Also present at the meeting was Building Inspector Holtkamp.

II. Approval of Minutes

1. Approve Minutes from April 15, 2025, Planning Commission meeting

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER KMETZ SECONDED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF AUGUST 19, 2025, AS PRESENTED. (THE MOTION CARRIED 5-0.)

III. Public Hearing

1. Special Use Permit Application for an In-Home Daycare

Building Inspector Wade Holtkamp shared that staff received an application from Kylie Mootz for a special use permit to provide a general daycare at a home residence located at 5301 W 49th St, which is zoned R-1 single family residential. The applicant, Kylie Mootz, lives in the home and currently operates Stay and Play with Mama K, she would like to expand to up to eight children. She currently has two of her own children that will be included in the eight total. The children's age range is one to four. The current City code allows home day care providers to operate with up to 5 children without a special use permit. She is currently licensed with the State of Kansas for up to twelve children. The property owner, David

Mootz signed the application and approved the daycare use.

The home daycare will operate from Monday–Friday 7:30am to 5:00 pm, and will have 2 staff members, including Ms. Mootz. Parents are able to pick up and drop off during these business hours. Inside the rooms used are a kitchen/living room and two bedrooms, 800 sq ft total use inside. The outside total area is 4,500 sq ft. The backyard is completely fenced with lockable gates. The fence is a combination of chain link (4 ft) and privacy (8 ft) surrounding the entire backyard. Both heights are approved by state licensing. The backyard has a mulched kids playground, a sandbox with lid, and various other child-related toys. All of which have been approved by state licensing. Attached is the state license, fire marshal inspection, parking plan, inside photos/description, parent handbook.

The required neighbor notices were sent to property owners within 200 feet. A notice of the day care application request with the planning commission meeting date was published. Staff did not receive any feedback.

Staff recommended approval of the SUP for the daycare.

Commissioner Brunner invited the applicant Kylie Mootz to make any comments. She indicated she has more than 10 years of childcare experience. She wants to provide reliable and affordable childcare in Roeland Park. She thanked the commissioners for their consideration.

Mr. Kohles asked if the smoke detectors had been updated. Ms. Mootz stated they have been updated and that there were a total of four or five.

Ms. Brunner officially opened the public hearing.

Robert Roddy, located at 5211 W. 49th Street said he lived right next to the Mootz home. He supported the application and stated that when he and his wife were younger, he would have loved to have his children watched at the Mootz home stating they are good people and provide a high quality of life to families. He also said he is rewarded by hearing children play on the property which is something to be cherished.

David Mootz, 5210 W. 49th Street. He is the property owner and said that it's really good to have affordable quality daycare and that this is a really good service for Roeland Park. He shared his support.

Ms. Brunner closed the public hearing.

Mr. Kohles stated that it was the most complete set of application materials he has ever seen so he has no doubt to the quality of the daycare.

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER KMETZ SECONDED TO APPROVE THE SPECIAL USE PERMIT FOR KYLIE MOOTZ TO EXPAND HER IN-HOME DAYCARE FOR 5301 W. 49TH STREET AS PRESENTED, SECONDED BY COMMISSIONER ABDOUCH, ALL AYES. (THE MOTION CARRIED 5-0.)

V. Discussion Items

Review Potential Changes to Chapter 16 - City Zoning Code Articles 1, 3, 5, and 7.

Ms. Jones-Lacy provided background about reviews of the zoning code that had been completed in 2024 by way of hiring the consultants Confluence to review certain sections of the zoning code. She explained that the City Council has reviewed nearly all other articles of the city code and that there were certain articles of the zoning code that had not yet been touched. She explained that she wanted to review the following sections with the Planning Commission:

- Article 1 – City Planning Commission
- Article 3 – Applications and Procedures
- Article 5 – Overlay Districts
- Article 7 – Special Events

She indicated that other Johnson County Cities are also reviewing their zoning codes and that several cities indicated that they wanted to share ideas and best practices regarding some of the updates so that Roeland Park can also incorporate some of those best practices. The review this evening did not include that collaborative approach as we are a step ahead of some of the other communities going through this process, but she shared that she still hopes to engage in that conversation so that we can tap into some of the expertise those larger communities have that we do not have in-house.

She reviewed the redlined version of the codes. The first comment was regarding approval of a Special Use permit requiring an ordinance. Mr. Felzein said that approving SUPs, other than daycares, must be approved by Council anyway and he would recommend an ordinance for those Special Use Permits but that daycare SUPs would not be necessary.

Ms. Jones-Lacy said that she had a question about publication notices and asked the City attorney if we need to have a legal description or is it okay just to list an address as legal descriptions are not typically understood by the average resident. Mr. Felzein said there is nothing statutory that would require an address. However, if there is not address, legal description would be recommended. He said he would provide some alternative language.

Mr. Kmetz asked if the legal description was something that could be found. Ms. Jones-Lacy said you can find it on AIMS but she was unsure that you could actually look a property up by legal description. Ms. Brunner said this is a good change as they are too verbose to be understood by most folks.

