

SECTION 2 EXISTING CONDITIONS

2.1 Demographics

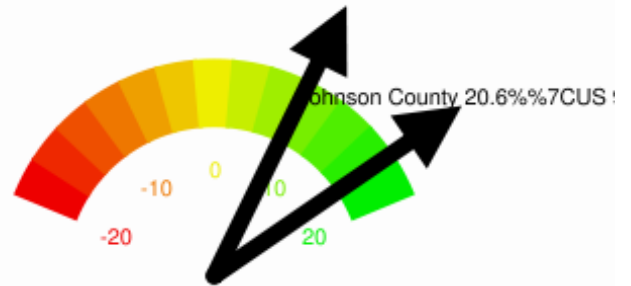
Population

Roeland Park is located in Johnson County, the most populous of the counties in Kansas. Johnson County has experienced tremendous population growth over the last 50 years. The county has grown by over 400,000 residents since 1960.



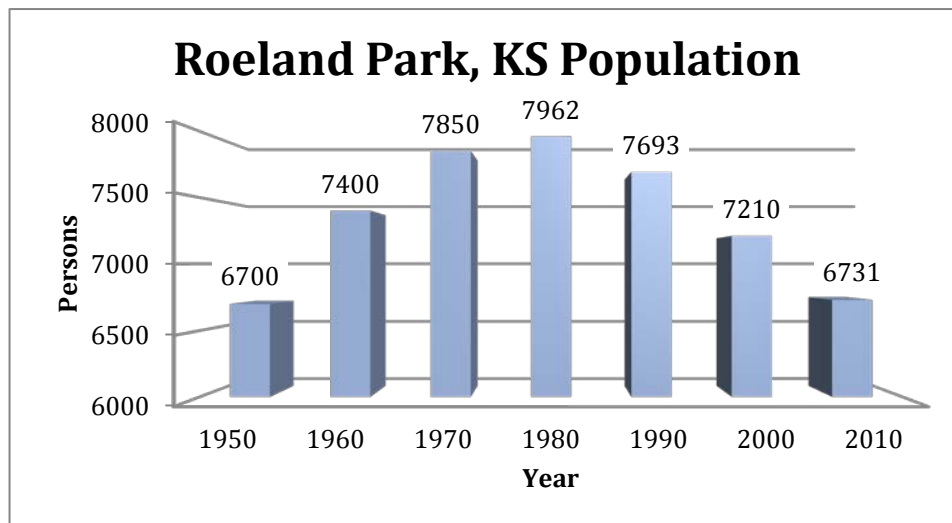
Johnson County Population Growth Census 2000 to Census 2010

Population Growth Rate



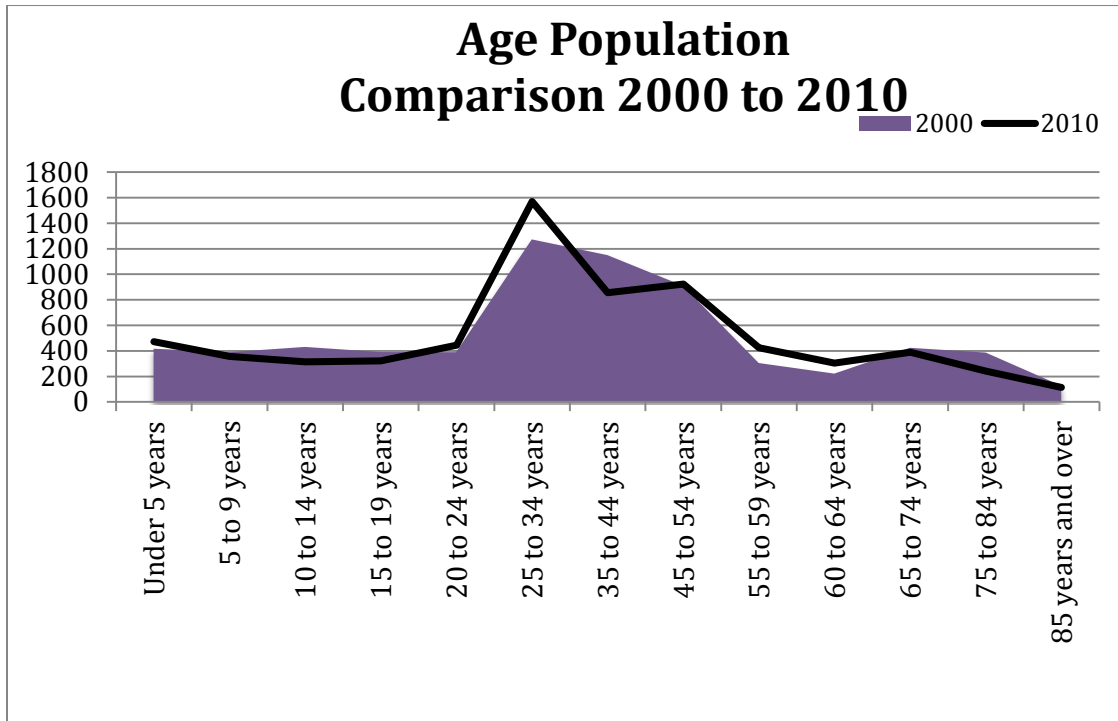
Name	Population Growth
Johnson County	20.6%
United States	9.7%

