

Blue Valley Study Area Land Use Goals

Issue: Guidelines are needed to provide direction on how the Blue Valley Study Area will be developed over time.

Goal 1: Provide for a Variety of Land Uses and Compatible Transition Between Land Uses of Different Intensities

Provide for a balance of land uses including a mixture of housing type, shopping, entertainment, and employment choices. Not all land uses may be included within the study area but should be located in close proximity for the convenience of area residents.

Policy 1.1: Preserve Large Areas for Residential Neighborhoods -

Large pockets of residential areas should be preserved as shown to create and maintain viable residential neighborhoods.

Policy 1.2: Follow Locational Criteria for Nonresidential Land Uses -

The locational criteria for all nonresidential land uses are:

- a. Avoid expanding nonresidential land uses beyond the areas already planned for such uses.
- b. Except for those areas already shown, higher density/intensity land uses should be located adjacent to or east of U.S. 69 Highway.

Policy 1.3: Provide Adequate Transition -

Provide adequate transition between land uses of different density and/or intensity through the uses of common lot size and lot orientation, step down in building design and density/intensity, and/or the use of meaningful natural open space as measured in size or quality of space provided.

Issue: The preservation of open space and natural features is needed to avoid flood loss, stabilize stream banks, and preserve natural habitat.

Goal 2: Provide a Balance Between Natural and Man-Made Environments

A balance between the natural and man-made environments is needed to preserve and protect natural features while allowing new development.

Policy 2.1: Restrict Development on Significant Slopes -

Restrict development in areas of significant slope (30 percent) to avoid creating severe erosion, weakening slope stability, and loss of scenic views.

Policy 2.2: Minimize Disruption of Moderate Slope Areas -

Limit the disruption of areas with slopes of 20 – 30 percent, and preserve, where feasible, mature trees and native vegetative cover in these areas.

Policy 2.3: Preserve Natural Areas and Floodplain

Preserve natural streamways and floodplain to avoid flood loss, stabilize stream banks, preserve natural habitat, and provide open space to residents of the surrounding neighborhoods and/or the general public.

Issue: A need is recognized that development in the Blue Valley Study Area should comply with other pertinent City land use policy guidelines.

Goal 3: Compliance with Other City Land Use Policy Documents

Ensure that development in the Blue Valley Study Area complies with the guidelines of other pertinent City land use policy documents such as all other land use goals, City Council and Planning Commission Resolutions, Overland Park Architectural Design Standards, and Overland Park Site Design Standards.

Sub-Area Goals – Merrill Farm

Issue: Guidelines are needed for the Merrill Farm (300-acre tract at the southwest side of U.S. 69 and 159th Street) that recognize the opportunities presented to create a unique development unlike anything found elsewhere in the City.

Goal 1: Allow a Mixture of Land Uses in a Unified Development

Policy 1.1: Encourage Traditional Neighborhood Design (TND) Principles -

Traditional Neighborhood Design (TND) principles are encouraged for this site. These principles call for the design of compact, pedestrian-friendly neighborhoods that offer a mixture of housing choices that are connected to, and integrated with, areas having a mixture of higher density residential uses above and adjacent to commercial and office uses.

Policy 1.2: Allow Commercial Mixed-Use Development -

Allow Commercial Mixed-Use Development at the southwest corner of 159th Street and U.S. 69 Highway. Such development should be predominantly commercial and office uses, but may include a mixture of residential and nonresidential uses on stories above and in buildings adjacent to commercial uses. The scale, building orientation, and building design should promote and be compatible with the surrounding compact, pedestrian-friendly neighborhoods.

Policy 1.3: Allow Office Mixed-Use Development -

Allow Office Mixed-Use Development in the vicinity of the east side of Antioch Road directly across from the main (southern) drive serving the Blue Valley West High School. Such development should be predominantly office, but may include a mixture of residential and office uses on stories above and in buildings adjacent to office uses. The scale, building orientation, and building design should promote and be compatible with the surrounding compact, pedestrian-friendly neighborhoods.

Policy 1.4: Preserve Natural Areas -

Preserve streamway corridors as natural open space and link open space areas (natural areas and parkland), where possible, through a system of bike/pedestrian trails.