

West Aubry Study Area Report

Adopted September 2009
Includes 2019 Status Update

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West Aubry Study Area Future Land Use Plan and Goals West Aubry Study Area Task Force September 2009

Introduction

In September 2009, the West Aubry Study Area (WASA) Task Force, after a year-long study of an 8.35 square-mile area in western Aubry Township (Attachments 1 and 2), completed a Future Land Use Plan, set of Land Use Goals, a Greenway Linkages Plan, and an Official Street Map for the study area (Attachments 8-11). Within this report, you will find not only the specific recommendations of the WASA Task Force, but also background information as to the process used and the extent of the study.

Background

In February 2008, the Johnson County Board of County Commissioners (BOCC) approved the city of Overland Park's request for the annexation of portions of western Aubry Township. The BOCC approved an 8.35-square mile area, which was roughly the northern and eastern portion of the original city request to annex a 15-square mile area of unincorporated Aubry Township. The boundaries of the approved annexation area are shown on Attachment 1, and are roughly south of 167th Street and west of U.S. 69 Highway over to Pflumm Road.

As part of the city's commitments in the proposed Service Plan for the area as submitted to the county as part of the request for annexation, the city stated that it would develop a future land use plan for the area. What was proposed is a process similar to that used following two prior large annexations (1985 Stanley-Morse Annexation and the 2002 Blue Valley Annexation). For both the Stanley-Morse (8.5-square miles) and Blue Valley (4.7-square miles) annexations, the city formed a citizen advisory task force to develop a future land use plan and set of land use goals for the separate annexation areas. A similar approach was proposed to be done for the 8.35-

square mile annexation area in western Aubry Township, if the annexation were to be approved.

Process

Following the approval of the February 2008 annexation by the county, members of the planning staff prepared a draft process and preliminary Task Force membership recommendations based on the models used for the 1985 Stanley-Morse and 2002 Blue Valley annexations. The draft process and preliminary Task Force membership recommendations were reviewed with Mayor Carl Gerlach and City Manager John Nachbar. The draft process and preliminary Task Force membership were then taken to the June 4, 2008 Community Development Committee as an action item, unanimously approved, and approved by the City Council on June 9, 2009 as a consent agenda item.

The final process proposed that a 16-member citizen advisory task force meet monthly for about a year to develop a future land use plan and set of land use goals for the 8.35-square mile annexation area. As part of this process, two public informational meetings would be scheduled, one at the start of the process and the other once a preliminary draft future land use plan was developed by the Task Force.

The initial public information meeting was held on September 10, 2008 to review with the public what was being proposed for study, the proposed planning process to be used, and the general time frame for the study area's completion. Included in the invitation sent to all residents and landowners in the study area was a request for volunteers to serve with several appointed members on the Task Force. Several persons volunteered to serve. The Task Force membership and the staff support committee were finalized following the September 10th informational meeting (Attachment 2).

The 16-member citizen advisory task force became known as the West Aubry Study Area (WASA) Task Force. The WASA Task Force was chaired by Rick Collins, who was the Vice Chair of the Overland Park Planning Commission and Chair of the Comprehensive Plan Committee of the Planning Commission. Other members of the Task Force included resident landowners, non-resident landowners, business owners, and two special

representatives, one from the Blue Valley School District and the other from the Johnson County Department of Planning, Development and Codes.

The first meeting of the WASA Task Force was on October 7, 2008 (Attachment 3) at which time staff reviewed several items with the members including the mission of developing a future land use plan and set of land use goals for the study area, a preliminary set of ground rules, and the proposed monthly meeting schedule with preliminary topics were also reviewed. The ground rules were finalized and approved at the November 18, 2008 meeting. The next several monthly meetings were devoted to providing background information to the task force members about what factors should be considered in their work such as past land use planning for the area, how the study area is currently designated, utility and transportation planning and services, parks and recreation facilities and services, public school planning, public safety issues, streamway corridors and floodplains, land use regulations and the development process.

In February 2009, a letter was sent to all residents and landowners in the study area that invited them to submit their future land use recommendations for their properties. Several landowners submitted ideas for their properties (Attachment 4). The WASA Task Force would then consider those ideas at the work sessions.

Beginning at the April 22, 2009 meeting, the Task Force broke into two groups to gather ideas about the study area and to work toward consensus about what future land uses and goal ideas should be shown for each square mile within the study area. Five monthly work sessions were held before the task force came together on a preliminary future land use plan. At a sixth work session, based on the agreed upon preliminary future land use plan the Task Force agreed on a draft street network for inclusion on the Official Street Map and a draft greenway linkages for inclusion on the Greenway Linkages Plan for Southern Overland Park. The agreed upon Draft - Future Land Use Plan August 2009 (Attachment 5) was then sent out to all residents and landowners in the study area. Along with the draft plan was an invitation to residents and landowners to attend an Open House held on September 3, 2009, at which, they could stop by to comment on or ask questions about the draft plan.

Following the September 3, 2009 Open House, the WASA Task Force had a wrap-up meeting on September 23, 2009 where the comments received at the Open House were discussed along with new recommendations from landowners regarding changes to the Draft – Future Land Use Plan, the notes from the discussion, and the staff recommendations regarding those requested changes (Attachments 6 and 7)

At the September 23rd meeting, the WASA Task Force reached consensus on all but two issues. The first issue was the landowner requested change for the 3.74-acre tract that was located on the west side of Quivira Road approximately 200 feet south of the intersection of 179th Street and Quivira Road. The majority of the WASA Task Force members agreed with the staff recommendations for Medium-Density Residential, but one Task Force member agreed with the landowner's requested change to Office. On the second issue, the WASA Task Force split evenly on whether or not to keep showing the extension of Switzer Road between 179th Street and 195th Street. Though Switzer Road does not currently exist in this area, the city has shown the extension of Switzer Road between 179th Street and 195th Street as a Thoroughfare for a number of years. As no consensus was reached on whether or not to remove the extension of Switzer Road between 179th Street and 195th Street from the draft plan, it would remain shown on the West Aubry Study Area (WASA) Future Land Use Plan - September 2009 and Official Street Map - September 2009 (Attachments 8 and 11).