Roeland Park has not shared in the county's growth. Much of this can be attributed to the lack of developable land within Roeland Park's boundaries, being landlocked by the neighboring communities, the single-family land use that occupies the vast majority of Roeland Park and the general national trend of smaller households.



Corrected 2000 population count from original 6817 based on Census Count Question Resolution Program.

The 2010 Census population was 6731 a -6.6% change from 2000. The current population is 48.4% male and 51.5% female. In the 2010 census the median age of the population was 34.1, compared to Fairway (41.4), Mission (35.2) and the US median age which was 37.2. The population density in the area is 4,154.9 people per square mile.



The census trend in Roeland Park is typical for communities of Northeast Johnson County. The level population trend is the result of established housing stock, aging population, lack of available developable land, and the growth and development taking place in southern Johnson County.

QuickFacts 2010 Census	Roeland Park	Mission	Merriam	Lenexa	Fairway
Population	6,731	9,323	11,003	48,190	3,882
Population Density	4,154.94	3,491.76	2,546.99	1,413.20	3,529.09
Households	3,197	5,295	4,673	17,471	1,749
Median Household Income (est. 2010)	\$57,950	\$48,407	\$49,957	\$76,343	\$96,362
Total Population Median Age	34.10	35.20	37.40	36.60	41.40

Employment

Roeland Park is primarily a residential community with three commercial anchor stores and an industrial center. Most people are employed by an entity outside the city limits. The primary exceptions to this are the Bella Roe center at Roe and 51st Street and an industrial park located off of Roe Lane on the north side of the community.

The majority of employment offered in Roeland Park can be classified as service. Fast food restaurants, retail stores and drug stores are examples of the types of service sector employment. The three largest employers in Roeland Park are Wal-Mart, Price Chopper and Lowe’s. Most non-service sector employment is provided through a small number of manufacturing businesses and banks.

In 2010 there is estimated to have been 5,830 people over the age of 16 in the labor force. Of these 73.6% were employed, 1.9% were unemployed and 24.6% were not in the labor force. In 2000, unemployment in this area was 3.5% and in 2010 it was estimated 2.5%.

In 1990, 72.9% of employees were employed in white-collar occupations and 27.1% were employed in blue-collar occupations. In 2010, white collar workers made up 84.5% of the population, and those employed in blue collar occupations made up 15.4%. In 1990, the average time traveled to work was 12 minutes and in 2010 it was 17 minutes.

Income

In 2010, estimated median household income for Roeland Park was \$57,950, compared to Fairway (\$96,362), Mission (\$48,407) and the US median which was \$51,914. The Census identified median household incomes of \$51,962 in 2000 and \$34,686 in 1990. The change from 2000 to 2010 is less than 1%.

In 2010, the per capita income in Roeland Park was \$33,070, compared to Merriam (\$26,837), Mission (\$35,778) and the \$US per capita, which was \$27,334.

