# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>5</td>
</tr>
<tr>
<td>Summary</td>
<td>8</td>
</tr>
<tr>
<td>Reinvestment</td>
<td>10</td>
</tr>
<tr>
<td>Transportation Choice</td>
<td>12</td>
</tr>
<tr>
<td>Housing Choice</td>
<td>14</td>
</tr>
<tr>
<td>Corridors &amp; Activity Centers</td>
<td>16</td>
</tr>
<tr>
<td>Design for Healthier Lifestyles</td>
<td>18</td>
</tr>
<tr>
<td>Unique Community Characteristics</td>
<td>20</td>
</tr>
<tr>
<td>Resource Conservation &amp; Energy Efficiency</td>
<td>22</td>
</tr>
<tr>
<td>Action Plan</td>
<td>24</td>
</tr>
<tr>
<td>Appendix: Detailed Comment Log</td>
<td></td>
</tr>
<tr>
<td>(Separate Document)</td>
<td></td>
</tr>
</tbody>
</table>
ACKNOWLEDGEMENTS

Department of Housing and Urban Development (HUD)
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Mid-America Regional Council (MARC)

Partner Jurisdictions: Participation from staff and stakeholders from the following partner jurisdictions contributed to the Model Sustainable Development Code Website and individual jurisdiction development code audits:
- Fairway, KS
- Gladstone, MO
- Grandview, MO
- Independence, MO
- Mission, KS
- Prairie Village, KS
- Raytown, MO
- Mission, KS

Consultant Team:
RESOURCE CONSERVATION & ENERGY EFFICIENCY
Sustainable places conserve resources for future generations while simultaneously reducing costs and increasing economic and fiscal efficiency.

UNIQUE COMMUNITY CHARACTERISTICS
Distinctive communities and historical, cultural and natural assets increase the vibrancy of a region and contribute to its overall economic health.

DESIGN FOR HEALTHIER LIFESTYLES
Places designed for active lifestyles with access to healthy foods can improve the health of residents, reduce health-care costs and contribute to vibrant neighborhoods.

CORRIDORS & ACTIVITY CENTERS
Vibrant corridors connecting activity centers encourage new developments and public transportation while making efficient use of public and private assets.

HOUSING CHOICE
Housing choices for all ages, lifestyles, and income levels help support diverse communities and a healthy housing industry.

TRANSPORTATION CHOICE
Varied transportation options help reduce family travel costs, reduce air pollution, and connect families to jobs and services.

REINVESTMENT
Reinvesting in existing communities and neighborhoods ensures they remain or become vibrant, connected, green places.

INTRODUCTION
This code audit was completed as part of the Mid-America Regional Council Model Sustainable Development Code project. It was made possible by a Sustainable Communities Planning Grant from the U.S. Department of Housing and Urban Development, Office of Sustainable Housing and Communities. The Model Sustainable Development Code project is part of MARC’s Creating Sustainable Places initiative. For more information on the entire initiative, see http://www.marc.org/Regional-Planning/Creating-Sustainable-Places.

Approach
The Creating Sustainable Places initiative promotes a vision for VIBRANT, CONNECTED, and GREEN communities throughout the Kansas City Region. This 3-year program began in 2010 and involved more than 60 regional partners of local governments, state agencies, and civic, business and development organizations. A 40-member coordinating committee developed the 7 key principles for sustainable development in our metropolitan area.

The Model Sustainable Development Code project builds off of this vision and these principles. Through facilitated discussions with our stakeholder jurisdictions, 22 “Sustainable Development Concepts” were identified under these principles. While other sustainability issues may also be important to our region these concepts were identified as issues most impacted by our local development codes. With emphasis on these 22 concepts, the model sustainable development code website and development code audits are focused on the most pressing regulatory issues that are important to our region.
SUSTAINABLE CODE FRAMEWORK AND COMMUNITY AUDIT

This project involves 2 main components – a model sustainable development code website and code audits of eight local jurisdictions.

