

Land Use (2014)

*Based on the 2013 Land Use Survey.

Purpose

The 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 2013.
- The estimated July 1, 2014 population is 182,896.
- Residential land uses predominate.
 - ✓ 39.3 percent of all land area (Table LU-1)
 - ✓ 49.7 percent of all developed land area (Table LU-6)
- Vacant or agricultural land is the next largest category at 20.9 percent of all land area (Table LU-1). In 2011, it was a little over 22 percent.
- 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 (28.3 percent) of all land south of I-435 (Table LU-3). In 2011, it was 29 percent.

Comparison with Land Use Patterns in the Past

- Between 1963 and 2013, 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-5)
- In 2009, there were 559 vacant/undeveloped acres planned for Office uses south of I-435. In 2013, this number decreased to 469 acres, which is a 16% decline. (Table LU-9)
 - The amount of land developed for office uses, furthermore, has remained essentially flat since 2003 (Table LU-5). This indicates that the market for new office space in the City of Overland Park has changed dramatically over the past ten years.
- The decrease in the amount of land planned for Office can be attributed to changes in zoning to other land uses that are experiencing more

market demand at the moment, primarily Multi-Family housing.

- The amount of vacant/undeveloped land planned for medium-density housing south of I-435, for example, increased by 20 percent from 365 acres in 2009, to 437 acres in 2013. (Table LU-9)
- The amount of acreage devoted to Parks, Recreation and Open Space uses has grown to meet the leisure time needs of the City's growing population, as well as due to efforts to expand the greenway linkages system and conserve stream corridors, and because of annexation of new floodplain areas. (Table LU-5)
- Between 2003 and 2013, more than three 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 remained relatively stable since 2003 despite the amount of acreage increasing from 13,828 in 2003 to 16,186 in 2013. (Table LU-5)
- The amount of developed land changed between 2003 and 2013 (Table LU-5):
 - Commercial land uses increased from 1,707 acres in 2003, to 1,926 acres in 2013 (13.0%).
 - Multi-Family land uses increased from 1,950 acres in 2003, to 2,046 acres in 2013 (5.0%).
 - Office land uses only increased from 1,391 acres in 2003, to 1,408 acres in 2013 (1.2%).
 - Public and Semipublic land uses continued to increase as more people meant more churches and schools.
 - Parks, Recreation, and Open Space land uses increased by over 30 percent to keep pace with the leisure 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.

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 2013, detached single-family dwellings occupied 81.1 percent of the City's residential land, while multifamily development accounted for 10.8 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 (83.7percent) than south (79.4 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 (173 acres) to accommodate more growth. (Table LU-2)
- Multi-family development south of I-435 is mainly located in areas with easy access to U.S. 69 Highway, or within one-mile access of Metcalf Avenue. Due to several rezonings in the past several years, however, 135th Street has become a major corridor for apartment units.
- South of I-435 more than 5,290 acres of vacant/agricultural land is shown on the Future Development Plan for future low-density residential use. (Table LU-9)
- 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 south of I-435.

Nonresidential

- For many years, the area north of I-435 was the principal urbanized portion of Overland Park.
- In 2013, more than twice the amount of acreage is devoted to

nonresidential land uses south of I-435 than north, even when Parks, Recreation and Open Space uses are excluded. (Tables LU-2 and LU-3)

- In 2013, almost 70 percent of developed Light Industrial/Business Park land is located south of I-435. (Tables LU-1 and LU-3)
- The balance of Commercial land uses in the city has shifted south of I-435:
 - In 2001:
 - 863 acres north of I-435
 - 724 acres south of I-435
 - In 2013:
 - 885 acres north of I-435
 - 1,042 acres 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 2013:
 - 324 acres north of I-435
 - 1,084 acres south of I-435
- Recreational land uses represent a small percentage of all developed land north of I-435 (6.2 percent). (Table LU-2)
 - 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.
- Parks and Recreation land uses comprise nearly 12 percent of the land area south of I-435 in 2013. (Table LU-3)

- The Parks Master Plan (adopted in May 2013) has identified a need for 16 additional neighborhood parks, as well as one sub-community park, one community park, and one signature park for the entire city, based upon existing and anticipated housing densities.

