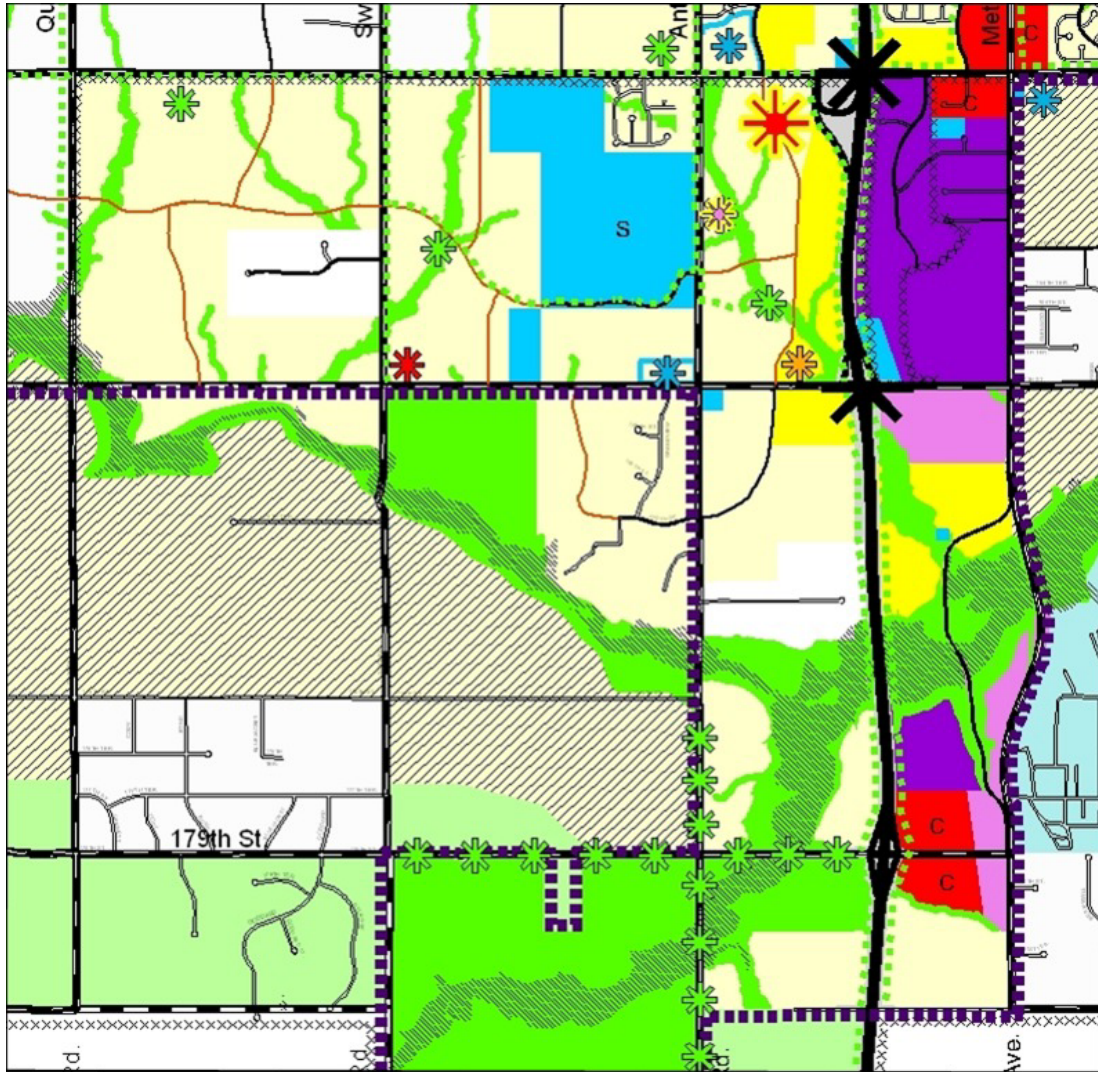


# Blue Valley Study Area Future Land Use Plan and Goals



Blue Valley Study Area Task Force Report  
August 2003

**Includes 2019 Status Update**

Planning and Development Services Department  
8500 Santa Fe Drive - Overland Park, Kansas 66212

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# **Blue Valley Study Area Future Land Use Plan and Goals**

## **Blue Valley Study Area Task Force**

### **August 2003**

#### **Introduction**

In August 2003, the Blue Valley Study Area Task Force, after a 10-month study, completed a future land use plan and set of land use goals (see Attachment 1, 2, and 3) for the 2002 annexation area. The new future land use plan represents several changes from the one now in effect (see Attachment 4).

#### **History**

In May 2002, the Johnson County Board of County Commissioners approved the city of Overland Park's request for the annexation of the 4.7-square mile area south of the city limits (see Attachment 5). The boundaries of the annexed area run from Metcalf Avenue to Antioch Road south to 183<sup>rd</sup> Street, and between 159<sup>th</sup> and 167<sup>th</sup> Streets from Antioch Road to Quivira Road.

At the time of approval of the May 2002 annexation, the Overland Park Governing Body made a commitment to area residents and landowners to develop a new future land use plan their community. The commitment by the city included following a process similar to that which was done in 1985 after the annexation of the Stanley and Morse communities. This process included forming an advisory task force composed of area residents, landowners, and other groups with significant investment in the annexation area. In September 2002, the 16-member Blue Valley Study Area Task Force was formed (see Attachment 6). The Task Force was asked by the Overland Park Governing Body to develop a future land use plan and set of land use goals for the annexed area.

Prior to the May 2002 annexation, Overland Park had a history of future land use planning for portions of the unincorporated area south of the city. In 1990, a draft future land use plan was prepared for what was known as the Extraterritorial Planning Area, a 24-square mile area running along the south edge of the city to a depth of approximately 3 miles. Although the plan was submitted to the Johnson County Planning Commission, it was never adopted.

In 1994, Johnson County and the city of Overland Park agreed to jointly prepare a future land use plan and set of land use goals for the 21-square mile area known as the Blue Valley Plan - Urban Fringe Area. A small portion of the proposed study area was within the city of Overland Park. That portion of the study area within Overland Park was adopted as part of the city's 1995 Master Plan. In 1996, the Johnson County Board of County Commissioners adopted the unincorporated portion of the Blue Valley Plan - Urban Fringe Area as part of the county's Comprehensive Plan. Since that time, the future land use plan and goals for the Blue Valley Plan – Urban Fringe Area have been

used by the county to review development applications and in planning for facilities and services within the plan's unincorporated area. Also, the city has used the Blue Valley Plan - Urban Fringe Area as a basis for providing comments to the county regarding development applications within the unincorporated area, and for planning facilities and services in the city that were adjacent to or in close proximity to the Blue Valley Plan – Urban Fringe Area within Overland Park.

In 1999, and as authorized under the Kansas state planning statutes, the city of Overland Park chose to exercise its extraterritorial planning authority for an area outside of the city limits, but within three miles of the city. Overland Park took this action in response to a request from the landowner, the Merrill family, who requested that the city prepare a future land use plan for their property. The 300-acre Merrill Farm tract was located between U.S. 69 Highway and Antioch Road and 159<sup>th</sup> to 167<sup>th</sup> Streets (see Attachment 4).

The future land uses shown for the Merrill Farm tract and the addition of land due to the annexation of the Kemper Farm property west of the Overland Park Arboretum property are the most significant differences between the original Blue Valley Plan - Urban Fringe Area plan adopted in 1995-96 and what is now shown on the city's Future Development Plan. To fulfill the city's commitment to area residents and landowners and in recognition of the city's past history of planning for this area, the city chose to use the Blue Valley Plan - Urban Fringe Area plan (as amended) as the beginning point for developing a new future land use plan and set of land use goals for the 2002 annexation area. Early on, the Task Force identified what changes had occurred in the annexation area since the 1996 plan was adopted (see Attachment 7). At that time, the Task Force also identified what changes were likely to occur in the area in the future (see Attachment 8). For reference, the city's 2002 Future Development Plan reflects the land uses of the Blue Valley Plan - Urban Fringe Area plan (as amended) (see Attachment 4).

## **Process**

Following the approval of the May 2002 annexation, the Overland Park Planning staff prepared a process and preliminary Task Force membership based on the model used in 1985. The process and initial Task Force membership were approved by the City Council in September 2002. The Task Force membership was finalized following an informational meeting that was held in October 2002, at which time the city requested additional volunteers to serve on the Task Force. A list of the comments received at the October 2002 Informational Meeting is found in Attachment 9. Once the Task Force membership was finalized, the first of several monthly meetings was held later that month. The final process and the schedule of meetings held are found in Attachments 10 and 11.

After several months of review and discussion of the issues influencing land development in the study area and various future land use options, the Task Force reached consensus on a draft Future Land Use Plan (June 12, 2003). The draft Future

Land Use Plan was then sent to landowners in the study area and posted on the city's website for public review. Residents and landowners were invited to attend an informal meeting (Informational Forum) to discuss the draft plan (see Attachment 11).

The July 2003 Informational Forum allowed area residents and landowners to stop by, ask questions, and offer their comments regarding the draft plan to Task Force members and staff. They were also provided an opportunity to submit written comments regarding any proposed changes to the draft plan that they would wish to see, which would then be presented to the Task Force for consideration. A summary of the landowner proposed changes, a locational map, and a table of the potential square footages of development if those changes were later approved by the Task Force, are found in Attachments 12, 13, and 14.

At the August 2003 meeting, the Blue Valley Study Area Task Force reviewed and discussed the landowner proposed changes and finalized the future land use plan and land use goals for the Blue Valley Study Area (see Attachments 1-3). A comparison between Attachments 1 and 2 with Attachments 12 –14 identifies the significant differences between the land uses recommended by several landowners and the final Task Force final recommendation.