**Model Sustainable Development Code Website**

The model code website is established as a resource for code examples from other jurisdictions – most outside of our region – that address the sustainable development concepts identified by our stakeholder jurisdictions. Rather than jump directly to regulatory language, the website first establishes the policy supporting each concept, lists benefits and outcomes from the policy, and identifies a range of regulatory strategies that implement each concept. Example codes are then provided as a resource for jurisdictions that support those policies. [http://codes.sustainable-kc.org/](http://codes.sustainable-kc.org/)

The model code website is organized under 3 main frameworks:

- **LEARN** – organizing the development code strategies and code examples around the 7 main principles and 22 sustainable development concepts.
- **CODE** – organizing the development code strategies around the table of contents of a model development code.
- **EXPLORE** – demonstrating the types of projects and project metrics that support the principles and concepts from the model sustainable development code.

The model code website is also part of a larger suite of on-line resources, including the Regional Indicators that help track our progress towards a more sustainable region with real time access to important data; a Natural Resources Inventory which includes highly refined data at various scales documenting existing resources and restoration opportunities that can allow natural systems to support development in our communities; and Envision Tomorrow and Visualization Tools that can help program and implement concepts within specific contexts. This suite of resources is intended to promote LOCAL ACTIONS, with IMPACTS ON PLACES, that produce REGIONAL OUTCOMES.

**Code Audits**

Eight of our stakeholder jurisdictions also participated in a code audit – evaluating their development code against the 22 sustainable development concepts. To initiate this process, each prepared a “policy profile”, ranking the sustainable development concepts from a 1 – high priority, to a 4 – lowest priority. This profile gives an order of magnitude gauge on which issues are most relevant to each community’s context and current planning priorities, and it helps tailor an action plan for code updates to each jurisdictions needs.

Evaluating how development regulations impact sustainability goals requires a two-part analysis. First, consider whether the regulations present barriers – provisions that prohibit or limit the application of “best practices” towards any specific sustainability objective. Second, and perhaps most importantly, consider how effectively the regulations limit, close loopholes or prohibit other competing practices that undermine broader sustainability issues. This two-part analysis can result in a more integrated code by identifying
where the development code is strong, silent, or weak on certain principles, and identifying where some sections may undermine other related principles and concepts.

This report is a summary of the Roeland Park audit. The audit was conducted through an independent review and separate discussions with key staff. The audit represents a snapshot of the current regulations, highlights strengths and weaknesses with regard to the 22 Sustainable Development Concepts, and identifies an action plan to address the cities’ specific sustainability priorities as development and redevelopment occurs.

The audit organized under the 7 key principles for sustainable development: Reinvestment; Transportation Choice; Housing Choices; Corridors and Activity Centers; Design for Healthy Lifestyles; Unique Community Characteristics; and Resource Conservation and Energy Efficiency. Under each topic, this report contains:

- **Principles & Concepts** - a summary of each Principle and how the Sustainable Development Concepts impact common sustainability metrics for comprehensive planning and development;

- **Opportunities and Applicability** – a quick observation of how the each Principle and the supporting Concepts could apply to the jurisdictions’ physical and planning context.

- **Code Analysis** - Analysis of how well the development code relates to each concept and typical regulatory objectives, including identification of barriers or loopholes.

- **Potential Action Steps** – Options to consider for future updates to the regulations (note: more information and examples of these action steps can be found on the Model Sustainable Development Code website.)

An action plan is also provided that prioritizes some of the potential action steps based on those that are most easily achievable under the cities current plans and policies (as opposed to those that need broader programs and community input to support them) and those that are most aligned with the cities “policy profile” filled out at the beginning of the audit process. A section by section list of raw comments used to evaluate the code, guide the analysis and determine the rating is included as an appendix to this report. These sections can be used by staff to help prioritize potential action steps, address emerging issues, and improve the Codes performance on certain sustainability concepts.
SUMMARY
Each section – and sometimes specific sub-sections – of the City’s development regulations was scored against the 22 Sustainable Development Concepts. Sections that had no real impact on the principle were given no score. The rating system ranged from 1 to 5, with one being a direct conflict with sustainable development principles, and a 5 being directly supports sustainable development principles. Also, staff and stakeholders filled out a relative priority policy profile to indicate which of the 22 concepts were most important to the City (using a 1 to 4 scale), considering its physical context, issues and opportunities, or current planning and policy positions. In this way the raw objective scores of the code audit can be compared to the issues that are most important to the city currently, as well as identify any emerging or long-range issues to be concerned about.

