

SECTION 7 IMPLEMENTATION

7.1 *Development Toolbox*

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

Zoning Regulations

A city's zoning ordinance (establishing use districts and regulating placement, spacing and size of land and buildings) is one of the most flexible, and therefore most important, tools of land development regulation and guidance. The zoning ordinance is a set of instructions for land development and it should include a mix of policy and site-specific layout direction.

Subdivision Regulations

Subdivision regulations address the layout and placement of a new or redeveloped development within a specific zone. Subdivision regulations are typically applicable to non-residential development as well, in the form of office and industrial parks. Subdivision regulations are an appropriate tool for analyzing the design of new development and its impact on existing public facilities and services.

Impact Review

Review of proposed developments at a subdivision or rezoning level should include an analysis of on-site/site design impacts and off-site impacts such as traffic generation, road maintenance, emergency services and open space/park/trail provisions. For projects of a pre-determined size or in specified locations, review could also include environmental, conservation and fiscal impacts.

Landscaping and Buffering

Landscaping and buffering serve a critical function of screening more intense uses from less intense uses as well as adding beauty and interest to individual building sites. With a plan that blends commercial and retail uses as well as density changes across the City, it is necessary to ensure that different categories of use are buffered from each other. It is equally important to ensure that landscaping is integrated into all site development to reflect Roeland Park's character and provide for a blending of uses in the existing landscape.

Community Aesthetics

A unifying design concept can be an important element in reflecting a community's character through its built environment. Design at a communitywide scale can be incorporated into site design of commercial centers and new residential site criteria

Request for Proposal Process

The request for development proposal process (RFP) allows the City to identify the specific design, quality and land use requirements for development it desires and to select a developer that is most qualified to meet those requirements. The process allows the City Council to pre-determine its priorities for development and to obligate the developers to meet those standards through agreements other than zoning. This process will be the first step for all city-owned development sites.

7.2 Strategies Matrix

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

Physical Image Strategies

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

Economic Development Strategies

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

Community Identity Strategies

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

Infrastructure and Public Services Strategies

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

Residential Preservation and Redevelopment Strategies

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