Potential Ultimate Land Use

As 21 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:

1. The Future Development Plan has never attempted to predict specific future locations for Public and Semipublic land uses.
2. The potential for approximately 5,000 or more acres of single-family 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.
3. 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.
4. 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.
 - a. 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.
 - b. MXD does not require a residential component.
5. 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-10 and LU-12)
6. 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-10 and LU-12)

Table LU-9 shows how all the land south of I-435 that was found to be vacant or in agricultural use at the time of the 2013 Existing Land Use Survey was shown on the 2014 Future Development Plan.

- Approximately 42 percent (41.7 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 PRN, Planned Neighborhood Residential.
- Of the nonresidential land uses, Commercial has the greatest potential for future development.

In Table LU-10, the number of acres in each of the Future Development Plan land use categories shown on Table LU-9 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 (40.5 percent) of the land will be devoted to single-family residential uses and 49.3 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 10.8 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 1.3 percent of the land, or 173 acres, was vacant at the time of the 2013 existing land use survey. (Table LU-2)

- The Future Development Plan land use category with the greatest potential for future growth north of I-435 is Office (Table LU-11).
- More than 16 percent (16.8 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-13 shows a potential ultimate population in Overland Park of 245,350 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:
 - i. North of I-435: .8 to 2.5 with a mean vacancy rate of 1.6 percent
 - ii. South of I-435: .4 to 4 percent with a mean vacancy rate of 1.5 percent
 - The number of persons per unit for all occupied single-family units will vary according to the following:
 - North of I-435: 1.98 to 2.61 persons per unit with a mean number of persons per unit of 2.31
 - South of I-435: 2.17 to 3.63 persons per unit with a mean number of persons per unit of 3.02
- 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:
 - i. North of I-435: 5 to 5.5 percent with a mean vacancy rate of 5.3 percent
 - ii. South of I-435: 5 to 5 percent with a mean vacancy rate of 5 percent
 - The number of persons per unit for all occupied multifamily units will vary according to the following:
 - i. North of I-435: 1.59 to 2.73 persons per unit with a mean number of persons per unit of 2.09
 - ii. South of I-435: 1.5 to 3.19 persons per unit with a mean number of persons per unit of 1.95

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 could occur to presently vacant/agricultural land is dependent on the future use of PRN zoning and the new land use category, Planned Residential Neighborhood, which was added to the Future Development Plan in 2009. Additional areas south of I-435 could 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 2013

Category	Acres	Square Miles	Percent
Single-Family	15,407	24.0	31.9
Vacant Platted - SF	779	1.2	1.6
Duplex	544	.85	1.1
Multi-Family	2,046	3.2	4.2
Nursing & Group Homes	228	.35	0.5
Commercial	1,926	3.0	4.0
Office	1,408	2.2	2.9
Light Industrial/ Business Park	659	1.0	1.4
Public and Semipublic	2,897	4.5	6.0
Parks, Recreation and Open Space	5,014	7.8	10.4
Vacant/Agricultural	10,091	15.7	20.9
Subtotal	40,999	64.0	84.9
Right-of-Way	7,312	11.4	15.1
Total	48,311	75.3	100.0

Source: City of Overland Park, Kansas, 2013 Existing Land Use Survey

Table LU-2

Land Use North of I-435 2013

Category	Acres	Square Miles	Percent
Single-Family Vacant Platted	6,206	9.7	46.9
Single-Family	24	0.0	0.2
Duplex	276	0.4	2.1
Multi-Family	844	1.3	6.3
Nursing & Group Homes	63	0.1	0.5
Commercial	883	1.4	6.7
Office	325	0.5	2.4
Light Industrial/ Business Park	209	0.3	1.6
Public and Semipublic	739	1.1	5.6
Parks, Recreation and Open Space	825	1.3	6.2
Vacant/ Agricultural	173	.3	1.3
Subtotal	10,567	16.5	79.8
Right-of-Way	2,673	4.2	20.2
Total	13,240	20.7	100.0