Roeland Parks development code scored in the mid-range for most categories (2.6 to 3.3 - neither directly supports nor directly conflicts with sustainable development concepts and CSP principles). Some of the City’s high priority issues on the relative priority policy profile scored low - Repair Strip Corridor (2.6) and Compact Walkable Centers (2.3) (in the “indirect conflicts” or “direct conflicts” range). These areas may need the most attention. The lowest scores include Context Appropriate Streets (2.5), Optimized Parking (2.4), Mixed-Density Neighborhoods (2.3), Compact Walkable Centers (2.3), Transit Ready Corridors (2.0), Retail Rooftop Relationships (2.4), and Renewable Energy (2.5). [note: some of these concepts are not high on the City’s relative priority policy profile.]
### Rating Key:

6. Directly supports the best practices and prohibits other practices that could undermine sustainable development concepts and principles.

4. Somewhat supports best practices and/or limits other practices that could indirectly undermine sustainable development concepts and principles.

3. Neither directly supports nor directly conflicts with sustainable development concepts and principles, but may miss an opportunity where these topics typically would be regulated. 

2. Creates indirect conflicts, somewhat undermines sustainable development concepts and principles.

1. Creates direct conflicts that likely prohibit best practices that most sustainable development concepts and principles.

[* Notes: This is different than a blank rating which indicates no impact on this topic.]

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<thead>
<tr>
<th>Overall Rating</th>
<th>Reinvestment</th>
<th>Transportation Choice</th>
<th>Housing Choice</th>
<th>Corescopes &amp; Activity Centers</th>
<th>Design for Healthy Livelihoods</th>
<th>Unique Community Characteristics</th>
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### Relative Priority

- **High Priority**: This is currently in our existing policies.
- **Moderate Priority**: This is not currently in our policies, but a direction our community is interested in, or it is currently in our policies, but other items are more important currently.
- **Low Priority**: This is not currently in our policies, and our community has not discussed this. Our community is interested in this direction but it is a long-term aspiration due to physical, political or practical hurdles that must be addressed.
- **Not a Priority**: This is not in our current policies - it has either been discussed and decided against, or it is not applicable or unfeasible within the region.

The "relative priority" is based on a rough ranking of strategies that are of immediate or interim importance to the City. Those with low priority are not necessarily unimportant, but rather may take longer and more involved policy discussions before they become a key part of the city’s planning program and regulatory strategies.
REINVESTMENT
Reinvesting in existing communities and neighborhoods ensures they remain or become vibrant, connected, green places.

CONCEPTS

Infill / Rehab Housing
Infill development and rehabilitation of existing buildings helps find space for new homes within our established communities. Designing infill developments in ways that work well with their surroundings and retool property for productive use and modern needs keeps our neighborhoods, corridors and activity centers strong.

Repair Strip Corridors
Strategic investments and better land use transitions can restore value to our corridors. Car-oriented corridors reach a point of diminishing returns as each additional business competes for the visibility, access, and space needed to capture traffic and accommodate cars on high-volume streets. Coordinating public and private investments to create places for people, and connecting these places to supporting land uses can repair our declining corridors.

