

FUTURE DEVELOPMENT PLAN

December 2011

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WHY DOES THE COMPREHENSIVE PLAN SOMETIMES CHANGE?

In accordance with the Unified Development Ordinance, the Planning Commission and City Council use 15 factors, including conformance with the City's Comprehensive Plan, when reviewing the appropriateness of a development proposal for rezoning or a special use permit. Other factors may weigh equally in the decision and result in approval of a proposal that conflicts with the Comprehensive Plan. Kansas state statutes recognize that changes in anticipated development will take place and provide for an annual review of the Comprehensive Plan by the Planning Commission and City Council to ensure it does not become obsolete. The annual review of the Comprehensive Plan involves updating all changes in land use, goal statements, and City policies that have occurred during the previous year as a result of rezoning, special use permits, other plan approvals, or special studies.

DIFFERENCES BETWEEN THE FUTURE DEVELOPMENT PLAN AND THE ZONING MAP

FUTURE DEVELOPMENT PLAN

- (1) The Plan reflects, in general terms, the relationships that ensure compatible land uses and the overall soundness of the Plan.
- (2) The Plan projects land needs into the future, thus serving as a policy guide for future development.
- (3) The Plan enables government officials to anticipate future public expenditures more effectively. This results in more efficient use of tax dollars.
- (4) The Plan provides an opportunity for citizens, private developers, and affected governmental jurisdictions to determine the City's goals.
- (5) The Plan allows the use of innovative planning techniques far ahead of development, thereby preserving a high quality urban area.
- (6) The Plan provides information that is needed to make day-to-day decisions about future development patterns for the City.
- (7) The Plan provides a future land use guide that allows alternative land development proposals to be reviewed for their merits and compatibility with surrounding land uses.

ZONING MAP

- (1) The Map is specific in nature. It identifies the zoning classification for each land parcel in the City.
- (2) The Map is updated as soon as a zoning application is approved and reflects current opportunities for development.
- (3) The Unified Development Ordinance establishes maximum densities, parking requirements, height limitations, and other required improvements for each zoning district.
- (4) The Map identifies only the current zoning of land parcels.
- (5) The Map is an official document that is legally binding and reflects the current development potential of land parcels.
- (6) The Map permits development to occur in accordance with present opportunities and constraints.
- (7) A Map change can be initiated by a property owner, their agent or the City.

ZONING DISTRICTS AND TYPICAL LAND USES THAT CORRESPOND TO THE FUTURE DEVELOPMENT PLAN LAND USE CATEGORIES

FUTURE DEVELOPMENT PLAN LAND USE CATEGORIES

Very-Low-Density Residential (One acre or more per unit depending on the zoning)**

Low-Density Residential (Greater than 1 and less than or equal to 5 units per acre)**

Planned Residential Neighborhood ("L" indicates low-density of greater than 1 and less than or equal to 7 units per acre)

("M" indicates medium-density of greater than 7 and less than or equal to 14 units per acre)

("H" indicates high-density of greater than 14 units per acre)

Medium-Density Residential (Greater than five and less than or equal to 12.5 units per acre)**

Medium-High-Density Residential (Greater than 12.5 and less than or equal to 16.5 units per acre)**

High-Density Residential (Greater than 16.5 and less than or equal to 43 units per acre)**

Commercial The Future Development Plan identifies undeveloped commercial areas (zoned or planned) as:

(N) Neighborhood Center - limited to a maximum of 150,000 sq. ft. of building space or a 16-acre tract, whichever is less. Examples: Shannon Valley, The Fountains, Hawthorne Plaza, and Trailwinds Center.

(C) Community Center - greater than 150,000 sq. ft. and up to 400,000 sq. ft. of building space or a 43-acre tract, whichever is less. Examples: Deer Creek Marketplace, Pinnacle Village, and Continental Center.