## **Conclusion**

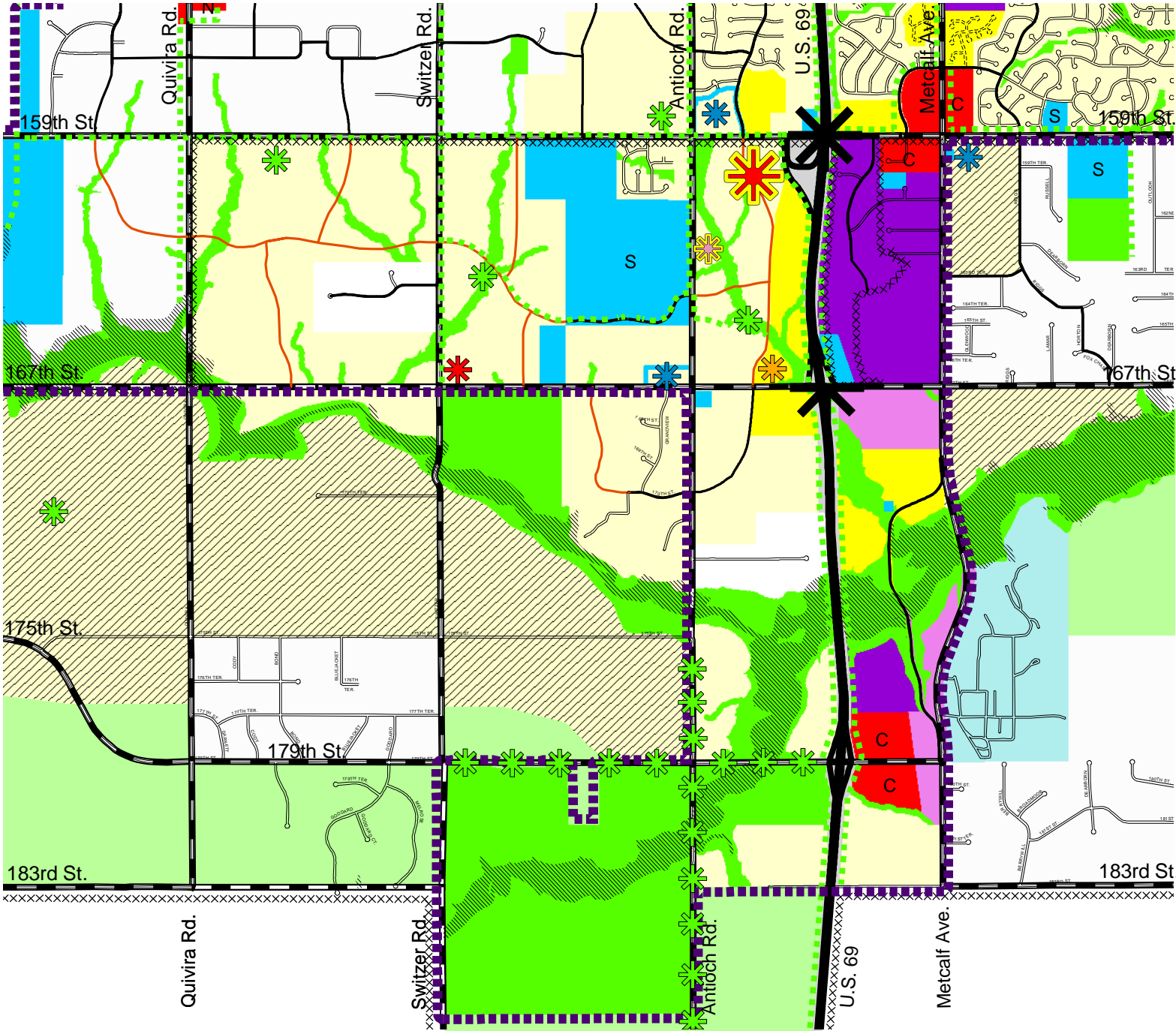
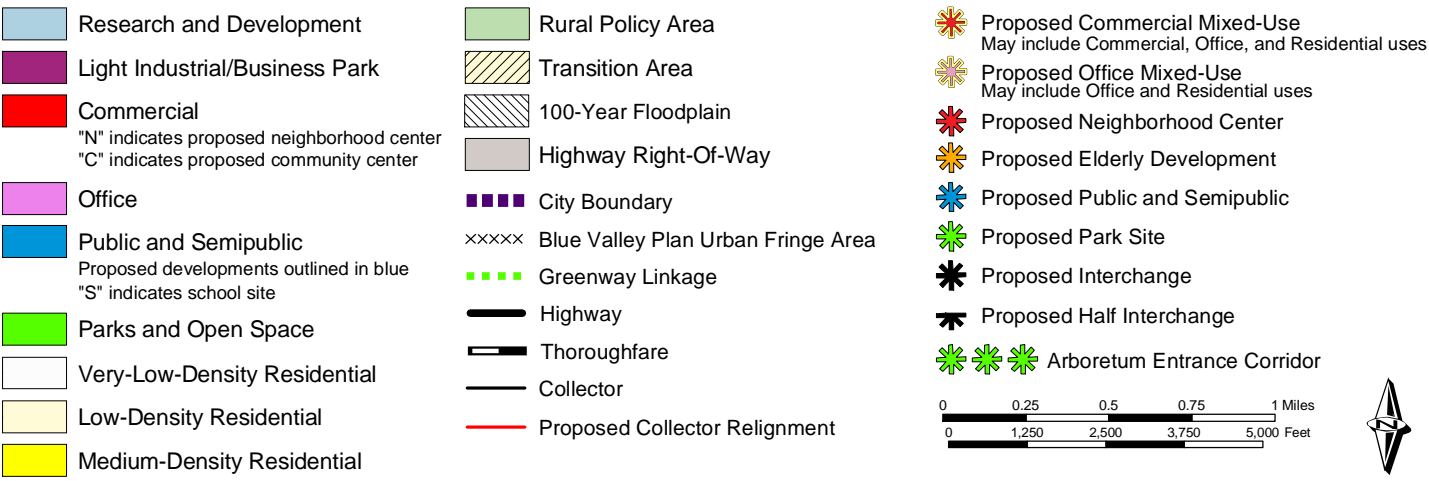
Through this report, the Blue Valley Study Area Task Force is submitting a future land use plan and set of land use goals for the 2002 annexation area. The plan and goals will be presented to city officials at a joint meeting held between the Blue Valley Study Area Task Force, the Overland Park City Council, and the Overland Park Planning Commission. Following the joint meeting, the Task Force recommendations will be considered as proposed amendments to the 2003 Master Plan during the annual review process.

Once adopted, the future land use plan for the Blue Valley Study Area will become part of the Master Plan's Future Development Plan map and the land use goals for the study area will be included in the Goals Section of the Master Plan's Plan Implementation text. Both the future land use plan and goals will be used to evaluate development applications made within the area and will serve as a guide to citizens and the development community as to what the city's vision is for the area once development has occurred.

Revised: 09/03/2003

# Attachment 1

## Future Development Plan - Task Force Recommendation August 2003



# Attachment 2

## Potential Development - Task Force Recommendation

TRACT	ACREAGE	POTENTIAL BUILDING SQUARE FOOTAGE	POTENTIAL # UNITS
<b>COMMERCIAL</b>			
Steck - Commercial	15.361	144,531	
Existing/Expanded Commercial North of 179th	29.864	280,989	
Existing/Expanded Commercial South of 179th	26.431	248,688	
<b>TOTAL COMMERCIAL</b>	<b>71.656</b>	<b>674,208</b>	
<b>LIGHT INDUSTRIAL/BUSINESS PARK</b>			
West of Metcalf Place & South of floodplain	39.493	436,960	
Slope > 30% West of Metcalf Place	8.851	97,929	
<b>TOTAL LIGHT INDUSTRIAL/BUSINESS PARK</b>	<b>48.344</b>	<b>534,889</b>	
<b>OFFICE</b>			
SW corner 167th & Metcalf	58.173	643,640	
NW corner 179th & Metcalf	13.184	145,870	
SW corner 179th & Metcalf	13.306	147,220	
East of Metcalf Place	20.491	226,717	
Slope > 30% East of Metcalf Place	12.716	140,692	
<b>TOTAL OFFICE</b>	<b>117.870</b>	<b>1,304,139</b>	
<b>MEDIUM-DENSITY RESIDENTIAL</b>			
SW corner 167th & US 69 (6.037 acres ROW removed)	24.148		120 - 301
172nd West of Metcalf Place (5.483 acres ROW removed)	21.930		100 - 274 *
170th & Metcalf Place (9.167 acres ROW removed)	36.666		183 - 458
<b>TOTAL MEDIUM-DENSITY RESIDENTIAL</b>	<b>82.744</b>		<b>403 - 1033</b>
<b>LOW-DENSITY RESIDENTIAL</b>			
NW corner 183rd & Metcalf (15.19 acres ROW removed)	60.780		60 - 303
NE corner 179th & Antioch (12.039 acres ROW removed)	48.157		48 - 240
NW corner 179th & US 69 (6.95 acres ROW removed)	27.798		27 - 138
NW corner 183rd & US 69 (10.92 acres ROW removed)	43.680		43 - 218
NE corner 183rd & Antioch (2.164 acres ROW removed)	8.656		8 - 43
<b>TOTAL LOW-DENSITY RESIDENTIAL</b>	<b>189.071</b>		<b>186 - 942</b>
<b>VERY-LOW-DENSITY RESIDENTIAL</b>			
164th & Switzer	90.382		26 - 42 **
172nd & Antioch	83.620		22 ***
<b>TOTAL VERY-LOW-DENSITY RESIDENTIAL</b>	<b>174.002</b>		<b>48 - 64</b>
<b>MERRILL PROPERTY LAND USES</b>			
Commercial Mixed-Use	45.000	Acreages are approximate as of 05/29/2003	
Office Mixed-Use	10.000		
Medium-Density Residential (15 acres ROW removed)	50.000		
Low-Density Residential (20 acres ROW removed)	90.000		
Park/Greenway	45.000		
<b>TOTAL MERRILL PROPERTY LAND USES</b>	<b>240.000</b>		

\* If only one access point is available, fire code restricts the number of units to 100; if suppressed, the number of units could increase to 200 units.