Households

Housing makes up the vast majority of Roeland Park. A household is defined as a family, group or individual residing in a housing unit. A housing unit is the actual physical structure. During the 10 years between the 1990 and 2000 U.S. Census surveys, total households decreased and total housing units have increased in Roeland Park. The household numbers may not reflect the corrected census information made available in 2010. These reported trends reflect national trends of similar aging inner ring suburbs.

There are currently 3,235 households in Roeland Park. The Corrected Census in 2000 revealed total housing units of 3,304 and 3,201 in 1990.

In 2006, the median number of years in residence was 5.82. In 2010, the average household size was 2.2 people and the average family size was 2.82 people. In 2006, the average number of vehicles per household was 1.9.

Housing Units

In 2010, there were 3,282 housing units. The median housing value was \$64,376 in 1990; compare this to the US median of \$155,800 for the same year. The 2000 Census median housing value was \$105,041. In 1990, there were 2,469 owner occupied housing units vs. 3,065 in 2010. Also in 1990, there were 733 renter occupied housing units vs. 104 in 2010. The average rent in 1990 was \$385 vs. \$801 based on 5 year average in 2010.

Race and Ethnicity

In 2010, the racial makeup was as follows: 87.6% white; 3.7% black; 0.4% Native American; 1.5% Asian/pacific islander. Compare these to Fairway which was 95.3% white, 0.8% black, 0.3% Asian/pacific islander; and Mission which was 84.6% white, 5.5% black, .04% Asian/pacific islander; and the US racial makeup which was: 72.4% White, 12.6% Black, 0.9% Native American, 4.8% Asian/Pacific Islander.

People of Hispanic ethnicity are counted independently of race. People of Hispanic origin make up 10.4% of the current year population. Compare this to Fairway 3.0%, Mission 8.2% and the US makeup of 16.3%.

