

PLANNING AND DEVELOPMENT SERVICES  
**2008 *IN REVIEW***



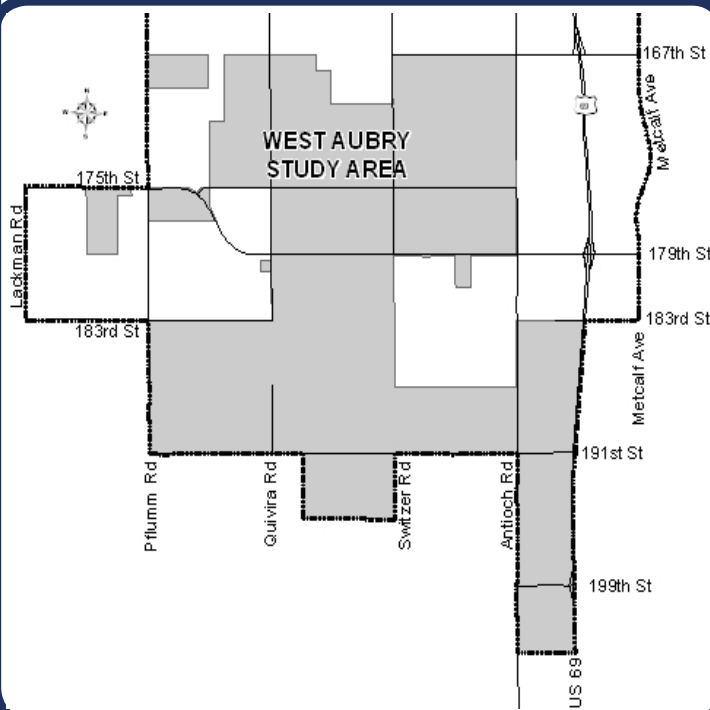
CITY OF OVERLAND PARK  
**UNDER CONSTRUCTION**



## WEST AUBRY STUDY AREA (WASA) TASK FORCE

As part of the city of Overland Park's commitment when we annexed a portion of western Aubry Township, we stated that a new future land use plan and set of land use goals would be developed for the area and that a citizen advisory task force would be formed to do this work. Since October 2008, the 16-member WASA Task Force has been meeting monthly to work on these two tasks for the 8.35-square mile annexation area. The task force membership includes area residents, landowners, business owners, and representatives of the Blue Valley School District, Johnson County Planning Development and Codes Department, and the Overland Park Planning Commission. The task force is chaired by Rick Collins, Vice Chair of the Overland Park Planning Commission.

The work of the task force will take approximately a year to finish. A draft of the future land use plan and set of land use goals will be presented to landowners in late summer 2009. The WASA Task Force will finalize its recommendations in light of the public comments received. The final draft plan and set of goals will be presented to the Governing Body and Planning Commission at a joint meeting in the fall of 2009 for consideration as amendments to the city's 2009 Comprehensive Plan (Master Plan). Progress of the task force may be tracked on the city's web site at [www.opkansas.org](http://www.opkansas.org). For more information, please contact John Rod, AICP, Manager, Community Planning and Services Division, at [john.rod@opkansas.org](mailto:john.rod@opkansas.org) or 913/895-6214.



## OVERLAND PARK UNDER CONSTRUCTION

**Corbin Park**, a regional life-style center at 135th Street and Metcalf, moved forward with the construction of 399,752 square feet of retail space, which includes Von Maur, JCPenney, Commerce Bank, Verizon Wireless, Jared Jewelry, Backwoods and Valley View Bank. Final development plans for an additional 266,589 square feet were approved last year. Future tenants include a movie theater and a 160 room Nylo Hotel.



**Southern Overland Park:** Four major rezonings, representing 706 acres of land, were approved. The rezonings include over two million square feet of future retail development, 1,900 multi-family units, and 714 single-family lots. All of the single-family lots were zoned using the city's Planned Residential Neighborhood District, which allows for a mix of residential lot sizes and product types within a unified neighborhood. Also in southern Overland Park, Blue Valley Southwest High School broke ground, and Shawnee Mission Medical Center received approval for a new hospital.

**Cherokee South at 95th and Antioch:** A major redevelopment project, including a new Walgreens, is moving forward. This project was approved as the city's first Tax Increment Financing (TIF) development.



**Ranchmart South at 95th and Mission:** A major upgrade has begun which includes a new building façade, future pad sites and garden center, and a new CVS Pharmacy.

**Oak Park Mall:** A new entry way was constructed and a 59,113 square-foot addition was completed for Barnes and Noble.

**Downtown Overland Park:** The Phoenix Building is nearing completion. This 33,320 square foot building includes space for first floor retail, second floor office and four residential lofts on the third floor. The Townhomes at Buckley Court, a 22-unit townhome project at 78th and Conser Streets, began construction as well.

## OVERLAND PARK SOCCER COMPLEX NEARS COMPLETION

Construction of a 12-field state-of-the-art soccer complex at 135th and Switzer in Overland Park is near completion. Construction on the complex began in November 2007.

August 1, 2009 is the estimated completion date for the complex with an expected grand opening tentatively set for Saturday, August 29. Overland Park will attract regional and national attention with its new soccer facility.

The new complex will accommodate local youth soccer teams, as well as local, regional and national tournaments. The new \$36 million state-of-the-art facility will include: 12 tournament-quality synthetic turf fields, lighted fields for night use; a multi-purpose building with concession areas, scoreboards, signage and other amenities; and new parking spaces for soccer and the Deanna Rose Children's Farmstead.