At the conclusion of the September 23rd meeting, final action was then taken by the WASA Task Force with the approval of the Future Land Use Plan (September 2009), West Aubry Study Area Land Use Goals, Greenway Linkages Plan (September 2009), and Official Street Map (September 2009) (Attachments 8-11). Staff was then directed to prepare the WASA Task Force recommendations for presentation to the city at a joint meeting of the City Council, Planning Commission, and WASA Task Force on October 15, 2009.

Conclusion

The WASA Task Force recommendations were presented to the city on October 15, 2009 at a joint meeting of the Governing Body, Planning Commission, and Task Force. The city considered the recommendations as proposed amendments to the city's 2009 Comprehensive Plan update. Both the Planning Commission and City Council held public hearings to consider

all of the proposed amendments to the city's Comprehensive Plan, including the recommendations of the WASA Task Force.

As adopted amendments to the city's Comprehensive Plan, the WASA Task Force recommended Future Land Use Plan, Land Use Goals, Greenway Linkages Plan, and Official Street Map, were incorporated into the city's 2009 Comprehensive Plan and the Official Street Map (2009).

Comprehensive Plan Committee Recommendation

The proposed West Aubrey Study Area Task Force's recommended Future Land Use Plan, Land Use Goals, Greenway Linkages Plan, and Official Street Map were presented to the Comprehensive Plan Committee at a workshop on October 29, 2009. The Comprehensive Plan Committee agreed with the Task Force's recommendations and voted unanimously to recommend approval of the recommendations to the Planning Commission.

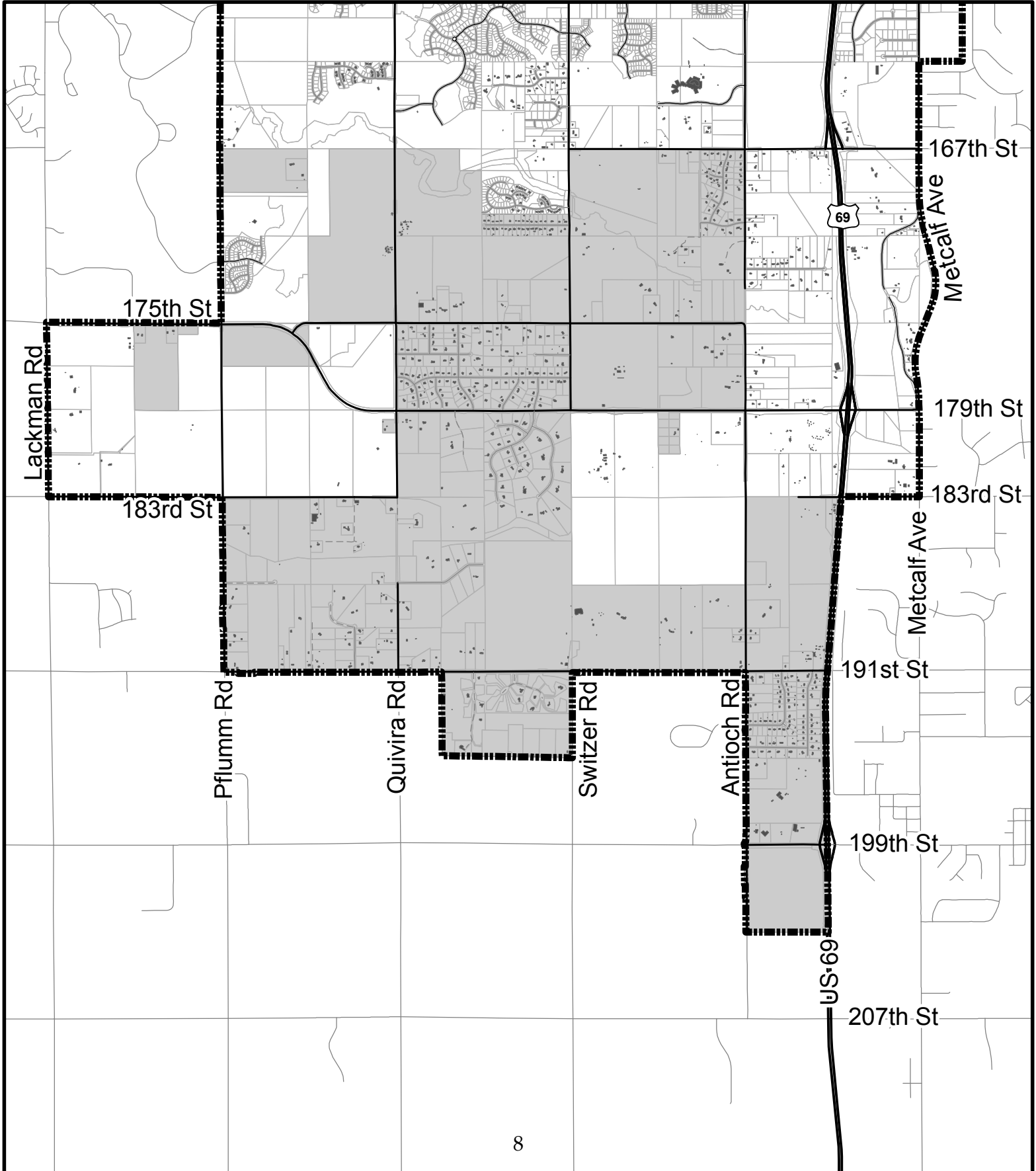
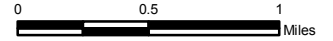
Planning Commission Recommendation

The Planning Commission held public hearings on November 9 and November 23, 2009 on the Comprehensive Plan update. Following the public hearing on November 23, 2009, the Planning Commission voted..... These recommendations were forwarded to the City Council for consideration.

