

Light Industrial/Business Park Land Use Goals

Issue: Guidelines are needed to allow for a compatible transition from light industrial/business park development to other less intensive land uses. These guidelines are needed for application throughout the City including both established areas and those currently developing.

Goal 1: Compatible Transition from Light Industrial/Business Park Development to Less Intensive Uses

Ensure compatible transition from light industrial/business park development to other less intensive land uses.

Policy 1.1: Use Appropriate Transitional Methods -

Appropriate transitional methods should be considered at all locations where the development or expansion of light industrial/business park land abuts less intensive uses (either built or zoned). The City strives to meet the following objectives when compatible transition is necessary:

a. Site Orientation:

- (1) Site design should be oriented toward freeways or thoroughfare streets.
- (2) Site access should be limited to freeway access roads, thoroughfare streets, or commercial/industrial streets.
- (3) Where appropriate, streets may be used as boundaries between light industrial/business park and commercial, office or higher-density residential land uses.

b. Building Orientation:

- (1) Light industrial/business park activities, pedestrian access, and main building entrances should be oriented toward the street.
- (2) A back-to-back relationship is preferable between light industrial/business park and residential buildings, but may require substantial screening of unsightly views to insure compatibility (see Policy 1.3).
- (3) The height and bulk of an industrial building and accessory structures (parking garages, satellite dishes, etc.) should be oriented away from residential neighborhoods to avoid creating a negative visual effect.

c. Land Features:

- (1) Promote the retention of stands of trees, natural vegetation, wetlands, stream corridors, and environmentally sensitive areas whenever possible to separate light industrial/business park developments from residential land uses.
- (2) Where possible, use existing topography to naturally separate light industrial/business park and residential areas.

d. Buffering and Landscaping:

- (1) Encourage the creative and extensive use of landscaping and berming techniques for effective buffering of residential and light industrial/business park land uses.
- (2) Avoid the use of fences as a sole means of providing screening or buffering.

- (3) Promote the use of existing land features, vegetation such as stands of trees and hedgerows, and stream corridors as natural buffers.
- (4) Encourage the use of high quality materials in the construction of fencing and landscaping to decrease long-term maintenance costs and to decrease the likelihood that neglected, unsightly areas will occur.

e. Lighting:

- (1) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining property or from public streets through fixture type, height and location.
- (2) Exterior lighting of buildings shall be limited to low level incandescent spotlights and similar illuminating devices hooded in such a manner that the direct beam of any such light source will not glare upon adjacent property or public streets.

Policy 1.2: Locate Less Compatible Uses toward the Interior of Light Industrial/Business Park Areas -

Encourage higher intensity and/or less compatible uses to locate in the interior of light industrial/business park areas or adjacent to freeways or thoroughfares, but not adjacent or in close proximity to residential neighborhoods. A use may be considered less compatible because of height, bulk, parking, light, noise, traffic generation, or hours of operation.

Policy 1.3: Screen Unsightly Views -

Ensure adequate screening of unsightly views of light industrial/business park developments (loading docks, rooftop equipment, parking areas, trash containers, and satellite dishes) through the use of extensive landscaping, berms, fencing, architectural design, open space, setbacks, building orientation, or any combination of these methods.

Policy 1.4: Allow the Option of Low-Intensity Office as a Transitional Use -

Allow the use of low-intensity office development as a transitional use between business park developments and residential developments (see Office Land Use Goals Policy 1.4).

Policy 1.5: Allow the Option of Commercial or Office as a Transitional Use -

Allow the use of commercial or office development as a transitional use between light industrial developments and residential developments.

Policy 1.6: Allow the Option of Parks, Recreation and Open Space as a Transitional Use -

Allow the use of medium- to high- intensity recreation facilities such as ball fields, court game areas, etc. as a transitional use so that joint use is made of parking facilities.

Policy 1.7: Provide Adequate Space to Avoid Overcrowding -

Adequate space should be provided for building(s), parking, and landscaped areas so that the site does not appear overdeveloped.

Policy 1.8: Additional Criteria for Business Park Developments -

Appropriate transitional methods should be considered at all locations where the development or expansion of a business park development abuts less intensive uses (either built or zoned). The City strives to meet the following objectives when compatible transition is necessary:

a. Building Orientation:

- (1) Business Park activities and parking, pedestrian access, and main building entrances should be oriented toward the street.
- (2) Allow front-to-front building orientations especially for pedestrian-intensive and smaller scale commercial uses. A back-to-back relationship may be preferred when intense commercial uses are proposed adjacent to residential uses.