(R) Regional Center - greater than 400,000 sq. ft. of building space on a tract of 43 acres or more. Example: Oak Park Mall

Mixed-Use

151st Street Corridor Design Concept Plan Area

Office

COMPARABLE ZONING DISTRICTS AND TYPICAL LAND USES*

A	Agricultural uses Single-family dwellings
RE	Agricultural uses Single-family dwellings Churches and temples Schools (public and private) Parks Publicly owned community buildings and recreation facilities
RP-OE	Generally, any use in R-1
R-1, RP-1, R-1A & RP-1A	Agricultural uses Single-family dwellings Residential-design manufactured homes Churches and temples Parks Schools (public and private) Publicly owned community buildings and recreation facilities
RP-1N (North of I-435 only)	Single-family dwellings
R-2 & RP-2	Duplexes Generally, any use in R-1
RP-4	Residential buildings containing 1 - 5 units Generally, any use in R-1
PRN	Single-family dwellings Attached housing (duplex, triplex, townhomes, etc.)
RP-OS	Generally, any use in R-1
PRN	Agricultural uses Single-family dwellings Multifamily buildings Attached housing (duplex, triplex, townhomes, etc.) Assisted living Elderly development Parks Schools (public and private) Churches and temples Publicly owned community buildings Accessory dwelling units
RP-1N (North of I-435 only)	Single-family dwellings
R-2 & RP-2	Duplexes Generally, any use in R-1
R-3 & RP-3	Garden apartment buildings (maximum of 2 stories) Generally, any R-2 or RP-2 use
RP-4	Residential buildings containing 1 - 5 units Generally, any use in R-1
PRN	Single-family dwellings Attached housing (duplex, triplex, townhomes, etc.) Special Use Permit (SUP) Elderly development
RP-5	Multifamily buildings (maximum of 3 stories) Generally, any R-3 or RP-3 use
PRN	Single-family dwellings Attached housing (duplex, triplex, townhomes, etc.) Special Use Permit (SUP) Elderly development
RP-6	High-rise apartment buildings (more than 3 stories)
PRN	Single-family dwellings Attached housing (duplex, triplex, townhomes, etc.) Special Use Permit (SUP) Elderly development
C-O & CP-O	Office buildings Banks Day care and preschools
C-1 & CP-1	Generally any C-O or CP-O use Retail stores Restaurants (no drive-thru or drive-in)
C-2 & CP-2	Generally any C-1 or CP-1 use Appliance repair Gas stations and car washes New automobile and truck sales Department stores Drive-thru and drive-in restaurants Light automotive services and repair
C-3 & CP-3	Generally any C-2 or CP-2 use Sale or rental of used cars Sale or rental of new or used trucks, trailers, boats, and camping accessories Heavy automotive services and repair Self-service car washes
MXD (see Mixed-Use)	
MXD	Retail General offices Loft apartments
CP-O	Generally any C-O or CP-O use
CP-1	Generally any C-1 or CP-1 use MXD (see Mixed-Use)
MXD (see Mixed-Use)	
C-O & CP-O	Office buildings Banks Day care and preschools
MXD (see Mixed-Use)	

FUTURE DEVELOPMENT PLAN LAND USE CATEGORIES

Parks, Recreation, and Open Space

Light Industrial/Business Park

Industrial

Public and Semipublic (A Special Use Permit may be approved in any zoning district)

Hotels and Motels

Downtown Form-Based Code

Rural Policy Area

Transition Area****
Research and Development****
Growth Policy Area:
Agricultural/Residential****

COMPARABLE ZONING DISTRICTS AND TYPICAL LAND USES*

Any Zoning District
Public parks and open space
Private parks and open space
Public and private golf courses
Softball, soccer and other sports complexes
Conservation areas (floodplain)
Reserve and urban forest
Greenway Linkages
Low-intensity agriculture

BP
Generally any C-O or CP-O uses
Laboratories
Manufacturing
Printing
Restaurants (no drive-thru or drive-in)
Showrooms and limited sales
Warehousing
Wholesaling

