



**AGENDA  
PLANNING COMMISSION  
CITY OF ROELAND PARK, KANSAS  
4600 W 51ST STREET  
APRIL 21, 2026 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
  - A. Planning Commission Meeting Minutes - January 20, 2026
- III. Public Hearing**
- IV. Action Items**
- V. Discussion Items**
  - A. By-Right Housing Development Act (SB 418) Overview
  - B. Review of Roeland Park Moving Forward 2040 Comprehensive Plan - Action 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:**

**Committee/Department:**

**Title:** Planning Commission Meeting Minutes - January 27, 2026

**Item Type:**

**Recommendation:**

Approve the minutes for the January 27, 2026 Planning Commission Meeting.

**Details:**

Please note, due to the audio not working on the recording, these minutes are very brief. Staff apologizes for the technical issue.

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

**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 minutes.1.27.26



**PLANNING COMMISSION MINUTES**  
CITY OF ROELAND PARK, KANSAS  
4600 W 51<sup>st</sup> Street, Roeland Park, KS 66205  
January 27, 2026, 6:00 P.M.

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

Commissioners Absent: Darren Nielsen - Chair

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 was absent. Also present at the meeting was Building Inspector Holtkamp, and City Attorney Alex Felzein.

**II. Approval of Minutes**

**1. Approve Minutes from November 18, 2025, Planning Commission meeting**

**MOTION:** COMMISSIONER KOHLES MOVED AND COMMISSIONER SHAW SECONDED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 18, 2025, AS PRESENTED. (THE MOTION CARRIED 6-0.)

**III. Public Comment:**

Prior to public Comment Ms. Jones-Lacy told the Planning Commission that the applicant on the agenda withdrew his application an hour prior to the start of the meeting. However, several residents were in attendance and they made public comment regarding the application. Most were curious about what was being proposed and had questions. The following neighbors made public comment:

- John and Linda Beets – 5020 Pawnee Drive
- Derrick Breidenthal – 5170 Pawnee Drive
- Phyllis Tocco – 5200 Pawnee Drive

#### **IV. Action Items**

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

Due to the withdraw of the application, Ms. Jones-Lacy showed the Planning Commission the location of the proposed lot-tie agreement. The matter was discussed briefly by the planning commission members.

#### **V. Adjournment**

**MOTION:** COMMISSIONER KOHLES MOVED AND COMMISSIONER BRUNNER SECONDED TO ADJOURN THE MEETING. (THE MOTION CARRIED 6-0.)

(Roeland Park Planning Commission Meeting Adjourned at 6:22 p.m.)

**Item Number:** V. Discussion Items



**City of Roeland Park**  
Action Item Summary

**Submitted By:**

Jennifer Jones-Lacy, Assistant City Administrator Director of Finance

**Committee/Department:** Administration

**Title:** By-Right Housing Development Act (SB 418) Overview

**Item Type:** Action Item

**Recommendation:**

For informational purposes only

**Details:**

Please see the attached presentation providing an overview of new legislation signed into law that impacts the City zoning code. Also, you can read [SB 418 in its entirety by clicking here](#).

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

**Additional Information**

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- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

**ATTACHMENTS:**

1. SB 418 presentation

# Kansas “By-Right Housing Development Act” (SB 418)

Impacts to Roeland Park Zoning & Development Code



# Why it Matters



- New state law significantly changes local zoning authority.
- Requires updates to Roeland Park Municipal Code
- Reduces Planning Commission discretion in key areas
- Introduces strict timelines and “automatic approvals”
  
- The goal is to streamline permit approval process, and make way for more single-family housing “by right” without going through traditional rezoning processes

# What it Does



ESTABLISHES  
“BY-RIGHT  
HOUSING  
DEVELOPMENTS”



REQUIRES  
AUTOMATIC  
APPROVAL IF  
STANDARDS  
ARE MET



IMPOSES  
STRICT  
REVIEW  
TIMELINES  
(30–90 DAYS)