\*\* Platted lots plus up to 1 unit per acre (- 20% for ROW)

\*\*\* Platted Lots

# **Attachment 3**

## **Blue Valley Study Area Land Use Goals Blue Valley Study Area Task Force Recommendation August 2003**

### **Blue Valley Study Area Land Use Goals**

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**Issue:** Guidelines are needed to provide direction on how the Blue Valley 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 type, 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. Except for those areas already shown, higher density/intensity land uses should be located adjacent to or east of U.S. 69 Highway.

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

Provide adequate transition between land uses of different density and/or intensity through the uses of common lot size and 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.

---

## **Goal 2: Provide a Balance Between Natural and Man-Made Environments**

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

### **Policy 2.1: Restrict Development on Significant Slopes -**

Restrict development in areas of significant slope (30 percent) to avoid creating severe erosion, weakening slope stability, and loss of scenic views.

### **Policy 2.2: Minimize Disruption of Moderate Slope Areas -**

Limit the disruption of areas with slopes of 20 – 30 percent, and preserve, where feasible, mature trees and native vegetative cover in these areas.

### **Policy 2.3: Preserve Natural Areas and Floodplain**

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

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**Issue:** A need is recognized that development in the Blue Valley Study Area should comply with other pertinent city land use policy guidelines.

---

## **Goal 3: Compliance with Other City Land Use Policy Documents**

Ensure that development in the Blue Valley 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, Multifamily Residential Design Guidelines and Standards, and Commercial Design Guidelines and Standards.

## **Sub-Area Goals**

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**Issue:** Guidelines for redevelopment are needed that recognize the unique situation of the Steck Plantation subdivision (South side of 159<sup>th</sup> Street at Marty Lane)

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## **Goal 1: Encourage Redevelopment**

Steck Plantation is a small, single-family subdivision located adjacent to a thoroughfare projected to carry high traffic volumes and the surrounding existing and planned residential and nonresidential land uses are significantly more intensive in use, size, and appearance.

### **Policy 1.1: Redevelopment of the Entire Steck Plantation Subdivision to a Commercial Use is Encouraged -**

Commercial development of that area will eliminate conflicts between the subdivision and adjacent traffic and other developments.

### **Policy 1.2: Encourage Consolidation of Parcels -**

The desired development pattern involves a consolidation of individually owned lots into a few parcels or one large parcel of at least seven acres in size to allow greater flexibility in site design and to ensure a unified development.

---

**Issue:** Guidelines are needed for the Merrill Farm (300-acre tract at the southwest side of U.S. 69 and 159<sup>th</sup> Street) 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: Encourage Traditional Neighborhood Design (TND) Principles -**

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 1.2: Allow Commercial Mixed-Use Development -**

Allow Commercial Mixed-Use Development at the southwest corner of 159<sup>th</sup> Street and U.S. 69 Highway. Such development should be predominantly commercial and office uses, but may include a mixture of residential and nonresidential uses on stories above and in buildings adjacent to commercial uses. The scale, building orientation, and building design should promote and be compatible with the surrounding compact, pedestrian-friendly neighborhoods.

**Policy 1.3: Allow Office Mixed-Use Development -**

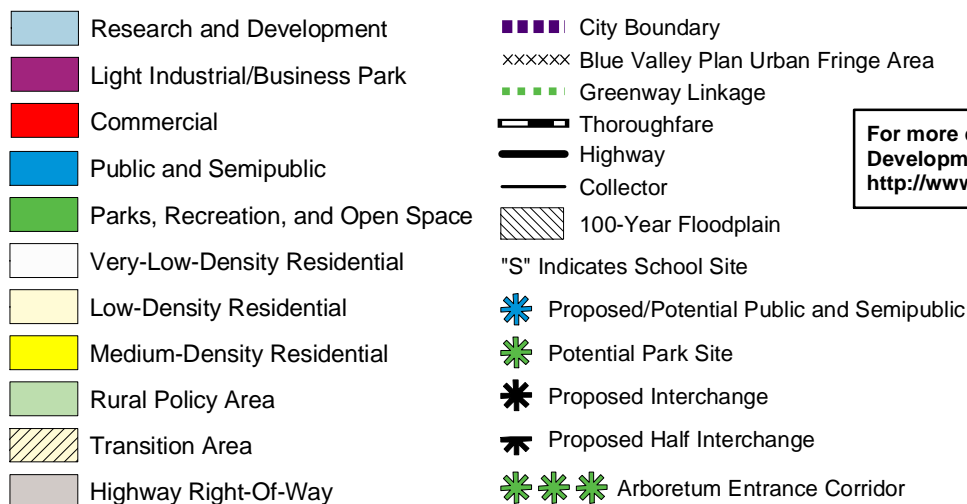
Allow Office Mixed-Use Development in the vicinity of the east side of Antioch Road directly across from the main (southern) drive serving the Blue Valley West High School. Such development should be predominantly office, but may include a mixture of residential and office uses on stories above and in buildings adjacent to office uses. The scale, building orientation, and building design should promote and be compatible with the surrounding compact, pedestrian-friendly neighborhoods.

**Policy 1.4: Preserve Natural Areas -**

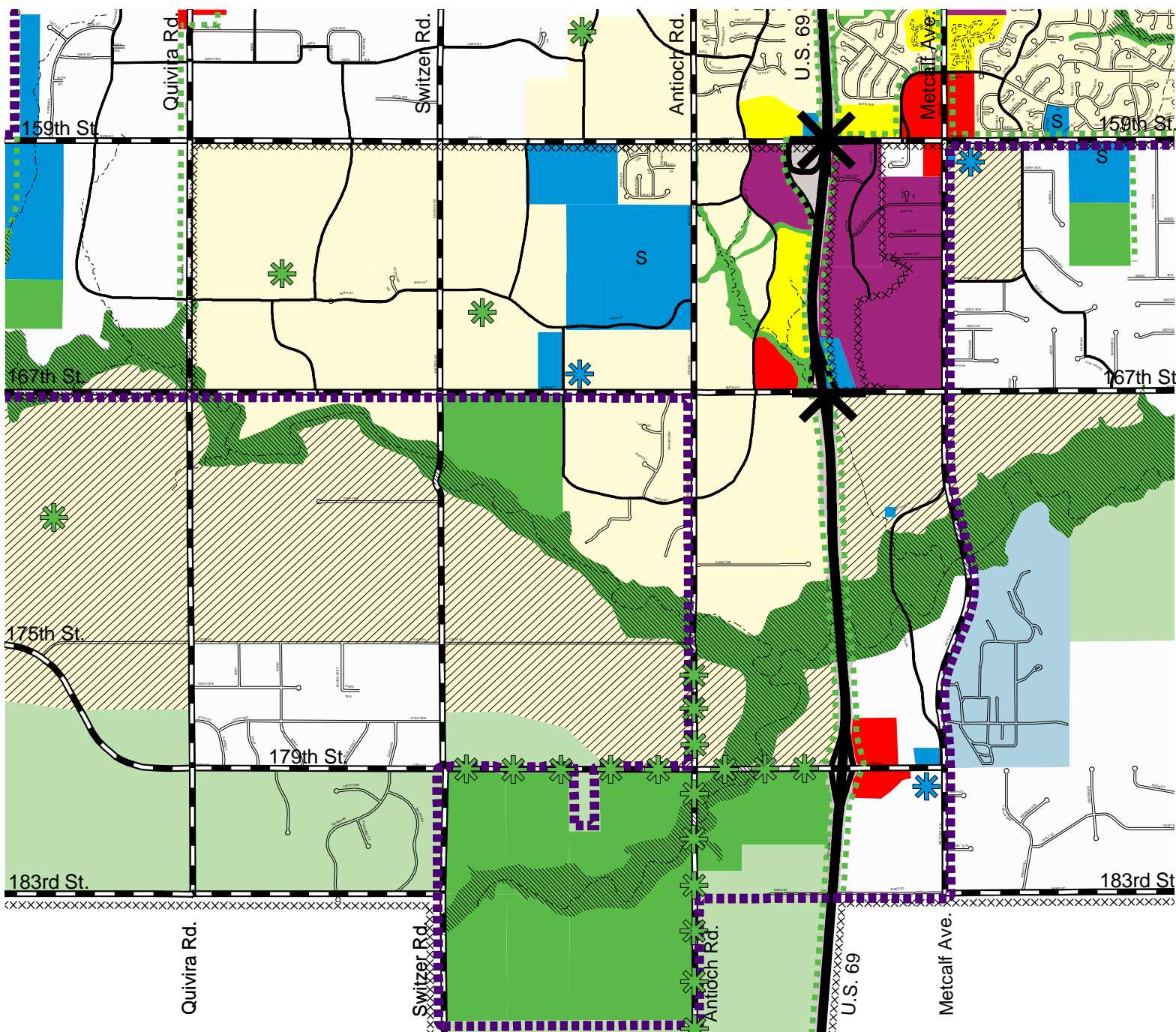
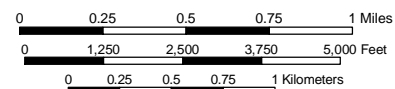
Preserve streamway corridors as natural open space and link open space areas (natural areas and parkland), where possible, through a system of bike/pedestrian trails.