- (3) The use of similar building height and roof forms should be utilized to enhance compatibility with surrounding development, especially adjacent residential neighborhoods.

Issue: Guidelines are needed to provide direction on how much, where and at what scale light industrial/business park development is appropriate and justified by the market it is intended to serve.

Goal 2: Locational Criteria for Light Industrial/Business Park Development

Plan for sufficient and varied choices in the location of light industrial and business park activities that serve a definite market need within the City.

Policy 2.1: Locational Criteria for All Light Industrial/Business Park Development -

The locational criteria for light industrial/business park development are:

- a. Limit light industrial/business park development to the areas shown as Light Industrial/Business Park on the Future Development Plan and, where applicable, on specific plan maps.
- b. Encourage the formation of new unified light industrial/business park corridors or the development of individual parcels as part of business parks by focusing new growth in a more clustered pattern, as opposed to isolated parcels along strips of nonresidential land uses lining thoroughfares.
- c. Promote the assembly of small tracts to form larger, more cohesive parcels to enable well planned, and orderly light industrial/business park development to occur.
- d. Light industrial/business park land uses shall be located near freeways with adequate access provided by thoroughfares. Access to rail is desirable where possible.

- e. Encourage light industrial/business park development to locate on sites having minimal slope to avoid substantial grading and disruption of natural drainage and vegetation.
- f. Promote the retention of stands of trees, natural vegetation, stream corridors, and environmentally sensitive areas whenever possible to act as buffers between developments and as site amenities within developments.
- g. Avoid areas with substantial stream corridors.

Policy 2.2: Additional Locational Criteria for Business Park Development -
The locational criteria for business park developments are:

- a. Limit business park development to tracts of 15 acres or more in size.
- b. Because the Business Park District is designed to provide for low-density development with increased amenities and open space, in some circumstances Business Parks may be located adjacent to higher-density residential uses.
- c. Avoid areas with substantial stream corridors.

Issue: A need is recognized that light industrial/business park development should comply with other pertinent City land use policy guidelines.

Goal 3: Compliance with Other City Land Use Policy Documents

Ensure that light industrial/business park developments comply with the guidelines of other pertinent City land use policy documents including the Overland Park Architectural Design Standards, Overland Park Site Design Standards, City Council and Planning Commission Resolutions, and special area plans such as the K-150 Corridor Design Guidelines.

Issue: Traffic concerns continue to be of major importance with much of the concern focused on ensuring safe and effective access and circulation at an acceptable level of service within and adjacent to light industrial/business park developments.

Goal 4: Transportation Considerations

Promote a transportation system which provides or improves access and circulation within and adjacent to light industrial/business park areas.

Policy 4.1: Avoid Exceeding Street Capacity -

Discourage the expansion of existing or the inclusion of new light industrial/business park development in areas where, even with street and traffic signal improvements, the additional traffic generated by such development would exceed the handling capacity of the street system.

Policy 4.2: Avoid Reliance on Speculative Traffic Improvements -

An evaluation of the traffic impacts of a project on the surrounding area should consider existing and projected traffic conditions and be based on anticipated traffic system improvements, not on speculative traffic system improvements.

Policy 4.3: Encourage Convenient Parking within Light Industrial/Business Park Areas -

Encourage convenient customer parking within light industrial/business park areas and discourage parking in adjacent areas.

Policy 4.4: Provide Continuous Pedestrian Networks -

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

Policy 4.5: Ensure Adequate Truck Loading and Maneuvering Areas -

Ensure adequate loading space within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks will take place solely on private property.

Policy 4.6: Ensure Adequate Ingress and Egress -

Ensure adequate ingress to and egress from light industrial/business park developments.

Policy 4.7: Limit Access -

Limit the number of driveways onto thoroughfares and coordinate these driveway locations with adjacent development to allow for shared access.

Policy 4.8: Provide Vehicular Circulation -

Ensure adequate vehicular circulation within light industrial/business park developments that allows access to adjacent industrial buildings and developments without the need to drive to the public streets.

Police 4.9: Avoid Diversion of Light Industrial/Business Park Traffic -

Discourage the diversion of light industrial or business park traffic into residential neighborhoods.