Governing Body Action

The Governing Body held public hearing on December 7 and December 21, 2009 on the Comprehensive Plan update. Following the public hearing on December 21, 2009, the Governing Body adopted.....and approved Ordinance No. OPCP-2834, adopting the annual amendments to the Comprehensive Plan, and Ordinance No. CSM-2835, adopting the annual amendments to the Official Street Map (2009).

WEST AUBRY STUDY AREA



Attachment 2

**West Aubry Study Area (WASA) Task Force Membership
And Staff Advisory Committee
2008 Annexation Area
City of Overland Park, Kansas**

Rick Collins, Chairman, West Aubry Study Area Task Force

City Official (voting member)

Overland Park Planning Commission

Rick Collins
15423 Woodward Court
Overland Park, KS 66223

Resident Landowners (voting members)

Charles Friel
10750 W. 179th Terrace
Overland Park, KS 66013

Fred Hill
8810 W. 170th Street
Overland Park, KS 66085

Jim Holland
12635 W. 183rd Street
Overland Park, KS 66013

Betty Morrisette
10830 W. 170th Terrace
Overland Park, KS 66062

Vance Preman
11805 W. 179th Street
Overland Park, KS 66013

Kent Ryun
19201 Hardy
Overland Park, KS 66085

Non-Resident Landowners (voting members)

Matt Adam
Matt Adam Development Company
8101 College Blvd.
Suite 210
Overland Park, KS 66210

Dennis J. Eskie
12516 High Drive
Leawood, KS 66209

Andy Schlagel
10330 Alhambra
Overland Park, KS 66207

Dr. Bill Stuart
Heartland School of Riding
12300 W. 150th Terrace
Overland Park, KS 66062

Gary Verhaeghe
9240 W. 167th Street
Overland Park, KS 66085

Business Owners (voting members)

David Guillaume
President
APAC - Kansas, Inc.
Box 23910
Overland Park, KS 66283

Jack Meyers
P.O. Box 69
Stilwell, KS 66085

Special Representatives (voting members)

Blue Valley School District

Dave Hill
Executive Director/Facilities and Operations
Blue Valley School District
15020 Metcalf Avenue
P.O. Box 23901
Overland Park, KS 66283-0901

Johnson County Department of Planning, Development, and Codes Representative

David Peel, AICP
Principal Planner
Department of Planning, Development, and Codes
111 S. Cherry, Suite 3500
Olathe, KS 66061-3441

(non-voting staff advisory committee)

Bill Ebel P.E.
Director
Planning and Development Services Department
8500 Santa Fe Drive
Overland Park, KS 66212-2866

Tim FitzGibbons
GIS Analyst
Planning and Development Services Department
Myron E. Scafe Building
8500 Antioch Road
Overland Park, KS 66212-3503

Mary Hunter
Senior Planner
Planning and Development Services Department
Myron E. Scafe Building
8500 Antioch Road
Overland Park, KS 66212-3503

John Rod AICP*
Manager, Community Planning and Services
Planning and Development Services Department
Myron E. Scafe Building
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Mark Stuecheli PTP
Senior Transportation Planner
Planning and Development Services Department
8500 Santa Fe Drive
Overland Park, KS 66212-2866

Danielle Zeigler AICP
Current Planner
Planning and Development Services Department
8500 Santa Fe Drive
Overland Park, KS 66212-2866

*Project Leader

Attachment 3

Attachment 3

Outline of Process and Schedule West Aubry Study Area (WASA) Task Force (2008 Annexation Area)

Initial Public Informational Meeting – Performing Arts Center, Blue Valley West High School (September 10, 2008)

Held Public Informational Meeting

- A. Held a public informational meeting to review what was being proposed for study, the proposed planning process that was used, and the general time frame for the study area's completion.
- B. Time was also given to answer questions.

WASA Task Force Meeting No. 1 (October 7, 2008)

Introduced the Process/Reviewed Key Land Use Issues

- A. Introduced WASA Task Force members and support staff
- B. Reviewed the mission of the WASA Task Force: to develop a draft future land use plan and set of land use goals for the 8.35-square mile area of west Aubry Township recently annexed into the City of Overland Park
- C. Reviewed and discussed the proposed process and ground rules
- D. Reviewed and discussed the proposed schedule through 2008 and decided upon future meeting dates

Reviewed Past Future Land Use Planning Efforts

- A. Reviewed and discussed the existing future land use plans for the West Aubry Study Area (WASA) and surrounding areas including:

1. Johnson County Rural Comprehensive Plan
 - a. General plan (adopted 2004)
 - b. Area plan – Blue Valley Plan (adopted 1996)
 2. Overland Park Comprehensive Plan (Master Plan)
 - a. General plan (adopted 2008)
 - b. Adjacent study areas (2002 Blue Valley Study Area)
- B. Discussed the uses and limitations of the existing future land use designations (County's 1996 Blue Valley Plan) as a starting point for discussion of the new future land use plan and set of land use goals for the West Aubry Study Area
- C. Discussed factors to be considered by the WASA Task Force:
1. What factors have changed in the area since the County's Blue Valley Plan was adopted in 1996?
 2. What factors in the future may influence land development in the West Aubry Study Area?