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

Source: City of Overland Park, Kansas, 2013 Existing Land Use Survey

Table LU-3
Land Use South of I-435
2013

Category	Acres	Square Miles	Percent
Single-Family Vacant Platted	9,201	14.4	26.2
Single-Family	755	1.2	2.2
Duplex	268	0.4	0.8
Multi-Family	1,202	1.9	3.4
Nursing & Group Homes	165	0.3	0.5
Commercial	1,043	1.6	3.0
Office	1,083	1.7	3.1
Light Industrial/ Business Park	450	0.7	1.3
Public and Semipublic	2,158	3.3	6.2
Parks, Recreation and Open Space	4,189	6.5	11.9
Vacant/ Agricultural	9,918	15.5	28.3
Subtotal	30,432	47.6	86.8
Right-of-Way	4,639	7.2	13.2
Total	35,071	54.8	100.0

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

Source: City of Overland Park, Kansas, 2013 Existing Land Use Survey

Table LU-4

Land Use Comparisons By Total Acres*

Category	2005 Acres	% of Total Acres	2007 Acres	% of Total Acres	2009 Acres	% of Total Acres	2011 Acres	% of Total Acres	2013 Acres	% of Total Acres
Single-Family	13,662	33.8	13,974	33.6	15,030	31.2	15,113	31.3	15,407	31.9
Vacant Platted Single-Family	298	0.7	502	1.2	928	1.9	850	1.8	779	1.6
Duplex	522	1.3	538	1.3	546	1.1	546	1.1	544	1.1
Multi-Family	1,958	4.8	1,943	4.6	1,972	4.1	2,003	4.2	2,046	4.2
Nursing & Group Homes	129	0.3	197	0.5	221	0.5	226	0.5	228	0.5
Commercial	1,798	4.5	1,816	4.4	1,894	3.9	1,895	3.9	1,926	4.0
Office	1,410	3.5	1,432	3.4	1,414	2.9	1,411	2.9	1,408	2.9
Light Industrial/Business Park	519	1.3	535	1.3	656	1.4	656	1.4	659	1.4
Public and Semipublic	2,658	6.6	2,673	6.4	2,840	5.9	2,849	5.9	2,897	6.0
Parks, Recreation & Open Space	4,263	10.6	4,561	11.0	4,854	10.1	4,907	10.2	5,014	10.4
Right-of-Way	6,471	16.0	6,601	15.9	7,161	14.8	7,143	14.8	7,312	15.1
Developed Acres	33,688	83.4	34,772	83.6	37,516	77.8	37,599	78.0	38,220	79.1
Vacant/Agricultural	6,705	16.6	6,815	16.4	10,696	22.2	10,612	22.0	10,091	20.9
Total Acres in City*	40,393	100.0	41,587	100.0	48,212	100.0	48,211	100.0	48,311	100.0

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

Source: City of Overland Park, Kansas, 2005, 2007, 2009, 2011, and 2013 Existing Land Use Surveys

Table LU-5
Land Use Comparisons
By Total Acres*

Category	% of		% of		% of	
	1963 Acres	Total Acres	2003 Acres	Total Acres	2013 Acres	Total Acres
Single-Family	3,870	35.2	13,359	34.0	15,407	31.9
Vacant Platted Single-Family	**	**	469	1.0	779	1.6
Duplex	***	***	541	1.0	544	1.1
Multi-Family	63	0.6	1,950	5.0	2,046	4.2
Nursing & Group Homes	***	***	126	0.0	228	0.5
Commercial	123	1.1	1,707	4.0	1,926	4.0
Office	****	****	1,391	4.0	1,408	2.9
Light Industrial/Business Park	22	0.2	531	1.0	659	1.4
Public and Semipublic	622	5.7	2,350	6.0	2,897	6.0
Parks, Recreation & Open Space	500	4.5	3,827	10.0	5,014	10.4
Right-of-Way	908	8.2	6,391	16.0	7,312	15.1
Developed Acres	6,108	55.5	32,642	82.0	38,220	79.1
Vacant/Agricultural	4,894	44.5	6,917	18.0	10,091	20.9
Total Acres in City*	11,002	100.0	39,559	100.0	48,311	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, 2003 and 2013 Existing Land Use Surveys

