

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
April 17, 2018, 7:00 P.M.

The Roeland Park Planning Commission met on April 17, 2018, in City Hall, 4600 West 51st Street.

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

Present: Paula Gleason Bill Ahrens Mark Kohles
Mike Hickey Kyle Rogler

Absent: Darren Nielsen

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

I. ROLL CALL

Ms. Jones-Lacy called the roll and noted that Commissioner Nielsen was absent. Commissioner Rogler arrived shortly after roll call

II. MINUTES

1. March 20, 2018, Planning Commission Meeting Minutes

Commissioner Kohles noted that his name was misspelled in the motion to approve the minutes for March 20, 2018, and a correction will be made.

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER HICKEY SECONDED TO APPROVE THE MARCH 20, 2018, PLANNING COMMISSION MEETING MINUTES.
(MOTION CARRIED 5-0)

III. PUBLIC HEARING

No public hearing was held.

IV. ACTION ITEMS

There were no action items to discuss.

V. DISCUSSION ITEMS

1. Comprehensive Plan Matrices Review

At their last meeting, the Planning Commission asked for a review of what has been completed in the Comprehensive plan and also the percentage of completion for ongoing items. Mr. Jacobson said that he and Ms. Jones-Lacy have reviewed each of the items in depth and looked at the relevance of the various action items.

Physical Image Strategies

1) Consider developing a master plan to improve, enhance and preserve aesthetic qualities in the public right-of-ways (lighting, sidewalks, street landscaping)

Mr. Jacobson reviewed the 2010 Parks Master Plan and noted a good portion of Item 1 has been addressed in the plan. He did state that one item that is lacking in the plan is a definable streetscape.

Ms. Jones-Lacy will check with the Parks Committee to see to what extent they are using the master plan.

2) Consider Creating Urban Design Guidelines, Maximum Setbacks, Rear Commercial Parking, Maximum Square Footages, Façade Guidelines, Building Materials, et Cetera for the Town Center Neighborhood Support Center for Properties Needed Development or Redevelopment.

Mr. Jacobson said plans are in place for both The Rocks as well as a conceptual plan for the east side of Johnson and Roe. He considers this objective 75 percent complete from a planning perspective, but not for construction.

For the east side of Roe and Johnson Drive, the plan is to build the structures. Ms. Jones-Lacy said they received a fee simple title for the right-of-way from KDOT and was able to get that piece insured. They still have to discuss a portion of the area that is in Mission so they are able to use it for parking.

The market will dictate what type of building would go into that area.

3) Prepare trail, parks, streetscape and landscape masterplan to encourage additional greenspace.

In the 2010 plan, there is a lot of viable information that still holds true today and would not vary a lot from the particular plan. Ms. Jones-Lacy added that MARC has plans for the entire region for trails as well as bike-ped. Public Works Director Leon has put together a sidewalk master plan that they are currently working off of.

4) Identify, evaluate and build gateways and major entrances to the City neighborhoods.

This will be directed by what happens on Roe as it is the driving force. They are still in the visioning process and are looking to incorporate some elements of the Parks Master Plan into Roe 2020. What can be incorporated will hinge on the amount of funds available for the project.

Ms. Jones-Lacy said they do have the one percent for art in place and are getting funding from Commerce and the hospital to put in art pieces, which they hope to incorporate into a gateway on the south end of a City.

5) Implement Streetscape Masterplan

The lion's share of this will be driven by Roe 2020.

6) Continue to work to minimize the "Roe Boulevard Divide" through various traffic calming methods creating a better foot and bicycle east-west connection while incorporating the Town Center

Mr. Jacobson said in looking at the plans for the Park Master Plan for Roe, areas of refuge provide great connectability for both sides. He added that the Safe Routes is a great tool to incorporate large sections of trail.

Ms. Gleason asked about the road widths on the Roe 2020 project. Ms. Jones-Lacy said they are going to narrow the lanes and the median to obtain an eight-foot sidewalk on the west side. She believes it will remain a four-lane road.