WASA Task Force Meeting No. 2 (November 18, 2008)

Reviewed Utilities and Transportation

- A. Reviewed and approved revised Ground Rules
- B. Sanitary sewer – reviewed and discussed the current and future extensions of sanitary sewers for the study area

Guest speaker – Dick Alexander, P.E., Senior Planning Engineer, Johnson County Wastewater

- C. Water – reviewed and discussed the current and future extensions of water service for the study area

Guest speaker – Dan Smith, P.E., Director of Distribution, WaterOne

- D. 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 the City of Overland Park, Johnson County, and the State of Kansas

Guest speaker – Mark Stuecheli, PTP, Senior Transportation Planner, Engineering Services, Planning and Development Services Department, City of Overland Park

WASA Task Force Meeting No. 3 (December 17, 2008)

Reviewed Parks and Recreation Facilities and Services and Public Schools

- A. Parks and Recreation (Johnson County) – reviewed and discussed the current and future facilities and services planned within and near the study area

Guest speaker – Jim Wilson, Landscape Architect, Johnson County Park and Recreation District

- B. Parks and Recreation (Overland Park) – reviewed and discussed the current and future facilities and services planned within and near the study area

Guest speaker – Jim Cox, Director, Parks and Recreation Department, City of Overland Park

- C. Public Schools (Spring Hill) – reviewed and discussed the current and future facilities and services planned within and near the study area

Guest speaker – Dr. Barton Goering, Superintendent, Spring Hill School District

- D. Public Schools (Blue Valley) – reviewed and discussed the current and future facilities and services planned within and near the study area

Guest speaker – Dave Hill, AICP REFP, Executive Director/Facilities & Operations, Blue Valley School District

WASA Task Force Meeting No. 4 (January 28, 2009)

Reviewed Public Safety

- A. Police Services (Overland Park) - reviewed and discussed police services and future facility and service expansion plans within and near the study area

Guest speaker – Overland Park Police Chief, John Douglass

- B. Fire/Medical Emergency Services (Overland Park) – reviewed and discussed fire and medical emergency services and future facility and service expansion plans within and near the study area

Guest speakers – Overland Park Fire Chief, Bryan Dehner and Supervisor, Fire Inspection, Mark Sweany

WASA Task Force Meeting No. 5 (February 25, 2009)

Land Use Regulations (Part 1) – Comprehensive Plan, Zoning, and Waterway Regulations

- A. Regulation of development through the city's waterway regulations – Watershed Studies, Floodplain Ordinance, Streamway Corridor Ordinance, and Stormwater Treatment Facilities (STFs) – reviewed and discussed the city's waterway regulations and how they relate to planning for future development in the study area

Guest speaker – Tony Meyers, P.E., Supervisory Civil Engineer, Engineering Services, Planning and Development Services (PDS)

- B. Regulation of development through the city's Comprehensive Plan and the Unified Development Ordinance (UDO), the city's combined zoning and subdivision ordinances – reviewed and discussed the city's Comprehensive Plan and associated zoning districts of the UDO and reviewed examples of the types of uses allowed and how they relate to planning for future development in the study area

Guest speakers – John Rod, AICP, Manager, Community Planning and Services, PDS and Danielle Zeigler, Planner, Current Planning, PDS

WASA Task Force Meeting No. 6 (March 25, 2009)

Land Use Regulations (Part 2) – Development Process

- A. Regulation of development through the city's Unified Development Ordinance (UDO), the city's combined zoning and subdivision ordinances, and the Design Guidelines – reviewed and discussed the city's Subdivision Ordinance and Design Guidelines and reviewed an example of the development process utilizing the various land use regulations presented to the WASA Task Force to date

Guest speakers – Keith Gooch, Senior Planner, Current Planning, PDS and Danielle Zeigler, Planner, Current Planning, PDS

WASA Task Force Meetings Nos. 7 - 11 (April 22, May 27, June 24, July 15, and July 30, 2009)

Work Sessions Nos. 1 - 5 worked toward completing the following tasks

- A. Broke into two work groups (Group A and Group B) and developed a future land use plan and land use goal ideas for the study area (WASA) using the following approach:
 - 1. Gathered ideas about each square-mile section within the study area and identified goal ideas for the square-mile section or sections as development occurs (goal ideas can be expressed graphically, by lists, or combination of the two).
 - 2. Worked toward a consensus for each square-mile section, but if differences remained, identified them and moved on to another section.
 - 3. Once each square-mile section was reviewed, reassessed those sections or areas within sections where differences existed between group members and identified them for presentation to the full WASA Task Force for consideration.

4. Prepared a draft future land use plan for each square-mile section with identified general goal ideas for presentation to the full task force.
 5. Reviewed the Blue Valley Plan land use goals for relevancy in the West Aubry Study Area. Modified and/or proposed other general goal ideas for full WASA Task Force discussion.
- B. Came back together and presented each group's recommendations to the full WASA Task Force for discussion and comment. For each square-mile section, the recommendations included:
1. Future land use designations
 2. Land use goal ideas (study area, subarea, and/or square-mile section)
- C. Worked toward developing a consensus set of land use land plan recommendations.
1. Reviewed areas where consensus was needed
 2. Came together on a consensus set of future land use recommendations for WASA

WASA Task Force Meeting No. 12 (August 19, 2009)

Work Session No. 6 - Approved Initial Draft Future Land Use Plan

- A. Reviewed proposed street network and greenway linkages based on draft future land uses agreed to at the July 30th work session
 1. Reviewed draft WASA street network for inclusion on Official Street Map
 2. Reviewed draft WASA greenway linkages for inclusion on the Greenway Linkages Plan for Southern Overland Park

3. Reviewed street network and greenway linkages to be shown on draft WASA Future Land Use Plan
- B. Approved Draft – (WASA) Future Land Use Plan (August 2009) for distribution to residents and landowners in WASA prior to the September 3rd Open House

Open House on Draft – (WASA) Future Land Use Plan (August 2009) – Environmental Education/Visitor Center (EEVC), Overland Park Arboretum and Botanical Gardens (September 3, 2009)

Held Open House

- A. Held an informational open house with WASA residents and landowners to solicit comments about the initial Draft – (WASA) Future Land Use Plan (August 2009)

WASA Task Force Meeting No. 13 - Wrap-Up Meeting (September 23, 2009)