ALLOWS  
THIRD-PARTY  
PLAN REVIEW  
&  
INSPECTIONS  
IF  
MUNICIPALITY  
OPTS-IN



OVERRIDES  
LOCAL  
ZONING +  
BUILDING  
CODE  
PROVISIONS



REQUIRES  
ALL  
RESIDENTIAL  
ZONING TO  
ALLOW  
SINGLE-  
FAMILY  
HOUSING

# How “By-Right Development” is Defined



Housing must be approved without discretionary review if it:

- Meets zoning + land use regulations
- Does not require construction of public infrastructure extensions or improvements
- Does not increase impervious surface in a manner that “adversely affects drainage” into a special flood hazard area
- Includes:
  - Single-family homes
  - Townhomes up to 12 units
  - ADUs

No Planning Commission approval required for these projects

# Automatic Approval Deadlines



THE LAW  
REQUIRES  
APPROVAL/DENIAL  
OF STANDARD  
APPLICATIONS  
WITHIN 30 DAYS



SUBDIVISION  
PLATS - 60 DAYS



IF NOT DENIED IN  
TIME, THE  
APPLICATION IS  
DEEMED  
AUTOMATICALLY  
APPROVED.

# Third Party Review Allowed



- If adopted by the City Council – if a City does not approve or deny a development application within 30 days, any required review could be outsourced to a third-party reviewer.
- Cities are prohibited from imposing a fee for the third-party review.
- Staff does not recommend opting in.

# Appeal of Denied Permits



1. Applicant shall first appeal to administration, if a process has been established;
2. Court reviews case and determine if the jurisdiction provided a fair process or there was any abuse of discretion
3. If court overturns denial it may:
  - Remand back to permitting authority or
  - Direct the City to grant the permit
4. Court may award attorneys fees and costs to the applicant, but never to a government or third party challenging the permit.

# Override of Local Building and Design Codes



- For homes less than 2,500 sf (excluding the garage and basement), cities **MUST** allow:
  - 2018 IRC (even if city uses newer code)
  - Single-car garages
  - Architectural finish on one side only - Direct opposition to City Residential Design standards requiring finishes on all sides.
  - Lot sizes as small as 3,000 sq ft subject to any “reasonable setback requirement that avoid unwarranted hardship yet protect the public welfare and safety”

# Single Family Allowed in All Residential Districts

- A property owner requesting to rezone to single family is no longer subject to:
  - Notification requirements to property owners within 200 ft
  - Protest petitions

# Practical Operational Impacts



Strict Faster turnaround required

Risk of unintended approvals

Reduced public input

Implementing the 2024 Building Codes, while maintaining 2018 IRC in some cases

Legal exposure (in the event of appeal)

# Next Steps



Legal review of code conflicts



Draft ordinance addressing conflicts: design guidelines, protest petition, notification, etc.



Staff determine next steps for adopting/amending IRC



Questions?

**Item Number:** V. Discussion  
Items



**City of Roeland Park**  
Action Item Summary

**Submitted By:**

Jennifer Jones-Lacy, Assistant City Administrator Director of Finance

**Committee/Department:** Administration

**Title:** Review of Roeland Park Moving Forward 2040 Comprehensive Plan - Action  
Items

**Item Type:** Presentation

**Recommendation:**

For informational purposes only

**Details:**

The Planning Commission and Council adopted the Roeland Park Moving Forward 2040 Comprehensive Plan in 2020. We have not been consistent in reviewing the goals of the comp plan since adoption. Staff wanted to provide an update to the Planning Commission to illustrate what goals and related actions have been satisfied, what is in progress and what remains to be undertaken. Attached you will find the document that summarizes these updates. You can also find links to our documents related to our comp plan by clicking below:

- [2040 Comprehensive Plan](#)
- [Future Land Use Map](#)
- [Strategic Opportunities Map](#)

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

**Additional Information**

**Diversity Equity & Inclusion Lens**

What are the implications to intersectionality?