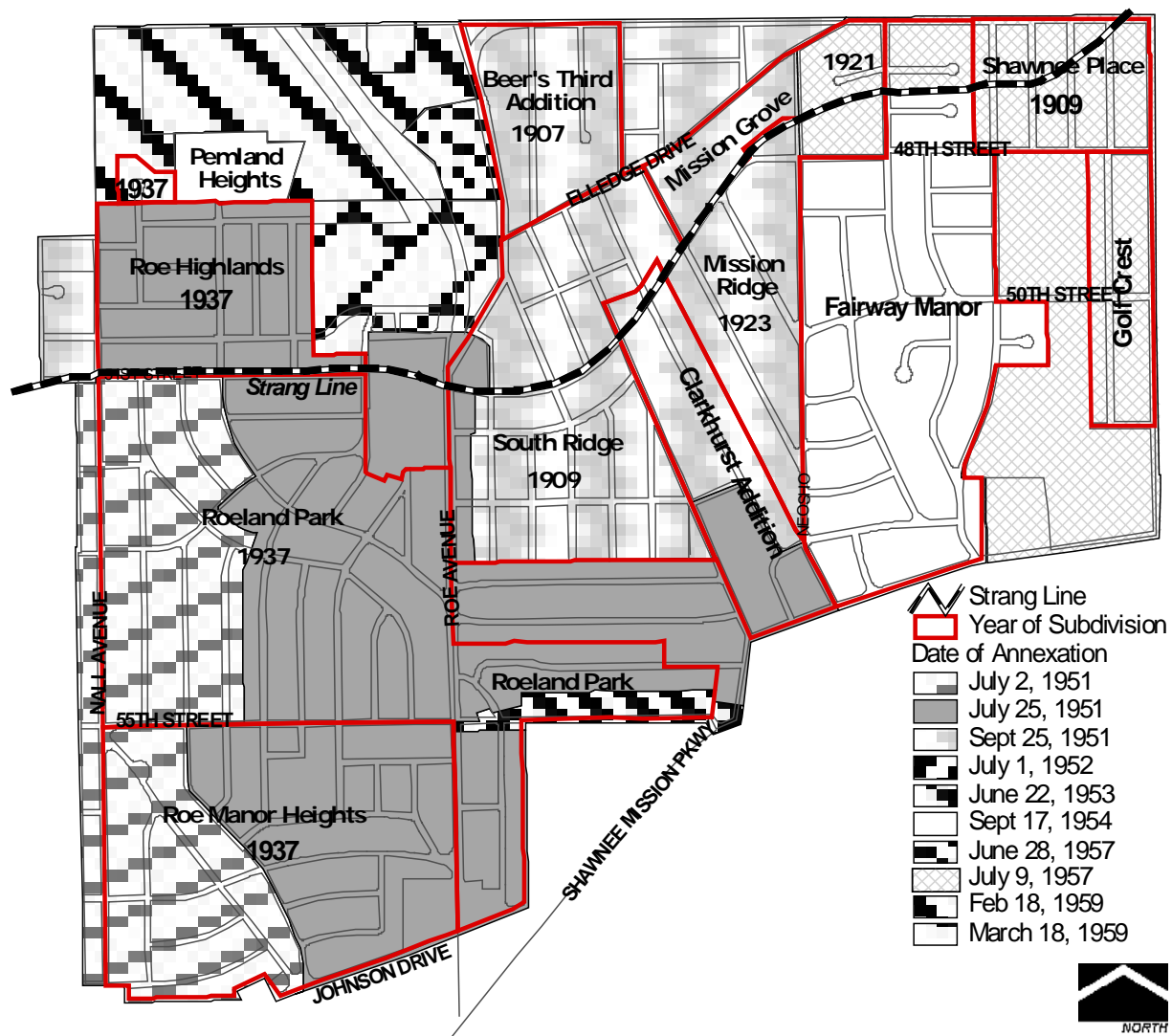
2.2 Existing Land Use

The City of Roeland Park was incorporated on July 2, 1951, soon after additional subdivisions were annexed into the community, creating present day Roeland Park. Throughout the years Roeland Park has been able to maintain its basic character and identity that existed at the City's inception.

Single Family Residential Neighborhoods

Today Roeland Park is primarily a single-family residential community. Other existing land uses include: parks, schools, neighborhood commercial, industry, utilities and a community recreation campus. Most of Roeland Park's subdivisions were platted in the first half of the 20th Century, prior to incorporation. Records show the first subdivision was created in 1907. The popular architectural styles of the time can be seen throughout the community in smaller one and one-half story homes. The residential neighborhoods are well established and maintained. Mature trees are common, providing shade and creating a quiet ambiance. Many homes are old enough to have had multiple owners.

City Subdivisions



Roeland Park is a community of neighborhoods which can be seen by the subdivision map. Traversing the community one can see distinct differences between adjacent neighborhoods. The differences are primarily in the styles of houses, the layout of the streets, the size of the parcels, and the flow between adjacent neighborhoods. These differences are the result of a variety of factors including different periods of development, different developers and land topography.

The subdivisions of Southridge and Shawnee Place are two of the oldest neighborhoods within Roeland Park. Both developed in 1909, these two neighborhoods share many similarities with each other. Both neighborhoods were developed along the historic Strang Line Trolley. This is evident when looking at the layout of the subdivision's parcels and streets. Southridge and Shawnee Place were developed using a grid-like pattern for their layout. Both developments also have comparatively smaller lot sizes than other Roeland Park neighborhoods. Newer homes constructed in these two areas have been built on two or three existing parcels.



During the 1930's, Charles Vawter developed the residential subdivisions of Roe Highlands, Roeland Park, and Roe Manor. A similar style and scale is shared by these neighborhoods. A more flowing, less grid-like, street layout was used. Slightly larger lots than the Southridge neighborhoods were common too. Most of these three neighborhoods don't have sidewalks but do have curbs and underground storm sewers. Landscaped islands, ornamental statues and lush vegetation are all common throughout Charles Vawter's Roeland neighborhoods.

The subdivision of Fairway Manor is located on the eastern side of Roeland Park. During the mid-1950's the Old Mission Golf Course was annexed into Roeland Park after it was subdivided into land for residential and educational uses. The Fairway Manor subdivision contains larger lots and more spacious houses than other Roeland Park neighborhoods. Landscaped medians and islands decorated with flowers and statues are found throughout the subdivision.



The Mission Ridge subdivision was created in 1923. While Fairway Manor has a suburban feel, Mission Ridge has a more rural feel. The lots are larger and the houses appear older and less uniform in their style and scale.