Finalized WASA Task Force Recommendations

- A. Discussed the Thursday, September 3rd Open House including:
 1. General perceptions from the Open House
 2. Comments and questions received from citizens at the open house
- B. Reviewed landowner recommended changes to the draft – Future Land Use Plan including:
 1. Inez Harkins whose property is on the west side of Quivira Road and approximately 200 feet south of the intersection of 179th Street and Quivira Road – recommended change from Low-Density Residential to Office to the 3.74 acre tract
 2. Michael and Elizabeth Mitchell whose property is at 18465 W. Pflumm Road – recommended change from Very-Low-Density

Residential to Low-Density Residential to two tracts that total 27.01 acres

3. Bill and Debbie Santa Maria whose property is a quarter mile west of Antioch Road on the south side of 167th Street west of Ryan's Run Subdivision and east of the quarry – recommended change from Very-Low-Density Residential to Low-Density Residential to five tracts that total 72 acres
 4. Dalton and Christine Hermes at 18401 Quivira Road were concerned about two proposed greenway linkages (Type 1) through their property
 5. Charles and Charlotte Stephens whose property is at 11625 W. 179th Street – recommended change from Mixed-Use and Low-Density Residential to Very-Low-Density Residential to the 18.89-acre tract
 6. Five requests to drop all or part of the proposal for extending Switzer Road south of 179th Street to 195th Street
- C. Reviewed, modified where appropriate, and approved draft WASA Land Use Goals
- D. Reviewed, modified where appropriate, and approved final draft WASA Future Land Use Plan
- E. Directed staff to prepare the final draft WASA Task Force Recommendations for presentation to the City Council and Planning Commission at a joint meeting with the WASA Task Force on Thursday, October 15th
- F. Reviewed tentative schedule for next steps in the review of the WASA Task Force Recommendations

Joint Meeting with City Leaders (October 15, 2009)

Held Joint Meeting with the Overland Park City Council, Planning Commission, and WASA Task Force to Review WASA Task Force Recommendations

- A. Presented the WASA Task Force recommendations including:
 - 1. Future Land Use Plan – September 2009
 - 2. West Aubry Study Area Land Use Goals
 - 3. (WASA) Official Street Map
 - 4. (WASA) Greenway Linkages Plan
- B. Discussed initial comments and questions by the Mayor and Council, Planning Commission, and WASA Task Force
- C. Reviewed the next steps in the review of the WASA Task Force recommendations as part of the proposed amendments to the 2009 Comprehensive Plan

2009 Comprehensive Plan Review Process (November - December 2009)

Held Public Hearings on the amendments to the 2009 Comprehensive Plan including the WASA Task Force recommendations

- A. Consideration of the West Aubry Study Area (WASA) Task Force recommendations as amendments to the city's 2009 Comprehensive Plan followed the schedule below:
 - 1. Monday, November 9, 2009 – 1st Planning Commission public hearing on the 2009 Comprehensive Plan including the WASA Task Force Recommendations
 - 2. Monday, November 23, 2009 – 2nd Planning Commission public hearing on the 2009 Comprehensive Plan including the WASA Task Force Recommendations

3. Monday, December 7, 2009 – 1st City Council public hearing on the 2009 Comprehensive Plan including the WASA Task Force Recommendations
4. Monday, December 21, 2009 – 2nd City Council public hearing on the 2009 Comprehensive Plan including the WASA Task Force Recommendations – final adoption

Attachment 4

LANDOWNER PROPOSALS

To Initial Invitation From WASA Task Force - February 2009

Land Use Designations

Residential Categories

Low-Density

Medium-Density

Medium-Density Elderly

Non-Residential Categories

Commercial

Mixed-Use

Office

Public/Semipublic

(Proposed Commercial Site)

(Proposed Mixed-Use Site)

00.51 Miles

West Aubry Study Area

Property Boundaries

N

E

S

W

The map displays the West Aubry Study Area, bounded by Lackman Rd to the west, Pflumm Rd to the east, 167th St to the north, and 207th St to the south. Major roads shown include Lackman Rd, Pflumm Rd, Quivira Rd, Switzer Rd, Antioch Rd, and US-69. The map is overlaid with a grid of streets: 167th St, 175th St, 179th St, 183rd St, 191st St, 199th St, and 207th St. Landowner proposals are indicated by colored polygons and red star symbols. The following table summarizes the labeled proposals:

Landowner	Proposed Use	Location (Approximate)
Verhaeghe, Arthur D. Trustee	Commercial	Between 175th St and 179th St, west of Quivira Rd
Harold & Anna Schlagel, Family LP	Public/Semipublic	At intersection of 175th St and Lackman Rd
Church of the Harvest	Public/Semipublic	At intersection of 175th St and Lackman Rd
S & G Investors, LLC	Commercial	Between 175th St and 179th St, east of Quivira Rd
Hovey Investments, LP	Commercial	Between 175th St and 179th St, east of Switzer Rd
Matt Adam	Commercial	Between 179th St and 183rd St, east of Switzer Rd
Vance Preman	Commercial	Between 175th St and 179th St, east of Quivira Rd
AMS Properties, LLC	Office	Between 191st St and 199th St, east of Antioch Rd

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Attachment 5

DRAFT - FUTURE LAND USE PLAN

West Aubry Study Area (WASA) Task Force Recommendations

August 2009

STREET DESIGNATION

LOCAL PUBLIC

LOCAL PRIVATE

COLLECTOR

SUPER-COLLECTOR

THOROUGHFARE

ARBORETUM ENTRANCE CORRIDOR

FREEWAY

PROPOSED HALF INTERCHANGE

WEST AUBRY STUDY AREA

AREA OUTSIDE CITY LIMITS

VERY-LOW-DENSITY RESIDENTIAL

LOW-DENSITY RESIDENTIAL

MEDIUM-DENSITY RESIDENTIAL

MEDIUM-DENSITY ELDERLY

MEDIUM-HIGH-DENSITY RESIDENTIAL

GREENWAY LINKAGES

COMMERCIAL

MIXED-USE

OFFICE

PUBLIC AND SEMIPUBLIC

LIGHT INDUSTRIAL/BUSINESS PARK

PARKS, RECREATION, AND OPEN SPACE

FLOODPLAIN

Denotes a proposed land use

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Attachment 6

Landowner Responses to West Aubry Study Area (WASA) Task Force Draft Future Land Use Plan August 2009