Another suggestion was regarding 16-319 Special Use Permit Applications, she suggested changing the preliminary development plan or site plan as determined by the “Zoning Administrator” instead of “Building Inspector”. Mr. Felzein also said that we should add “as determined by the city code or zoning administrator.

Ms. Jones-Lacy suggested removing the requirement to have 8 printed copies of a Preliminary Development Plan. Suggested two or three plus a digital copy. Ms. Brunner suggested one hard

copy plus a digital. Commissioner Abdouch said printing those large format copies is pretty expensive so it's a good idea to have some printed. Mr. Kohles asked if these can be half-sized documents instead of full? Commissioner Kohles suggested 2 half-sized sets along with the digital copy. Mr. Felzein suggested three and Commissioner Kohles agreed. Mr. Kmetz asked about record retention of these copies and Ms. Jones-Lacy stated that it's covered by records retention policies.

Ms. Jones-Lacy suggested updating Sec. 16-324 (c) regarding the requirement that a public hearing be held within 30 days of the date submitted or be denied to Roeland Park having a smaller staff and possibly needing more time. Mr. stated there are good reasons to keep that language in such as if the Planning Commission and Council are diametrically opposed on development, that won't hold up an application. He suggested adding the following highlighted language:

The Planning Commission shall hold a public hearing on each preliminary development plan submitted within 30 days of the date it is deemed complete pursuant to section 16-306. **If the Planning Commission cannot meet within the 30 days after a development is complete, then it shall meet as soon as reasonably practical, but under no circumstances shall this additional time be more than thirty (30) days after the expiration of the initial 30 days given for consideration.** If the Planning Commission fails to hold a public hearing within this period, the commission shall be deemed to have made a recommendation for denial and the preliminary development plan shall be considered by the Governing Body. **For the avoidance of doubt, the Planning Commission shall have no more than sixty (60) days to consider a development.** The applicant and the Mayor with the consent of the Council may jointly agree in writing that the Planning Commission public hearing on a preliminary development plan may occur later than 30 days from the date the preliminary development plan is deemed complete, provided that a date certain for the hearing is established which is not greater than 45 days from the date the preliminary development plan is deemed complete.

The Commissioners agreed that made sense.

Ms. Jones-Lacy suggested again that for Final Development Plan applications we require 3 printed copies and a digital copy.

Commissioner Abdouch asked if we indicated the percentage of materials be indicated? She said we should ensure that all sides of elevations be shown in the plans.

Suggested removing 16-327 (c) which suggested requiring one copy of the proposed elevations be reduced to 8 ½ inch x 11 inch bond paper, the Commissioners agreed.

Ms. Jones-Lacy explained the overlay district and its purpose and stated there were no changes.

16-704 – Special Events, Administrative Permits required. Suggested updating subsection 4 regarding parking, removing unnecessary language, and subsection 6 regarding excessive noise and referencing the noise ordinance.

Final recommended change was regarding the application fee for a special event and to reference the fee resolution.

VI. Other Matters Before the Planning Commission

Mr. Keith Moody, City Administrator shared that EPC, the developer at the Rocks is has broken ground and that the project hasn't been changed since it was approved by the Planning Commission. He also shared that EPC donated a parkland dedication fee and that those funds will be used for Nall Park Master Plan as recommended by the Planning Commission. That the project was able to leverage \$300,000 in payment in lieu of parkland into \$2.3 million in grant funds to improve that park.

VII. Adjournment

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

(Roeland Park Planning Commission Meeting Adjourned at 6:53 p.m.)

Item Number: IV. Action
Items



City of Roeland Park
Action Item Summary

Submitted By:

Wade Holtkamp, Building Inspector

Committee/Department: Administration

Title: Request to build over lot lines by way of a lot tie agreement for 3625 and 3629 W 50th Terrace, requiring an exception to Sec 16-406 regarding lot size.

Item Type: Action Item

Recommendation:

Staff recommends consideration of the exception to set code standards for building on oversized lots.

Details:

REQUEST: Property owner Willie Dugan would like to build a new home for his family combining the properties at 3625 and 3629 W 50th Terrace. He would like not to replat and build over the property line via a lot-tie agreement. The combined lots total 53,997.26 sq ft (1.24 acres) creating an oversized lot according to code. He is seeking an exception to the code standards.

BACKGROUND: The requested home build creates an oversized lot according to City code section 16-406. The following documents were provided by Mr. Dugans architect.

- An existing condition survey of 3629 W 50th Terrace.
- A preliminary site plan combining the existing conditions survey.
- A rough preliminary outline of a floor plan with a 4-car garage, pool and terraces.
- Inspiration photographs of two houses. The story and 1/2 reflect the character and scale of the house. They would like to explore using brick.

