

Land Use (2010)

Purpose

Community character is set, general economic well-being is established, cultural and social amenities are provided, and ease and convenience of transportation are determined by the pattern of land uses in a community. Different land use patterns have different costs associated with them. For every use of the land there is an economic cost, which is either a capital or an operating cost or both. Capital outlay for streets and utilities such as sewer, water, storm drainage, gas, electricity, and telephone will be higher as a result of inefficient land use. Inefficient land use patterns impact police, fire service, and the operating cost of solid waste collection. In addition to economic costs, personal costs are either positively or negatively affected by land use. The residents of a community which lacks a variety of land uses, particularly work and leisure time areas, pay a high price in travel time, stress, and lack of discretionary time.

Methodology

- Fourteen land use categories are shown on the Existing Land Use map.
- Analysis via:
 - field surveys
 - examination of county assessor records
 - review of aerial photography
- A geographic information system was used to map data and estimate the acreage in each land use category.
- Acreage calculations are approximations and should not be used beyond their intended purpose of providing a general picture of land use development in Overland Park.

General Characteristics

- Overland Park has a residential heritage dating back to the early 1900s.
- The City was incorporated in May 1960 with an estimated population of 28,085.
- Through a series of annexations, Overland Park's area increased from thirteen-square miles in 1960 to over seventy-five-square miles in 2009.
- The estimated July 1, 2009 population is 173,719.
- Residential land uses predominate.
 - 38.8 percent of all land area (Table LU-1)
 - 49.9 percent of all developed land area (Table LU-7)
- Vacant or agricultural land is the next largest category at 22.2 percent of all land area. (Table LU-1)
- Over 98 percent of the undeveloped land in the City lies south of I-435. (Tables LU-1 and LU-3)
 - Undeveloped acreage represents almost one-third (30.0 percent) of all land south of I-435. (Table LU-3)

Comparison with Land Use Patterns in the Past

- Between 1963 and 2009, Overland Park's transition from a bedroom suburb to a full-fledged city can be seen in the increased prominence of nonresidential land uses. (Table LU-6)
- As a percentage of total acreage from 1963 to 2009, the amount of land devoted to residential land uses grew by approximately nine percent (9.3 percent). (Table LU-6)

- Between 1963 and 2009, the percentage of land devoted to commercial and office uses increased from 1.1 percent to 6.8 percent of the total land area in the City, an increase of more than 500 percent. (Table LU-6)
- Because residential and nonresidential land uses are interdependent, the increasing amount of land devoted to residential land uses and consequent growth of population between 1963 and 2009 resulted in the increase of commercial/office land uses that is also seen during this time span. (Table LU-6)
- The amount of acreage devoted to Parks, Recreation and Open Space uses also grew almost 900 percent between 1963 and 2009 to meet the leisure time needs of the growing population, because of efforts to expand the greenway linkages system and conserve stream corridors, because of annexation of new floodplain areas. (Table LU-6)
- Between 1999 and 2009, more than five square-miles were developed for new Single-Family residential uses. (Table LU-5)
- Due to a large increase in vacant/agricultural land as a result of annexations, the percentage of developed land devoted to Single-Family residential land uses has declined since 2001 despite the amount of acreage increasing from 13,228 in 2001 to 15,958 in 2009. (Table LU-7)
- Between 1999 and 2009 (Table LU-5):
 - Commercial land uses increased from 1,484 acres in 1999 to 1,894 acres in 2009.
 - Office land uses increased from 1,212 acres in 1999 to 1,414 acres in 2009.
 - Public and Semipublic land uses continued to increase as more people meant more churches and schools.
 - Parks, Recreation, and Open Space land uses increased to keep pace with the leisure time needs of new residents and also increased because of the City's stream corridor preservation requirements,

and annexation of floodplain areas associated with Coffee Creek and Wolf Creek.

- The acreage devoted to Single-Family residential land uses increased more than any other type of land use, though the percentage of total acreage declined. This was due to the substantial increase in vacant/agricultural land that resulted from the annexation of 8.35 square miles west of U.S. 69 Highway and almost 2 square miles west of the state line that occurred in 2008.

Land Use Analysis

Residential

- Residential development is crucial to the overall health of a community's local economy and directly affects the perception of a community's quality of life.
- In 2009, detached single-family dwellings occupied 80.4 percent of the City's residential land, while multifamily development accounted for 10.5 percent. (Graph LU-1)
- Two-family residential, nursing and group homes, and vacant but platted single-family lots account for the balance of residential land uses.
- A greater percentage of residential land is devoted to single-family uses north of I-435 (83.9 percent) than south (78.1 percent) (Graphs LU-2 & LU-3).
- North of I-435, there are few remaining areas already platted for single-family housing but presently vacant (Graph LU-2), and very little vacant/agricultural land (194 acres) to accommodate more growth. (Table LU-2)
- South of I-435 more than 4,000 acres of vacant/agricultural land is shown on the Future Development Plan for future low-density residential use. (Table LU-11)

- When looking to the future, an increase in the use of the PRN and Mixed-Use districts could substantially change the mix of residential uses both north and south of I-435.