Strong Suburban Downtown
Strong downtowns attract investment, create a community identity, and provide a place for people to gather and walk. A vibrant and connected downtown increases the resiliency of our communities and adds diversity to our economy.
Roeland Park: Opportunities and Applicability

The primary opportunities for “downtown-like” redevelopment exist with future redevelopment near Roe Boulevard and Roe Lane (several sites), or with smaller-scale redevelopment along Johnson Drive and at the intersection with Roe. Roe Boulevard at the north end near the interchange with I-35, and Johnson Drive east of Roeland Drive is the largest presence of “strip corridors” and will experience some redevelopment in the coming years. The largest extent of the city is stable single family neighborhoods. The good location in the region will mean that these properties are likely to experience rehabilitation and new single-family housing as the housing stock ages.

Through a review of the Roeland Park Zoning Ordinance, based on the sustainability principles and concepts identified, the following issues have been identified:

• There is a lack small-lot, small-scale and potentially multi-unit building types which will limit options for appropriate scale infill housing.

• The multi-family zoning district relies on large-scale projects, reducing opportunities for more incremental redevelopment.

• The MXD district and the 47th and Mission Overlay district present design standards for more compact, and walkable housing formats, but default standards or base zoning districts to support that type of compatible-scaled development are not present in the development code.

To address the sustainability issues identified the City of Roeland Park should consider the following actions:

• Create standards specifically for small-scale, multi-unit building types, (as a zoning district or specific use type) and target application for infill and redevelopment areas – particularly as a base for the 47th and Mission overlay or as part of the MXD district.

• Clarify options with the Duplex residence district and specify standards for appropriate scaled buildings and lots that can blend better within neighborhoods or transition areas.

• Update the MXD standards for greater specificity on building types, civic/open space types, and street types, and consider specific applicability to redevelopment in the Roe and Roe Lane area.
**CONCEPTS**

**Connected Street Networks**
Connected street networks improve our access to daily needs and establish more valuable and efficient development patterns. Greater connections provide more direct routes, allow options for different routes, and make our communities more adaptable to long-range change.

**Complete Streets Design**
Well-designed streets provide a setting for commerce, a place for social interaction and offer a variety of transportation options. Streets and rights-of-way are one of our most valuable assets and one of the largest single landholdings in most communities. Designing these spaces to meet as many needs as possible and to better support abutting property will maximize the value to our communities.

**Context Appropriate Streets**
Context appropriate streets fit the physical setting and better support our distinct places. Varying street designs, even on a block-by-block basis, to account for different environmental conditions, different urban design goals, and different development patterns improves transportation choices.

**Optimized Parking**
Optimal parking solutions respond to the context and development patterns to improve access for people. Too much parking can be as big of a detriment to quality development as too little. When we mandate parking requirements, but fail to balance this with similar mandates that ensure access for people on foot, bicycles or transit, we limit choices.
Roeland Park: Opportunities and Applicability

The street network is largely established and additions to the network are not typically implemented through development regulations. However, capital projects can benefit from an overall street-design program that better blends transportation, public realm design, and development goals. New street standards for pedestrian-oriented street types could be important for redevelopment near Roe and Roe Lane for compact, walkable, development, and better connection to the neighborhoods. A more defined residential street type (street trees and sidewalks) could be significant to improving the walkable character of neighborhoods due to the large extent of neighborhood streets in the city. Roe Boulevard and Shawnee Mission Parkway are the most likely future transit corridors, with redevelopment at the intersection of Roe and Johnson Drive and the north end of Roe near the I-35 interchange having an opportunity to impact transit options.

CODE ANALYSIS:

Through a review of the Roeland Park Zoning Ordinance, based on the sustainability principles and concepts identified, the following issues have been identified:

- There are no standards for the planning and urban design aspects of the public rights of way. The development regulations have some minimal requirements for sidewalks and defer to Chapter 13 (Streets and Sidewalks) for street design. Chapter 13 includes most of the technical and engineering specifications that focus on street construction and traffic flow.
- Sidewalks are a required improvement on all streets (both sides of collector and arterial; one side of local), but the minimum width of 4’ will be insufficient for most contexts, and a wide range of width, location, and design is necessary to create better street types for a variety of contexts.
- The parking rates are high and typical of car-oriented places; some minimal flexibility is added in the MXD district, the 47th and Mission overlay, and a shared parking option, however these also include procedural obstacles to better parking solutions.