Revised: 08/21/2003

## August 2002 Future Development Plan



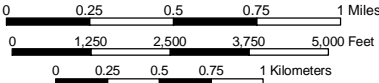
**For more detailed information on the Future Development Plan, please visit our website at:**  
[http://www.opkansas.org/Bus/Zoning\\_&Planning/fdpmmap.cfm](http://www.opkansas.org/Bus/Zoning_&Planning/fdpmmap.cfm)



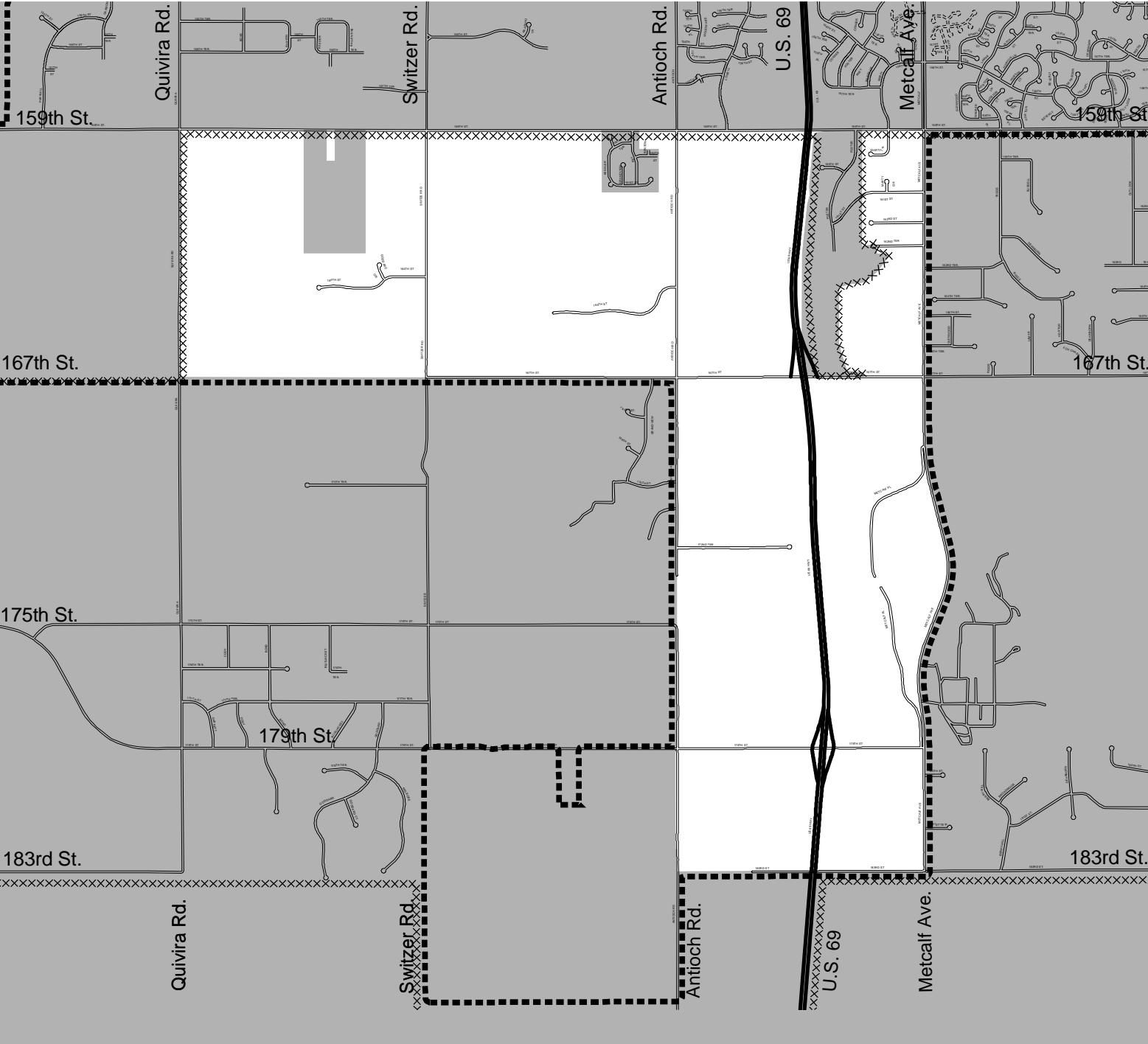
# Attachment 5

## Blue Valley Study Area

- Blue Valley Study Area
- Outside of Study Area
- Overland Park City Boundary
- Blue Valley Plan Urban Fringe Area
- Highway
- Street



August 2003



# **Attachment 6**

## **Blue Valley Study Area Task Force Membership 2002 Annexation Area City of Overland Park, Kansas**

Terry Goodman, Chairman, Blue Valley Study Area Task Force  
Rick Collins, Vice Chairman, Blue Valley Study Area Task Force

### **City Officials**

#### *Overland Park City Council*

- Terry Goodman  
Councilmember

#### *Overland Park Planning Commission*

- Rick Collins  
Planning Commissioner

### **Non-Resident Landowners**

- Beau Browne  
Browne Commercial Real Estate, Inc.
- Jim Lambie  
Lambie-Geer Homes
- Scott Merrill  
Merrill Farm
- James Mangas/Hal Reno  
APAC Kansas, Inc.
- Pete Self  
City Properties

### **Resident Landowners**

- Gary Brockus
- Susan Dickson
- Richard Patterson
- Gary Verhaeghe
- Yvonne Wood-Olson

## **Special Representatives**

### *Blue Valley School District Representative*

- Robert Schwarz, AICP  
Planning and Demographic Research Manager

### *Friends of the Arboretum Member*

- Nancy Yates  
Chairperson

### *Girl Scouts of Mid-Continent Council*

- Peter Kersten

### *Johnson County Department of Planning, Development, and Codes Representative*

- David Peel, AICP  
Principal Planner

## **Staff Support Committee (\*Main staff contact - John Rod)**

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Revised: 08/26/2003

# **Attachment 7**

## **What Changes Have Occurred in the Blue Valley Study Area Since 1996?**

- A new sewer district has been created.
- The Blue Valley School District complex at 162<sup>nd</sup> Street and Antioch has been built with a high school, middle school, and sports facilities.
- An elementary school is planned for the school complex.
- By 2004, the school district estimates that the student population of the school complex will be 3,300 students.
- Development is now reaching the Study Area, whereas before it was some distance away.
- The Arboretum complex has become more of a destination and has had substantial city improvements since 1996.
- The Kemper Farm has been acquired by the city.
- The Study Area has been annexed into the city of Overland Park.
- A few new churches and large-lot subdivisions have been developed.
- The Blue Valley Business Center has had considerable development.
- The county has improved 179th Street west of U.S. 69 Highway.

Date: 10-30-2002

## **Attachment 8**

### **What Will Likely Change in the Blue Valley Study Area in the Future?**

- There will be a residential housing boom. The availability of sanitary sewers will allow new development to occur.
- South Johnson County still has a strong pull because of jobs along College Boulevard.
- As the city of Leawood runs out of developable land, more momentum will be added to the development pressure in the Study Area and areas south.
- Plans for a new Wal-Mart and a townhome development near U.S. 69 Highway and 159<sup>th</sup> Street have been approved.
- The area around 119<sup>th</sup> Street and Blue Valley Parkway was used as an example of what might be expected to occur once a new Wal-Mart is built.
- The pressure for additional nonresidential land uses in Stanley along 151<sup>st</sup> Street and 159<sup>th</sup> Street is strong. Wal-Mart and Target are both planning stores in this area.
- Increased traffic congestion along the roads in the study area and in Stanley.
- The Study Area is changing.

Date: 10-30-2002

# **Attachment 9**

## **What is Your Vision for the Blue Valley Study Area? Citizen Comments from the October 10, 2002 Informational Meeting with Landowners**

### **Question No 1: *Where would you like to see parkland, greenways (long, narrow areas with a walking and biking trail), and natural open areas located soon or in the future?***

- \* The Arboretum Corridor proposal should be done.
- \* These areas should follow the floodplains.
- \* The Reno quarry at 167<sup>th</sup> Street and Switzer should be redeveloped as parkland.
- \* Metcalf Place (street) should be used as a greenway linkage with a bike trail.
- \* Greenways should connect with schools.
- \* Improve signage to identify how to get to the Arboretum.
- \* Locate passive recreational areas and facilities at 179<sup>th</sup> Street and Antioch, not further north.
- \* No active recreational areas are welcome. Potential problems with active uses such as increased traffic, noise, and lights.
- \* Locate passive recreational areas at the Arboretum and in front of the Blue Valley West High School/Prairie Ridge Middle School complex.
- \* Active recreational areas should be located at the Reno Quarry at 167<sup>th</sup> Street and Switzer.
- \* Locate passive recreational areas along the Blue River, Wolf Creek, and Coffee Creek. Incorporate walking trails with the schools, where possible.
- \* Locate active recreational areas at the Reno Quarry (167<sup>th</sup> Street and Switzer).
- \* Locate passive recreational areas north of the annexation area.
- \* Locate active recreational areas at 135<sup>th</sup> Street and Antioch.
- \* Locate recreational areas outside of the annexation area, as they will bring too much noise, traffic and light pollution.
- \* Locate passive recreational areas at the Girl Scouts property and at the Arboretum and along Wolf Creek/Blue River.
- \* Locate active recreational areas and facilities north of 167<sup>th</sup> Street and east of Quivira and north of 167<sup>th</sup> Street and east of Switzer.

### **Question No. 2: *Where would you like to see shopping and service areas located soon or in the future?***

- \* We have enough of these areas – no need for any more.
- \* Use the existing areas already zoned for these uses.
- \* Explore the possibility of using neo-traditional design (in the development of these areas).
- \* No retail commercial on Antioch across from the Blue Valley West High School complex.
- \* Locate these areas along 135<sup>th</sup> Street and in the Stanley area near 151<sup>st</sup> Street and Metcalf.
- \* Keep businesses out of the rural homes area.
- \* No larger commercial areas are needed – development is close and adequate at 135<sup>th</sup> Street.
- \* Locate these areas inside a neo-traditional land use plan on the Merrill Farm property.
- \* Locate neighborhood centers and convenience shops along 151<sup>st</sup> Street between Switzer and Metcalf.