1. Location: 3.74 acre tract on the west side of Quivira Road, approximately 200 feet south of the intersection of 179th Street and Quivira Road

Proposed Change: From Low-Density Residential to Office

Person requesting change: Inez Harkins, landowner

Staff recommendation: From Low-Density Residential to Medium-Density Residential for the following reasons:

- a. The approved rezoning plan for the land adjacent to this property on the north, west, and south shows multifamily structures.
- b. In the future, staff will likely recommend that direct access to Quivira Road from the Harkins property be limited to right turn in and right turn out only because of its close proximity to the intersection of Quivira Road and 179th Street as it is unlikely that a median break would be approved at that location when Quivira Road is eventually improved to four lanes.
- c. If developed for residential uses, full access to the Harkins' property could be provided through the adjacent property by a planned street which swings south and then connects to Quivira Road.
- d. As full access to Quivira Road for the Harkins' property could be provided by the adjacent planned street, which runs through the multifamily portion of the approved rezoning plan,

approval of a nonresidential land use such as Office with connections to the street would conflict with a long-standing Planning Commission Resolution of not mixing traffic generated by residential uses with that generated by nonresidential uses.

- e. Office use would be out of character with the adjacent approved planned multifamily development. A change to the Office designation for the Harkins' property may prompt a request for reassessment of the adjacent property's planned use to a nonresidential land use such as the Office or Commercial designation.

Task Force Action: The task force voted 9 to 1 to show this property as Medium-Density Residential, as recommended by staff.

- 2. Location: Two tract totaling 27.01 acres at 18465 Pflumm Road

Proposed Change: From Very-Low-Density Residential to Low-Density Residential

Person requesting change: Michael and Elizabeth Mitchell, landowners

Staff recommendation: Staff agreed with the landowners' request as Low-Density Residential would be compatible with the surrounding proposed future land uses.

Task Force Action: The task force agreed with the landowners' request.

- 3. Location: Two tracts, on the south side of 183rd Street east of Pflumm directly east of the Mitchell property, totaling 76 acres

Proposed Change: From Very-Low-Density Residential to Low-Density Residential

Person requesting change: Gavin Barmby, landowner

Staff recommendation: Staff agreed with the landowner's request as Low-Density Residential would be compatible with the surrounding proposed future land uses.

Task Force Action: The task force agreed with the landowner's request.

4. Location: Five tracts totaling 72 acres one quarter mile west of Antioch Road on the south side of 167th Street west of Ryan's Run Subdivision and east of the quarry

Proposed Change: From Very-Low-Density Residential to Low-Density Residential

Person requesting change: Bill and Debbie Santa Maria, landowners

Staff recommendation: Staff agreed with the landowners' request but only if the properties immediately to the north (Verhaeghe ownership) and to the west (APAC - Kansas ownership) were also changed from Very-Low-Density Residential to Low-Density Residential. Collectively these properties would provide appropriate transition to the existing Very-Low-Density Residential area (Ryan's Run Subdivision) to the east. Also, sewers are available to the property in question, which would be appropriate for Low-Density Residential development.

Task Force Action: The task force agreed with the landowner's request and the additional recommendation made by staff.

5. Location: 18401 Quivira Road

Proposed Change: The landowners' were concerned about two proposed Type 1 greenway linkages through their property

Person requesting change: Dalton and Christine Hermes, landowners

Staff recommendation: The staff proposed revisions to the greenway linkages that would still provide the key trail linkage along Wolf Creek, but would either miss completely or only skirt a small portion

of the southernmost edge of the Hermes' property within the Wolf Creek floodplain. That portion of the Hermes' property within the 100-year floodplain of Wolf Creek would still be shown as Parks, Recreation, and Open Space, which is the general designation for areas where further development or redevelopment would be restricted to preserve the natural open space and floodplain, whether it is in public or private ownership. Johnson County has proposed a major trail along Wolf Creek for a number of years, which is also shown on the Metro Green Plan by Mid-America Regional Council (MARC).

Task Force Action: The task force agreed with the new greenway linkage alignment proposed by staff.

6. Location: 18.89 acres at 11625 W. 179th Street

Proposed Change: From Mixed-Use and Low- Density Residential to Very-Low-Density Residential

Person requesting change: Charles and Charlotte Stephens, landowners

Staff recommendation: Staff can support the landowners' requested change as it is compatible with the existing Very-Low-Density Residential land use to the east and north and would serve as a transition to the more intensive uses to the west and south.

Task Force Action: The task force agreed with the landowner's request.

7. Location: Switzer Road from 179th Street to 195th Street

Proposed Change: Drop all or part of the proposed extension and remove the Thoroughfare designation.