POTENTIAL ACTION STEPS:

To address the sustainability issues identified the City of Roeland Park should consider the following actions:

- Improve street standards with a wide variety of street design types for different contexts (as opposed to simply functional classification); use these design types for capital programming and as part of a city-wide complete streets policy.
- Adjust sidewalk standards (currently generic city-wide requirement that may be too much in some context, and too little in others) to reflect or defer to the different street types; in the absence of creating different street types allow other context-based considerations for sidewalk design, location, and width.
- Add flexibility to reduce on-site parking and loading requirements for all districts — including the MXD and the 47th and Mission overlay, which begin to introduce some minimal flexibility and parking reduction strategies.
Housing choices for all ages, lifestyles, and income levels help support diverse communities and a healthy housing industry.

CONCEPTS

Diverse Housing Types
A greater range of housing types: affordable, market-rate and workforce housing makes our neighborhoods more stable and resilient to outside influences. Increasing the variety of housing options can better meet the changing housing demands of our population and supplies the broad range of housing needed for more complete communities.

Age In Place
Age in place communities allow people to live where they want despite changes in their housing needs. Diverse housing options allow people to remain in their neighborhoods, stay engaged in familiar environments and established relationships, and contribute to the broader community.

Mixed-density Neighborhoods
A wide variety of housing types within the same neighborhood strengthens community diversity and increases the number of amenities available to residents. Integrating a similar scale of lots, building footprints, heights and frontages allows different housing types to mix compatibly despite wide ranges of density, and establishes the distinct characteristics of our neighborhoods.
Roeland Park: Opportunities and Applicability

The largest extent of the city is stable single family neighborhoods. The good location in the region will mean that these properties are likely to experience rehabilitation and now single-family housing as the housing stock ages. The greatest opportunities for new housing choices exists as either mixed use projects, or with small-scale, multi-unit housing projects with redevelopment and/or as small transition projects near the larger commercial areas (Roe and Roe Lane, Johnson Drive).

CODE ANALYSIS:

Through a review of the Roeland Park Zoning Ordinance, based on the sustainability principles and concepts identified, the following issues have been identified:

- The residential districts are very basic; this works well for the large expanses of mostly stable single family areas, however options to mix in smaller-scale multi-unit building types (i.e. duplexes and town houses or small apartment buildings) are not easily identified.
- The Duplex District defers to Single-family District dimension standards and create some interpretation issues with respect to building regulations and lot regulations.
- The Multiple Residence District current standards will push multi-family into larger scale projects (to get critical mass to meet buffers, setbacks and density) and result in automobile oriented sites and areas.
- The 47th and Mission Road Design Review Overlay does begin to present strategies for integrating different housing options into neighborhood patterns.

 POTENTIAL ACTION STEPS:

To address the sustainability issues identified the City of Roeland Park should consider the following actions:

- Consider adding accessory dwelling unit provisions – particularly in strategic locations that could add additional dwelling types near important destinations (commercial centers or transit stops).
- Consider standards geared more to lot and residential building type combinations, rather than simply lot size and density – particularly for the small-lot or small-scale, multi-unit building types. An acceptable range of types can be included in a new zoning district or be used to give better criteria for existing residential districts.
- Clarify options with the Duplex residence district and specify standards for appropriate scaled buildings and lots that can blend better within neighborhoods or transition areas.
- Consider a new district specific for small-scale, multi-unit residential building types for application in infill or redevelopment areas at the transition to neighborhoods.
- Incorporate standards for a variety of residential building types for small-scale, multi-unit buildings into a district that can serve as a base district for the 47th and Mission Road area overlay.
## CORRIDORS & ACTIVITY CENTERS

Vibrant corridors connecting activity centers encourage new developments and public transportation while making efficient use of public and private assets.

### CONCEPTS

**Compact Walkable Centers**
Concentrating more small-scale and diverse uses in compact patterns allows people to walk to shopping, school, jobs and entertainment. Arranging a greater mix of uses around a well-connected, pedestrian-scaled public realm builds valuable and enduring places, and it improves the overall economic and environmental performance of development.