- \* Locate larger commercial centers along 135<sup>th</sup> Street and nearby. No police and fire department locations were planned for south development.
- \* Keep the commercial areas centralized in established shopping areas – i.e. in the Stanley area and along the 135<sup>th</sup> Street Corridor.
- \* Prefer no new commercial areas. If required, proposed locating in existing areas zoned for commercial – northeast and southeast corners of 179<sup>th</sup> Street and U.S. 69 Highway.

**Question No.3: *Where would you like to see different types of homes located soon or in the future?***

- \* Homes on large lots everywhere.
- \* Lot size for new homes should be one acre or more.
- \* Recognize the rights of individual landowners to determine how to use their land.
- \* Larger-lot development south of 167<sup>th</sup> Street and between Antioch and Metcalf (including all of the annexation area).
- \* Over development is not welcome. You annexed the present tax base – operate within the budget.
- \* Never (locate single-family homes on standard-sized lots in the area). Stanley already has rush-hour traffic congestion due to inadequate access north – too many thoroughfares!
- \* No to any small-lot residences or higher-density residences.
- \* Locate large-lot homes in areas furthest away from sanitary sewer trunk lines.
- \* Other than active farms, clustering homes/open space subdivisions don't work.
- \* Neo-traditional residential development (mixture of lower and higher density) on the Merrill Farm property only.
- \* Locate single-family homes on standard sized lots west of the BVW High School over to Switzer.
- \* Locate large-lot single-family residences south of 159<sup>th</sup> Street and west of Nall.
- \* Locate other types of residences and apartments north of 119<sup>th</sup> Street due to poor roads and highways.
- \* Single-family homes on standard lots not appropriate for the Blue Valley Area!
- \* Please no apartments or townhomes – roads not able to handle congestion.
- \* The spirit of the Blue Valley Area has always been homes on larger lots (acre +).
- \* Higher density residences are not appropriate for Blue Valley Area – too much traffic, crime and pollution (lights, noise, etc.).
- \* Higher density residences should be located closer to the highway for traffic considerations.
- \* Prefer residential uses as shown on the August 2002 Future Development Plan.
- \* Prefer no townhomes or apartments in the area.

**Question No. 4: *Where would you like to see public and community facilities soon or in the future?***

- \* Locate emergency facilities to allow for adequate response times.
- \* Locate these facilities at the Arboretum.
- \* Locate a Blue Valley Recreation indoor pool along 151<sup>st</sup> Street.
- \* Locate other facilities in the Stanley area and on the Merrill Farm property.
- \* Locate these facilities in transition areas between commercial and residential.
- \* Locate these facilities north of 123<sup>rd</sup> Street unless they are fire and police facilities.
- \* Locate these facilities at the City Hall complex (123<sup>rd</sup> and Blue Valley Parkway).

- \* Prefer locations as shown on the August 2002 Future Development Plan.

**Question No. 5: *Where would you like to see industrial park areas soon or in the future?***

- \* Concern about the Reno quarry (167<sup>th</sup> Street and Switzer) hours of operation and noise levels.
- \* General concern about maintaining the vistas of the area. Please no multi-storied buildings.
- \* Need for mufflers on the quarry trucks.
- \* Locate industrial park areas along old Metcalf.
- \* Nowhere in the Blue Valley Area.
- \* Locate only in the Blue Valley Business Park at 159<sup>th</sup> Street and Metcalf.
- \* Locate business parks north of 151<sup>st</sup> Street.
- \* Locate business parks outside of the Blue Valley Area.
- \* No industrial parks beyond where already zoned – confined to east of U.S. 69 Highway between 159<sup>th</sup> Street and 167<sup>th</sup> Street.

**Question No. 6: *Where would you like to see major street upgrades soon or in the future?***

(Upgrades – widening existing unimproved major streets to four-lane roadways with storm sewers and curbs and gutters)

- \* Fix the roads prior to development.
- \* Build Antioch bridge (at Coffee Creek) now.
- \* Concerned about all of the traffic along 167<sup>th</sup> Street.
- \* Concerned about all of the traffic that Wal-Mart will bring to the area.
- \* The intersection of 167<sup>th</sup> Street and Antioch is dangerous and has no shoulders.
- \* Please increase traffic enforcement in the area of 167<sup>th</sup> Street and Antioch.
- \* Upgrade the road in front of the high school (Antioch between 159<sup>th</sup> Street and 167<sup>th</sup> Street) is a more immediate need than Antioch bridge over Coffee Creek.
- \* Recognize existing development (patterns).
- \* Be flexible in what development occurs.
- \* Don't need a bridge over Coffee Creek on Antioch.
- \* The number of traffic signals (in the Stanley area) does not match the development.
- \* Upgrade Antioch north of 167<sup>th</sup> Street. Anything (street upgrades) south of 167<sup>th</sup> Street is not needed or welcome.
- \* 159<sup>th</sup> Street needs to be widened.
- \* Leave 164<sup>th</sup> Street as a cul-de-sac.
- \* Widen Antioch in front of BVW High School and PR Middle School.
- \* Stoplight needed at 151<sup>st</sup> Street and Switzer.
- \* Extend and improve 167<sup>th</sup> Street from Switzer to Quivira.
- \* Do not connect any collector street to 164<sup>th</sup> Street and Switzer.
- \* Upgrade Antioch in front of the schools and 167<sup>th</sup> Street from Switzer to U.S. 69 Highway.
- \* Extend Antioch across Coffee Creek to connect to the Arboretum (low priority).
- \* Extend the arterial road 167<sup>th</sup> Street west from Switzer to Quivira to relieve 159<sup>th</sup> Street.
- \* Do not extend 164<sup>th</sup> Street from Switzer to Quivira.
- \* Upgrade Antioch by the schools so the school traffic is safer.
- \* Do not extend Antioch south of 172<sup>nd</sup> Street.
- \* Extend streets north of 135<sup>th</sup> Street
- \* Don't open Antioch south of 172<sup>nd</sup> Terrace.
- \* The highway system is too limited and slow.

- \* Maintain and repair existing streets.
- \* No improvements are needed south of 167<sup>th</sup> Street.
- \* Make Antioch a through street.
- \* Eliminate the unsightly ditch west of U.S. 69 Highway on the north side of 179<sup>th</sup> Street – this detracts from Girl Scouts property and the Arboretum entrances as well as the residential properties.

Date: 10/18/2002

# **Attachment 10**

## **Outline of Process and Schedule Blue Valley Study Area Task Force (2002 Annexation Area)**

### **Initial Public Informational Meeting (October 10, 2002)**

#### ***Public Meeting No. 1***

Held public input meeting to solicit ideas about key land use issues important to consider in the development of a future land use plan for the Blue Valley Study Area

### **BVSA Task Force Meeting No. 1 (October 24, 2002)**

#### ***Introduction to the Process/Review of Key Land Use Issues***

Introduced task force members and support staff

Reviewed mission: develop a draft future land use plan and set of land use goals for the Blue Valley Study Area

Reviewed and discussed the proposed process

Reviewed and discussed the proposed schedule

Reviewed and discussed key land use issues identified at the public informational meeting

Identified and reviewed additional key land use issues

#### ***Review of Past Future Land Use Planning Efforts***

Reviewed and discussed the current future land use plans for the Blue Valley Study Area and surrounding areas including:

- Blue Valley Plan, Urban Fringe Area
- Johnson County Comprehensive Plan Update
- Overland Park Master Plan
  - o Future Development Plan
  - o Greenway Linkages Plan
  - o Official Street Map

Considered using the existing future land use designations as a starting point for discussion of the new future land use plan and set of land use goals for the Blue Valley Study Area

Reviewed the following questions:

- What factors have changed in the area since the Blue Valley Plan, Urban Fringe Area was developed?
- What factors in the future may influence land use in the Blue Valley Study Area?

## **BVSA Task Force Meeting No. 2 (November 14, 2002)**

### ***Review of Utilities and Transportation***

Sanitary Sewer - Reviewed and discussed the current and future extensions of sanitary sewers for the study area

- Guest speaker – John Metzler, Chief Engineer, Johnson County Wastewater District

Water - Reviewed and discussed the current and future extension of water service for the study area

Streets, Highways and Bridges - Reviewed and discussed the current street and highway network and proposed future road, highway and bridge improvements including those provided by:

- City of Overland Park
- State of Kansas
- Johnson County
- Guest speaker – Mark Stuecheli, Senior Transportation Planner, Planning and Development Services Department, City of Overland Park

Stormwater – Reviewed and discussed the current management of stormwater runoff and future stormwater management practices

## **BVSA Task Force Meeting No. 3 (December 19, 2002)**

### ***Review of Parks and Recreation, Schools and Other Public Facilities***

Reviewed and discussed the current parks and recreation facilities and services and future facilities and services planned for the study area including those provided by:

- City of Overland Park
  - o Current facilities and services
  - o Future facilities and services
    - Greenway Linkages Plan
    - Arboretum/Kemper Farm improvements
    - Other future parks and recreational facilities in and around the area

- Guest speaker – Jim Cox, Director, Parks and Recreation Department, City of Overland Park
- Johnson County Park and Recreation District
  - o Current facilities and services
  - o Future facilities and services
- Guest speaker – Bill Maasen, Planning and Development Manager, Johnson County Park and Recreation District

Reviewed and discussed the schools and other public facilities and services and future schools and public facilities and services planned for the study area including those provided by:

- Blue Valley School District
  - o Existing and planned facilities
  - o Policies for new school locations
- Guest speaker – Rob Schwarz, Planning and Demographic Research Manager, Blue Valley School District
- Other Public Facilities
  - o City of Overland Park, existing and future facilities
  - o Johnson County Library, existing and future facilities