Table LU-6
Land Use Comparisons
By Developed Acres

LU-19

Category	2005		2007		2009		2011		2013	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Single-Family	13,662	40.6	13,974	40.2	15,030	40.1	15,113	40.2	15,407	40.3%
Vacant Platted Single-Family	298	0.9	502	1.4	928	2.5	850	2.3	779	2.0%
Duplex	522	1.5	538	1.6	546	1.5	546	1.5	544	1.4%
Multifamily	1,958	5.8	1,943	5.6	1,972	5.2	2,003	5.3	2,046	5.4%
Nursing & Group Homes	129	0.4	197	0.6	221	0.6	226	0.6	228	0.6%
Commercial	1,798	5.3	1,816	5.2	1,894	5.0	1,895	5.0	1,926	5.0%
Office	1,410	4.2	1,432	4.1	1,414	3.8	1,411	3.8	1,408	3.7%
Light Industrial/Business Park	519	1.5	535	1.5	656	1.7	656	1.7	659	1.7%
Public and Semipublic	2,658	7.9	2,673	7.7	2,840	7.6	2,849	7.6	2,897	7.6%
Parks, Recreation & Open Space	4,263	12.7	4,561	13.1	4,854	12.9	4,907	13.0	5,014	13.1%
Right-of-Way	6,471	19.2	6,601	19.0	7,161	19.1	7,143	19.0	7,312	19.1%
Developed Acres	33,688	100.0	34,772	100.0	37,516	100.0	37,599	100.0	38,220	100.0
Total Acres in City*	40,393		41,587		48,212		48,211		48,311	

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

Source: City of Overland Park, Kansas, 2005, 2007, 2009, 2011, and 2013 Existing Land Use Surveys

Table LU-7

**Land Use Comparisons
By Developed Acres***

Category	1963 Acres	% of Developed Acres	2003 Acres	% of Developed Acres	2013 Acres	% of Developed Acres
Single-Family	3,870	63.4	13,359	40.9	15,407	40.3%
Vacant Platted Single-Family	**	**	469	1.4	779	2.0%
Duplex	***	***	541	1.7	544	1.4%
Multifamily	63	1.0	1,950	6.0	2,046	5.4%
Nursing & Group Homes	***	***	126	0.4	228	0.6%
Commercial	123	2.0	1,707	5.2	1,926	5.0%
Office	****	****	1,391	4.3	1,408	3.7%
Light Industrial/Business Park	22	0.4	531	1.6	659	1.7%
Public and Semipublic	622	10.2	2,350	7.2	2,897	7.6%
Parks, Recreation & Open Space	500	8.2	3,827	11.7	5,014	13.1%
Right-of-Way	908	14.8	6,391	19.6	7,312	19.1%
Developed Acres	6,108	100.0	32,642	100.0	38,220	100.0
Total Acres in City*	11,002		39,559		48,311	

* 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, 2003 and 2013 Existing Land Use Surveys

Table LU-8

Nonresidential Land Use

Category	North of I-435		South of I-435		Citywide Total Acres
	2013 Existing Land By Acres	Percent of Total Acres	2013 Existing Land Use By Acres	Percent of Total Acres	
Commercial	883	29.6	1,043	11.7	1,926
Industrial	209	7.0	450	5.0	659
Office	325	10.9	1,083	12.1	1,408
Parks, Recreation & Open Space	825	27.7	4,189	46.9	5,014
Public/Semipublic	739	24.8	2,158	24.2	2,897
Total	2,981	100.0	8,923	100.0	11,904

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

Source: City of Overland Park, Kansas, 2013 Existing Land Use Survey

Table LU-9
2013
Vacant/Agricultural Land South of I-435
By Future Development Plan Land Use Category

Category	Acres	Square Miles	Percent
Residential Categories			
Very-Low-Density	1,158	1.8	11.7%
Low-Density	4,137	6.5	41.7%
Planned Residential Neighborhood	1,181	1.8	11.9%
Medium-Density	437	0.7	4.4%
Medium-High-Density	64	0.1	0.6%
High-Density	69	0.1	0.7%
Rural Policy Area	35	0.1	0.4%
Elderly Housing	35	0.1	0.4%
Nonresidential Categories			
Commercial	601	0.9	6.0%
Office	469	0.7	4.7%
Light Industrial/Business Park	121	0.2	1.2%
151st Street Corridor	20	0.0	0.2%
Mixed-Use	286	0.4	2.9%
Subtotal	8,613	13.5	86.8%
Other			
Public/Semipublic, Parks, Recreation, and Open Space	1,295	2.0	13.1%
Highway Right-of-Way	10	0.0	0.1%
Total	9,918	15.5	100.0%

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

Source: City of Overland Park, Kansas, 2013 Existing Land Use Survey and 2014 Future Development Plan

