

Blue Valley Plan - Urban Fringe Area Land Use Goals

ISSUE: Guidelines are needed to address the future transition of the Blue Valley area from agricultural and rural residential to more urban uses.

Goal 1: Limit Premature Development

Minimize the random, premature conversion of agricultural lands to scattered-site residential, commercial, and industrial uses.

Policy 1.1: Locate Contiguous to Incorporated Areas -

Encourage future development adjacent to existing growth centers and corridors contiguous to incorporated areas.

Policy 1.2: Limit Higher-Intensity Uses -

Direct industrial, office, and commercial uses toward intersections shown on the Future Development Plan in accordance with the Land Use Goals of the Comprehensive Plan for sites in the City, and for sites in unincorporated Johnson County in accordance with the Proposed Land Use Map for the Blue Valley Planning Area and the Land Use Goals of the county's Rural Comprehensive Plan.

ISSUE: Guidelines are needed to address the City's and County's interests and stakes in the manner in which development occurs on their common border.

Goal 2: Joint Development Review

Adopt a coordinated approach between the City and the County for joint development review and approval.

Policy 2.1: Adopt Joint Resolution -

Adopt a joint resolution addressing the review process.

ISSUE: Guidelines are needed to ensure the preservation and protection of unique physical feature of the area.

Goal 3: Preserve and Protect the Environment

In the area south of the Blue River, east of U.S. 69 Highway, and north of 183rd Street preserve and protect scenic views and significant slopes along the river valley by limiting scale and intensity of future development to very-low-density land uses.

Policy 3.1: Recognize Development Constraints -

Minimize undesirable and irrevocable change to woodlands, scenic views, terrain, and natural drainage systems by respecting the limitations they impose on development.

Policy 3.2: Manage Stormwater Runoff -

Undertake detailed joint-studies to identify the effect that various levels of development will have on stormwater runoff.

Policy 3.3: Transfer Development Intensity -

Encourage development patterns which will preserve the character of the area (scenic vistas, large stands of trees, significant topography) by allowing a transfer of development intensity to areas with 0-5% slopes or ridge lines with minimal tree cover.

ISSUE: Guidelines are needed to ensure the expansion of public park systems into the Blue Valley Planning Area and the linkage of existing City and county parks, recreation and open space uses with similar proposed uses in the Blue Valley Planning Area.

Goal 4: Parks, Recreation and Open Space

Develop an expanded system of parks, recreation and open spaces in the Blue Valley Plan - Urban Fringe Area with ties to existing facilities and open spaces.

Policy 4.1: Plan for Neighborhood Parks -

Ensure that land is preserved for a neighborhood park in the square mile sections of the Blue Valley Plan - Urban Fringe Area as shown on the Future Development Plan for sites in the City and for sites in unincorporated Johnson County as shown on the Proposed Land Use Map for the Blue Valley Planning Area.

Policy 4.2: Use Greenway Linkages -

Use Greenway Linkages to tie existing parks, recreation and open space into the Overland Park Arboretum, Heritage Park, the county's Streamway Park System, the greenway system in Leawood, and the Blue River Parkway in Missouri.

ISSUE: Guidelines are needed to ensure the availability of adequate public facilities and services prior to more intense development.

Goal 5: Public Facilities and Services

Develop sanitary sewer service, water service, and thoroughfare and collector streets to urban standards in the Blue Valley Plan - Urban Fringe Area.

Policy 5.1: Regulate Patterns of Development -

Ensure that development patterns reflect an efficient and effective use of private dollars and public revenues to fund public facilities and services built to urban standards.

ISSUE: Guidelines are needed to allow for the development of a roadway network to fully serve the Blue Valley Plan - Urban Fringe Area.

Goal 6: Roadway Network

Ensure a complete, efficient, safe and unimpeded circulation system.

Policy 6.1: Develop a Joint Plan -

The City and County should continue to jointly develop a road network plan for thoroughfares and collector roads in all of the Blue

Valley Plan - Urban Fringe Area, providing an overall scheme for coordinated traffic circulation.

Policy 6.2: Develop Design Standards -

The City and County should adopt mutually agreed upon design standards for thoroughfares and collectors in the Blue Valley Plan - Urban Fringe Area.

Policy 6.3: Require Dedication of Right-of-Way -

Ensure that the amount of right-of-way needed to serve development as shown in the Comprehensive Plan or the Rural Comprehensive Plan will be available. Upon request for a zoning, subdivision or tract split approval, require a dedication of minimum right-of-way, measured from the center line of the street to the property line of the lot or tract, with the amount required to be based on the classification of the abutting street as shown on the joint road network plan.