## **BVSA Task Force Meeting No. 4 (January 16, 2003)**

### ***Review of Current Land Use Regulations***

Reviewed and discussed the regulation of land use in the study area including:

- Overland Park Unified Development Ordinance (UDO)
  - o Floodplain ordinance
  - o Streamway corridor ordinance
- Guest speaker – Peggy Sneegas, Administrator of Engineering Services Division, Planning and Development Services Department, City of Overland Park
- Johnson County Unified Development Ordinance (existing zoning only)
  - o Current agreement on acceptance of existing zoning/floodplain regulations
- Overland Park Master Plan
  - o Future Development Plan
  - o Greenway Linkages Plan
  - o Land Use Goals
  - o Official Street Map

- Guest speaker – John Rod, Administrator of Long-Range Planning Division, Planning and Development Services Department, City of Overland Park

## **BVSA Task Force Meeting No. 5 (February 20, 2003)**

### ***Review of Current Land Use Regulations (continued from January 16, 2003)***

Reviewed and discussed the regulation of land use in the study area including:

- Overland Park Unified Development Ordinance (UDO)
  - o Zoning districts
  - o Subdivision ordinance
- Johnson County Unified Development Ordinance (existing zoning only)  
Current agreement on acceptance of existing zoning
- Other regulation tools and costs for land development
  - o Excise tax
  - o Dedication of r-o-w
  - o Development exactions
  - o Land Use Intensity System (LUI)
  - o Design Guidelines
- Guest speaker – Bob Lindeblad, Administrator of Current Planning Division, Planning and Development Services Department, City of Overland Park

### ***Work Session No. 1***

Reviewed work session process and reference materials

- Blue Valley Plan Urban Fringe Area
- Current land uses
- Natural features and site analysis of the study area (including topographic and slope analysis, floodplain and drainage, forestation and vegetation)
- Current zoning

Brainstormed ideas for future land uses considering:

- Natural features
  - o Floodplains
  - o Streamway corridors
  - o Significant slope areas
  - o Forested areas
  - o Important views
- Streets, roads and bridges

- Utility service areas and plans
- Existing land use
- Existing zoning
- Master Plan Land Use Goals - locational criteria for various land uses
- Previous future land use plans
- Key land use issues

Identified general concepts for land use goals for the study area

Identified general concepts for future land uses for the study area

## **BVSA Task Force Meeting No. 6 (March 11, 2003)**

### ***Work Session No. 2***

Refined general concepts for land use goals for the study area

Refined general concepts for future land uses for the study area

## **BVSA Task Force Meeting No. 7 (April 24, 2003)**

### ***Work Session No. 3***

Refined general concepts for land use goals for the study area

Refined general concepts for future land uses for the study area

## **BVSA Task Force Meeting No. 8 (May 22, 2003)**

### ***Work Session No. 4***

Refined general concepts for land use goals for the study area

Refined general concepts for future land uses for the study area

## **BVSA Task Force Meeting No. 9 (June 12, 2003)**

### ***Approval of Initial Draft Future Land Use Plan***

Finalized recommendations for the Merrill Farm tract

Finalized recommendations for the southwest corner of 167<sup>th</sup> Street and U.S. 69 Highway and the southeast, southwest, and northwest corner of 167<sup>th</sup> Street and Antioch Road

Finalized recommendations for the collector street locations west of U.S. 69 Highway

Finalized recommendations for the land uses around the intersection of 167<sup>th</sup> Street and Switzer Road

Finalized recommendations for proposed parks and greenway linkages in the Study Area

Approved (initial draft) selected land use goals for the Blue Valley Study Area

Approved (initial draft) future land use plan for the Blue Valley Study Area (a.k.a., June 12, 2003 (draft) Task Force Recommendation)

## **Second Public Input Meeting (July 15, 2003)**

### ***Public Meeting No. 2 (Informational Forum)***

Held an Informational Forum with landowners to solicit comments about the draft future land use plan for the Blue Valley Study Area

## **BVSA Task Force Wrap-Up Meeting (August 19, 2003)**

### ***Finalize Task Force Recommendations***

Reviewed the Blue Valley Study Area Land Use Goals

Reviewed the revisions to the Commercial Category of the Master Plan's Future Development Plan as applied in the Blue Valley Study Area

Discussed comments received at the July 15, 2003 Informational Forum and reviewed and approved/denied landowner requests for changes to the June 12, 2003 (draft) Task Force Recommendation

Approved the Blue Valley Future Land Use Plan and Blue Valley Land Use Goals for presentation to the City at a joint meeting with the Blue Valley Study Area Task Force, the Overland Park City Council, and Overland Park Planning Commission

## **Joint Dinner Meeting with City Leaders (September 29, 2003)**

### ***Joint Dinner Meeting to Review Task Force Recommendations***

Presented the Blue Valley Study Area Task Force recommendations at a joint dinner meeting of the Task Force with the Overland Park City Council and Overland Park Planning Commission

## **2003 Master Plan Review Process (October - December 2003)**

Consideration of the Blue Valley Study Area Task Force recommendations as amendments to the city's 2003 Master Plan

Revised: 08/21/2003

# **Attachment 11**

## **Schedule of Task Force Meetings Blue Valley Study Area Task Force (2002-03)**

<b>Date</b>	<b>Time</b>	<b>Place</b>	<b>Purpose</b>	<b>Who</b>
10/10/02	7 P.M.	Commons (Cafeteria) Blue Valley West High School	Landowners informational meeting – Initial public input meeting	Blue Valley Study Area Landowners
10/24/02	7 P.M.	Kansas Room Blue Valley Service Center	Task Force meeting No. 1 – Introduction to the process, review of key land use issues, and review of past future land use planning efforts	Blue Valley Study Area Task Force
11/14/02	7 P.M.	Kansas Room Blue Valley Service Center	Task Force meeting No. 2 – Review of utilities and transportation	Blue Valley Study Area Task Force
12/19/02	7 P.M.	Kansas Room Blue Valley Service Center	Task Force meeting No. 3 – Review of parks and recreation, schools, and other facilities	Blue Valley Study Area Task Force
01/16/03	7 P.M.	Kansas Room Blue Valley Service Center	Task Force meeting No. 4 – Review of current conditions and current land use regulations	Blue Valley Study Area Task Force
02/20/03	7 P.M.	Kansas Room Blue Valley Service Center	Task Force meeting No. 5 – Review of current conditions and land use regulations/Work Session No. 1	Blue Valley Study Area Task Force

**Schedule of Task Force Meetings  
Blue Valley Study Area Task Force (2002-03)**

<b>Date</b>	<b>Time</b>	<b>Place</b>	<b>Purpose</b>	<b>Who</b>
03/11/03	7 P.M.	Kansas Room Blue Valley Service Center	Task Force meeting No. 6 – Work Session No. 2	Blue Valley Study Area Task Force
04/24/03	7 P.M.	Kansas Room Blue Valley Service Center	Task Force meeting No. 7 – Work Session No. 3	Blue Valley Study Area Task Force
05/22/03	7 P.M.	Multi-Purpose Room Overland Park Public Works South	Task Force meeting No. 8 – Work Session No. 4	Blue Valley Study Area Task Force
06/12/03	7 P.M.	Kansas Room Blue Valley Service Center	Task Force meeting No. 9 – Work Session No. 5 Finalize Initial Draft Recommendations for Public Review	Blue Valley Study Area Task Force
07/15/03	6:30 – 8:30 P.M.	Common Area Adjacent to Kansas Room Blue Valley Service Center	Informational Forum with Landowners	Blue Valley Study Area Task Force and Landowners
08/19/03	7 P.M.	Kansas Room Blue Valley Service Center	Task Force Wrap- Up Session – Finalize Draft Recommendations for Presentation to the City	Blue Valley Study Area Task Force

**Schedule of Task Force Meetings  
Blue Valley Study Area Task Force (2002-03)**

<b>Date</b>	<b>Time</b>	<b>Place</b>	<b>Purpose</b>	<b>Who</b>
09/29/03	T.B.D.	T.B.D.	Presentation of the Blue Valley Study Area Task Force Recommendations to the City	Blue Valley Study Area Task Force, City Council and Planning Commission

Revised: 08/21/2003

# **Attachment 12**

## **Landowner Requested Changes to the Future Development Plan – Blue Valley Study Area Task Force Recommendation (June 12, 2003 Draft)**

1. Location: Vicinity of the Northwest corner of 167<sup>th</sup> Street and Switzer Road

Proposed change: From Low-Density Residential to Proposed Neighborhood Center (asterisk)

Person requesting change: George Kevin Mason, landowner (see letter)

Reason for request: Desire to build a Neighborhood Center sometime in the future.

Staff recommendation: Leave Task Force recommendation as is. Either the northeast or northwest corner would work for a Neighborhood Center. The northwest corner, up to the designated streamway corridor, is large enough for a Neighborhood Center (7.69 acres could allow up to a 72,354 square-foot center). Four homes are in close proximity to the intersection on the northwest corner. Only one home is in close proximity to the intersection on the northeast corner.

Task Force action: No change from initial recommendation.

2. Location: Northeast corner of 167<sup>th</sup> Street and Switzer Road

Proposed change: From Proposed Neighborhood Center to Low-Density Residential

Person requesting change: Dan Quinn, Quinn Real Estate Company, landowner in the vicinity (see letter)

Reason for request: Adequate Commercial is planned elsewhere in or near the area.

Staff recommendation: Leave Task Force recommendation as is.

Task Force action: No change from initial recommendation.