Table LU-10
Potential Ultimate Land Use
South of I-435

Category	2013 Existing Land Use		Potential New Developments From Vacant		Potential Ultimate Land Use	
	By Acres	Percent of Total Acres	Acres	Percent of Total Acres	By Acres	Percent of Total Acres
Single-Family	9,201	26.2%	4,264	12.1%	14,220	40.5%
Vacant Platted Single-Family	755	2.1%	n.a.	n.a.	n.a.	n.a.
Planned Residential Neighborhood Duplex	0	n.a.	945	2.7%	945	2.7%
Multifamily	268	0.8%	0	n.a.	268	0.8%
Nursing & Group Home	1,202	3.4%	456	1.3%	1,658	4.7%
	165	0.5%	28	0.1%	193	0.6%
Total Residential	11,591	33.0%	5,693	16.2%	17,284	49.3%
Commercial	1,043	3.0%	481	1.4%	1,524	4.3%
Office	1,083	3.1%	375	1.1%	1,458	4.2%
Light Industrial/Business Park	450	1.3%	97	0.3%	547	1.6%
151st Street Corridor	0	n.a.	16	0.0%	16	0.0%
Mixed-Use	0	n.a.	229	0.7%	229	0.7%
Public/Semipublic	2,158	6.2%	264	0.7%	2,422	6.9%
Parks, Recreation & Open Space	4,189	11.9%	844	2.4%	5,033	14.3%
Right-of-Way	4,639	13.2%	1,919	5.5%	6,558	18.7%
Total Nonresidential	13,562	38.7%	4,225	12.1%	17,787	50.7%
Total	25,153	71.7%	9,918	28.3%	35,071	100.0%

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

Source: City of Overland Park, Kansas, 2013 Existing Land Use Survey and 2014 Future Development Plan

Table LU-11
2013
Vacant/Agricultural Land North of I-435
By Future Development Plan Land Use Category

Category	Acres	Square Miles	Percent
Residential Categories			
Low-Density	29	0.0	16.8%
Medium-Density or Higher	1	0.0	0.6%
Elderly Housing	4	0.0	2.3%
Nonresidential Categories		0.0	
Commercial	26	0.0	15.0%
Office	35	0.1	20.2%
Light Industrial/Business Park	14	0.0	8.1%
Mixed-Use	12	0.0	6.9%
Subtotal	121	0.2	69.9%
Other			
Public/Semipublic, Parks, Recreation, and Open Space	42	0.1	24.3%
Highway Right-of-Way	10	0.0	5.8%
Total	173	0.3	100.0%

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

Source: City of Overland Park, Kansas, 2013 Existing Land Use Survey and 2014 Future Development Plan

Table LU-12
Potential Ultimate Land Use
North of I-435

Category	2013 Existing Land Use By Acres	Percent of Total Acres	Potential New Developments From Vacant Acres	Percent of Total Acres	Potential Ultimate Land Use By Acres	Percent of Total Acres
Single-Family	6,206	46.9%	23	0.2%	6,253	47.2%
Vacant Platted Single-Family	24	0.2%	n.a.	n.a.	n.a.	n.a.
Duplex	276	2.1%	0	0.0%	276	2.1%
Multifamily	844	6.4%	1	0.0%	845	6.4%
Nursing & Group Home	63	0.5%	3	0.0%	66	0.5%
Total Residential	7,413	56.0%	27	0.2%	7,440	56.2%
Commercial	883	6.7%	21	0.1%	904	6.8%
Office	325	2.4%	28	0.2%	353	2.7%
Light Industrial/Business Park	209	1.6%	11	0.1%	220	1.6%
Mixed-Use	0	0.0%	10	0.1%	10	0.1%
Public/Semipublic Parks, Recreation & Open Space	739	5.6%	8	0.1%	747	5.6%
Right-of-Way	825	6.2%	30	0.2%	855	6.5%
Total Nonresidential	5,654	42.7%	146	1.1%	5,800	43.8%
					13,24	
Total	13,067	98.7%	173	1.3%	0	100.0%

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

Source: City of Overland Park, Kansas, 2013 Existing Land Use Survey and 2014 Future Development Plan
 LU-21