Sec. 16-406. - R-1 and R-2 Single-Family Residence Districts

Construction Across Lot Lines. No single-family or two-family residential building nor accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted. All such lot mergers and re-platting should comply with the following:

- (1) Does not create a through lot that has more than two street frontages.
- (2) Does not create a lot with a width greater than 150 percent of the average lot widths of all the lots within 200 linear feet measured property line to property line.
- (3) Does not create a lot with an area greater than 150 percent of average lot areas of all lots within 200 linear feet measured property line to property line.
- (4) Exceptions to the above standards may be approved to address unique or special

circumstances of the subject property.

This process does not officially require notifications to neighbors per city code. However, staff requested, and the applicant agreed to submit notifications by way of first class mail to all properties within 200 feet of the proposed build to alert the public.

ANALYSIS: Combined both lots total **53,997.26 sq ft** (1.24 acres). The frontage of the two lots is 131 ft. There are 28 properties within 200 feet of property line of 3629 W 50th Ter. Using the above code formula combining the lots to build a home would create an oversized lot and require an exception as laid out in 16-406(4). The frontage of combining the two lots complies with code and does not require an exception.

- (28) Neighboring properties total area: $402,496 / 28 = 14,374.85 + 150\% = \underline{35,937.14 \text{ ft}^2}$
- (28) Neighboring properties total width: $2,664.6 / 28 = 95.16 + 150\% = \underline{142.74 \text{ ft}}$

The proposed building site plan complies with City setbacks as well as exceeding the 55% greenspace requirement (property proposes 65% greenspace). The inspiration photographs appear to comply with our residential design code. Please note that all building plans would go through the City's review process once fully submitted. After consulting with the City Attorney, staff concluded the Planning Commission has the authority to allow the request by an exception to the code standards.

Attached you will find a request from the property owner for such an exception, a lot layout of the proposed build, the public notice, certified receipts, a survey of existing conditions and inspiration photos of the proposed home. You will also find public comment from a nearby resident regarding the proposal.

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:

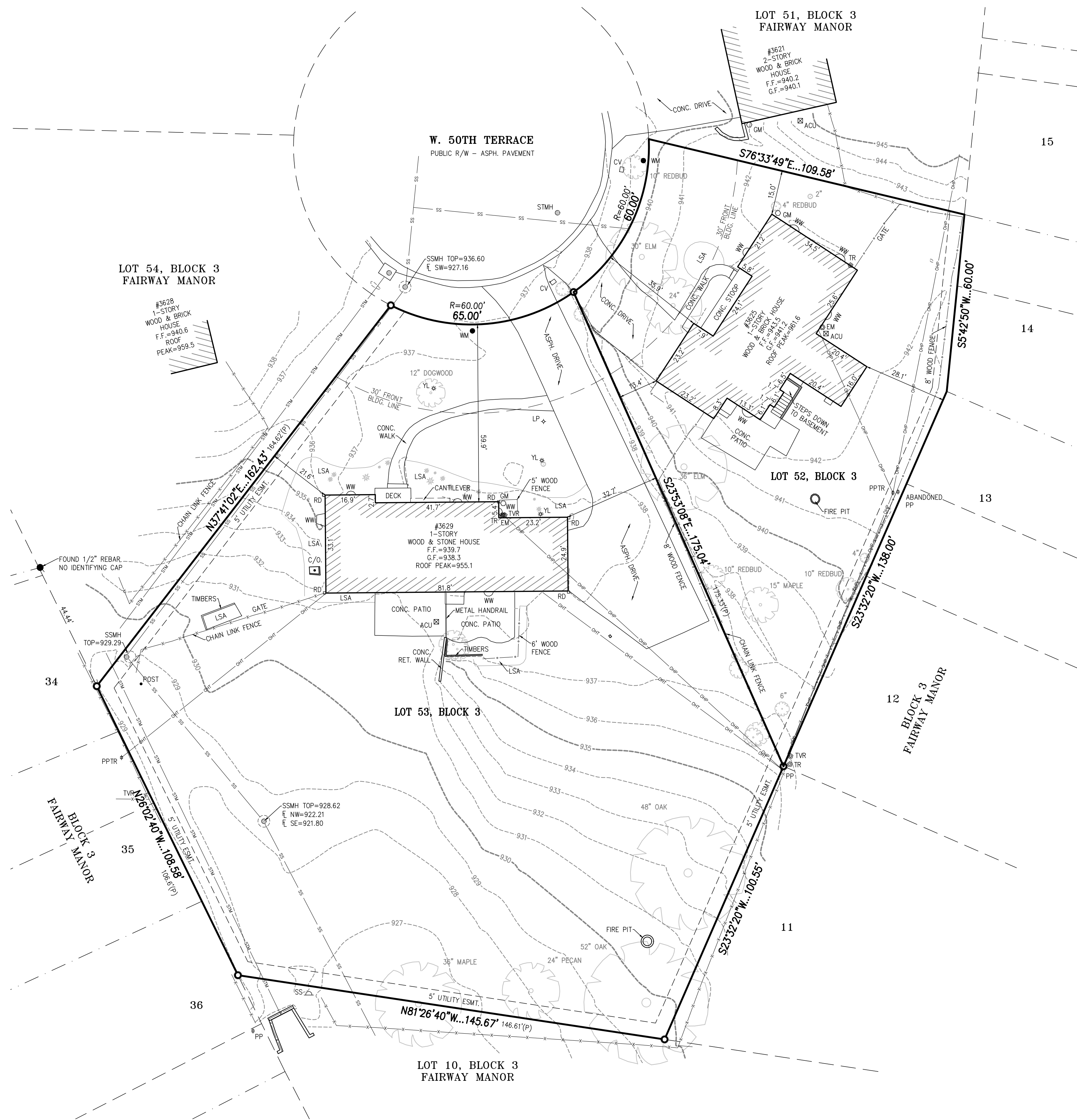
1. Notification of meeting to property owners
2. Lot Survey
3. 1st Class Mail Receipts
4. Request for Exception by Applicant
5. Public Comment - Tom Willoughby
6. House Inspiration Photos
7. Site Plans