3. Location: West side of the KCPL substation on the north side of 167<sup>th</sup> Street

Proposed change: Relocate the Proposed Collector Alignment from running along the property line between the KCPL property and the property to the west to run west of the current location through the Low-Density Residential area

Person requesting change: Philip Craven, landowner of the adjacent property (Verbal request at the Informational Forum)

Reason for request: The KCPL substation is a permanent facility and will not need access, nor will KCPL be likely to share in the cost building the road.

Staff recommendation: Change as requested by the adjacent property owner.

Task Force action: Change as requested by the adjacent property owner.

4. Location: East side of the KCPL substation on the north side of 167<sup>th</sup> Street

Proposed change: From Proposed Public and Semipublic (asterisk) to Low-Density Residential

Person requesting change: Philip Craven, landowner of adjacent property (Verbal request at Informational Forum)

Reason for request: The old school house on the site has been converted to a single-family residence.

Staff recommendation: Change as requested by the adjacent property owner.

Task Force action: Change as requested by the adjacent property owner.

5. Location: Southeast corner of 159<sup>th</sup> Street and Antioch

Proposed change: Show less intensive land uses over to the ridgeline

Persons requesting change: Jennifer and Rick Hesseltine, landowners (16010 Antioch) across the street from the Merrill property (Verbal request at Informational Forum)

Reason for request: More intensive land uses west of the ridgeline will ruin their view.

Staff recommendation: Leave Task Force recommendation as is. The Task Force recommendation shows the area immediately across the street from this property as parks and open space, then Low-Density Residential over to the area shown as Mixed-Use Commercial. Moving the Mixed-Use Commercial eastward over to the ridgeline would significantly reduce the size of this area and change the concept for the area.

Task Force action: No change from initial recommendation.

6. Location: Vicinity of the south side of 159<sup>th</sup> Street and Marty Lane (Steck Plantation)

Proposed change: Keep the current (August 2002) designation for the Steck Plantation Subdivision as Very-Low-Density Residential and not change to Commercial as proposed by the June 12, 2003 Task Force recommendation

Persons requesting change: Vickie and David Holland, landowners within the subdivision (see letter)

Reason for request: Desire to continue to live at the location and keep the subdivision as residential.

Staff recommendation: Leave Task Force recommendation as is.

Task Force action: No change from initial recommendation.

7. Location: Vicinity of the southwest corner of 167<sup>th</sup> Street and U.S. 69 Highway

Proposed change: From Medium-Density and Low-Density Residential to Commercial, Office or Medium-Density Residential

Person requesting change: Sam Devinki, representing the landowner, S.I.K., L.L.C.

Reason for request: Current proposal is inappropriate due to the large area planned for Light Industrial/Business Park and Office, which are on the tracts immediately to the east and there are no Commercial areas proposed for the west side of U.S. 69 highway.

Staff recommendation: Leave Task Force recommendation as is.

Task Force action: No change from initial recommendation.

8. Location: East and west sides of Metcalf Place in the vicinity of 17205 Metcalf Place

Proposed change: From Medium-Density Residential to Business Park

Person requesting change: Gayle Gray Gill, landowner (see letter)

Reason for request: Desire to develop a business park sometime in the future.

Staff recommendation: Leave Task Force recommendation as is.

Task Force action: No change from initial recommendation.

9. Location: 17720 Metcalf

Proposed change: Not clearly stated – implies that Metcalf should be designated something other than Thoroughfare and to not change the property from Very-Low-Density Residential to Office

Person requesting change: Vicki Duncan

Reason for request: The landowner feels that she is not able to sell her home because of the designation of Metcalf as a Thoroughfare. Also, as a final decision on the property's proposed designation of Office will not occur until later this year, this may cause further uncertainty in the eyes of any potential buyer. The home has been on the market for two years.

Staff recommendation: Leave Task Force recommendation as is. Many factors contribute to, or detract from, the marketability of a property. Metcalf has been shown as a Thoroughfare for many years. The Office designation is under discussion and has not been shown on any adopted plan.

Task Force action: No change from initial recommendation.

10. Location: North and south sides of 179<sup>th</sup> Street between U.S. 69 Highway and Metcalf Avenue

Proposed change: Change to less intensive land use and drop Greenway Linkage on the west side of U.S. 69 Highway north of 179<sup>th</sup> Street

Person requesting change: Bill Vest, landowner in the vicinity (see letter and comment sheet)

Reason for request: Already adequate Commercial shown and developing north of the area (in Stanley). The Commercial area is an incongruous land use to the land uses planned for adjacent areas. As to the recommendation to drop the Greenway Linkage on the west side of U.S. 69 Highway, there is little space on the west side of U.S. 69 Highway in this area for a Greenway Linkage. The Greenway Linkage should be on the east side of U.S. 69 Highway only.

Staff recommendation: Leave Task Force recommendation as is.

Task Force action: No change from initial recommendation.

11. Location: Northwest corner of 183<sup>rd</sup> Street and Metcalf Avenue

Proposed change: From Low-Density Residential to Office and Business Park

Persons requesting change: Harold Phelps, Phelps Engineering, Inc., representing Jim Stark and Sandy Longan, landowners (see letter, proposal, and plan)

Reason for change: Desire to have more intensive land uses at location.

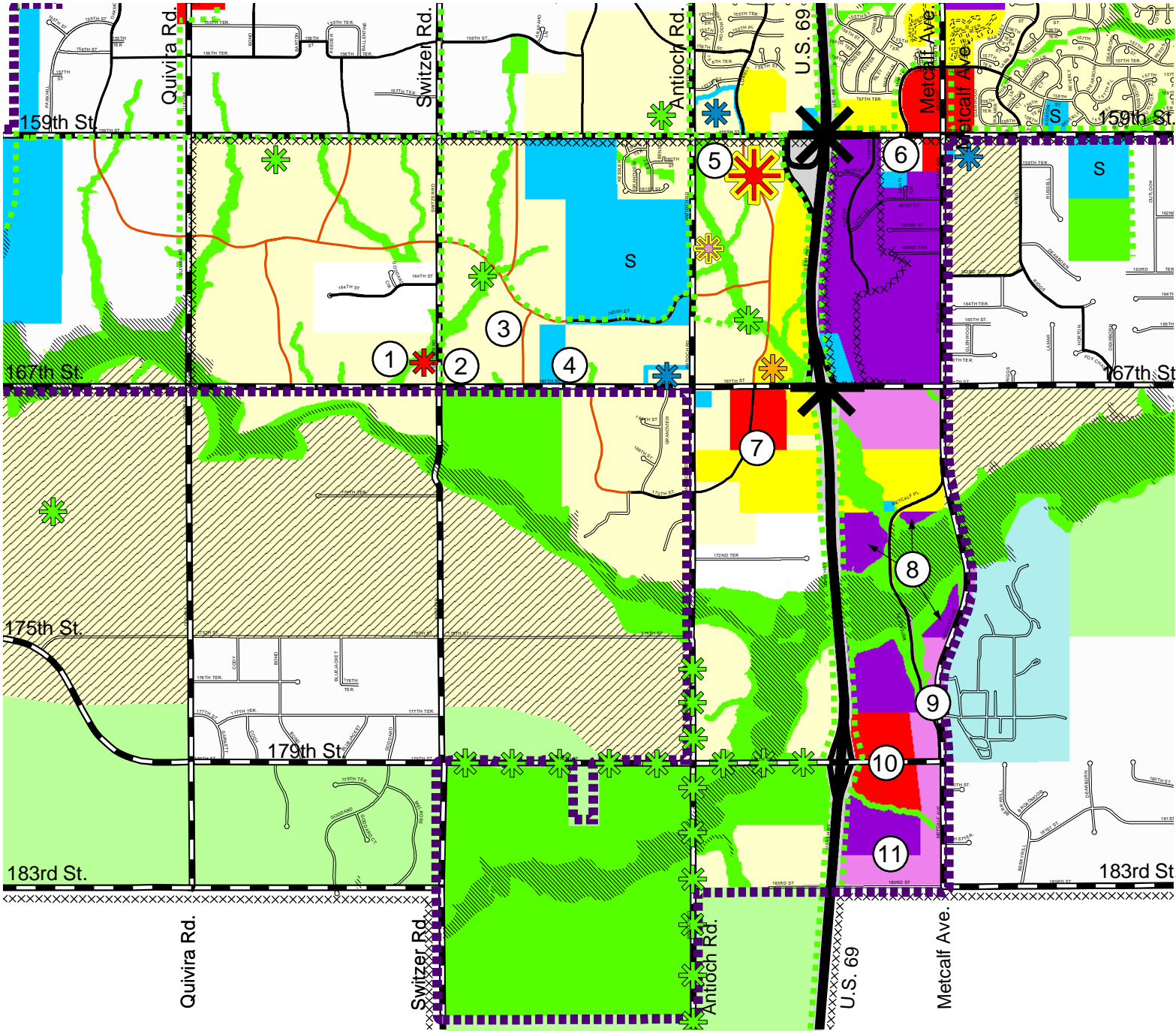
Staff recommendation: Leave Task Force recommendation as is.

Task Force action: No change from initial recommendation.