Nonresidential

- For many years, the area north of I-435 was the principal urbanized portion of Overland Park.
- In 2009, more than twice the amount of acreage is devoted to nonresidential land uses south of I-435 than north. (Tables LU-2 and LU-3)
- In 2009, almost 70 percent of developed Light Industrial/Business Park land is located south of I-435. (Tables LU-1 and LU-3)
- Historically, there had always been more Commercial land uses north of I-435 than south. The gap narrowed considerably between 2001 and 2003 and by 2005 the balance shifted to south of I-435 and the gap continues to grow:
 - In 2001:
 - ◆ 863 acres north of I-435
 - ◆ 724 acres south of I-435
 - In 2003:
 - ◆ 867 acres north of I-435
 - ◆ 839 acres south of I-435
 - In 2005:
 - ◆ 887 acres north of I-435
 - ◆ 911 acres south of I-435
 - In 2007:
 - ◆ 875 acres north of I-435
 - ◆ 941 acres south of I-435

- In 2009:
 - ◆ 884 acres north of I-435
 - ◆ 1,010 south of I-435
- Until redevelopment occurs along the Metcalf Corridor, Office land uses should continue to represent a greater percentage of all land uses south of I-435 than north because of the College Boulevard and Metcalf corridors and planned developments along 135th Street.
 - In 2001:
 - ◆ 306 acres north of I-435
 - ◆ 1,034 acres south of I-435
 - In 2003:
 - ◆ 315 acres north of I-435
 - ◆ 1,076 acres south of I-435
 - In 2005:
 - ◆ 336 acres north of I-435
 - ◆ 1,074 acres south of I-435
 - In 2007:
 - ◆ 337 acres north of I-435
 - ◆ 1,095 acres south of I-435
 - In 2009:
 - ◆ 333 north of I-435
 - ◆ 1,081 south of I-435
- Recreational land uses represent a small percentage of all developed land north of I-435. (Tables LU-2 and LU-3)
 - Overland Park first started acquiring land for recreational purposes eight years after incorporation.

- Throughout the 1970s, acquisition of land and facilities had to keep pace with both existing and new development.
- In some areas, the land was already committed to other uses and no opportunity existed to acquire land for parks or open space.
- South of I-435, the City was able to reserve land for recreation purposes prior to full development of the area.

Projections

When the next land use survey is conducted, scheduled for 2011:

- The amount of land south of I-435 that is devoted to low-density/single-family residential land uses, including vacant/platted will have increased. Because of the current slowdown in the economy, however, the change will not be as dramatic as it has been in the past.
- New rooftops and an improvement in the economy can be expected to bring more commercial growth.
- Further increases in the number of acres devoted to multifamily land uses can also be expected as more developments with PRN, Planned Neighborhood Residential District, or MXD, Planned Mixed-Use District, are built.
 - Based on current trends, many of the newer developments will include condominiums or townhouses, intended for owner-occupancy and not for the rental market.

Potential Ultimate Land Use

As more than 22 percent (22.2 percent) of all land in Overland Park is presently undeveloped, an examination of existing land use is not necessarily representative of what the City will look like in the future. The following estimation of the potential ultimate land use in the City is based on the existing Future Development Plan designation of vacant parcels coupled with existing developed land uses.

- Caveats:
 - The Future Development Plan has never attempted to predict specific future locations for Public and Semipublic land uses.
 - The potential for approximately 4,000 or more acres of residential development in the south part of Overland Park guarantees a need for more schools and it can be assumed that places of worship will also follow as population increases.
 - The end result is that the amount of land which will ultimately be devoted to Public and Semipublic land uses is under represented on the Future Development Plan.
 - If areas presently zoned PRN, Planned Neighborhood Residential District, or MXD, Planned Mixed-Use District, develop as originally proposed, the amount of potential new multifamily residential development has been greatly underestimated.
 - ◆ PRN requires three dwelling unit types within the development, though 75 percent of the gross acreage is required to be developed with single-family detached units and common open space.
 - ◆ MXD does not require a residential component.
 - In calculating the amount of land that will ultimately be devoted to residential uses and nonresidential uses, the amount of available acreage for future development has been reduced by 20 percent to account for future rights-of-way. (Tables LU-12 and LU-14)
 - In calculating the amount of land that will ultimately be devoted to public and semipublic or recreational uses, the amount of available acres for future development has been reduced by ten percent to account for future rights-of-way. (Tables LU-12 and LU-14)

Table LU-11 shows how all the land south of I-435 that was found to be vacant or in agricultural use at the time of the 2009 Existing Land Use Survey was shown on the 2009 Future Development Plan.

- Approximately 40 percent (40.1 percent) of the vacant/agricultural land is planned for low-density residential uses.
- The land use category with the next greatest potential for future development is Very-Low-Density Residential.
- Of the nonresidential land uses, Commercial has the greatest potential for future development.

In Table LU-12, the number of acres in each of the Future Development Plan land use categories shown on Table LU-11 has been reallocated to existing land use categories. From this, we can see the number of acres south of I-435 that might be in each of the existing land use categories at the time full development is reached:

- More than 40 percent (40.7 percent) of the land will be devoted to single-family residential uses and 49.2 percent of the land will be devoted to all types of residential land uses.
- Commercial, Office, Light Industrial/Business Park, or other nonresidential uses would occupy 11.1 percent of all land.
- Public and semipublic uses would occupy almost seven percent (6.9 percent) of all land.
- Leisure time activities or open space would occupy more than 14 percent (14.3 percent) of all land.