NOTICE OF PUBLIC MEETING

THE PLANNING COMMISSION OF THE CITY OF ROELAND PARK, KANSAS

The Planning Commission of the City of Roeland Park will hold a meeting on **January 27, 2026**. The meeting will take place at City Hall located at **4600 W 51st St at 6:00 p.m.** On the agenda is to consider a rule exception under City Code sec 16-406 to allow construction of a large home on two lots located at 3629 W 50th Ter and 3625 W 50th Ter. and therefore allowing building over an existing property line. The area is zone R1, single family residential zone district.

\\PHELPS-SERVER\Projects\250368\SURVEY\250368 REV.dwg Layout1 Oct 14, 2025 - 4:22pm Scott Confer



DESCRIPTION: (#3625 W. 50TH TERRACE)

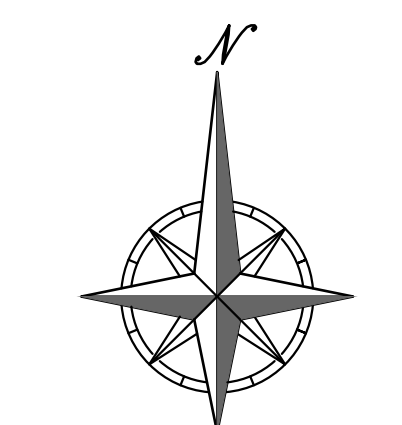
LOT 52, BLOCK 3, FAIRWAY MANOR, A SUBDIVISION IN THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS.

DESCRIPTION: (#3629 W. 50TH TERRACE)

LOT 53, BLOCK 3, FAIRWAY MANOR, A SUBDIVISION IN THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS.

AREA LOT 52 = 15,544± SQ.FT. / 0.3568± ACRES

AREA LOT 53 = 38,723± SQ.FT. / 0.8890± ACRES



SCALE: 1"=20'

BEARING BASIS: STATE PLANE
COORDINATE SYSTEM, KANSAS NORTH
ZONE #1501 NAD83

- LEGEND**
- = FOUND SURVEY MONUMENT AS DESCRIBED
 - = SET 1/2"x24" REBAR WITH "PHELPS CLS-82" PLASTIC CAP
 - ACU ☒ = AIR CONDITIONING UNIT
 - C/O ● = CLEAN OUT
 - CV □ = COMMUNICATION VAULT
 - EM ⊙ = ELECTRIC METER
 - GM ⊙ = GAS METER
 - LSA = LANDSCAPE AREA
 - LP ⊕ = LIGHT POLE
 - PPTR ⊕ = POWER POLE WITH TRANSFORMER
 - RD □ = ROOF DRAIN
 - SS ⊙ = STREET SIGN
 - SSMH ⊙ = SANITARY SEWER MANHOLE
 - SSMH ⊙ = STORM SEWER MANHOLE
 - TR ⊙ = TELEPHONE RISER
 - TWR ⊙ = TELEVISION RISER
 - WM ● = WATER METER
 - WW = WINDOW WELL
 - YL * = YARD LIGHT
 - ☀ = BUSH
 - ☀ = CEDAR OR EVERGREEN TREE
 - ☀ = DECIDUOUS TREE
 - F.F. = FINISH FLOOR
 - G.F. = GARAGE FLOOR
 - R/W = RIGHT-OF-WAY
 - (P) = PLATTED
 - OHP— = OVERHEAD POWER LINE
 - OHT— = OVERHEAD TELE. LINE
 - SS— = SANITARY SEWER LINE
 - SS— = STORM SEWER LINE

SURVEY NOTES:

- NO TITLE INFORMATION WAS FURNISHED FOR THIS SURVEY.
THE DESCRIPTION SHOWN ABOVE FOR LOT 52, BLOCK 3, WAS TAKEN FROM THE STATUTORY WARRANTY DEED RECORDED IN BOOK 202411 AT PAGE 004811, IN THE OFFICE OF THE REGISTER OF DEEDS. OWNER OF RECORD: IGNATIUS, LLC
THE DESCRIPTION SHOWN ABOVE FOR LOT 53, BLOCK 3, WAS TAKEN FROM THE STATUTORY WARRANTY DEED RECORDED IN BOOK 202405 AT PAGE 004596, IN THE OFFICE OF THE REGISTER OF DEEDS. OWNER OF RECORD: WILLIAM DUGAN
THE EASEMENTS AND SETBACKS SHOWN WERE TAKEN FROM THE RECORDED PLAT.
NO FURTHER RESEARCH WAS PERFORMED BY PEI, INC.
- CONTOURS SHOWN HEREON ARE AT 1 FOOT INTERVALS.