Table LU-13

Potential Ultimate Population Based on the December 2013 City Limits 251,428

Residential Category	Potential New Development By Acres	Estimated New Population	Percent Of Ultimate Population
Single-Family			
North of I-435	47	267	0.1%
South of I-435	5,019	37,325	14.8%
Subtotal	5,066	37,592	14.9%
Multifamily*			
North of I-435	4	99	0.0%
South of I-435	484	11,208	4.5%
Subtotal	488	11,307	4.5%
Planned Residential Neighborhood			
South of I-435	945	17,823	7.1%
Total	6,499	66,722	26.5%

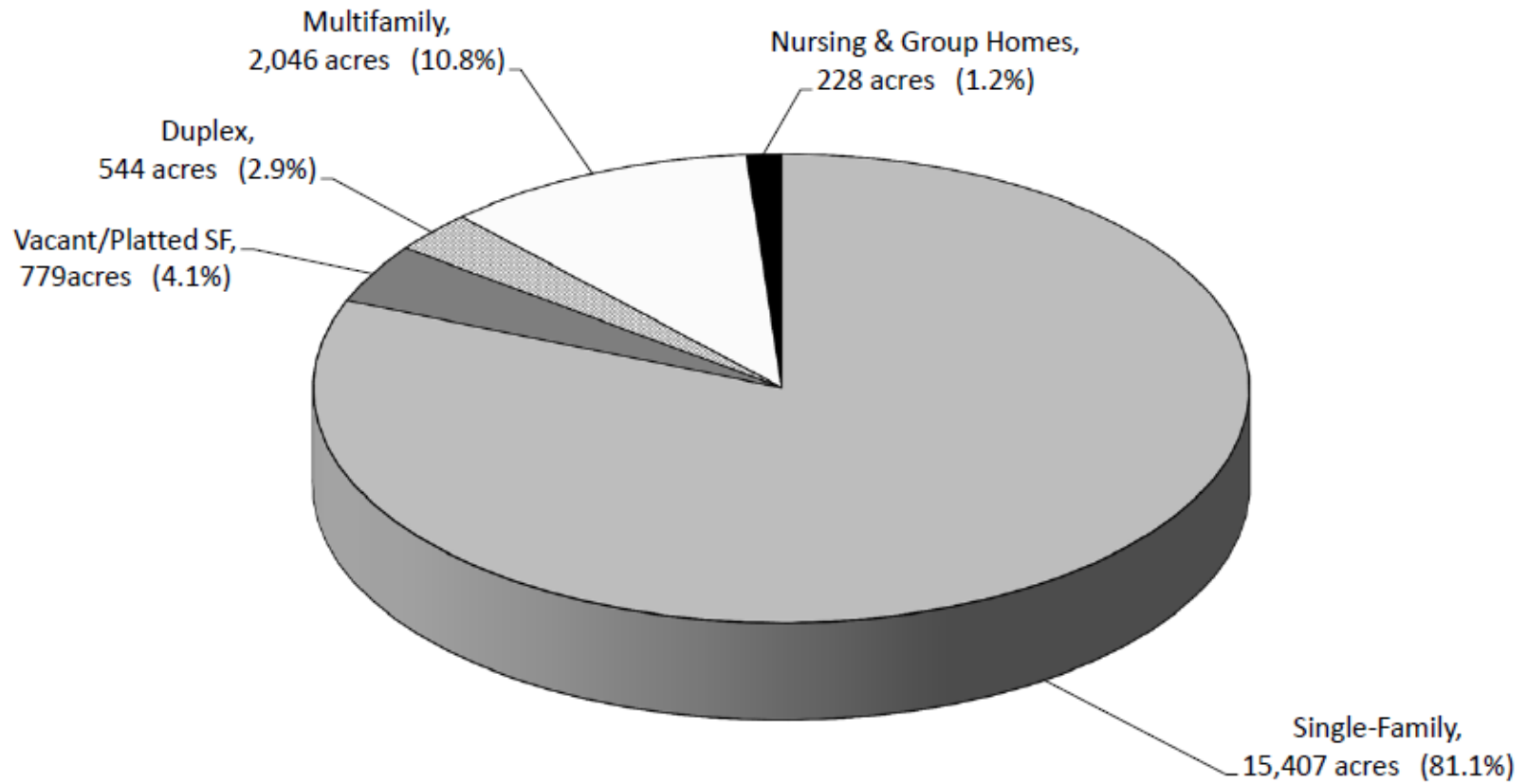
*Includes Duplex and Elderly developments

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

Additional 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.