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**ATTACHMENTS:**

1. Comp Plan Implementation\_Plan - Updates 2026

## IMPLEMENTATION PLAN OVERVIEW

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

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

NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME	Responsible	Action	Status
<b>GROWTH &amp; DEVELOPMENT / LAND USE CONT.</b>								
<b>GOAL 3 Foster and promote mixed-use development in key areas of the community</b>								
P1	Use local tax resources and financial incentives to attract new local businesses to mixed-use commercial areas	A1	Perform regular economic studies to show viability of new commercial and mixed-use developments	Medium	3-6 yrs.	City Administration	Yes	Ongoing (Rocks, NE RJ, 47th)
P2	Encourage redevelopment of commercial properties along Johnson Drive to attract mixed-use developments and serve as a gateway into Roeland Park	A2	Create an urban center along Roe Boulevard by promoting mixed-use and commercial developments	Long	6+ yrs.	Council & City Administration	Yes	Ongoing
<b>GOAL 4 Support sustainable development and growth in Roeland Park</b>								
P1	Encourage the use of Universal Design Principals for new construction and redevelopment	A1	Create appropriate tools to incentivize the Universal Design Principals (Density bonus, rebate, etc.)	Short	1-3 yrs.	Council & City Administration	Yes	Complete/on going
P2	Require new development and redevelopment to incorporate green infrastructure into their site design	A2	Promote infill and housing rehabilitation of existing properties and vacant lots	Medium	3-6 yrs.	Council & City Staff	Yes	Ongoing
P3	Allow medium and high-density residential development in key areas of the community as identified on the future land use plan	-	-	-	-			
<b>HOUSING</b>								
<b>GOAL 1 Preserve existing high-quality neighborhood housing while encouraging diversity of housing options</b>								
P1	Encourage senior housing options in Roeland Park	A1	Adopt updated residential design standards to promote best practices for the redevelopment of older homes or infill development	Short	1-3 yrs.	Planning Commission & Council	Yes	Complete/on going

NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME	Responsible	Action	Status
<b>HOUSING CONT.</b>								
P2	Continue to offer financial incentives for home improvement through programs such as the Neighbors Helping Neighbors Program, Community Revitalization Program, the Johnson County	A2	Continue to encourage and educate homeowners about housing rehabilitation and improvement options with resources such as the Mid-America Regional Council's First Suburbs Coalition Idea Book	Medium	3-6 yrs.	City Staff	No	Ongoing
P3	Properly maintain street trees in existing residential neighborhoods	A3	Consider updating the zoning code to allow accessory dwelling units on single family residential lots in order to promote affordable housing	Medium	3-6 yrs.	Planning Commission	Yes	Complete
P4	Ensure street and pedestrian connections between existing and new residential development through the use of sidewalks, trails, or streetscapes	-	-	-	-			
<b>PARKS &amp; RECREATION</b>								
<b>GOAL 1</b>	<b>Continue to provide a high level of service for parks and recreation in Roeland Park</b>							
-	-	A1	Review and consider updating the 2010 Roeland Park Parks Master Plan	Short	1-3 yrs.	Parks Committee	No	In progress
-	-	A2	Increase trail access and connectivity in Roeland Park including creating links to other communities as reflected in the Sidewalk and Bikeway Master Plan	Short	1-3 yrs.	Council & Staff		Ongoing with CIP
-	-	A3	Identify opportunities for new community park space, especially east of Roe Boulevard	Medium	3-6 yrs.	Parks Committee & Council		Ongoing
-	-	A4	Actively evaluate options to partner with other entities on shared parks and recreation facilities	Medium	3-6 yrs.	Council & Staff	Yes	Ongoing
-	-	A5	Explore improvements to the vehicular and pedestrian connections with the community center from Skyline Drive and Roe Boulevard	Medium	3-6 yrs.	Council & Admin Staff		Ongoing
-	-	A6	Plant a variety of trees and plants within the park system to add diversity to the park ecosystems and potentially reduce maintenance costs with low-maintenance species	Long	6+ yrs.	Parks Committee & Parks Staff	Yes	Ongoing
NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME			
<b>CONNECTIVITY &amp; MOBILITY</b>								
<b>GOAL 1</b>	<b>Maintain the City's infrastructure to support the long-term resiliency and growth of the community</b>							
P1	Ensure city streets are maintained at an acceptable standard	A1	Continue construction of Roe Boulevard streetscape improvements	Short	1-3 yrs.	PW Staff	Yes	Complete
-	-	A2	Establish multi-modal transit hubs throughout the community to increase and improve multi-modal transit opportunities for residents as identified in the Roe Boulevard / Johnson Drive Corridor Plan	Short	1-3 yrs.	Planning Commission & Staff	Yes	In progress
-	-	A3	Evaluate and improve the pedestrian safety of key intersections within the community as identified on the Strategic Opportunities Map to promote east/west pedestrian movement across Roe Boulevard	Short	1-3 yrs.	PW Staff	Yes	In progress
-	-	A4	Continue improving ROW aesthetics to increase the quality of life for residents and enhance transportation corridors for residents and visitors alike	Medium	3-6 yrs.	PW/Admin Staff	Yes	In progress