I, SCOTT D. CONFER, HEREBY CERTIFY THAT I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



BY: SCOTT D. CONFER, KS. LS-1249

PHELPS ENGINEERING, INC.
1470 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com
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EXISTING CONDITIONS SURVEY
FAIRWAY MANOR, LOTS 52 AND 53, BLOCK 3
CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS
ADDRESS: 3625 AND 3629 W. 50TH TERRACE

PROJECT NO.	DATE	BY	APP.	REVISIONS
250368	10/14/25	SCC		

SHEET
1
OF 1



**UNITED STATES
POSTAL SERVICE**

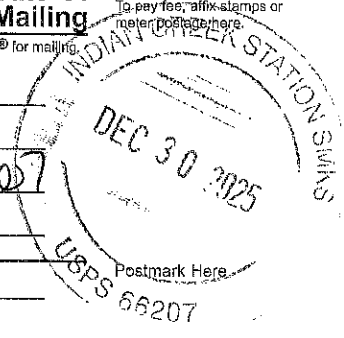
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From: William Dugan
8501 Delmar Ln
Prairie Village, KS 66207

To: Matthew Roland &
Katie Juscheki
6311 W. 50th Terr
Overland Park, KS 66205



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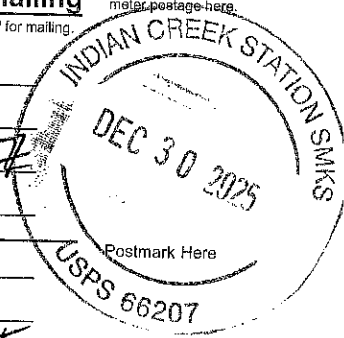
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To: Clements, Mark
5704 Pawnee Dr
Overland Park, KS 66205



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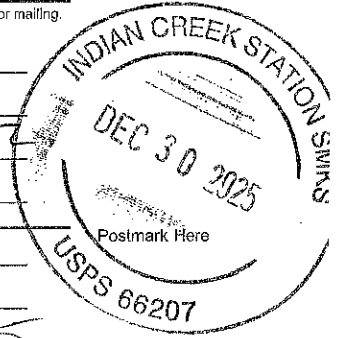
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Prairie Village, KS 66207

To: Grissinger, John
5208 Pawnee Dr
Overland Park, KS 66205



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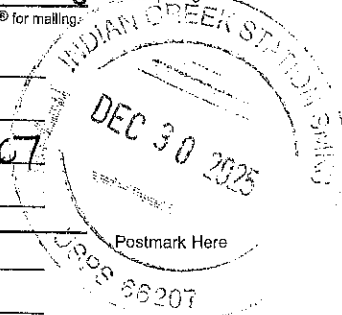
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8501 Delmar Ln
Prairie Village, KS 66207

To: Willoughby, Jessica
5110 Pawnee Dr
Roeland Park, KS 66205



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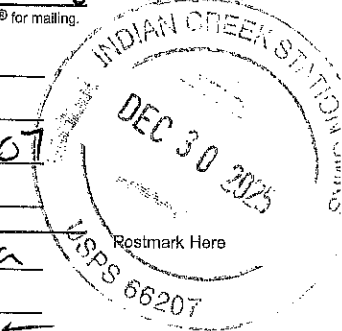
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8501 Delmar Ln
Prairie Village, KS 66207

To: Winston, Rodney, Nadia
5100 Pawnee Dr
Roeland Park, KS 66205



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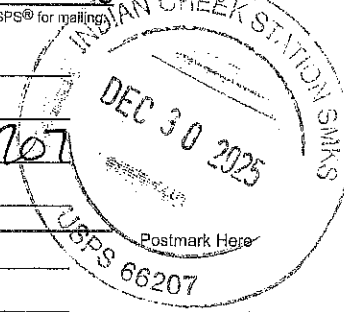
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Prairie Village, KS 66207

To: Beets, John
5020 Pawnee Dr
Roeland Park, KS 66205



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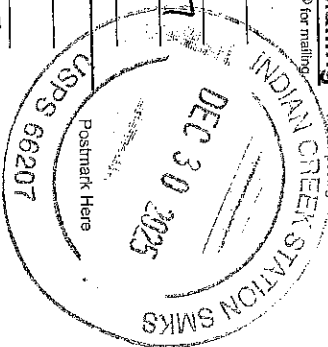
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8501 Delmar Ln
Prairie Village, KS 66207