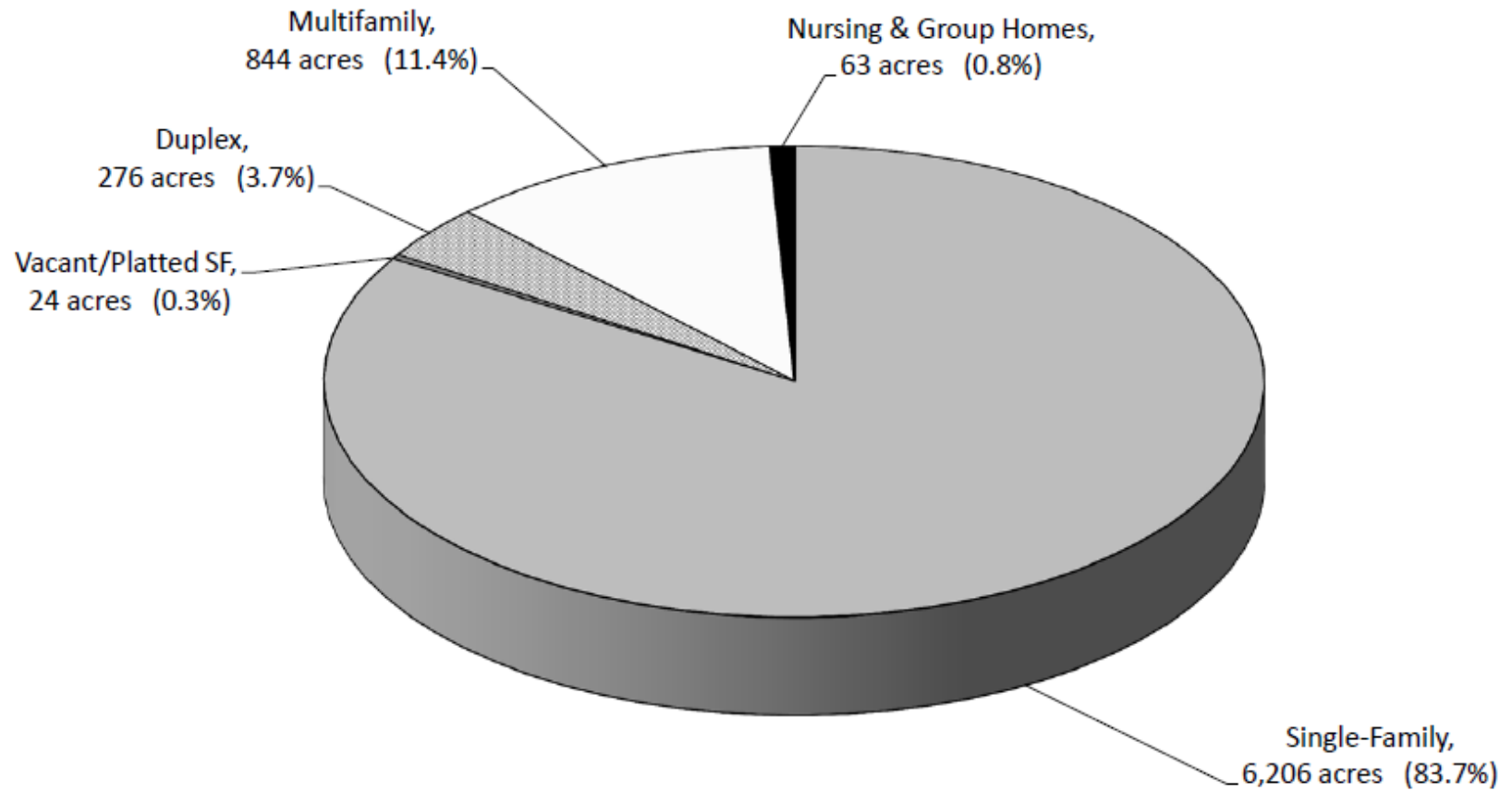
Source: City of Overland Park, Kansas, 2013 Existing Land Use Survey and 2014 Future Development Plan