For more information and aerial pictures of the new complex, contact Mike Laplante, manager of soccer park operations, at 913/484-5231 or visit our web site at: [http://www.opkansas.org/Res/Parks\\_and\\_Recreation/Soccer/index.cfm](http://www.opkansas.org/Res/Parks_and_Recreation/Soccer/index.cfm).



## POOL AND SPA SAFETY

Overland Park has complied with the federal mandates for pool and spa safety by adhering to the Virginia Graeme Baker Act, signed into law by President Bush in 2007. The Act required all public swimming pools be equipped with anti-entrapment drain covers and/or suction limiting devices by the initial deadline of December 19, 2008.

The drain covers are designed in such a way as to prevent the possibility of someone covering the entire drain and becoming entrapped. Suction limiting devices are installed in the plumbing of the pool system causing the pool's motor to shut off if pressure rises in the piping, as it would in the case of a blocked drain.

Currently there are approximately 408 public pools and spas in Overland Park, including all public, homes associations, apartments and health club pools. It is recommended, but not mandated, that all private pools and spas, for the sole use of the property owner, comply with the federal legislation. The Building Safety Division, along with the Community Planning and Services Division, evaluated the provisions and the impact of the Act which applied to hundreds of existing pools and spas in Overland Park. Many alterations to existing drainage systems were required to make the necessary adjustments in order to become compliant with the law. A program was developed for the enforcement and education related to the federal legislation.



## Overland Park's Land and Housing Characteristics

Vacant Land (in acres)		Value of Owner Occupied Homes	
North I-435	221	Total Owner Occupied	44,758
South of I-435	6,380	Less than \$50,000	198
Newly Annexed Land	6,592	\$ 50,000 to \$ 99,999	1,177
<b>Housing</b>		\$100,000 to \$149,999	7,150
Total Housing Units	72,191	\$150,000 to \$199,999	10,872
Occupied Units	66,420	\$200,000 to \$299,999	14,941
Vacant Units	5,771	\$300,000 to \$499,999	8,387
<b>Housing Occupancy</b>		\$500,000 to \$999,999	1,785
Total Occupied Units	66,420	\$1,000,000 or more	248
Owner Occupied	44,758	Median Home Value	\$215,900
Renter Occupied	21,662		

Source: Information gathered from several sources including: 2005-2007 American Community Survey 3-year estimates, US Dept. of Commerce, Bureau of the Census and from the city's 2007 Existing Land Use Survey.

Did you know that Overland Park

**Ranks 7<sup>th</sup> for Quality of Life**  
Source: *American City Business Journals* based on twenty factors, including population stability, the proximity of work, racial diversity, unemployment, income, and education levels as reported in the 2000 Census.

**Ranks 9<sup>th</sup> as the Best Place to Live**  
Source: *Money magazine, August 2008*. Based on jobs and the economy, safety, education (quality schools), medical care, ease of living, diversity, and arts and leisure options.

**Ranks 47<sup>th</sup> for the Wealthiest City**  
Source: *American City Business Journals*. A six-part formula based on income and home values was used to determine the affluence of cities with a population of 100,000 or more in the U.S. Census Bureau's 2006 American Community Survey.

## Excerpts from the "State of the City" speech by Mayor Carl Gerlach



*"You know it's difficult to see the forest for the trees when we are bombarded with news reports of a faltering economy and record unemployment . . . . Even though the economy is tough, Overland Park is growing, and the reasons we're weathering the storm can be found in the work done at ground level . . . . Today's economic concerns will not diminish our resolve to move forward."*

*"With the current economic situation, Overland Park continues to tighten its fiscal belt and plot an effective and manageable course . . . . The path ahead for us and for the nation is not unique . . . . For years, Overland Park has weathered economic challenges . . . . This city, this nation, have dealt with equally challenging moments and have found appropriate solutions and successes."*

*"An intelligent community has to be able to see what happens over time, come to conclusions, and determine its direction and future . . . . There are more economic opportunities and a continuing bright light for your company and the city of Overland Park."*

*"This city, this nation, have dealt with equally challenging moments and have found appropriate solutions and successes . . . . Let me assure you that your city is not standing still . . . . Overland Park is a solid community with strong families and schools, and safe and solid government . . . . Overland Park is looking to the future as we have always done . . . . That is what gives Overland Park and you – Economic Power."*

*For a full copy of the Mayor's State of the City Speech or to view the video, go to the city's web site at: [http://www.opkansas.org/\\_Gov/stateofcity.cfm](http://www.opkansas.org/_Gov/stateofcity.cfm)*

## 2008 - A Year of Change A note from our Director



*During 2008, the City of Overland Park has not been insulated from the economic changes that have impacted the nation. Our changing economy requires the city to be more sensitive to the changes that must be made to stay competitive and efficient in today's market. The economic impact has altered the fabric of the development market and brought a new way of how commercial development and the city of Overland Park will grow.*

*Even with the economic changes, there are still many new and exciting developments throughout the city. The Planning Department is emphasizing mixed use developments as we plan for the future. We are focusing on the need for diversity in housing choices which are more compact and dense, more environmentally sensitive, and encourage alternative transit choices.*

*2009 will bring more changes and challenges. We will complete the land use study for the newly annexed area which will shape the growth of this economy for the next 10-15 years. We will finish the update to our Design Guidelines and create a more*

*detailed picture of how we want Downtown Overland Park to be through the creation of a Form Based Code, staff members will continue working on making aspects of the Vision Metcalf plan, which was adopted into the city's Master Plan in 2008, a reality.*

*I am confident that our community will continue to prosper. We will adjust to the current market conditions, adjust to the economic impacts we are all witnessing, and we will enjoy new and exciting developments yet to come to our city!*

*Bill Ebel, Director, Planning and Development Services*

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