To: Dee Kevin & Sarah
3124 W 50th St
Roeland Park, KS 66205



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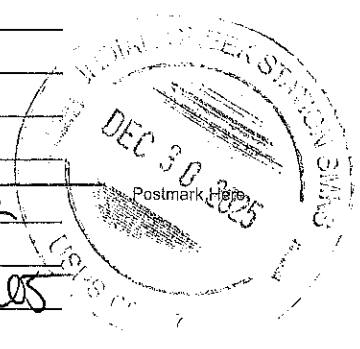
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8501 Delmar Ln
Prairie Village, KS 66207

To: DeCoursey, Charles & Cara
5707 Howe Dr
Roeland Park, KS 66205



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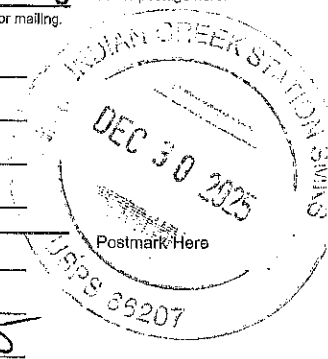
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From: William Dugan
8501 Delmar Ln
Prairie Village, KS 66207

To: Harris, Kevin & Teresa
5701 Howe Dr
Roeland Park, KS 66205



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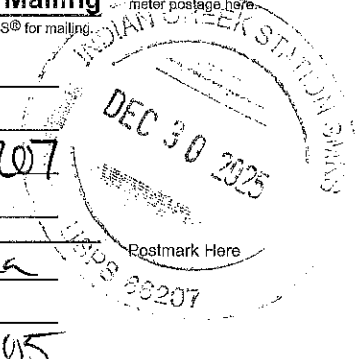
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8501 Delmar Ln
Prairie Village, KS 66207

To: Shartzel, Michael & Ema
5112 Howe Dr
Roeland Park, KS 66205



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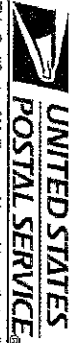
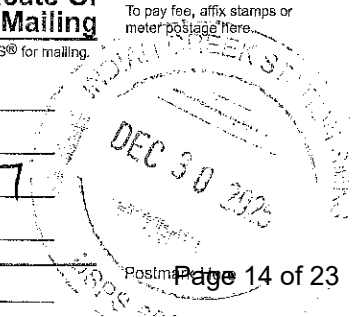
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8501 Delmar Ln
Prairie Village, KS 66207

To: Hall, James Jr



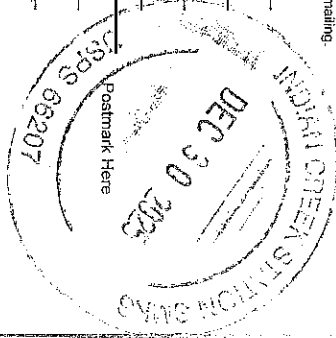
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From:

William Dugan
8501 Delmar Ln
Prairie Village, KS 66207

To: Spacie
5703 Pummer Dr
Roeland Park, KS 66205



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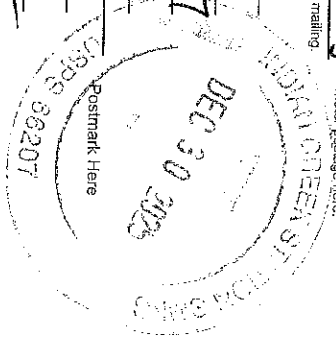
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From:

William Dugan
8501 Delmar Ln
Prairie Village, KS 66207

To: Lantz, Brigitte
5119 Pummer Dr
Roeland Park, KS 66205



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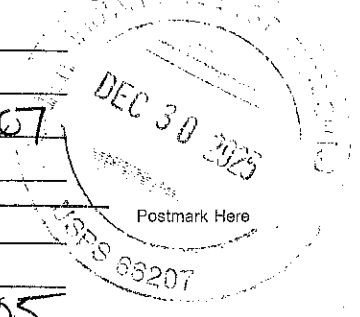
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To: Tocco, A.L.
5700 Pawnee Dr
Reeland Park, KS 66205



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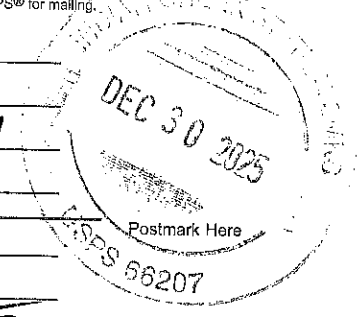
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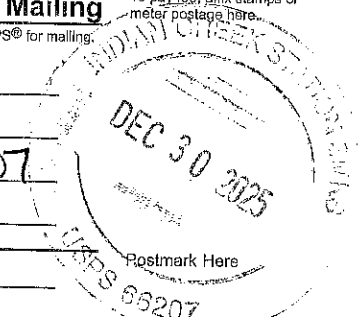
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Reeland Park, KS 66205