The land use pattern north of I-435 is largely established. Estimates of the potential ultimate land use of the remaining vacant tracts north of I-435 are considerably more difficult to make. Only 1.4 percent of the land, or 194 acres, was vacant at the time of the 2009 existing land use survey. (Table LU-2)

- The Future Development Plan land use category with the greatest potential for future growth is Mixed-Use (Table LU-13).
- Almost 14 percent (13.9 percent) of the vacant/agricultural land is planned for low-density residential uses though vacant single-family parcels are little more than small infill tracts.

Summary

Given an idea about what may be the ultimate development pattern in Overland Park, it is possible to estimate what the ultimate population of the City might be. Table LU-15 shows a projected population in Overland Park of 241,305 based on the following assumptions:

- All vacant/agricultural land will be developed as presently shown on the Future Development Plan.
- Acres developed for single-family use will be developed at a density of 2.5 units per acre.
 - The number of occupied single-family units will be estimated using the following varying vacancy rates:
 - ◆ North of I-435: with a vacancy rate of 3.3 percent
 - ◆ South of I-435: 3.3 to 6 percent with a mean vacancy rate of 4.6 percent
 - The number of persons per unit for all occupied single-family units will vary according to the following:
 - ◆ North of I-435: 2 to 2.65 persons per unit with a mean number of persons per unit of 2.38
 - ◆ South of I-435: 2.08 to 3.5 persons per unit with a mean number of persons per unit of 3.12
- Acres developed for PRN, Planned Neighborhood Residential District, will be developed at a density of 7.0 units per acre.
 - Since the PRN district allows for densities comparable to both single-family and multifamily zoning districts, an assumption was made that 75 percent of the area zoned PRN would be developed with single-family uses and 25 percent with multifamily uses.

- The number of occupied units and persons per units will be estimated using the corresponding single-family and multifamily rates as noted above and below relative to north or south of I-435.
- Acres developed for multifamily use will be developed at a density of 12.5 units per acre.
 - The number of occupied multifamily units will be estimated using the following varying vacancy rates:
 - ◆ North of I-435: 7 to 10 percent with a mean vacancy rate of 7.7 percent
 - ◆ South of I-435: 10 to 15 percent with a mean vacancy rate of 11.4 percent
 - The number of persons per unit for all occupied multifamily units will vary according to the following:
 - ◆ North of I-435: 1.5 to 2.5 persons per unit with a mean number of persons per unit of 2.01
 - ◆ South of I-435: 1.35 to 2.4 persons per unit with a mean number of persons per unit of 1.93

No time frame is being suggested for when this ultimate population might be achieved. The degree to which the PRN and MXD zoning districts are used in the future could greatly alter the picture presented in this element. In addition, it is likely that changes to the Future Development Plan designation for some of the presently vacant/agricultural land will occur. The greatest change that is likely to occur to presently vacant/agricultural land will be the result of PRN zoning and the new land use category, Planned Residential Neighborhood, which was added to the Future Development Plan in 2009. It is anticipated that additional areas south of I-435 will be shown as Planned Residential Neighborhood in the future as this designation permits slightly higher densities than are allowed in the Low-Density Residential category.

As noted at the beginning, community character is set by the pattern of land uses in a community. On examining the existing land uses in Overland Park and looking at potential ultimate land uses, the picture of Overland Park that emerges is of a prosperous, well-balanced city, with a great potential for more

residential growth with a greater variety of housing opportunities, followed by the development of nonresidential and Public/Semipublic uses to serve the growing population.

Table LU-1

Land Use in Overland Park 2009

Category	Acres	Square Miles	Percent
Single-Family	15,030	23.5	31.2
Vacant Platted			
Single-Family	928	1.4	1.9
Duplex	546	.9	1.1
Multifamily	1,972	3.1	4.1
Nursing & Group			
Homes	221	.3	0.5
Commercial	1,894	3.0	3.9
Office	1,414	2.2	2.9
Light Industrial/ Business Park	656	1.0	1.4
Public and			
Semipublic	2,840	4.4	5.9
Parks, Recreation and Open Space	4,854	7.6	10.1
Vacant/ Agricultural	10,696	16.7	22.2
Subtotal	41,051	64.1	85.2
Right-of-Way	7,161	11.2	14.8
Total	48,212	75.3	100.0

Source: City of Overland Park, Kansas, 2009 Existing Land Use Survey

Table LU-2

Land Use North of I-435 2009

	Acres	Square Miles	Percent
Single-Family	6,208	9.7	46.9
Vacant Platted			
Single-Family	25	0.0	0.2
Duplex	278	0.4	2.1
Multifamily	830	1.3	6.3
Nursing & Group			
Homes	60	0.1	0.4
Commercial	884	1.4	6.7
Office	333	0.5	2.5
Light Industrial/ Business Park	208	0.3	1.6
Public and			
Semipublic	737	1.2	5.6
Parks, Recreation and Open Space	808	1.3	6.1
Vacant/Agricultural	194	0.3	1.4
Subtotal	10,565	16.5	79.8
Right-of-Way	2,674	4.2	20.2
Total	13,239	20.7	100.0