M-1 & MP-1
Laboratories
Manufacturing
Processing
Warehousing
Fabrication of any commodity except junk

BP
Generally any C-O or CP-O uses
Laboratories
Manufacturing
Printing
Restaurants (no drive-thru or drive-in)
Showrooms and limited sales
Warehousing
Wholesaling

M-1 & MP-1
Laboratories
Manufacturing
Processing
Warehousing
Fabrication of any commodity except junk

M-2 & MP-2
Generally any C-3, CP-3, M-1 or MP-1 uses
Bakeries
Lumber yards
Moving and storage facilities
Machine shops
Bus barns or lots

R-1 - RP-6
Public buildings and facilities (government, police & fire stations, etc.)
Schools (public and private)
Churches and temples
Utilities***
Hospitals***
Private clubs and service organizations***
Airports and other major transportation facilities***
Cemeteries***
Special Use Permit (SUP)
Utilities
Hospitals
Private clubs and service organizations
Airports and other major transportation facilities
Cemeteries

SUP (in areas shown as Commercial, Office or Business Park on the Future Development Plan)

DFD
General Urban Frontage - Residential
Retail
Commercial
Municipal

Townhouse/Small Apartment Frontage - Single-family dwellings
Smaller attached structures
Live-work units*****

Detached Frontage - Single-family dwellings

Workshop Frontage - Small-scale manufacturing and repair

A (in the city)
Agricultural uses
Single-family dwellings

Refer to Johnson County's Zoning and Subdivision Regulations (in the Blue Valley Plan - Urban Fringe Area)

RE (in the city)
Agricultural uses
Single-family dwellings
Churches and temples
Schools (public and private)
Parks
Publicly-owned community buildings and recreation facilities

Refer to Johnson County's Zoning and Subdivision Regulations for zoning information

* NOTE: TYPICAL LAND USES ARE ONLY REPRESENTATIVE. THEY ARE NOT INCLUSIVE. ALSO, SOME USES MAY BE FOUND IN OTHER CATEGORIES, BUT, IN GENERAL, THEY WILL FALL UNDER THE FUTURE DEVELOPMENT PLAN LAND USE CATEGORIES AS LISTED.
** Residential density is calculated using either gross or net land acreage, depending upon which is specified in the approved zoning district.
*** These uses require a Special Use Permit.
**** These categories are currently found only in the unincorporated portion of Johnson County known as the Blue Valley Planning Area.
***** Live-work units are limited to defined areas on the Downtown Form District - Regulating Plan.

The Vision Metcalf Plan for the Metcalf Corridor

The primary goals of the Vision Metcalf Plan are to:

- (1) Establish a coherent and positive identity for the Metcalf Corridor by creating a series of unique destinations.
- (2) Enhance the economic vitality of the Corridor and city by expanding the level of residential and commercial activity in the Metcalf Corridor, thereby increasing the potential for economic activity and job creation.
- (3) Promote a pattern of mixed and multiple-use development within the Corridor. New buildings within nodes should appropriately combine residential, commercial, and entertainment uses and encourage a balance of jobs-to-housing.
- (4) Integrate open and green space into the Corridor by incorporating a system of parks, plazas, natural amenities, and a continuous green streetscape.
- (5) Develop a balanced transportation system that provides multimodal travel options within the Corridor.
- (6) Make walking easy, desirable, and convenient.
- (7) Amend local policy to facilitate the intent of the Plan.
- (8) Make sustainability a theme of future development and redevelopment that guides land use and transportation decisions.



The plan establishes seven primary nodes to focus future redevelopment and revitalization activities:

- * Shawnee Mission Parkway and Metcalf Avenue.
- * Downtown Overland Park - 80th Street and Santa Fe Drive
- * 95th Street and Metcalf Avenue
- * 95th Street and Antioch Road
- * 95th Street and Nall Avenue
- * 105th Street and Metcalf Avenue
- * 119th Street and Metcalf Avenue

