

# West Aubry Study Area Land Use Goals

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**Issue:** Guidelines are needed to provide direction on how the West Aubry Study Area will be developed over time.

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## **Goal 1: Provide for a Variety of Land Uses and Compatible Transition Between Land Uses of Different Intensities**

Provide for a balance of land uses including a mixture of housing types, shopping, entertainment, and employment choices. Not all land uses may be included within the study area but should be located in close proximity for the convenience of area residents.

### **Policy 1.1: Preserve Large Areas for Residential Neighborhoods -**

Large pockets of residential areas should be preserved as shown to create and maintain viable residential neighborhoods.

### **Policy 1.2: Follow Locational Criteria for Nonresidential Land Uses -**

The locational criteria for all nonresidential land uses are:

- a. Avoid expanding nonresidential land uses beyond the areas already planned for such uses.
- b. In certain circumstances where adequate transitions can be provided, a small-scale nonresidential use designed to serve the immediate neighborhood may be appropriate in other locations if integrated into a larger planned residential development.

### **Policy 1.3: Provide Adequate Transition -**

Provide adequate transition along common property lines between existing and new development with land uses of different density and/or intensity through the use of compatible lot orientation, step down in building design and density/intensity, and/or the use of meaningful natural open space as measured in size or quality of space provided.

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**Issue:** The preservation of open space and natural features is needed to avoid flood loss, stabilize stream banks, and preserve natural habitat.

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## **Goal 2: Preserve and Protect the Environment**

A balance between the natural and man-made environments is needed to preserve and protect natural features while allowing new development.

### **Policy 2.1: Transfer Development Intensity -**

Encourage development patterns which will preserve the character of the area (scenic vistas, significant trees, native vegetative cover, or significant topography) by allowing a transfer of residential development intensity through the use of the open space zoning districts.

### **Policy 2.2: Preserve Natural Areas and Floodplain**

Preserve natural streamways and floodplain to avoid flood loss, stabilize stream banks, filter stormwater runoff, preserve natural habitat, and provide open space to residents of the surrounding neighborhoods and/or the general public.

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**Issue:** Ensure that the future street network serves the needs of current and future developments.

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## **Goal 3: Transportation Considerations**

Promote a transportation system which provides adequate access and circulation, both for vehicles and pedestrians, within the West Aubry Study Area.

### **Policy 3.1: Re-evaluate the Collector Network As Needed -**

In the future, if areas shown as Very-Low-Density on the Future Development Plan are changed to or developed at a higher density, the need for collectors in those areas will be re-examined.

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**Issue:** Guidelines are needed to ensure the expansion of public park systems into the West Aubry Study Area and the linkage of new systems to existing City and County parks, recreation, and open space uses.

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#### **Goal 4: Parks, Recreation, and Open Space**

Develop an expanded system of parks, recreation, and open spaces in the West Aubry Study Area with ties to existing facilities and open spaces.

##### **Policy 4.1: Plan for Neighborhood Parks -**

Ensure that land is preserved for neighborhood parks as shown on the Future Development Plan for sites in the West Aubry Study Area.

##### **Policy 4.2: Provide for Greenway Linkages and Parks -**

Use floodplains and adjacent areas as well as streamway corridors for expansion of the City's greenway linkages system and the development of parks throughout the West Aubry Study Area.

##### **Policy 4.3: Use Greenway Linkages -**

Use Greenway Linkages to tie existing parks, recreation, and open space into the Overland Park Arboretum, Heritage Park, and the county's Streamway Park System.

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**Issue:** Guidelines are needed to ensure the availability of adequate public facilities and services.

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#### **Goal 5: Public Facilities and Services**

Ensure that development patterns reflect an efficient and effective use of private dollars and public revenues to fund public facilities and services.

##### **Policy 5.1: Encourage the Use of Sanitary Sewers -**

Encourage development patterns that facilitate future sanitary sewer service to all areas.

**Policy 5.2: Protect the Enrollment Base of Area School Districts -**

Encourage a variety of housing choices to support the continued health of area school districts.

**Policy 5.3: Promote Public Safety, Interconnectivity, and Convenience -**

To promote public safety, interconnectivity between adjacent developments, and convenience of access for residents, ensure that adequate access is provided to and between each existing and future subdivisions and that the proposed street pattern within a subdivision connects to that of surrounding areas, where feasible.

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**Issue:** A need is recognized that development in the West Aubry Study Area should comply with other pertinent City land use policy guidelines.

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**Goal 6: Compliance with Other City Land Use Policy Documents**

Ensure that development in the West Aubry Study Area complies with the guidelines of other pertinent City land use policy documents such as all other land use goals, City Council and Planning Commission Resolutions.

## **Sub-Area Goal – Verhaeghe Family Property**

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**Issue:** Guidelines are needed for the Verhaeghe family property (near the future intersection of 167<sup>th</sup> Street and Quivira) that recognize the opportunities presented to create a unique development unlike anything found elsewhere in the City.

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### **Goal 1: Allow a Mixture of Land Uses in a Unified Development**

#### **Policy 1.1: Follow the Limits Established by the West Aubry Study Area Task Force for the Mixed-Use Area –**

The following limits are considered appropriate:

- a. Limit the total mixed-use area to 100 acres.
- b. Limit commercial uses to 150,000 square feet.
- c. Cap the size of a single-use commercial building at 50,000 square feet to discourage big-box users.

#### **Policy 1.2: Encourage Using the Planned Mixed Use Zoning District (MXD) in the Area Designated as Appropriate for Mixed-Use**

The use of the Planned Mixed Use District (MXD) and Mixed Use Design Standards are encouraged for the area of the site designated by the Mixed-Use asterisk. This zoning district establishes and encourages innovative mixed-use development as an alternative to typical post World War II suburban, use-segregated developments. Developments in this district create a dynamic walkable, mixed-use environment; provide a range of housing choices in close proximity to each other; create quality usable public spaces; ensure high standards of design for buildings, infrastructure, and landscaping; guarantee a high degree of pedestrian and vehicular connectivity; locate buildings close to the street, so that streets and squares feel enclosed; utilize the streets for on-street parking; and provide slow-speed streets.

**Policy 1.3: Encourage Traditional Neighborhood Design (TND) Principles in the Mixed-Use Area -**

Traditional Neighborhood Design (TND) principles are encouraged for this site. These principles call for the design of compact, pedestrian-friendly neighborhoods that offer a mixture of housing choices that are connected to, and integrated with, areas having a mixture of higher density residential uses above and adjacent to commercial and office uses.

**Policy 1.4: Preserve Natural Areas -**

Preserve streamway corridors as natural open space and link open space areas (natural areas and parkland), where possible, through a system of bike/pedestrian trails.

## **Sub-Area Goal – The Quarry at 167th Street and Switzer**

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**Issue:** Guidelines are needed for the future redevelopment of the quarry that recognize the unique limitations of the property.

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### **Goal 1: Allow a Variety of Public and Private Parks, Recreation, and Open Space Uses**

#### **Policy 1.1: Public or Private Recreation Uses Are Allowed –**

Recreation uses of a commercial nature may be appropriate if compatible with surrounding residential uses.

### **Goal 2: Consider the Possibility of Other Appropriate Land Uses**

#### **Policy 2.1: Further Study is Required –**

At the time of redevelopment or intensification of development, further study of other appropriate land uses will be required based on the physical conditions of the property.