Source: City of Overland Park, Kansas, 2009 Existing Land Use Survey

Table LU-3

Land Use South of I-435 2009

	Acres	Square Miles	Percent
Single-Family	8,822	13.8	25.2
Vacant Platted			
Single-Family	903	1.4	2.6
Duplex	268	.4	0.8
Multifamily	1,142	1.8	3.3
Nursing & Group			
Homes	161	0.2	0.4
Commercial	1,010	1.6	2.9
Office	1,081	1.7	3.1
Light Industrial/ Business Park	448	0.7	1.3
Public and			
Semipublic	2,103	3.3	6.0
Parks, Recreation and Open Space	4,046	6.3	11.6
Vacant/Agricultural	10,502	16.4	30.0
Subtotal	30,486	47.6	87.2
Right-of-Way	4,487	7.0	12.8
Total	34,973	54.6	100.0

Source: City of Overland Park, Kansas, 2009 Existing Land Use Survey

Table LU-4

**Land Use Comparisons
By Total Acres***

Category	2001 Acres	% of Total Acres	2003 Acres	% of Total Acres	2005 Acres	% of Total Acres	2007 Acres	% of Total Acres	2009 Acres	% of Total Acres
Single-Family	12,513	34.0	13,359	34.0	13,662	33.8	13,974	33.6	15,030	31.2
Vacant Platted Single-Family	715	2.0	469	1.0	298	0.7	502	1.2	928	1.9
Duplex	535	2.0	541	1.0	522	1.3	538	1.3	546	1.1
Multifamily	1,823	5.0	1,950	5.0	1,958	4.8	1,943	4.6	1,972	4.1
Nursing & Group Homes	119	0.0	126	0.0	129	0.3	197	0.5	221	0.5
Commercial	1,587	4.0	1,707	4.0	1,798	4.5	1,816	4.4	1,894	3.9
Office	1,340	4.0	1,391	4.0	1,410	3.5	1,432	3.4	1,414	2.9
Light Industrial/Business Park	410	1.0	531	1.0	519	1.3	535	1.3	656	1.4
Public and Semipublic	2,122	6.0	2,350	6.0	2,658	6.6	2,673	6.4	2,840	5.9
Parks, Recreation & Open Space	3,636	10.0	3,827	10.0	4,263	10.6	4,561	11.0	4,854	10.1
Right-of-Way	6,014	16.0	6,391	16.0	6,471	16.0	6,601	15.9	7,161	14.8
Developed Acres	30,814	84.0	32,642	82.0	33,688	83.4	34,772	83.6	37,516	77.8
Vacant/Agricultural	5,733	16.0	6,917	18.0	6,705	16.6	6,815	16.4	10,696	22.2
Total Acres in City*	36,548	100.0	39,559	100.0	40,393	100.0	41,587	100.0	48,212	100.0

* Total acreages and percentages may not be exact due to rounding.

Source: City of Overland Park, Kansas, 2001, 2003, 2005, 2007, and 2009 Existing Land Use Surveys

Table LU-5

Land Use Comparisons By Total Acres*

Category	1999 Acres	% of Total Acres	2009 Acres	% of Total Acres
Single-Family	11,994	33.1	15,030	31.2
Vacant Platted Single-Family	602	1.7	928	1.9
Duplex	521	1.4	546	1.1
Multifamily	1,568	4.3	1,972	4.1
Nursing & Group Homes	82	0.2	221	0.5
Commercial	1,484	4.1	1,894	3.9
Office	1,212	3.3	1,414	2.9
Light Industrial/Business Park	345	1.0	656	1.4
Public and Semipublic	2,070	5.7	2,840	5.9
Parks, Recreation & Open Space	3,179	8.7	4,854	10.1
Right-of-Way	5,830	16.0	7,161	14.8
Developed Acres	28,887	79.5	37,516	77.8
Vacant/ Agricultural	7,469	20.5	10,696	22.2
Total Acres in City*	36,356	100.0	48,212	100.0

* Total acreages and percentages may not be exact due to rounding.

Source: City of Overland Park, Kansas, 1999 and 2009 Existing Land Use Surveys

Table LU-6
Land Use Comparisons
By Total Acres*

Category	1963 Acres	% of Total Acres	2009 Acres	% of Total Acres
Single-Family	3,870	35.2	15,030	31.2
Vacant Platted Single-Family**	**	**	928	1.9
Duplex***	***	***	546	1.1
Multifamily***	63	0.6	1,972	4.1
Nursing & Group Homes***	***	***	221	0.5
Commercial****	123	1.1	1,894	3.9
Office	****	****	1,414	2.9
Light Industrial/Business Park	22	0.2	656	1.4
Public and Semipublic	622	5.7	2,840	5.9
Parks, Recreation & Open Space	500	4.5	4,854	10.1
Right-of-Way	908	8.2	7,161	14.8
Developed Acres	6,108	55.5	37,516	77.8
Vacant/Agricultural	4,894	44.5	10,696	22.2
Total Acres in City*	11,002	100.0	48,212	100.0

* Total acreages and percentages may not be exact due to rounding.