7) Create prominent gateway entrance into southern Roeland Park along Roe Boulevard at Johnson Drive and improve northern gateway

Mr. Jacobson said this is a planning document and is at least 20 percent complete.

8) Establish a tree planting and trimming program

This is a substantial ongoing cost and effort which is dictated by the age of the stock and proximity to the streets. This does not refer to private property.

Commissioner Gleason added that the City did a wonderful job cleaning up both public and private properties after the microburst last year. Ms. Jones-Lacy stated that they will be getting some reimbursements from FEMA with regards to that cleanup.

Mr. Jacobson said that he made the recommendation that Items 4, 5, 6 and 7 be condensed into a singular item as they are centered around the gateway streetscape element and will be taken care of by Roe 2020. There are other corridors that need to be considered and the standards needed for that are pretty much in place in the Parks plan. Those elements in the Parks plan can also be incorporated into a single document.

The Planning Commissioners agreed with that recommendation.

9) Consider minimum setbacks for commercial/office structures and required parking spaces will need to be reviewed.

Mr. Jacobson said this would be a function of a subdivision regulation and is slated for 2019.

Economic Development Strategies

10) Work with multi-jurisdictional organization to expedite development of the 47th & Mission Road neighborhood center

Mr. Jacobson said this is ongoing and the document has been created and is recommending removing this item.

The Commissioners recommended leaving this item as a placeholder as there is still much work to be done and working with the bordering community is critical.

11) Package incentives and regulatory strategies for Town Center Concept beyond Bella Roe

Mr. Jacobson felt this item has substantially been done. Ms. Jones-Lacy and City Administrator Moody have been very active and there are plans for The Rocks and visioning documents for the Johnson Drive and Roe elements. He did not see a reason to keep this item on the plan.

12) Modify zoning ordinances as required to promote sustainable, mixed-use quality developments

Mr. Jacobson also said that this item can be removed. With the MXD zoning district it accomplishes the test for this.

Ms. Jones-Lacy added that there are TIF districts on all of the major commercial areas as well as CID and TDDs on Roe.

Mr. Jacobson said you never ever want to lay out all your economic development tools for every adjoining town to see. It is never a part of the public record until it happens. In general, you want to keep those economic developments statements very general. The Planning Commission can oversee the guidelines for that and it will have to be approved by the City Council.

Community Identity Strategies

13) Consider developing specific design guidelines for each development area (caves site, Johnson Drive, Cloverleaf, City Hall, and Roeland Park school site)

Mr. Jacobson this item has been completed and can be removed.

14) Continue to reuse vacant publicly owned buildings to support surrounding uses and activities

This is ongoing and Ms. Jones-Lacy said they really don't have any areas like this in the City. Mr. Jacobson said this one can be used and is a matter of common practice.

There was agreement to remove this item.

15) Use medium density residential housing as buffers, or transition zones between single family residential neighborhoods and more intense uses

Mr. Jacobson said this is a base element of planning anywhere you go. There is the opportunity to utilize an overlay district and create a sub-planning area for at least a one to two-block area around major retail centers. He felt the Planning Commission should consider this as mixed use is a logical transition use between heavy retail and single family zoning.

16) Promote the history and significance of the Strang Line and Santa Fe Trail and cooperate with adjacent communities on historic sites

Ms. Jones-Lacy said this is a Council objective that has been preliminarily approved, not specifically related to Strang Line and Santa Fe Trails, but to pay an homage to the City's history through some historical markers. There is a budget associated with this item and will be going into place for 2019. It has not been yet been officially adopted into the budget.

Mr. Jacobson added this would be a great incorporation into the streetscape element.

17) Encourage public art through local funds and grants and local public and private funds

This item is complete and can be removed.

18) Ensure that new development appropriately balances hardscape with natural landscaping and adopt measures to reduce off-site stormwater runoff in accordance with Best Management Practices (BMPs)

This item is something they currently do and can be removed.

