

Criteria for Considering Applications



Current Planning Division
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In considering any application for Rezoning or a Special Use Permit, the Planning Commission and the Governing Body may give consideration to the criteria stated below; to the extent they are pertinent to the particular application. In addition, the Planning Commission and Governing Body may consider other factors, which may be relevant to a particular application.

The staff shall respond to criteria 1 through 7, as applicable, and provide a written comment in the staff report for a Rezoning or Special Use Permit request.

1. The current zoning and uses of nearby properties, and the character of the neighborhood.
2. 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.
3. 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.
4. The extent to which the proposed use would create excessive stormwater run-off, air pollution, water pollution, noise pollution or other environmental harm.
5. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulations or Unified Development Ordinance Chapter 18.370 regarding Special Use Permits.
6. The conformance of the proposed use to the Comprehensive Plan, the Land Use Intensity System, and other adopted planning policies.
7. The recommendation of professional staff.

The applicant shall provide a typed response to criteria 8 through 15 for Rezoning and Special Use Permits. The response shall be provided to the staff in a Microsoft Word document submitted electronically.

8. The extent to which the proposed use would be in harmony with such zoning and uses.
9. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
10. The length of time the property has remained vacant as zoned.
11. The extent to which approval of the application would detrimentally affect nearby properties.
12. The extent to which the proposed use would substantially harm the value of nearby properties.
13. The extent to which there is a need for the use in the community.
14. The economic impact of the proposed use on the community.
15. 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.