** Vacant Platted Single-family land is included in the Vacant/Agricultural category in 1963.

*** Multifamily includes Duplex and Nursing & Group Homes in 1963.

**** Commercial includes Office in 1963.

Source: City of Overland Park, Kansas, 1963 and 2009 Existing Land Use Surveys

Table LU-7

Land Use Comparisons By Developed Acres

Category	2001		2003		2005		2007		2009	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Single-Family	12,513	40.6	13,359	40.9	13,662	40.6	13,974	40.2	15,030	40.1
Vacant Platted Single-Family	715	2.3	469	1.4	298	0.9	502	1.4	928	2.5
Duplex	535	1.7	541	1.7	522	1.5	538	1.6	546	1.5
Multifamily	1,823	5.9	1,950	6.0	1,958	5.8	1,943	5.6	1,972	5.2
Nursing & Group Homes	119	0.4	126	0.4	129	0.4	197	0.6	221	0.6
Commercial	1,587	5.2	1,707	5.2	1,798	5.3	1,816	5.2	1,894	5.0
Office	1,340	4.4	1,391	4.3	1,410	4.2	1,432	4.1	1,414	3.8
Light Industrial/Business Park	410	1.3	531	1.6	519	1.5	535	1.5	656	1.7
Public and Semipublic	2,122	6.9	2,350	7.2	2,658	7.9	2,673	7.7	2,840	7.6
Parks, Recreation & Open Space	3,636	11.8	3,827	11.7	4,263	12.7	4,561	13.1	4,854	12.9
Right-of-Way	6,014	19.5	6,391	19.6	6,471	19.2	6,601	19.0	7,161	19.1
Developed Acres	30,814	100.0	32,642	100.0	33,688	100.0	34,772	100.0	37,516	100.0
Total Acres in City	36,548		39,559		40,393		41,587		48,212	

Source: City of Overland Park, Kansas, 2001, 2003, 2005, 2007, and 2009 Existing Land Use Surveys

Table LU-8

Land Use Comparisons By Developed Acres*

Category	1999 Acres	% of Developed Acres	2009 Acres	% of Developed Acres
Single-Family	11,994	41.5	15,030	40.1
Vacant Platted Single-Family	602	2.1	928	2.5
Duplex	521	1.8	546	1.5
Multifamily	1,568	5.4	1,972	5.2
Nursing & Group Homes	82	0.3	221	0.6
Commercial	1,484	5.1	1,894	5.0
Office	1,212	4.2	1,414	3.8
Light Industrial/Business Park	345	1.2	656	1.7
Public and Semipublic	2,070	7.2	2,840	7.6
Parks, Recreation & Open Space	3,179	11.0	4,854	12.9
Right-of-Way	5,830	20.2	7,161	19.1
Developed Acres	28,887	100.0	37,516	100.0
Total Acres in City*	36,356		48,212	

* Total acreages and percentages may not be exact due to rounding.

Source: City of Overland Park, Kansas, 1999 and 2009 Existing Land Use Surveys

Table LU-9

Land Use Comparisons By Developed Acres*

Category	1963 Acres	% of Developed Acres	2009 Acres	% of Developed Acres
Single-Family	3,870	63.4	15,030	40.1
Vacant Platted Single-Family**	**	**	928	2.5
Duplex***	***	***	546	1.5
Multifamily***	63	1.0	1,972	5.2
Nursing & Group Homes***	***	***	221	0.6
Commercial****	123	2.0	1,894	5.0
Office	****	****	1,414	3.8
Light Industrial/Business Park	22	0.4	656	1.7
Public and Semipublic	622	10.2	2,840	7.6
Parks, Recreation & Open Space	500	8.2	4,854	12.9
Right-of-Way	908	14.8	7,161	19.1
Developed Acres	6,108	100.0	37,516	100.0
Total Acres in City*	11,002		48,212	

* Total acreages and percentages may not be exact due to rounding.

** Vacant Platted Single-family land is included in the Vacant/Agricultural category in 1963.

*** Multifamily includes Duplex and Nursing & Group Homes in 1963.

**** Commercial includes Office in 1963.

Source: City of Overland Park, Kansas, 1963 and 2009 Existing Land Use Surveys

Table LU-10

Nonresidential Land Use

Category	North of I-435		South of I-435		Citywide Total Acres
	2009 Existing Land By Acres	Percent of Total Acres	2009 Existing Land By Acres	Percent of Total Acres	
Office	333	11.2	1,081	12.4	1,414
Commercial	884	29.8	1,010	11.6	1,894
Industrial	208	7.0	448	5.2	656
Public/Semipublic	737	24.8	2,103	24.2	2,840
Parks, Recreation & Open Space	808	27.2	4,046	46.6	4,854
Total	2,970	100.0	8,688	100.0	11,658

Note: Total acreages and percentages may not be exact due to rounding.

Source: City of Overland Park, Kansas, 2009 Existing Land Use Survey

Table LU-11
2009
Vacant/Agricultural Land South of I-435
By Future Development Plan Land Use Category

Category	Acres	Square Miles	Percent
Residential Categories			
Very-Low-Density	1,399	2.2	13.3
Low-Density	4,213	6.6	40.1
Planned Residential Neighborhood	1,233	1.9	11.7
Medium-Density	365	0.6	3.5
Medium-High-Density	83	0.1	0.8
High-Density	16	0.0	0.2
Rural Policy Area	35	0.1	0.3
Elderly Housing	35	0.1	0.3
Nonresidential Categories			
Commercial	646	1.0	6.2
Office	559	0.9	5.3
Light Industrial/Business Park	144	0.2	1.4
151 st Street Corridor	19	0.0	0.2
Mixed-Use	322	0.5	3.1
Subtotal	9,069	14.2	86.4
Other (Public/Semipublic, Parks, Recreation, & Open Space)	1,424	2.2	13.5
Highway Right-of-Way	9	0.0	0.1
Total	10,502	16.4	100.0

Note: Total acreages and percentages may not be exact due to rounding.