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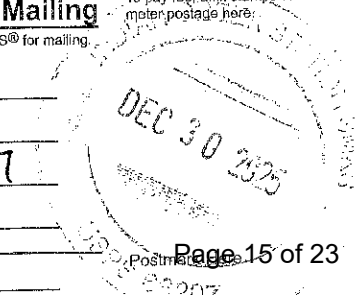
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To: English, Gregory



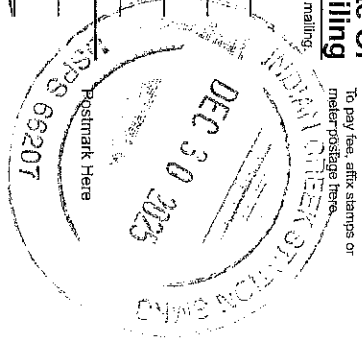
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Prairie Village, KS 66207

To: Allen, Andrea
5107 Howe Dr
Reeland Park, KS 66205



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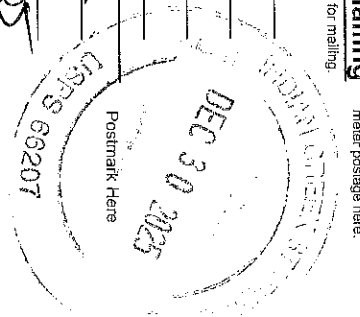
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5101 Howe Dr
Reeland Park, KS 66205



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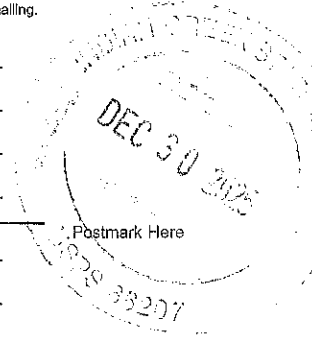
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To: Knapp, Jane
5031 Pawnee Dr
Roeland Park, KS 66205

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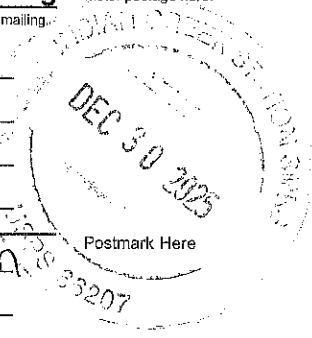
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Prairie Village, KS 66207

To: English, Stephen & Susan
5021e Pawnee Dr
Roeland Park, KS 66205

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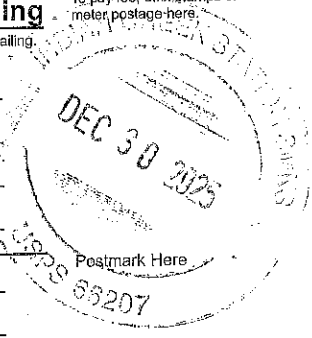
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5106 Pawnee Dr
Roeland Park, KS 66205

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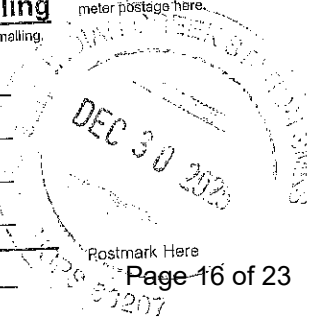
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To: Setterburg, Robert

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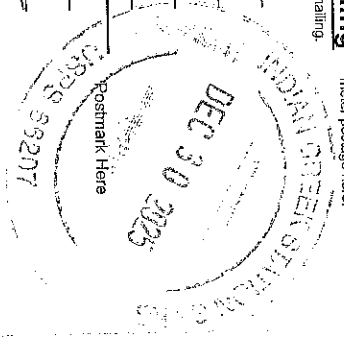


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Prairie Village, KS 66207

To: Wall, Tanner
5101 Pawnee Dr
Roeland Park, KS 66205



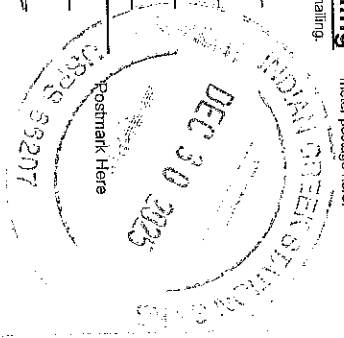
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8501 Delmar Ln
Prairie Village, KS 66207