**Transit-Ready Corridors**
Connecting our most common trip origins and destinations along strategic corridors will better support local and regional transit lines. More housing choices, increased employment options, and direct connections to more walkable places prepare our corridors for better transit service.

**Retail / Rooftop Relationships**
A strong, well-connected and accessible market makes retail more successful. Improving the proximity and relationship between neighborhoods and the amount and types of commercial development they demand makes our corridors and activity centers vital and worthy of long-lasting investments.

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<td>Transit-Ready Corridors</td>
</tr>
<tr>
<td>2.4</td>
<td>Retail / Rooftop Relationships</td>
</tr>
</tbody>
</table>
Roeland Park: Opportunities and Applicability

Through a review of the Roeland Park Zoning Ordinance, based on the sustainability principles and concepts identified, the following issues have been identified:

- The non-residential districts – Office, Retail, and the “planned” variations of these districts, are very use-specific (making it difficult to integrate complimentary uses), and include development and dimensions standards that are car-oriented.
- The ability to develop more walkable patterns in centers and near corridors will likely be limited to the MXD zoning districts; this district has a strong intent statement, however these districts do not have any default standards or specific performance measures to build expectations. (reliance on “flexible” standards can appear risky and time-consuming without clear expectations.)
- The MXD district only references “multi-family”, so integrating different residential building types into a compact, mixed use environment will have all of the same challenges discussed with “multi-family” under the housing choices issue.

To address the sustainability issues identified the City of Roeland Park should consider the following actions:

- Improve the planned district standards (flexible zoning category), with specific ties to the comprehensive plan policies and references to outside design guidelines that directly promote the CSP principles.
- Revise the Planned Restricted Business district to be specifically targeted to the very-small scale and compact format retail uses that appear on nodes closely integrated with neighborhoods; include appropriate design standards to better transition with residential development and create relationships with streets and public spaces.
- Consider how additional design and specifications for residential building types, street types, and open/civic space types (recommended for other sections of the zoning ordinance) could add greater expectations and planning criteria for the MXD district, and consider any specific applicability, policy guidance or standards for the Roe and Roe Lane area.
- Incorporate standards for a variety of residential building types for small-scale multi-unit buildings into the MXD district.
DESIGN FOR HEALTHIER LIFESTYLES

Places designed for active lifestyles with access to healthy foods can improve the health of residents, reduce health-care costs and contribute to vibrant neighborhoods.

CONCEPTS

Active Transportation / Living
Making walking and bicycling a safe, fun and convenient way to reach our daily needs improves public health. Active modes of transportation offer a combination of recreation, exercise, and transportation. Incorporating more social and physical activity into daily routines increases our quality-of-life and reduces environmental impacts of our lifestyle and transportation choices.

Access to Healthy Foods
The design of our communities impacts how we access and distribute food and what we eat. Better integrating a range of different food production and distribution options into our communities can increase our public health, strengthen our local economy and make better use of our landscapes.

Integrated Trail System
Trail systems connect our communities and natural areas, enhance our transportation networks and promote recreational systems. Integrating trail systems into our development patterns makes us more active and more engaged in our community.
Roeland Park: Opportunities and Applicability

Development patterns and infrastructure that could improve active transportation are largely established in Roeland Park and not directly implemented through development regulations. Strategic prioritization of capital projects near existing destinations or on priority routes will be important to improve pedestrian or bike routes, and better connections through a trail system. With relatively few, and mostly smaller-scale commercial areas, the City’s access to healthy food is primarily dependent on the existing grocery store. The zoning regulations may impact the ability for smaller-scale food outlets and production (i.e. community garden, farmers market, produce stands, etc.).

CODE ANALYSIS:

Through a review of the Roeland Park Zoning Ordinance, based on the sustainability principles and concepts identified, the following issues have been identified:

- Bike and pedestrian priorities, particularly on street types that connect important walking and biking destinations, are absent from the street design standards.
- The site and open space standards do not include any specific intent or standards for improving unbuilt portions of sites as an important urban design feature.
- The regulations neither specifically support nor directly undermine access to healthy food.