Graph LU-1
Residential Land Use - Citywide
Total Residential Acreage - 19,004



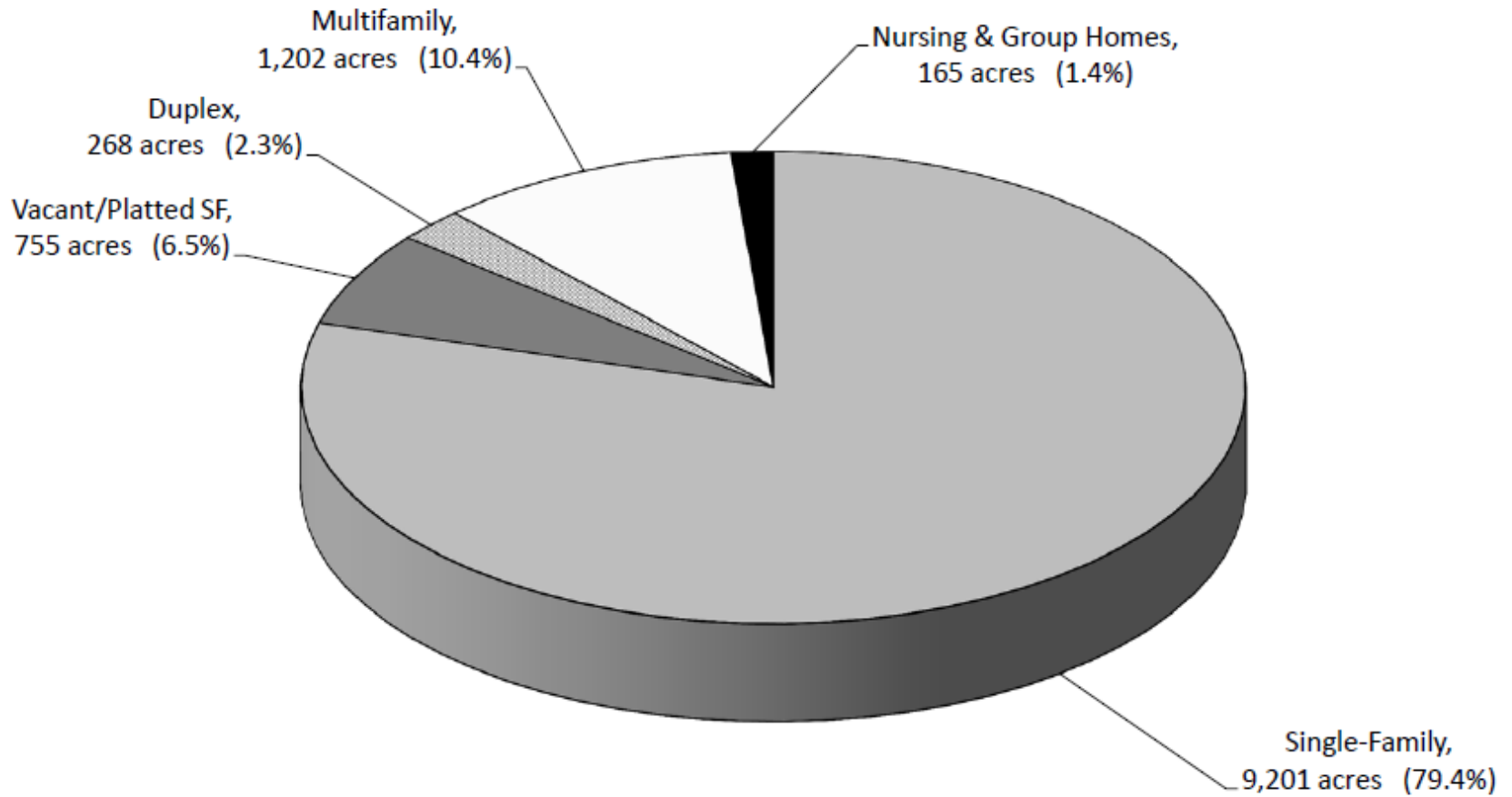
Source: City of Overland Park 2013 Existing Land Use Survey

Graph LU-2
Residential Land Use - North of I-435
Total Residential Acreage - 7,413



Source: City of Overland Park 2013 Existing Land Use Survey

Graph LU-3
Residential Land Use - South of I-435
Total Residential Acreage - 11,591



Source: City of Overland Park 2013 Existing Land Use Survey