To: Presidential, Derrick
5170 Pawnee Dr
Roeland Park, KS 66205

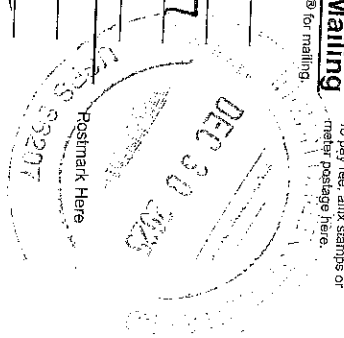


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Prairie Village, KS 66207

To: Presidential, Derrick
5170 Pawnee Dr
Roeland Park, KS 66205

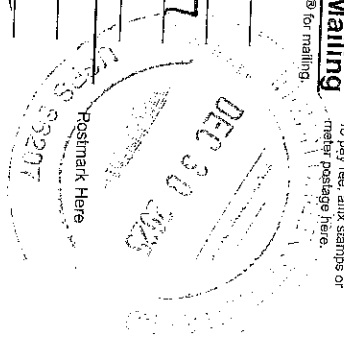


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To: Presidential, Derrick
5170 Pawnee Dr
Roeland Park, KS 66205





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Prairie Village, KS 66207

To: Jolly, Barbara
3621 W 50th Ter
Overland Park, KS 66205

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To: Foster, Stephen & Adrienne
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Overland Park, KS 66205

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Prairie Village, KS 66207

To: Owen, James & Janice
3616 W 50th Ter
Overland Park, KS 66205

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To: John Strahliger
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Overland Park, KS 66205

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From: William Dugan
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Prairie Village, KS 66207

To: Aster, Dawn & Julie
3626 W 50th Ter
Overland Park, KS 66205

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**City of Roeland Park – Planning & Zoning Department
4600 W 51st Street
Roeland Park, KS 66205**

Re: Request for Approval of Lot Combination – 3629 & 3626 W 50th Terrace

Dear Members of the Planning and Zoning Department,

I am writing to formally request consideration for combining the two adjacent lots located at **3629 W 50th Terrace** and **3626 W 50th Terrace** into a single parcel. I believe our situation represents a unique circumstance within Roeland Park that supports such a request and aligns with the City's goals of maintaining neighborhood character and thoughtful land use.

1. Unique Location at the Back of a Cul-de-Sac

These two lots are positioned at the back of one of the very few cul-de-sacs in the entire City of Roeland Park. Because cul-de-sacs are rare in our community's overall layout, the configuration and depth of these properties differ significantly from standard lots. The combined lot would fit naturally within the curvature and spatial flow of the cul-de-sac, creating a cohesive footprint that is difficult to achieve on typical city blocks.

2. Lot Size and Neighborhood Context

The surrounding neighborhood features a mix of lot sizes and home styles, and the combined parcel would remain consistent with the overall residential character. The larger, consolidated lot would support an appropriately scaled home or improvement without disrupting existing density patterns. Rather than increasing intensity, the lot combination would enhance uniformity and visual compatibility with nearby properties.

3. Minimal Impact on Adjacent Properties

The main lot has no neighboring homes directly behind it, which is unusual in Roeland Park where most parcels are bordered on all sides. Because the rear side opens into the cul-de-sac arc, the combined lot would not create negative impacts related to privacy, setbacks, light, or overall aesthetics. The space absorbs naturally into the landscape, making it well-suited for thoughtful development on a single, unified parcel. The secondary lot sits below the neighboring lot; this will allow for more privacy for those neighbors and better continuity.

4. Practical and Functional Land Use

Combining the lots would allow for more efficient use of the land while avoiding piecemeal or awkward development that may otherwise result from keeping two unusually shaped lots separate. The unified parcel will allow for improved site planning, safer access, and a layout that conforms better to the unique shape of the street.

For these reasons, I respectfully request the City's approval of the lot combination for **3629 and 3626 W 50th Terrace**. I believe this approach supports good planning

principles and preserves the charm and character of the neighborhood while addressing the special conditions of this location.

Thank you for your time and consideration. I am happy to provide any additional information or meet with staff to discuss this request further.

Sincerely,
William and Amanda Dugan

Hello,

I am writing to submit public comment in advance of the Planning Commission meeting scheduled for January 27, 2026, regarding the requested rule exception for the properties located at 3629 and 3625 W. 50th Terrace.

Please include the following comment in the public record and Planning Commission packet for that meeting.

My name is Tom Willoughby, and my home is directly adjacent to the rear of the properties located at 3629 and 3625 W. 50th Terrace.

I appreciate the opportunity to comment on the requested rule exception to allow construction of a single residence across two lots within the R1 zoning district.

I would like to raise a few considerations related to impacts on adjacent residential properties, particularly given our immediate proximity to the site.

First, I am concerned about exterior lighting associated with the proposed development. Because our home directly backs to the subject property, unmanaged security or landscape lighting could result in light trespass and negatively affect nighttime use and enjoyment of our home. I respectfully ask the commission to consider whether conditions of approval may be appropriate to ensure that exterior lighting is fully shielded, directed downward, and designed to minimize spillover onto neighboring properties.

Second, I have concerns regarding the demolition and construction process, including potential noise and vibration impacts on immediately adjacent homes. I would appreciate clarification regarding the anticipated construction timeline and whether any best practices or limitations will be used to mitigate excessive noise or vibration during demolition and building activities.

Thank you for your consideration and for the opportunity to provide input.

Please confirm that this comment has been received and will be included in the meeting record.

Thanks,

Tom Willoughby
720-326-1879





