

FUTURE DEVELOPMENT PLAN

December 2019

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WHY DOES THE COMPREHENSIVE PLAN SOMETIMES CHANGE?

The Planning Commission and City Council may give consideration to 15 criteria, including conformance with the City's Comprehensive Plan, when reviewing the appropriateness of a development proposal for rezoning or a special use permit. Other criteria may weigh equally in the decision and result in approval of a proposal that conflicts with the Comprehensive Plan. The City regularly reviews the Comprehensive Plan to ensure it does not become obsolete. This review may involve any or all of the following as a result of rezoning, special use permits, other plan approvals, or special studies:

- Updating changes in land use;
- Goal statements; and
- City policies that have occurred since the previous review.

DIFFERENCES BETWEEN THE FUTURE DEVELOPMENT PLAN AND THE ZONING MAP

FUTURE DEVELOPMENT PLAN

- (1) The Plan reflects, in general terms, the relationships that ensure compatible land uses and the overall soundness of the Plan.
- (2) The Plan projects land needs into the future, thus serving as a policy guide for future development.
- (3) The Plan enables government officials to anticipate future public expenditures more effectively. This results in more efficient use of tax dollars.
- (4) The Plan provides an opportunity for citizens, private developers, and affected governmental jurisdictions to determine the City's goals.
- (5) The Plan allows the use of innovative planning techniques far ahead of development, thereby preserving a high quality urban area.
- (6) The Plan provides information that is needed to make day-to-day decisions about future development patterns for the City.
- (7) The Plan provides a future land use guide that allows alternative land development proposals to be reviewed for their merits and compatibility with surrounding land uses.

ZONING MAP

- (1) The Map is specific in nature. It identifies the zoning classification for each land parcel in the City.
- (2) The Map is updated as soon as a zoning application is approved and reflects current opportunities for development.
- (3) The Unified Development Ordinance establishes maximum densities, parking requirements, height limitations, and other required improvements for each zoning district.
- (4) The Map identifies only the current zoning of land parcels.
- (5) The Map is an official document that is legally binding and reflects the current development potential of land parcels.
- (6) The Map permits development to occur in accordance with present opportunities and constraints.
- (7) A Map change can be initiated by a property owner, their agent or the City.

ZONING DISTRICTS AND TYPICAL LAND USES THAT CORRESPOND TO THE FUTURE DEVELOPMENT PLAN LAND USE CATEGORIES

FUTURE DEVELOPMENT PLAN LAND USE CATEGORIES

Very-Low-Density Residential
(One acre or more per unit depending on the zoning)**

Low-Density Residential
(Greater than 1 and less than or equal to 5 units per acre)**

Planned Residential Neighborhood
("L" indicates low-density of greater than 1 and less than or equal to 7 units per acre)

("M" indicates medium-density of greater than 7 and less than or equal to 14 units per acre)

("H" indicates high-density of greater than 14 units per acre)

Medium-Density Residential
(Greater than five and less than or equal to 12.5 units per acre)**

Medium-High-Density Residential
(Greater than 12.5 and less than or equal to 16.5 units per acre)**

High-Density Residential
(Greater than 16.5 and less than or equal to 43 units per acre)**

Elderly

Commercial
The Future Development Plan identifies undeveloped commercial areas (zoned or planned) as:

(N) Neighborhood Center - limited to a maximum of 150,000 sq. ft. of building space or a 16-acre tract, whichever is less.
Examples: Shannon Valley, The Fountains, Hawthorne Plaza, and Trailwinds Center.

(C) Community Center - greater than 150,000 sq. ft. and up to 400,000 sq. ft. of building space or a 43-acre tract, whichever is less.
Examples: Deer Creek Marketplace, Pinnacle Village, and Continental Center.