19) Create a community of destinations (town center, neighborhood center, open spaces, public spaces, etc.)

Again, this item goes back to the Parks Master Plan and is ongoing. Some items will be updated in the 2018 calendar year.

20) Concentrate retail into the designated multi-use town center and neighborhood center

This item is complete and can be removed.

Infrastructure and Public Services Strategies

21) Implement methods to ensure that new development shares financial responsibility for impact on City services and facilities

Staff will discuss with the City Council the potential for enacting a stormwater impact fee for commercial construction to help fund any element of stormwater in the community. Ms. Jones-Lacy said it was discussed with Council to be studied in 2019 and was rejected. There are three other stormwater districts currently in place in the City that some residents do pay for and there was concern of double-charging.

22) Promote pedestrian traffic through community-wide trail system and key Roe Boulevard street crossings

Existing plans are in place but this item will remain until Roe 2020 has a definitive plan.

23) Investigate the potential for consolidating public services with adjacent communities for the purposes of economic or functional efficiencies

This item is also ongoing.

24) Consider "traffic calming" in neighborhoods and in areas where higher pedestrian concentrations may exist.

Limiting streetscape elements to collectors and minor arterials would be staff's recommendation and is ongoing.

25) Maintain a current master plan for current and future parks

This item was completed in 2010 and will be updated in 2018.

26) Maintain a current five-year Capital improvement

This item is complete.

27) Continue to communicate with utility companies to reduce duplication of efforts and impact on neighboring uses

This item is also ongoing and should remain in the matrices.

28) Assess existing community needs for all forms of public transit and plan for future demands by addressing possible changes in population density and commuter

There are different elements to consider from light rail to the pedestrian element. The immediate focus, however, should be bike/pedestrian. Rail may impact Roeland Park at some point, but Mr. Jacobson did not believe it was within the 5-10 year time frame.

Commissioner Rogler also mentioned the majority of the bus routes do go through Roeland Park.

Residential Preservation and Redevelopment Strategies

29) Revise zoning ordinance to allow medium density housing to provide secure and appropriate interface between commercial/institutional and residential development, and reflect the unique nature, character and needs of individual subdivisions.

In talking about sub-planning areas in 2019, it makes sense to have congruencies on all of these policies to reflect a singular vision.

30) Address “tear-downs” (redevelopment of single family home sites) in Design Guidelines & Zoning

This is a function of the sub-division regulations.

31) Actively market the City of Roeland Park’s positive differentiators as a prime location for new residents and families

This is currently happening and is ongoing and people are finding out that Roeland Park is ten minutes from everything and right now it’s affordable.

32) Explore new development and redevelopment for the City of Roeland Park

This item is ongoing.

33) Explore the idea of developing a consistent branding/marketing strategy for the City of Roeland Park

This item is complete.

34) Ensure ongoing and equitable enforcement of building and property maintenance codes

This item can be removed.

35) Develop a community-wide educational program promoting residential expansion and renovation. Use the Mid-America Regional Council’s First Suburbs Coalition idea book as a reference

These books are available and its use is encouraged. They utilize things like the newsletter to push the education forward. It is an ongoing item and can be removed.

VI. OTHER MATTERS BEFORE THE PLANNING COMMISSION

Commissioner Rogler said he saw an article in the *Shawnee Mission Post* about Roeland Park creating an HOA to remove some old regulations. Ms. Jones-Lacy said the article made it sound like they wanted to tear the buildings down, which obviously the City cannot do that. They have had meetings with the residents and property owners in Roe Manor Heights but are focusing on one area that does incorporate Johnson Drive. They want to eliminate the houses or business from the neighborhood association because the City would like to have the flexibility to be able to redevelop that area. The new property owner at 5000 is also looking to rezone that property.

VII. ADJOURNMENT

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

(Roeland Park Planning Commission Meeting Adjourned)

DRAFT