Medium Density Residential

Residential units that are occupied by more than one family, but have a lower density than multi-family residential uses, are classified as medium density. A common example of medium density structures are duplexes, triplexes and townhomes. Roeland Park has a small number of medium density uses in the north and northeast. They are located along 47th Street and Roe Lane. The medium density structures are in single family neighborhoods. They are designed to blend in with adjacent single family.

Multi-Family Residential

The vast majority of Roeland Park residents reside in single-family homes. Other types of housing are minimal in number and are dispersed. The major exception is the large multi-family complex called the Boulevard Apartments. Located west of Roe Boulevard and north of the community center, the Boulevard Apartments create a transition zone between the single-family residential to the south and the busy Interstate 35 to the north.

Commercial

In the 1950's, Roeland Park's only commercial center was created (Town Center). The commercial area is located along Roe Boulevard with the heart of the area located at the 51st Street intersection. Over the years a variety of changes have taken place with various tenants coming and going. Even with the many changes affecting the commercial area the basic layout has remained the same. The layout consists of large stores connected by large surface parking lots. Smaller commercial businesses such as restaurants, gas stations and drug stores have cropped up and are thriving around the larger anchor businesses.



Other businesses do exist within Roeland Park that are not located in the Town Center. They are small businesses, many in renovated residential homes, along Mission Road and the north side of Johnson Drive. Although there is only one major commercial center in Roeland Park, residents don't have to go far outside the city to find additional neighborhood and regional commercial areas.

Light Industry

The only major industrial park in Roeland Park is located in the north central part of the City. Just north of the city property on Roe Boulevard (the old swimming pool complex) sits the Roeland Business Park. There are manufacturing and warehousing businesses, as well as a large power sub-station located in the area.



Parks and Open Spaces

Parks and open spaces are important to any community. They provide a place for recreation and relaxation. Roeland Park is home to two community parks and three neighborhood parks. Nall Park, located at the intersection of Nall Avenue and 48th Street, and R Park, located along Juniper at 55th Terrace, are the two community parks. The five smaller neighborhood parks can be found at the intersections of Sycamore and Cedar Streets, Neosho and Wells Streets, on Juniper between Alder and Rosewood Drive, Johnson Drive and Roeland Drive and on 51st Street and Granada across from City Hall.

The Shawnee Indian Mission State Park is located on 53rd Street just south of the city limits. Roeland Park residents benefit from this state historic landmark. Roeland Park actively participates in the sustainability of this facility.

Schools

Many communities are judged by the quality of their schools. Roeland Park currently has four schools in the community. One public school is affiliated with the Shawnee Mission School District. Roesland Elementary School is located at the corner of Elledge Drive and Parish Drive. The school was established around 1873 but has undergone numerous renovations, and was rebuilt in 2008. Two other schools are private, the St. Agnes Elementary School and the Bishop Miege High School. Located in the southeastern corner of the city, these two schools are affiliated with the Catholic Archdiocese and were opened in 1947 and 1957 respectively. On the Bishop Miege North Campus, The Children's Garden Montessori School and Horizon Academy provide additional educational resources.