-	-	A5	<i>Add bike lanes to select streets as identified in the Sidewalk and Bikeway Master Plan</i>	Medium	3-6 yrs.	PW Staff	Yes	Ongoing with CIP
-	-	A6	<i>Explore the viability of extending Nall Avenue north as new development occurs in the adjacent area to the north</i>	Long	6+ yrs.	Admin Staff/Council	Yes	Ongoing

NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME	Responsible	Action	Status
<b>NATURAL RESOURCES &amp; ENVIRONMENT</b>								
<b>GOAL 1 Preserve and conserve ecologically sensitive land in Roeland Park</b>								
P1	Encourage new development or redevelopment to incorporate existing trees into the site design to preserve existing tree cover in the community	A1	Develop and adopt standards for sustainable building design and construction for new development and redevelopment	Medium	3-6 yrs.	Planning Commission/Council	Yes	Ongoing
P2	Promote the planting of a variety of tree species throughout the community to promote tree species diversity	A2	Continue to implement the Roeland Park Stormwater Management Plan to reduce and mitigate water pollution	Long	6+ yrs.	PW Staff	No	Ongoing
<b>GOAL 2 Promote environmental best practices and support sustainability efforts in Roeland Park</b>								
P1	Continue to support and promote the inclusion of photovoltaic power generating systems on residential, institutional, commercial, and industrial buildings of all sizes	A1	Evaluate the installation of photovoltaic power generating systems on city-owned facilities	Short	1-3 yrs.	City Staff		In progress
P2	Continue to implement strategies as suggested in the Climate Action KC Playbook	A2	Assess options for reducing the city's carbon footprint by upgrading city-owned building HVAC and lighting systems with higher energy efficient equipment. Continue with the process of switching city fleet vehicles to all-electric when possible	Short	1-3 yrs.	Council/City Staff		In progress
-	-	A3	Develop a plan that identifies green infrastructure projects throughout the city	Long	6+ yrs.	Council/City Staff		In progress

**Notes**

Sidewalk extensions continue with street projects as part of the CIP.

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Site concepts have been shared with the owner as well as incentive availability. The adjoining commercial property owner has also been briefed on this information.

Entryway signs are to be installed at the north and south ends of Roe in 2021 as well as landscaping added throughout this entire corridor. The Art Committee is setting aside funds for a unique piece to be located at the north entryway. Two message signs are also planned for this corridor in 2021.

Ad Hoc Historical Committee to develop historical marker design, content and locations.

**Notes**

CBC has completed best use analysis for the Rocks and NE RJ. Planning Sustainable Places study provides Johnson Drive and Roe/Skyline redevelopment concepts employing mixed use.

CBC has completed best use analysis for the Rocks and NE RJ. Planning Sustainable Places study provides Johnson Drive and Roe/Skyline redevelopment concepts employing mixed use. Hired Confluence to create redevelopment sketches of land west of the Walmart site.

The City adopted an incentive plan for UD and incorporated it into the City code in 2021. Staff has worked with the RL Mace UD Institute to assist with applying the incentive for The Rocks Development. The same consultant is creating a simple guide we can share with builders and on our website for single family homes to take advantage of the incentive.

The City adopted Residential Design Standards in 2020 and UD incentives in 2021, encouraging homeowners to implement accessible features into their renovations.

**Notes**

Information is posted on the City website.

ADUs are now available through Special Use Permit. This change was adopted as part of updating the city's zoning code in 2024.