Persons requesting change: Residents/property owners in Rockwood Falls Estates

Staff recommendation: The connection of Switzer Road between 179th Street and 195th Street potentially will be critical for the future major street network that will serve the surrounding area. Staff recommended that the connection be shown on the Future Land Use Plan recommended by the Task Force for the following reasons:

- a. Good connectivity will be needed to accommodate north-south movements that are likely to be significant in this area, considering the potential for higher densities to the south in the vicinity of 199th Street and the standard low-density residential land uses planned to the north.
- b. A well-connected street network provides better access for emergency vehicles
- c. If Switzer Road is not constructed in this area, the parallel thoroughfares to the east and west, Antioch Road and Quivira Road, will carry higher than anticipated traffic volumes
- d. When the properties along the section line where Switzer Road typically would be located were developed, the subdivision plats were required to provide for a potential extension of Switzer Road in the future.
 - 1) The Wolf Valley plat, located on the south side of 179th Street, included both a sixty-foot “official street line” and a fifty-foot building line to the west of that line. Notes on the plat referred to Switzer Road.
 - 2) The final plat for Rockwood Falls Estates, situated on the south side of 191st Street, showed a 110’ building line along the section line, presumably to ensure that no improvements were constructed in the area potentially need for a future Switzer Road right-of-way (sixty feet) or in the setback area required for that zoning district (fifty feet).
 - 3) For Meadows of Rockwood Falls Estates, located south of Rockwood Falls Estates, twenty feet of right of way for Switzer Road already existed along the east side of the plat.

An “official street line” was shown sixty feet from the section line along the Switzer Road frontage and the single developable lot fronting on Switzer Road included a building line 150 feet from the section line.

- e. The network already is incomplete in the surrounding area – 183rd Street has not been planned from Quivira Road to Antioch Road.

It is important to note that the inclusion of the Switzer Road alignment on the Future Development Plan does not necessarily mean that it will be built in the future or, if built, that it will follow that specific alignment.

The end result of this action is that including the Switzer Road alignment on the Future Land Use Plan will leave open the city’s options for that thoroughfare.

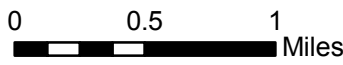
Task Force Action: The task force voted five in support of removing the Switzer Road extension and five voted against the removal. Since no consensus came from the discussion and given that the Switzer Road extension had previously been shown on the draft plan, the final Future Land Use Plan West Aubry Study Area Task Force Recommendations September 2009 will proceed to the Planning Commission and City Council showing the Switzer Road connection.

LANDOWNER PROPOSALS

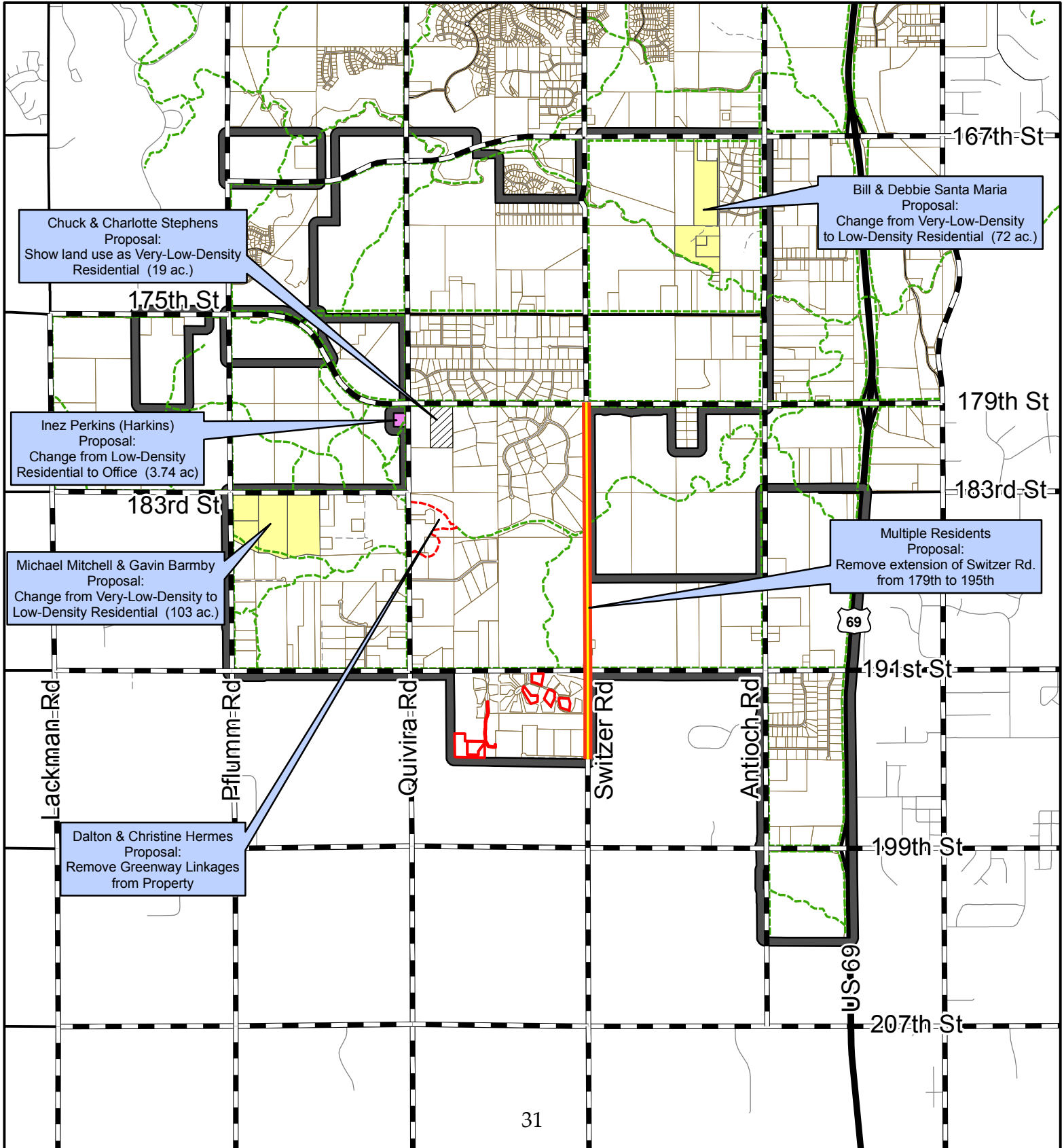
To WASA Task Force Draft Future Land Use Plan - August 2009