POTENTIAL ACTION STEPS:

To address the sustainability issues identified the City of Roeland Park should consider the following actions:

- Consider options for small scale food production and outlets as an accessory or conditional use in some districts.
- Improve street standards to include specific urban design features – particularly street trees for residential neighborhoods and pedestrian-scaled streets for redevelopment near Roe and Roe Lane or near Johnson Drive and Roe.
- Develop a wide range of open space/civic space types to meet the open space requirement for a variety of context, ranging from natural areas to compact civic spaces.
- Include a natural resources inventory (existing trees, drainage patterns, etc.) as part of a preliminary or final development plan.
**UNIQUE COMMUNITY CHARACTERISTICS**

Distinctive communities and historical, cultural and natural assets increase the vibrancy of a region and contribute to its overall economic health.

## CONCEPTS

### Pedestrian Oriented Public Realm

A public realm designed for people establishes our most memorable and enduring community characteristics. The design of our rights-of-way and civic spaces, and the relationships of buildings to these spaces, shapes how we experience and perceive our communities.

### Natural Resource Protection

Parks, open spaces and natural areas are defining features of our communities. Arranging our built environment in ways that emphasize valuable natural landscapes as a focal point of development enriches our communities and builds distinct, desirable places.

### Tree Preservation

Maintaining our well established trees and planting the right tree in the right place builds long-term value in our communities. The urban forest does more than make our streets, parks and neighborhoods pretty; it provides valuable ecosystem services that reduce energy use, clean our air and water, and keep our communities vibrant, comfortable and healthy.
Roeland Park: Opportunities and Applicability

Street designs associated with any development near Roe and Roe Lane, and near Johnson Drive and Nall are the greatest opportunity for an improved pedestrian-oriented public realm. A wider variety of small-scale civic spaces can also improve options for these areas as redevelopment occurs. As a completely built out community, one of the most significant natural features is the existing tree canopy consisting of private landscape and large amount of mature street trees on many blocks. A more defined residential street type (street trees and sidewalks) could be significant to maintaining the tree canopy due to the large extent of neighborhood streets in the city.

CODE ANALYSIS:

Through a review of the Roeland Park Zoning Ordinance, based on the sustainability principles and concepts identified, the following issues have been identified:

- The intent statement for the Landscape and Screening Article includes good guidance for “high performance” landscape design that covers most of the benefits for integrating green infrastructure into development, however there are not a lot of specific species or design standards.

- Open space and streetscape standards are not tied explicitly to some of the “place-making” concepts identified in the comprehensive plan (including the priority for different types and designs of these spaces to support different places.)

- The street tree provisions and spacing requirements are adequate, but there the regulations lack clarity for specifying trees in the right-of-way vs. trees that are in the vicinity of streets on private property.

POTENTIAL ACTION STEPS:

To address the sustainability issues identified the City of Roeland Park should consider the following actions:

- Link the landscape and street design sections of the development code to required or preferred tree species list – OR if the city does not have one, adopt a required species list (see http://www.gouldevans.com/treelists/GreatTrees.pdf)

- Improve on the city-wide street tree standards with specific location standards, required species, and planting specifications.

- Develop a wide range of open space/civic space types to meet the open space requirement for a variety of context, ranging from natural areas to compact civic spaces.
CONCEPTS

Green Infrastructure
Using natural systems to serve development and designing development to incorporate natural systems can reduce costs and increase environmental performance of our communities. Green infrastructure preserves valuable ecological functions of our landscapes and emphasizes distinct characteristics of our communities.

Energy Efficient Buildings and Sites
More efficient building and site designs can improve environmental performance, increase our health, and reduce the life cycle costs of property investments. Building orientation and siting, landscape and site design, material selection, operation and maintenance practices, and the adaptability of our buildings and sites to future reuse all impact how much resources and energy we consume.