Hired DRAW architecture to work in conjunction with Porchlight Insights to update the City's Comp Plan. Plan is in final Draft stage as of 3/16/26

On system bike trails have been added to 47th, Roe Lane, 50th Ter, Cedar, Elledge, Nall, Mission Rd, Roe Blvd, and soon 53rd Street as well as a multi-use trail in Nall Park. As streets are improved according to the CIP on system bike trails will be completed. Th City has an adopted complete streets plan that we use to assess all new street projects for these improved multi-modal features.

The City is actively working with community partners with St. Agnes and Fairway to determine the potential for shared or active park space east of Roe Blvd.

A partnership with Miega for a dog park in the detention facility has been discussed, the land owner has expressed significant reservations.

Alignment options are reflected in the PSP plan for Roe/Skyline. Implementing these will be driven by redevelopment of the Boulevard Apartments. The City is requesting federal funding for the possible inclusion of the Skyline expansion for federal STP funds.

The City has an arboretum in R Park and will be installing another in Nall Park with the implementation of the master plan. The City has also replaced trees along Roe Blvd during that project in 2021.

Completed in 2021.

3 bus stop location options are reflected in the PSP plan for Roe/Skyline. The Walmart and Price Chopper property owners are not supportive of providing space for the options reflected in the PSP plan. The Roe 2020 project does provide paved landings at the stops along this corridor.

To be complete in 2021 with Roe project.

Third and final phase of wayfinding sign program to be implemented in 2021. New street name signs consistent with the design of those along Roe will be installed over a number of years throughout the community.

On system bike trails have been added to 47th, Roe Lane, 50th Ter, Cedar, as well as a multi-use trail in Nall Park. As streets are improved according to the CIP on system bike trails will be completed.

Menards site approved north of RP will render this impossible.

Solar Ready Ord approved in 2020

Roeland Park completes the Kansas Stormwater Annual Report each year reflecting the efforts the City completes to comply with the MS4 Storm Water Operating Permit.

Solar panels installed in 2020 and 2021 at CC and CH to serve these facilities and the pool. R Park Pavilion was considered but payback period was too long.

Community Center and City Hall HVAC controls upgraded in 2020. As old HVAC units at Community Center are replaced they are upgraded to highest efficiency, ? Units remain to be replaced. Lighting at Community Center planned for LED con

The City has hired Lotus Environmental Consultants to complete a carbon inventory (internally and citywide) which will provide an action plan to get to net zero by 2040.











version over multi-year program.

# IMPLEMENTATION PLAN OVERVIEW

The Implementation Plan assembles the input gathered during the R Goals are objectives or aims which may be broad or specific that del future public infrastructure investments. Action items are specific ste each other. Each action item has been given a term and estimated ti

NO.	POLICY	NO.
<b>GROWTH &amp; DEVELOPMENT / LAND USE</b>		
<b>GOAL 1 Protect Roeland Park residents through thoug</b>		
P1	Protect existing single-family residential neighborhoods through the use of land use buffers, traffic calming measures and	A1
P2	Discourage new single-family residential growth along major thoroughfares such as Roe Boulevard and Johnson Drive	-
P3	Encourage commercial and mixed-use development only in areas identified on the Future Land Use Plan	-
<b>GOAL 2 Continue to strengthen and improve the chara</b>		
P1	Require new higher-density development to provide open space for public gatherings	A1
P2	Encourage new commercial and public development and redevelopment to be pedestrian friendly through sidewalk/ trail connections, bike racks, and pedestrian amenities	A2
P3	Continue to encourage and support incorporation of public art in city owned facilities and spaces	A3
<b>GROWTH &amp; DEVELOPMENT / LAND USE CONT.</b>		
<b>GOAL 3 Foster and promote mixed-use development i</b>		
P1	Use local tax resources and financial incentives to attract new local businesses to mixed-use commercial areas	A1

P2	Encourage redevelopment of commercial properties along Johnson Drive to attract mixed-use developments and serve as a gateway into Roeland Park	A2
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**GOAL 4 Support sustainable development and growth**

P1	Encourage the use of Universal Design Principals for new construction and redevelopment	A1
P2	Require new development and redevelopment to incorporate green infrastructure into their site design	A2
P3	Allow medium and high-density residential development in key areas of the community as identified on the future land use plan	-

**HOUSING**

**GOAL 1 Preserve existing high-quality neighborhood h**

P1	Encourage senior housing options in Roeland Park	A1
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**HOUSING CONT.**

