



THE CITY OF OVERLAND PARK, KANSAS

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CRITERIA FOR CONSIDERING REZONING AND SPECIAL USE PERMIT APPLICATIONS

The City Council has adopted fifteen criteria to be used to review rezoning and special use permit applications to the extent they are pertinent to each request. These criteria are located in Section 18.140.150.E of the Unified Development Ordinance and are outlined below. Additional factors may also be considered. In deliberating a proposal, the Planning Commission and City Council may determine that some factors outweigh others.

1. The character of the neighborhood.
2. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.
3. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
4. The length of time the property has remained vacant as zoned.
5. The extent to which approval of the application would detrimentally affect nearby properties.
6. The extent to which the proposed use would substantially harm the value of nearby properties.
7. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.
8. The extent to which utilities and services, including but not limited to, sewers, water service, police and fire protection, and parks and recreation facilities, are available and adequate to serve the proposed use.
9. The extent to which the proposed use would create excessive stormwater runoff, air pollution, water pollution, noise pollution or other environmental harm.
10. The extent to which there is a need for the use in the community.
11. The economic impact of the proposed use on the community.
12. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulations or Chapter 18.370.
13. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
14. The conformance of the proposed use to the Comprehensive Plan, the Land Use Intensity System and other adopted planning policies.
15. The recommendation of professional staff.