Renewable Energy
Development patterns and policies of our cities impact both our sources of energy and our use of energy. Retooling our cities for renewable energy – from the regional scale to the site scale – helps reduce our energy demand, increase our energy supply and efficiency, and make our communities more resilient, affordable and healthy.
Roeland Park: Opportunities and Applicability

Green infrastructure and “green street” designs may be incorporated into city capital projects based on stormwater master planning. The development regulations will mostly impact site-based green strategies to compliment this systems. Incremental opportunities may present opportunities to re-connect green systems as corridors redevelop. The region as a whole is continuing to monitor the impact of the rapidly evolving green building practices.

**CODE ANALYSIS:**

Through a review of the Roeland Park Zoning Ordinance, based on the sustainability principles and concepts identified, the following issues have been identified:

- The off-street parking and loading requirements are extensive and can negatively impact sustainable site design (both in terms of the extent and the design and construction of these areas.)
- The intent statement for the Landscape and Screening Article includes good guidance for “high performance” landscape design that covers most of the benefits for integrating green infrastructure into development.
- The residential zoning districts to not specifically call out renewable energy facilities as an accessory use, but other sections of the development code indicate that solar panels are an allowed accessory use.

**POTENTIAL ACTION STEPS:**

To address the sustainability issues identified the City of Roeland Park should consider the following actions:

- Improve specifications for on-site BMPs and alternative designs aimed at infiltrating stormwater (particularly with respect to parking areas).
- Add flexibility to reduce on-site parking and loading requirements.
- Add standards for renewable energy facilities as an accessory use – consider additional options beyond solar.
**SHORT TERM**

The following action steps reflect “quick fixes” or updates that can be easily incorporated into the current development code structure and which may not need substantial planning or policy discussions.

- Add flexibility to on-site parking requirements—particularly include additional specifics and flexibility for the MXD and 47th & Mission Overlay districts.
- Incorporate outside references as guidance to street design, using more multi-modal and urban design approaches (use National Association of City Transportation Officials guidance.)
- Clarify Duplex district standards with specific consideration on how the district can blend appropriate scaled buildings on the edges of neighborhoods, near corridors or centers, or other appropriate locations.
- Develop more specific sidewalk standards for different street types.
- Update the tree species list, improve requirements for street trees (location, spacing and species), and coordinate with sidewalk locations.
- Consider allowances for accessory dwelling units in specific locations.
- Improve site-specific application and standards for natural BMPs to address stormwater.

**SHORT TERM (cont.)**

- Add standards for small-scale renewable energy facilities as an accessory or conditional use in all districts.

**LONG TERM**

The following action steps are important to fully implement the Sustainable Places principles and concepts, but may require significant re-structuring of the development regulations and/or require more detailed planning and policy discussion prior to full implementations.

- Revise residential district standards and incorporate a “building type” approach, specifically addressing small-scale, multi-unit building standards; consider a new residential district for larger-scale, mixed density redevelopment projects.
- Improve the MXD standards with building type, site design, and use standards tailored to specific locations (redevelopment in the Roe and Roe Lane area and near Johnson Drive and Roe.)
- Improve street standards with a special focus on the urban design function of streets associated with future redevelopment.

**LONG TERM (cont.)**

- Create design standards (size, location, application and formal and natural amenities) for different types of open spaces; tailor the requirements for open space to different developments and planning contexts in the city.
- Improve the relationship of the 47th & Mission Overlay standards and any existing or potential base zoning districts.
- Update the planned zoning process—policy goals and decision criteria, application requirements and processes, and base or default urban design, building and site design standards.
- Revise list of allowed uses among all districts—focus on distinctions in scale, intensity and anticipated impacts in exchange for a more lenient and flexible approach to specific uses.
- Create a new district or amend the Retail Business District for specific application of very small-scale commercial nodes, with uses and design standards aimed at creating a better relationship with adjacent neighborhoods.
Completed as part of the Creating Sustainable Places initiative for MARC: