

Hotels and Motels Land Use Goals

Issue: Hotels and motels are allowed by special use permit. As such no specific policy guidelines exist as to where they should be located and how they should be integrated into the surrounding area.

Goal 1: Locational Criteria for Hotels and Motels

Plan for sufficient and varied choices for the location of hotels and motels.

Policy 1.1: Designate Appropriate Locations -

Hotels and motels should be located in areas shown as Commercial, Office, Mixed-Use, or Light Industrial/Business Park on the Future Development Plan.

Policy 1.2: Limit Access -

Principal access to hotel and motel sites should be from thoroughfares or commercial streets as defined in the Comprehensive Plan, unless part of a larger Mixed-Use Development.

Policy 1.3: Encourage Development Compatibility -

The architectural design, setbacks, signage, and height of hotel and motel development should be compatible with the adjacent land uses.

Policy 1.4: Encourage Visibility

Hotels and motels should be located adjacent to and/or visible from thoroughfares and state or interstate highways.

Policy 1.5: Provide Continuous Pedestrian Networks -

Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential, and public uses.

Issue: A need is recognized that hotel and motel developments should comply with other pertinent City land use policy guidelines.

Goal 2: Compliance with Other City Land Use Policy Documents

Ensure that the development of hotels and motels complies with the guidelines of other pertinent City land use policy documents including City Council and Planning Commission Resolutions, Commercial Design Guidelines and Standards, Overland Park Architectural Design Standards, Overland Park Site Design Standards, and special areas plans such as the Downtown Master Plan.