Community Center/ Library

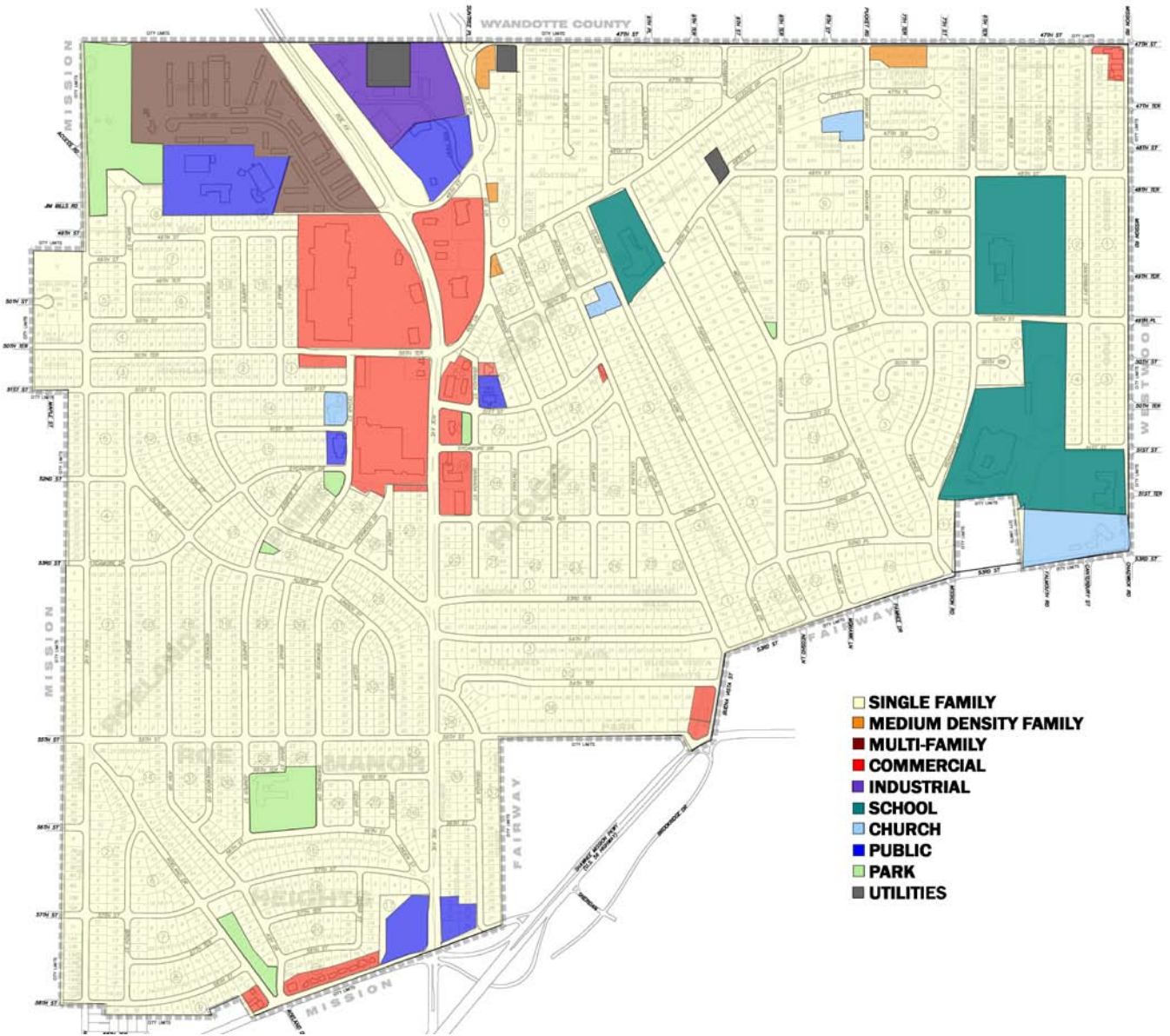
A strong community center is a source of pride for any community. Roeland Park's community center is located just south of Boulevard Apartments and east of Nall Park. The community center building, formally the Skyline Elementary School, was purchased by the city in the early 1980's. The city opened the Community Center's doors in early 1985. The center provides Roeland Park and the surrounding area with educational and recreation services.

A branch of the Johnson County Library sits at the corner of Cedar and 51st Terrace. The library provides local residents with an educational resource and access to the internet.