(R) Regional Center - greater than 400,000 sq. ft. of building space on a tract of 43 acres or more.
Example: Oak Park Mall

Mixed-Use

151st Street Corridor Design Concept Plan Area

Office

COMPARABLE ZONING DISTRICTS AND TYPICAL LAND USES*

- A**
Agricultural uses
Single-family dwellings
- RE**
Agricultural uses
Single-family dwellings
Churches and temples
Schools (public and private)
Parks
Publicly owned community buildings and recreation facilities
- RP-OE**
Generally, any use in R-1
- R-1, RP-1, R-1A & RP-1A**
Agricultural uses
Single-family dwellings
Residential-design manufactured homes
Churches and temples
Parks
Schools (public and private)
Publicly owned community buildings and recreation facilities
- RP-1N (North of I-435 only)**
Single-family dwellings
- R-2 & RP-2**
Duplexes
Generally, any use in R-1
- RP-4**
Residential buildings containing 1 - 5 units
Generally, any use in R-1
- PRN**
Single-family dwellings
Attached housing (duplex, triplex, townhomes, etc.)
- RP-OS**
Generally, any use in R-1
- PRN**
Agricultural uses
Single-family dwellings
Multifamily buildings
Attached housing (duplex, triplex, townhomes, etc.)
Assisted living
Elderly development
Parks
Schools (public and private)
Churches and temples
Publicly owned community buildings
Accessory dwelling units
- RP-1N (North of I-435 only)**
Single-family dwellings
- R-2 & RP-2**
Duplexes
Generally, any use in R-1
- R-3 & RP-3**
Garden apartment buildings (maximum of 2 stories)
Generally, any R-2 or RP-2 use
- RP-4**
Residential buildings containing 1 - 5 units
Generally, any use in R-1
- PRN**
Single-family dwellings
Attached housing (duplex, triplex, townhomes, etc.)
- RP-5**
Multifamily buildings (maximum of 3 stories)
Generally, any R-3 or RP-3 use
- PRN**
Single-family dwellings
Attached housing (duplex, triplex, townhomes, etc.)
- RP-6**
High-rise apartment buildings (more than 3 stories)
- PRN**
Single-family dwellings
Attached housing (duplex, triplex, townhomes, etc.)

Special Use Permit (SUP)

- C-O & CP-O**
Office buildings
Banks
Day care and preschools
- C-1 & CP-1**
Generally any C-O or CP-O use
Retail stores
Restaurants (no drive-thru or drive-in)
- C-2 & CP-2**
Generally any C-1 or CP-1 use
Appliance repair
Gas stations and car washes
New automobile and truck sales
Department stores
Drive-thru and drive-in restaurants
Light automotive services and repair
- C-3 & CP-3**
Generally any C-2 or CP-2 use
Sale or rental of used cars
Sale or rental of new or used trucks, trailers, boats, and camping accessories
Heavy automotive services and repair
Self-service car washes
- MXD (see Mixed-Use)**
- MXD**
Retail
General offices
Loft apartments
- CP-O**
Generally any C-O or CP-O use
- CP-1**
Generally any C-1 or CP-1 use
- MXD (see Mixed-Use)**
- C-O & CP-O**
Office buildings
Banks
Day care and preschools
- MXD (see Mixed-Use)**

FUTURE DEVELOPMENT PLAN LAND USE CATEGORIES

Parks, Recreation, and Open Space

Light Industrial/Business Park

Industrial

Public and Semipublic
(A Special Use Permit may be approved in any zoning district)

Hotels and Motels

Downtown Form-Based Code

Rural Policy Area

Transition Area****
Research and Development****
Growth Policy Area:
Agricultural/Residential****

COMPARABLE ZONING DISTRICTS AND TYPICAL LAND USES*

Any Zoning District

Public parks and open space
Private parks and open space
Public and private golf courses
Softball, soccer and other sports complexes
Conservation areas (floodplain)
Reserve and urban forest
Greenway Linkages
Low-intensity agriculture

BP

Generally any C-O or CP-O uses
Laboratories
Manufacturing
Printing
Restaurants (no drive-thru or drive-in)
Showrooms and limited sales
Warehousing
Wholesaling

M-1 & MP-1

Laboratories
Manufacturing
Processing
Warehousing
Fabrication of any commodity except junk

BP

Generally any C-O or CP-O uses
Laboratories
Manufacturing
Printing
Restaurants (no drive-thru or drive-in)
Showrooms and limited sales
Warehousing
Wholesaling

M-1 & MP-1

Laboratories
Manufacturing
Processing
Warehousing
Fabrication of any commodity except junk

M-2 & MP-2

Generally any C-3, CP-3, M-1 or MP-1 uses
Bakeries
Lumber yards
Moving and storage facilities
Machine shops
Bus barns or lots

R-1 - RP-6

Public buildings and facilities (government, police & fire stations, etc.)
Schools (public and private)
Churches and temples
Utilities***
Hospitals***
Private clubs and service organizations***
Airports and other major transportation facilities***
Cemeteries***

Special Use Permit (SUP)

Utilities
Hospitals
Private clubs and service organizations
Airports and other major transportation facilities
Cemeteries

SUP (in areas shown as Commercial, Office or Business Park on the Future Development Plan)

DFD

General Urban Frontage - Residential
Retail
Commercial
Municipal

Townhouse/Small Apartment Frontage - Single-family dwellings
Smaller attached structures
Live-work units*****

Detached Frontage - Single-family dwellings

Workshop Frontage - Small-scale manufacturing and repair

A (in the city)

Agricultural uses
Single-family dwellings

Refer to Johnson County's Zoning and Subdivision Regulations (in the Blue Valley Plan - Urban Fringe Area)

RE (in the city)

Agricultural uses
Single-family dwellings
Churches and temples
Schools (public and private)
Parks
Publicly-owned community buildings and recreation facilities

Refer to Johnson County's Zoning and Subdivision Regulations for zoning information

* **NOTE: TYPICAL LAND USES ARE ONLY REPRESENTATIVE, THEY ARE NOT INCLUSIVE. ALSO, SOME USES MAY BE FOUND IN OTHER CATEGORIES, BUT, IN GENERAL, THEY WILL FALL UNDER THE FUTURE DEVELOPMENT PLAN LAND USE CATEGORIES AS LISTED.**

** Residential density is calculated using either gross or net land acreage, depending upon which is specified in the approved zoning district.

*** These uses require a Special Use Permit.

**** These categories are currently found only in the unincorporated portion of Johnson County known as the Blue Valley Planning Area.

***** Live-work units are limited to defined areas on the Downtown Form District - Regulating Plan.

The Vision Metcalf Plan for the Metcalf Corridor

The primary goals of the Vision Metcalf Plan are to:

- (1) Establish a coherent and positive identity for the Metcalf Corridor by creating a series of unique destinations.
- (2) Enhance the economic vitality of the Corridor and city by expanding the level of residential and commercial activity in the Metcalf Corridor, thereby increasing the potential for economic activity and job creation.
- (3) Promote a pattern of mixed and multiple-use development within the Corridor. New buildings within nodes should appropriately combine residential, commercial, and entertainment uses and encourage a balance of jobs-to-housing.
- (4) Integrate open and green space into the Corridor by incorporating a system of parks, plazas, natural amenities, and a continuous green streetscape.
- (5) Develop a balanced transportation system that provides multimodal travel options within the Corridor.
- (6) Make walking easy, desirable, and convenient.
- (7) Amend local policy to facilitate the intent of the Plan.
- (8) Make sustainability a theme of future development and redevelopment that guides land use and transportation decisions.



The study broke the Metcalf corridor into five specific subareas and six development block program areas. Those block program areas include:

- * Downtown Overland Park
- * 95th St and Antioch Rd
- * 95th St and Nall Ave
- * 95th St and Metcalf Ave
- * Indian Creek (103rd St & Metcalf Ave)
- * Southern Gateway (119th St & Metcalf Ave)