P2	Continue to offer financial incentives for home improvement through programs such as the Neighbors Helping Neighbors Program, Community Revitalization Program, the Johnson County	A2
P3	Properly maintain street trees in existing residential neighborhoods	A3
P4	Ensure street and pedestrian connections between existing and new residential development through the use of sidewalks, trails, or streetscapes	-

**PARKS & RECREATION**

**GOAL 1 Continue to provide a high level of service for**

-	-	A1
-	-	A2
-	-	A3
-	-	A4
-	-	A5
-	-	A6

**CONNECTIVITY & MOBILITY**

**GOAL 1 Maintain the City's infrastructure to support t**

P1	Ensure city streets are maintained at an acceptable standard	A1
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-	-	A2
-	-	A3
-	-	A4
-	-	A5
-	-	A6

**NATURAL RESOURCES & ENVIRONMENT**

**GOAL 1 Preserve and conserve ecologically sensitive**

P1	Encourage new development or redevelopment to incorporate existing trees into the site design to preserve existing tree cover in the community	A1
P2	Promote the planting of a variety of tree species throughout the community to promote tree species diversity	A2

**GOAL 2 Promote environmental best practices and su**

P1	Continue to support and promote the inclusion of photovoltaic power generating systems on residential, institutional, commercial, and industrial buildings of all sizes	A1
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P2	Continue to implement strategies as suggested in the Climate Action KC Playbook	A2
-	-	A3

Roeland Park: Moving Forward 2040 planning process and compiles them into a matrix. The matrix is organized into implementation themes. Policies represent on-going principles by which the city should adhere to and activities the city should take. Policy items and Action items relate to the goal they are listed under and include a timeframe for completion.

ACTION ITEM	TERM	TIMEFRAME
<b>Thoughtful land use decisions</b>		
<i>Continue to implement the policies and action steps to be a community for all ages</i>	Long	6+ yrs.
-	-	-
-	-	-
<b>Character and image of Roeland Park through quality civic and commercial spaces</b>		
<i>Collaborate with and assist the property owner to explore options to redevelop parcel at W 47th Street and Mission Road with a high-quality use that compliments the revitalization already occurring in the 47th Street corridor</i>	Short	1-3 yrs.
<i>Establish community gateways along primary arterials along with unique street and wayfinding signs to announce the arrival into the City of Roeland Park. This will advance the City's branding plan</i>	Medium	3-6 yrs.
<i>Promote and inform residents and visitors to important historical features of the community such as the former Strang Interurban Rail Line and the Santa Fe Trail as elements unique to Roeland Park as a continuing effort to improve branding and identity opportunities for the city</i>	Long	6+ yrs.
<b>In key areas of the community</b>		
<i>Perform regular economic studies to show viability of new commercial and mixed-use developments</i>	Medium	3-6 yrs.

<i>Create an urban center along Roe Boulevard by promoting mixed-use and commercial developments</i>	Long	6+ yrs.
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**in Roeland Park**

<i>Create appropriate tools to incentivize the Universal Design Principals (Density bonus, rebate, etc.)</i>	Short	1-3 yrs.
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<i>Promote infill and housing rehabilitation of existing properties and vacant lots</i>	Medium	3-6 yrs.
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-	-	-
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**housing while encouraging diversity of housing options**

<i>Adopt updated residential design standards to promote best practices for the redevelopment of older homes or infill development</i>	Short	1-3 yrs.
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<i>Continue to encourage and educate homeowners about housing rehabilitation and improvement options with resources such as the Mid-America Regional Council's First Suburbs Coalition Idea Book</i>	Medium	3-6 yrs.
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<i>Consider updating the zoning code to allow accessory dwelling units on single family residential lots in order to promote affordable housing</i>	Medium	3-6 yrs.
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<b>parks and recreation in Roeland Park</b>		
<i>Review and consider updating the 2010 Roeland Park Parks Master Plan</i>	Short	1-3 yrs.
<i>Increase trail access and connectivity in Roeland Park including creating links to other communities as reflected in the Sidewalk and Bikeway Master Plan</i>	Short	1-3 yrs.
<i>Identify opportunities for new community park space, especially east of Roe Boulevard</i>	Medium	3-6 yrs.
<i>Actively evaluate options to partner with other entities on shared parks and recreation facilities</i>	Medium	3-6 yrs.
<i>Explore improvements to the vehicular and pedestrian connections with the community center from Skyline Drive and Roe Boulevard</i>	Medium	3-6 yrs.
<i>Plant a variety of trees and plants within the park system to add diversity to the park ecosystems and potentially reduce maintenance costs with low-maintenance species</i>	Long	6+ yrs.