Revised: 08/21/2003

# Attachment 13

## Future Development Plan - Landowner Recommendation



# Attachment 14

## Potential Development - Landowner Recommendation

TRACT	ACREAGE	POTENTIAL BUILDING SQUARE FOOTAGE	POTENTIAL # UNITS
<b>COMMERCIAL</b>			
SW corner 167th & US 69	35.734	336,219	
Existing/Expanded Commercial North of 179th	29.864	280,989	
Existing/Expanded Commercial South of 179th	26.431	248,688	
<b>TOTAL COMMERCIAL</b>	<b>92.029</b>	<b>865,896</b>	
<b>LIGHT INDUSTRIAL/BUSINESS PARK</b>			
172nd & Metcalf Place (3 areas separated by greenway)	35.881	396,996	
Slope > 30% East of Metcalf Place	9.373	103,705	
West of Metcalf Place & South of floodplain	39.493	436,960	
Slope > 30% West of Metcalf Place	8.851	97,929	
NE Corner 183rd & Metcalf	37.822	418,471	
<b>TOTAL LIGHT INDUSTRIAL/BUSINESS PARK</b>	<b>131.420</b>	<b>1,454,061</b>	
<b>OFFICE</b>			
SW corner 167th & Metcalf	58.173	643,640	
NW corner 179th & Metcalf	13.184	145,870	
SW corner 179th & Metcalf	13.306	147,220	
East of Metcalf Place	11.363	125,722	
Slope > 30% East of Metcalf Place	5.004	55,365	
NE corner 183rd & Metcalf	37.804	418,272	
<b>TOTAL OFFICE</b>	<b>138.834</b>	<b>1,536,089</b>	
<b>MEDIUM-DENSITY RESIDENTIAL</b>			
SW corner 167th & US 69 (2.665 acres ROW removed)	10.658		53 - 133
170th - Antioch to US 69 (13.109 acres ROW removed)	52.438		262 - 655
172nd West of Metcalf Place (0.581 acres ROW removed)	2.324		11 - 29
170th & Metcalf Place (8.233 acres ROW removed)	32.931		164 - 411
<b>TOTAL MEDIUM-DENSITY RESIDENTIAL</b>	<b>98.351</b>		<b>490 - 1228</b>
<b>LOW-DENSITY RESIDENTIAL</b>			
NE corner 179th & Antioch (12.039 acres ROW removed)	48.157		48 - 240
NW corner 179th & US 69 (6.95 acres ROW removed)	27.798		27 - 138
NW corner 183rd & US 69 (10.92 acres ROW removed)	43.680		43 - 218
NE corner 183rd & Antioch (2.164 acres ROW removed)	8.656		8 - 43
<b>TOTAL LOW-DENSITY RESIDENTIAL</b>	<b>128.291</b>		<b>126 - 639</b>
<b>VERY-LOW-DENSITY RESIDENTIAL</b>			
164th & Switzer	90.382		26 - 42 **
172nd & Antioch	83.620		22 ***
<b>TOTAL VERY-LOW-DENSITY RESIDENTIAL</b>	<b>174.002</b>		<b>48 - 64</b>
<b>MERRILL PROPERTY LAND USES</b>			
Commercial Mixed-Use	45.000	Acreages are approximate as of 05/29/2003	
Office Mixed-Use	10.000		
Medium-Density Residential (15 acres ROW removed)	50.000		
Low-Density Residential (20 acres ROW removed)	90.000		
Park/Greenway	45.000		
<b>TOTAL MERRILL PROPERTY LAND USES</b>	<b>240.000</b>		

\*\* Platted lots plus up to 1 unit per acre (- 20% for ROW)

\*\*\* Platted Lots

8/18/2003

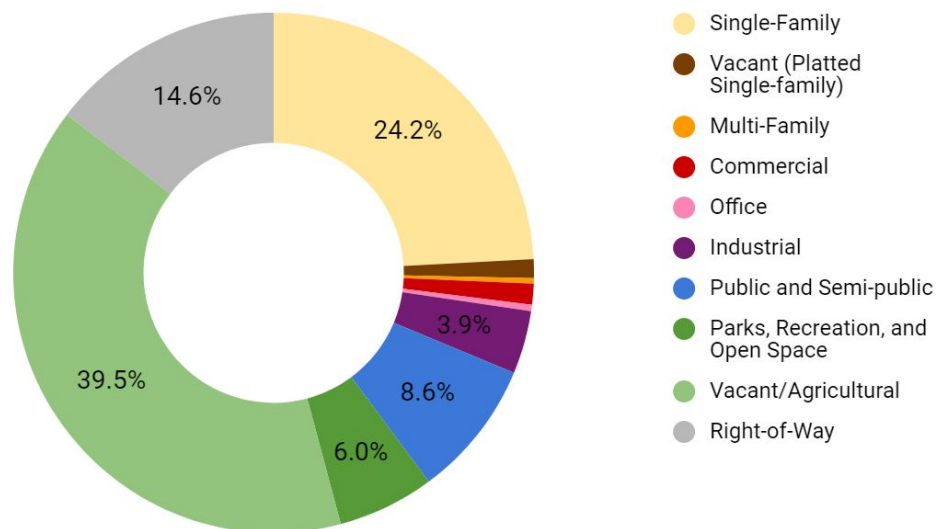
## Blue Valley Study Area Future Land Use Plan and Goals

### Status Update (2019)

Since the time of the Blue Valley Study, a number of single-family subdivisions have been developed west of Antioch between 159th Street and 167th Street. West of U.S. 69 Highway, the city restudied the southern portion of the Blue Valley Study Area in 2008, called the West Aubry Study, resulting in a new future land use plan and set of land use goals. The future land use plan and goals were adopted as part of the 2009 Comprehensive Plan.

Since adoption of the plan in 2003, several changes have occurred within and adjacent to the 4.7 square-mile area. **Table 1** outlines the changes that occurred within the study area. The table also includes changes in development directly adjacent to the study area because of the potential impacts on development within the study area. The chart below displays an assessment of the existing land use in the study area as of July 2019.

Blue Valley Study Area - Existing Land Use (2019)



**Table 1**  
**Development Changes in and Adjacent to Blue Valley Study Area (2003-2019)**

<b>AREA</b>	<b>IMPROVEMENT</b>	<b>LOCATION</b>
Study Area, Adjacent	New subdivision, Mills Farm, approved and homes under construction	SE corner of 159th Street and Quivira Road
Study Area	Completion of a new Blue Valley School District elementary school - Timber Creek	16451 Flint Street
Study Area	New subdivision, The Farm at Garnet Hill, approved and homes under construction	SW corner of 164th Street and Switzer Road
Study Area	New subdivision, Mills Crossing, approved and homes under construction	SW corner of 159th Street and Switzer Road
Study Area	New subdivision, Lakeshore Estates, approved and homes constructed	SW corner of 163rd Street and Switzer Road
Study Area	New subdivision, Stonegate, approved and homes constructed	NE corner of 163rd Street and Switzer Road
Study Area	New subdivision, Wyngate, approved and homes constructed	SE corner of 163rd Street and Switzer Road
Study Area	New subdivision, Stonebridge Court, approved and homes constructed	Vicinity of the SW corner of 159th Street and Antioch Road
Study Area	New subdivision, Wilshire Ridge, approved and homes under construction	SW corner of 165th Street and Antioch Road
Study Area	New subdivision, Coffee Creek, approved and homes under construction	NE corner of 167th Street and Antioch Road
Study Area	Construction of the Bluhawk Development	SE corner of 159th Street and Antioch Road
Study Area	Construction of the Bluhawk Apartments	NE corner of 167th Street and Lowell Avenue
Study Area	Construction of new hospital	NW corner of 165th Street and Lowell Avenue
Study Area	Construction of new Overland Park Public Safety facility	16279 Antioch Road
Study Area	Several single-family homes demolished	SW corner of 159th Street and Marty Lane
Study Area	Construction of several new industrial buildings within the Blue Valley Business Center	W of Metcalf Avenue and 161st Street

AREA	IMPROVEMENT	LOCATION
Study Area	Improved Metcalf Avenue from two-lane to four-lane divided roadway	Metcalf Avenue, 159th Street to 167th Street
Study Area	Improved Antioch Road from two-lane to four-lane divided roadway	Antioch Road, 151st Street to 167th Street
Study Area	New subdivision, Triple Creek Farm, approved	SW corner of 175th Street and Antioch Road
Study Area	Kansas Department of Transportation (KDOT) completed interchange improvements	159th Street and U.S. 69 Highway
Adjacent	New subdivision, Polo Fields, approved and homes under construction	SW corner of 164th Street and Quivira Road
Adjacent	New subdivision, Summerwood Estates, approved and homes under construction	NW corner of 164th Street and Quivira Road
Adjacent	New subdivision, Wilshire by the Lake, approved and homes constructed	Vicinity of the NE corner of 159th Street and Quivira Road
Adjacent	New proposed city park	NE corner of 159th Street and Quivira Road
Adjacent	Improved Quivira Road from two-lane to three-lane improved roadway	Quivira Road, 151st Street to 159th Street
Adjacent	New Johnson County Park and Recreation District (JCPRD) park - Verhaeghe Park	SE corner of 167th Street and Quivira Road
Adjacent	Continued construction in Deer Valley; expansion of subdivision	SW/ SE corner of 159th Street and Bluejacket Street
Adjacent	Continued construction in Coffee Creek Crossing; expansion of subdivision	NW corner of 169th Street and Switzer Road
Adjacent	New subdivision, Wilshire Farms, approved and homes constructed	NW corner of 159th Street and Antioch Road
Adjacent	New multi-family development, Hollyridge Townhomes, approved and units constructed	NE corner of 159th Street and Lowell Avenue
Adjacent	New multi-family development, Rockwood Commons, approved and units constructed	Vicinity of the NE corner of 159th Street and Lowell Avenue
Adjacent	New multi-family development, Retreat at Maple Crest, approved and units under construction	NW corner of 159th Street and Marty Street

AREA	IMPROVEMENT	LOCATION
Adjacent	Improved 159th Street from two-lane to four-lane divided roadway	159th Street west of Metcalf Avenue to Mission Road
Adjacent	New multi-family and single-family development, Metcalf Village, approved and units under construction	Vicinity of the SE corner of 159th Street and Metcalf Avenue
Adjacent	New subdivision, Arbor View, approved and homes under construction	NW corner of 179th Street and Antioch Road
Vicinity	Completion of a new Blue Valley School District elementary school - Wolf Springs	9300 W 178th Street
Vicinity	Completed construction of Blue Valley Southwest High School	17600 Quivira Road
Vicinity	Completion of Aubry Bend Middle School	12501 W 175th Street