Land Use

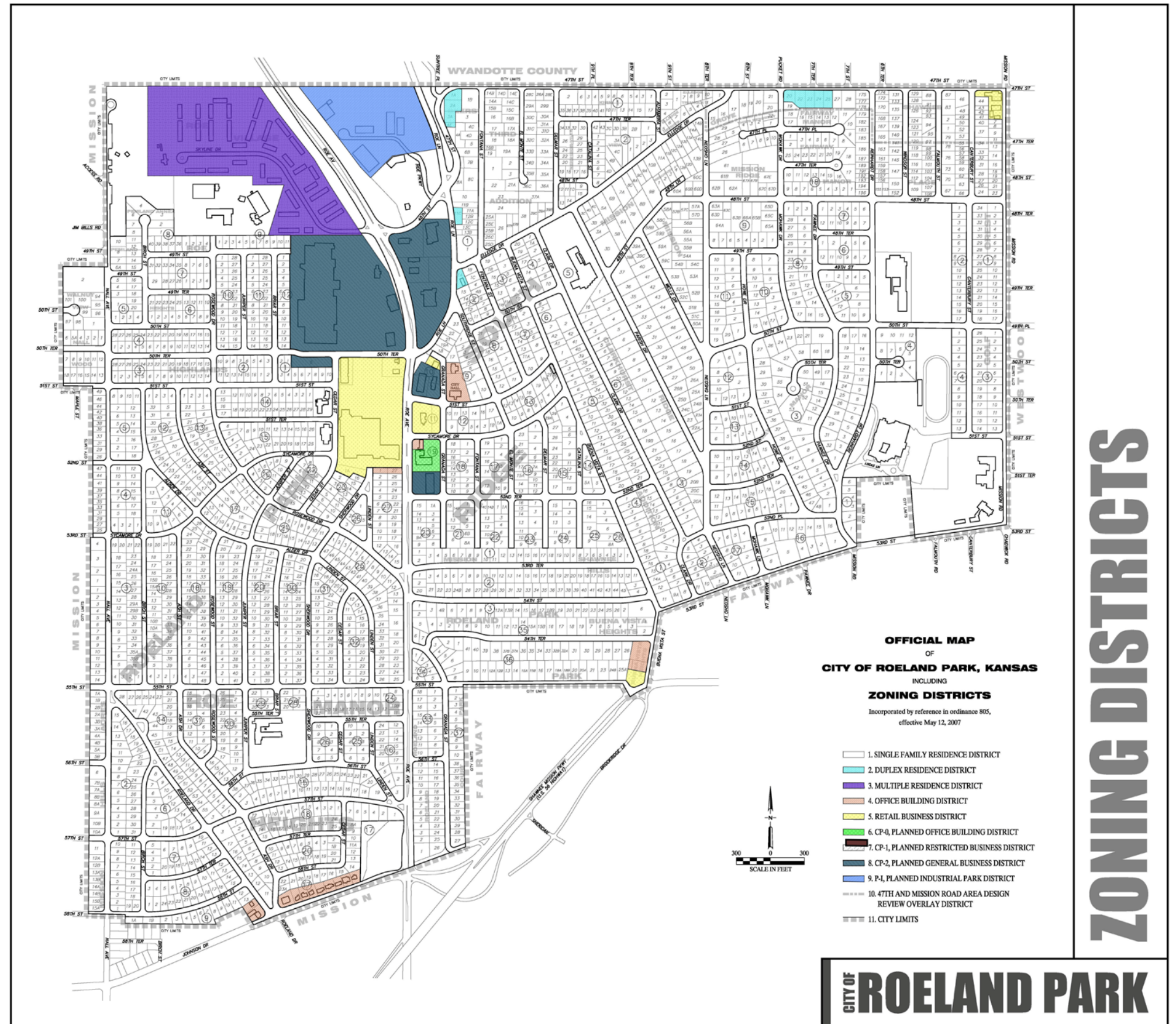
Single family residential is the most prevalent land use in Roeland Park. Over 600 acres, or almost 80%, of the community can be classified as single family. Schools, with 53 acres, is the second most prevalent land use. Schools are followed by commercial (46 acres), multi-family residential (31 acres), open space (19 acres), semi-public (12 acres), industrial (11 acres), church (11 acres), utilities (4 acres), medium density (4 acres) and office (3 acres).

Existing Land Use Map



2.3 Zoning

The Roeland Park Zoning Map designates the uses that are allowed on a given parcel. The Roeland Park Zoning Ordinances (Chapter XVI Zoning and Planning) are used to help shape the community's future by enforcing an objective set of rules and regulations. In order to accomplish the vision and goals set forth in this comprehensive plan, ordinances may have to be created and/or modified. The proposed town and neighborhood centers will require a more multi-use orientated zoning district.



ZONING DISTRICTS

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Tax Increment Financing District (TIF), Transportation Development District (TDD) and Overlay District Map