<b>the long-term resiliency and growth of the community</b>		
<i>Continue construction of Roe Boulevard streetscape improvements</i>	Short	1-3 yrs.

<i>Establish multi-modal transit hubs throughout the community to increase and improve multi-modal transit opportunities for residents as identified in the Roe Boulevard / Johnson Drive Corridor Plan</i>	Short	1-3 yrs.
<i>Evaluate and improve the pedestrian safety of key intersections within the community as identified on the Strategic Opportunities Map to promote east/west pedestrian movement across Roe Boulevard</i>	Short	1-3 yrs.
<i>Continue improving ROW aesthetics to increase the quality of life for residents and enhance transportation corridors for residents and visitors alike</i>	Medium	3-6 yrs.
<i>Add bike lanes to select streets as identified in the Sidewalk and Bikeway Master Plan</i>	Medium	3-6 yrs.
<i>Explore the viability of extending Nall Avenue north as new development occurs in the adjacent area to the north</i>	Long	6+ yrs.

**land in Roeland Park**

<i>Develop and adopt standards for sustainable building design and construction for new development and redevelopment</i>	Medium	3-6 yrs.
<i>Continue to implement the Roeland Park Stormwater Management Plan to reduce and mitigate water pollution</i>	Long	6+ yrs.

**upport sustainability efforts in Roeland Park**

<i>Evaluate the installation of photovoltaic power generating systems on city-owned facilities</i>	Short	1-3 yrs.
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<p><i>Assess options for reducing the city's carbon footprint by upgrading city-owned building HVAC and lighting systems with higher energy efficient equipment. Continue with the process of switching city fleet vehicles to all-electric when possible</i></p>	<p>Short</p>	<p>1-3 yrs.</p>
<p><i>Develop a plan that identifies green infrastructure projects throughout the city</i></p>	<p>Long</p>	<p>6+ yrs.</p>

composed of goals, policies, and action items.  
 when approving new development or planning  
 der but don't necessarily correlate directly with

<b>Responsible Party</b>	<b>Action Needed?</b>	<b>Status</b>
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Planning Commission & Council	No	Ongoing

Council & Staff (City Admin)	Yes	Ongoing
Council & Staff (City Admin)	Yes	Complete
Ad Hoc Historical Committee/Police Chief	Yes	Scheduled to start in 2021

City Administration	Yes	Ongoing (Rocks, NE RJ, 47th)
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Council & City Administration	Yes	Ongoing
Council & City Administration	Yes	Complete/on going
Council & City Staff	Yes	Ongoing
Planning Commission & Council	Yes	Complete/on going
City Staff	No	Ongoing
Planning Commission	Yes	Complete

Parks Committee	No	In progress
Council & Staff		Ongoing with CIP
Parks Committee & Council		Ongoing
Council & Staff	Yes	Ongoing
Council & Admin Staff		Ongoing
Parks Committee & Parks Staff	Yes	Ongoing
PW Staff	Yes	Complete

Planning Commission & Staff	Yes	In progress
PW Staff	Yes	In progress
PW/Admin Staff	Yes	In progress
PW Staff	Yes	Ongoing with CIP
Admin Staff/Council	Yes	Ongoing
Planning Commission/Council	Yes	Ongoing
PW Staff	No	Ongoing
City Staff		Complete

Council/City Staff		In progress
Council/City Staff		In progress

**Notes**

Sidewalk extensions continue with street projects as part of the CIP.

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Site concepts have been shared with the owner as well as incentive availability. The adjoining commercial property owner has also been briefed on this information. The property has a new owner who is a Roeland Park resident.

Entryway signs were installed in 2021 at the north and south ends of Roe Blvd. Origin, a sculpture by Nathan Pierce at the north end of Roe Blvd just south of the entryway signage. Additional signage could be added in the future.

Ad Hoc Historical Committee to develop historical marker design, content and locations.

CBC has completed best use analysis for the Rocks and NE RJ. Planning Sustainable Places study provides Johnson Drive and Roe/Skyline redevelopment concepts employing mixed use.

CBC has completed best use analysis for the Rocks and NE RJ. Planning Sustainable Places study provides Johnson Drive and Roe/Skyline redevelopment concepts employing mixed use. Hired Confluence to create redevelopment sketches of land west of the Walmart site.

The City adopted an incentive plan for UD and incorporated it into the City code in 2021. Staff has worked with the RL Mace UD Institute to assist with applying the incentive for The Rocks Development. The same consultant is creating a simple guide we can share with builders and on our website for single family homes to take advantage of the incentive.

The City adopted Residential Design Standards in 2020 and UD incentives in 2021, encouraging homeowners to implement accessible features into their renovations.

Information is posted on the City website.

ADUs are now available through Special Use Permit. This change was adopted as part of updating the city's zoning code in 2024. However, ADUs are now allowed by right per SB 418 approved as part of the 2026 legislative session.

Hired DRAW architecture to work in conjunction with Porchlight Insights to update the City's Comp Plan. The plan was adopted at the April 6, 2026 council meeting.

On system bike trails have been added to 47th, Roe Lane, 50th Ter, Cedar, Elledge, Nall, Mission Rd, Roe Blvd, and soon 53rd Street as well as a multi-use trail in Nall Park. As streets are improved according to the CIP on system bike trails will be completed. Th City has an adopted complete streets plan that we use to assess all new street projects for these improved multi-modal features.

The City is actively working with community parters with St. Agnes and Fairway to determine the potential for shared or active park space east of Roe Blvd.

A partnership with Miege for a dog park in the detention facility has been discussed, the land owner has expressed significant reservations. Also, had a conversation with folks at Horizon Academy about their plans to build a new building.

Alignment options are reflected in the PSP plan for Roe/Skyline. Implementing these will be driven by redevelopment of the Boulevard Apartments. The City is requesting federal funding for the possible inclusion of the Skyline expansion for federal STP funds.

The City has an arboretum in R Park and will be installing another in Nall Park with the implementation of the master plan. The City has also replaced trees along Roe Blvd during that project in 2021.

Completed in 2021.

3 bus stop location options are reflected in the PSP plan for Roe/Skyline. The Walmart and Price Chopper property owners are not supportive of providing space for the options reflected in the PSP plan. The Roe 2020 project does provide paved landings at the stops along this corridor. The City is adding 6 bus shelters along Roe and Johnson in 2026.

Several pedestrian safety mechanisms were installed in 2021 with the Roe Blvd project. Additional high visibility stop signs are getting installed in 2026. Flashing beacons are also being installed at the crossing of Roe Blvd and Rosewood Dr.

Third and final phase of wayfinding sign program to be implemented in 2021. New street name signs consistent with the design of those along Roe will be installed over a number of years throughout the community.

On system bike trails have been added to 47th, Roe Lane, 50th Ter, Cedar, as well as a multi-use trail in Nall Park. As streets are improved according to the CIP on system bike trails will be completed.

Menards site approved north of RP will render this impossible.

Solar Ready Ord approved in 2020. In addition, the City is set to adopt the 2024 building codes (4.20.26) which improves upon energy efficiency requirements for buildings as compared with the 2018 codes.

Roeland Park completes the Kansas Stormwater Annual Report each year reflecting the efforts the City completes to comply with the MS4 Storm Water Operating Permit.

Solar panels installed in 2020 and 2021 at CC and CH to serve these facilities and the pool. R Park Pavilion was considered but payback period was too long.

Community Center and City Hall HVAC controls upgraded in 2020. As old HVAC units at Community Center are replaced they are upgraded to highest efficiency, ? Units remain to be replaced. Lighting at Community Center planned for LED conversion over multi-year program.

The City has hired Lotus Environmental Consultants to complete a carbon inventory (internally and citywide) which will provide an action plan to get to net zero by 2040.

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