Source: City of Overland Park, Kansas, 2009 Existing Land Use Survey and 2009 Future Development Plan

Table LU-12

**Potential Ultimate Land Use
South of I-435**

Category	2009 Existing Land Use By Acres	Percent of Total Acres	Potential New Developments From Vacant Acreage	Percent of Total Acres	Potential Ultimate Land Use By Acres	Percent of Total Acres
Single-Family	8,822	25.2	4,517	12.9	14,242	40.7
Vacant Platted Single-Family	903	2.6	n.a.	n.a.	n.a.	n.a.
Planned Residential Neighborhood	0	n.a.	986	2.8	986	2.8
Duplex	268	0.8	0	n.a.	268	0.8
Multifamily	1,142	3.3	371	1.1	1,513	4.4
Nursing & Group Homes	161	0.4	28	0.1	189	0.5
Total Residential	11,296	32.3	5,902	16.9	17,198	49.2
Commercial	1,010	2.9	517	1.5	1,527	4.4
Office	1,081	3.1	447	1.3	1,528	4.4
Light Industrial/Business Park	448	1.3	115	0.3	563	1.6
151 st Street Corridor	0	n.a.	15	0.0	15	0.0
Mixed-Use	0	n.a.	258	0.7	258	0.7
Public/Semipublic	2,103	6.0	333	0.9	2,436	6.9
Parks, Recreation & Open Space	4,046	11.6	949	2.7	4,995	14.3
Right-of-Way	4,487	12.8	1,966	5.6	6,453	18.4
Total Nonresidential	13,175	37.7	4,600	13.1	17,775	50.8
Total	24,471	70.0	10,502	30.0	34,973	100.0

Source: City of Overland Park, Kansas, 2009 Existing Land Use Survey and 2009 Future Development Plan

Table LU-13
2009
Vacant/Agricultural Land North of I-435
By Future Development Plan Land Use Category

Category	Acres	Square Miles	Percent
Residential Categories			
Low-Density	27	0.0	13.9
Medium-Density or Higher	1	0.0	0.5
Elderly Housing	4	0.0	2.1
Nonresidential Categories			
Commercial	12	0.0	6.2
Office	16	0.0	8.2
Light Industrial/Business Park	14	0.0	7.2
Mixed-Use	67	0.1	34.5
Subtotal	141	0.1	72.6
Other (Public/Semipublic, Parks Recreation and Open Space)	44	0.1	22.7
Highway Right-of Way	9	0.1	4.6
Total	194	0.3	100.0

Source: City of Overland Park, Kansas, 2009 Existing Land Use Survey and 2009 Future Development Plan

Table LU-14

**Potential Ultimate Land Use
North of I-435**

Category	2009 Existing Land Use By Acres	Percent of Total Acres	Potential New Developments From Vacant Acreage	Percent of Total Acres	Potential Ultimate Land Use By Acres	Percent of Total Acres
Single-Family	6,208	46.9	22	0.2	6,255	47.3
Vacant Platted Single-Family	25	0.2	n.a.	n.a	n.a	n.a.
Duplex	278	2.1	0	0.0	278	2.1
Multifamily	830	6.3	1	0.0	831	6.3
Nursing & Group Homes	60	0.5	3	0.0	63	0.5
Total Residential	7,401	56.0	26	0.2	7,427	56.2
Commercial	884	6.6	10	0.1	894	6.7
Office	333	2.5	13	0.1	346	2.6
Light Industrial/Business Park	208	1.6	11	0.1	219	1.7
Mixed-Use	0	0.0	54	0.4	54	0.4
Public/Semipublic	737	5.5	9	0.1	746	5.6
Parks, Recreation & Open Space	808	6.1	33	0.2	841	6.3
Right-of-Way	2,674	20.2	38	0.3	2,712	20.5
Total Nonresidential	5,644	42.5	168	1.3	5,812	43.8
Total	13,045	98.5	194	1.5	13,239	100.0

Source: City of Overland Park, Kansas, 2009 Existing Land Use Survey and 2009 Future Development Plan

Table 15
Potential Ultimate Population
Based on the September 2009 City Limits
241,305

Residential Category	Potential New Development by Acres	Estimated New Population	Percent of Ultimate Population
Single-Family			
North of I-435	47	270	0.1%
South of I-435	5,420	40,331	18.1%
Subtotal	5,467	40,601	18.2%
Multifamily*			
North of I-435	4	93	0.0%
South of I-435	399	8,529	3.9%
Subtotal	403	8,622	3.9%
Total	5,870	49,223	22.1%

Source: City of Overland Park, Kansas, 2009 Existing Land Use Survey and 2009 Future Development Plan

*Includes Duplex and Elderly developments

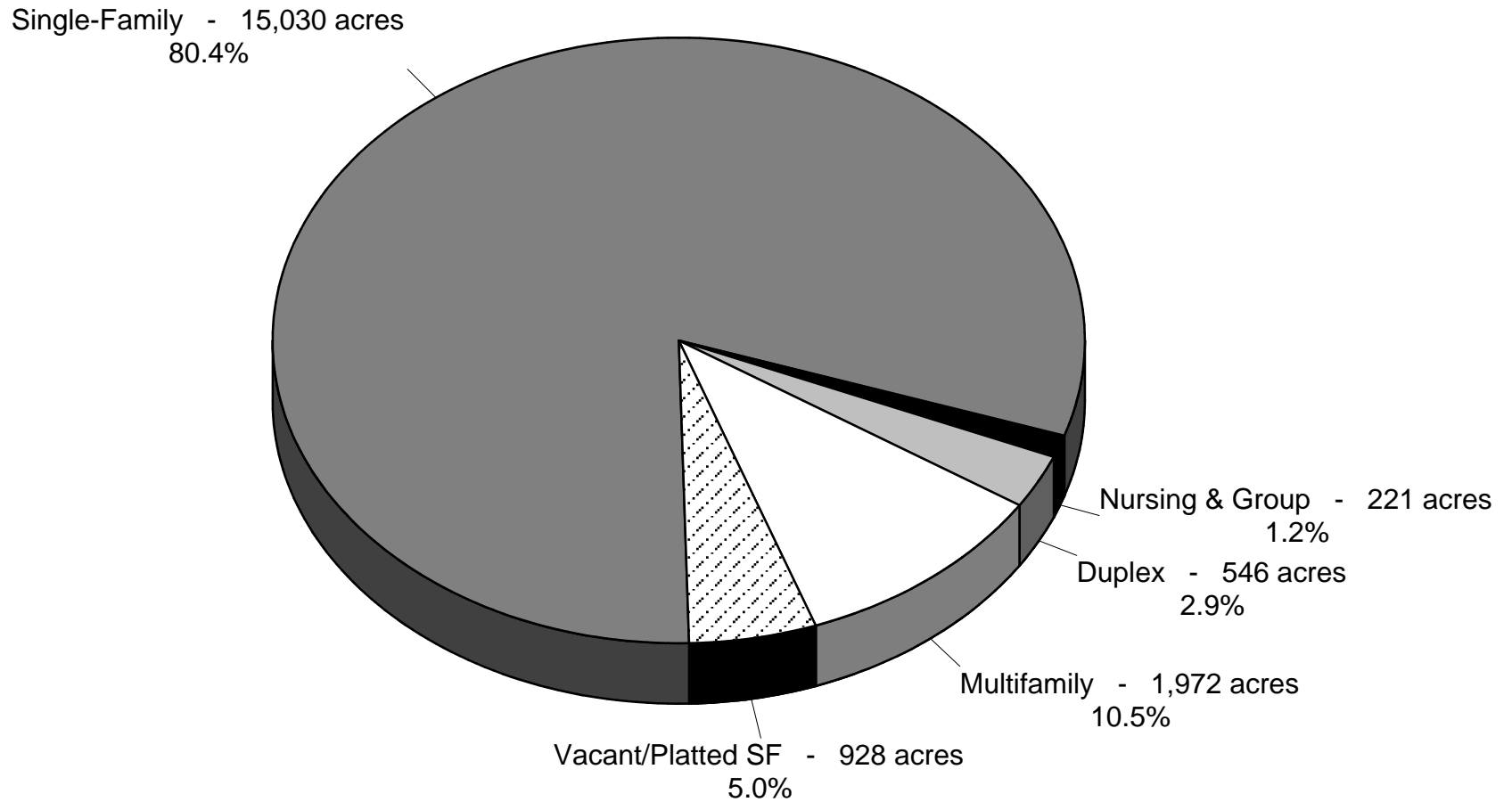
Note: The new population from Multifamily development is likely greatly underestimated. In particular potential new population in areas shown on the Future Development Plan as Mixed-Use is an unknown factor as there is currently no history in existing Mixed-Use developments for determining the average number of persons per household or typical vacancy rates to expect in these developments. Similarly, the ultimate residential density along the Metcalf Corridor (see Vision Metcalf) is unknown at this time.

Graph LU-1

Residential Land Use

Citywide

Total Residential Acreage - 18,697



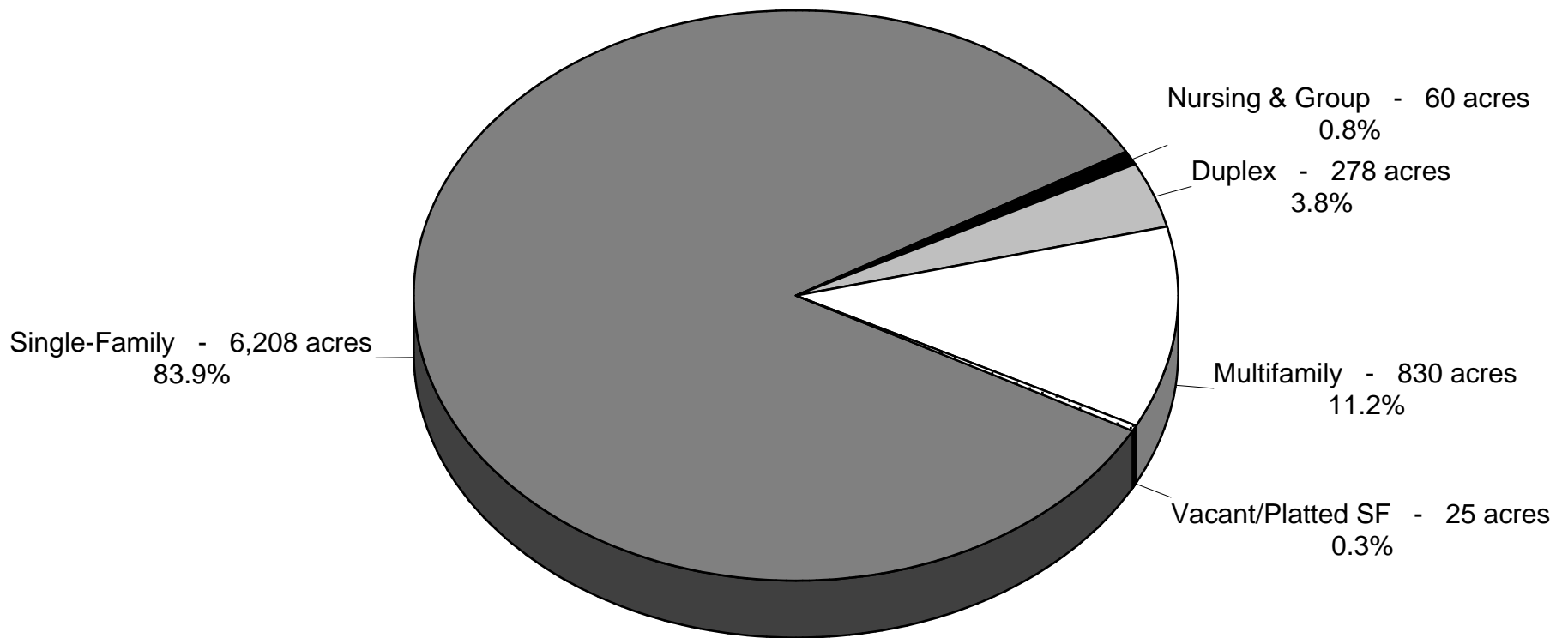
Source: City of Overland Park 2009 Existing Land Use survey

Graph LU-2

Residential Land Use

North of I-435

Total Residential Acreage - 7,401



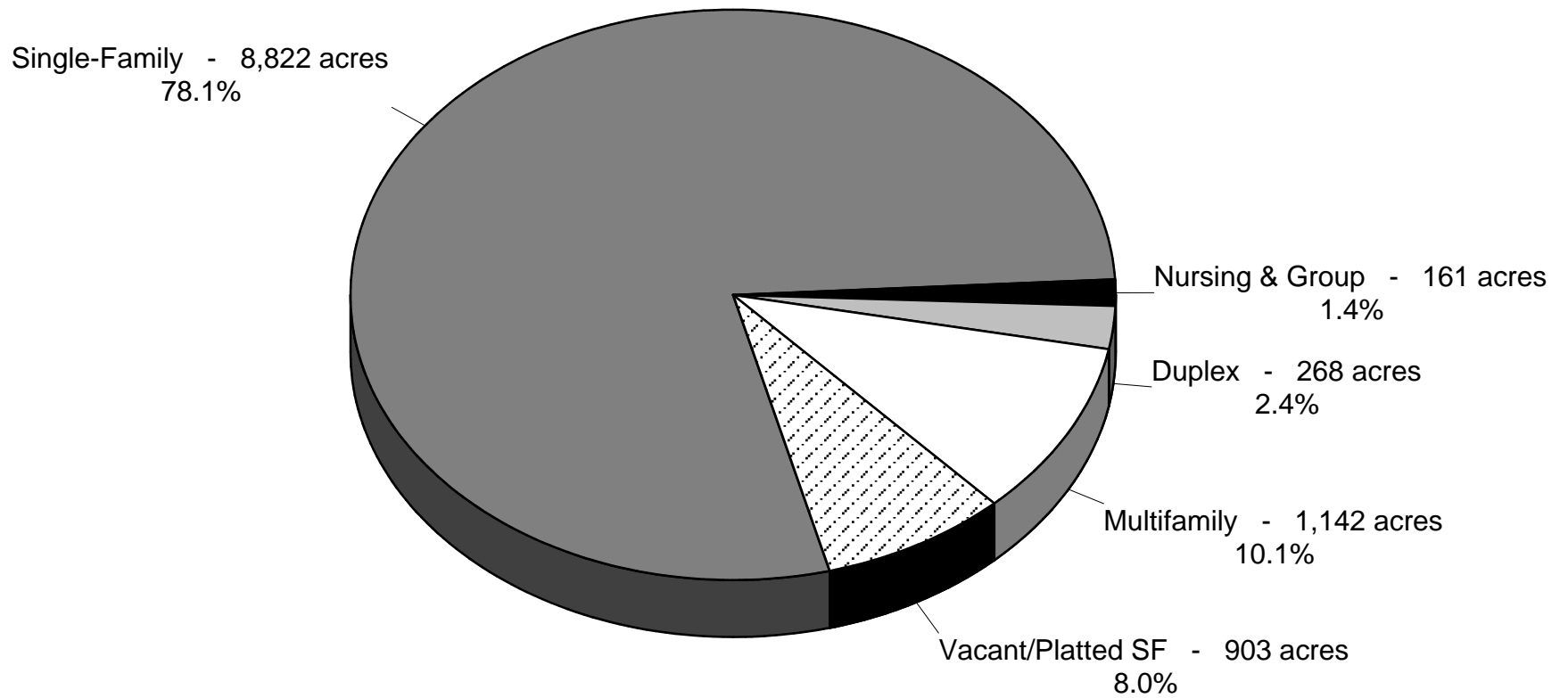
Source: City of Overland Park 2009 Existing Land Use survey

Graph LU-3

Residential Land Use

South of I-435

Total Residential Acreage - 11,296



Source: City of Overland Park 2009 Existing Land Use survey