- West Aubry Study Area
- Property Boundaries
- Thoroughfare
- Greenway Linkage
- Switzer Road Extension
- Residents Opposed to Switzer Road Extension

- Land Use Designations
- Very-Low-Density Residential
 - Low-Density Residential
 - Office



September 2009



FUTURE LAND USE PLAN

West Aubry Study Area (WASA) Task Force Recommendations

September 2009

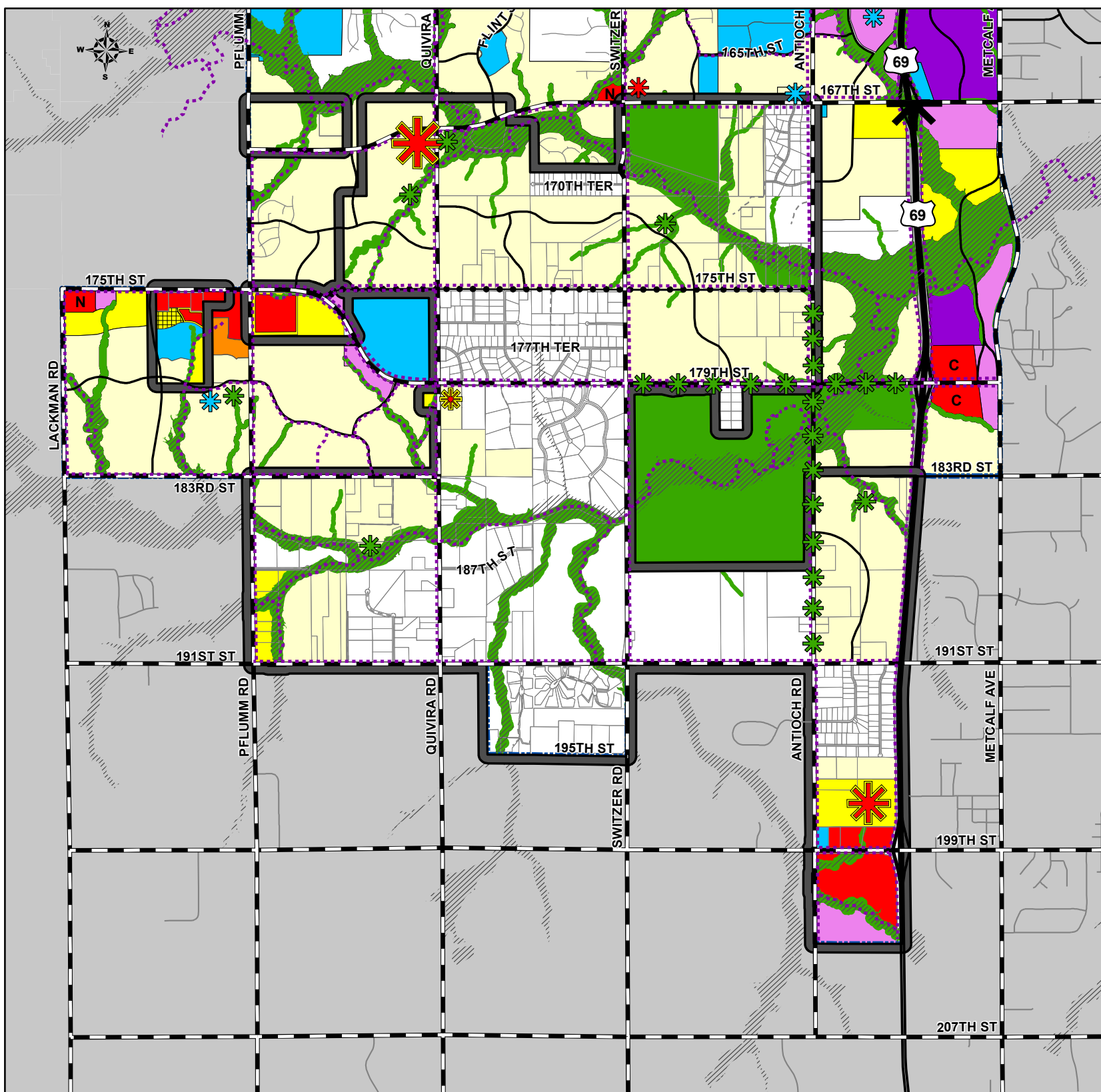
STREET DESIGNATION

- LOCAL PUBLIC
- - - LOCAL PRIVATE
- COLLECTOR
- SUPER-COLLECTOR
- THOROUGHFARE
- *** ARBORETUM ENTRANCE CORRIDOR
- FREEWAY
- ✚ PROPOSED HALF INTERCHANGE

- ☐ WEST AUBRY STUDY AREA
- ☐ AREA OUTSIDE CITY LIMITS
- ☐ VERY-LOW-DENSITY RESIDENTIAL
- ☐ LOW-DENSITY RESIDENTIAL
- ☐ MEDIUM-DENSITY RESIDENTIAL
- ☐ MEDIUM-DENSITY ELDERLY
- ☐ MEDIUM-HIGH-DENSITY RESIDENTIAL

..... GREENWAY LINKAGES

- ☐ COMMERCIAL
- ☐ MIXED-USE
- ☐ OFFICE
- ☐ PUBLIC AND SEMIPUBLIC
- ☐ LIGHT INDUSTRIAL/BUSINESS PARK
- ☐ PARKS, RECREATION, AND OPEN SPACE
- ☐ FLOODPLAIN
- ✚ Denotes a proposed land use



West Aubry Study Area Land Use Goals

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

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

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

Policy 1.1: Preserve Large Areas for Residential Neighborhoods -

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

Policy 1.2: Follow Locational Criteria for Nonresidential Land Uses -

The locational criteria for all nonresidential land uses are:

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

Policy 1.3: Provide Adequate Transition -

Provide adequate transition along common property lines between existing and new development with land uses of different density and/or intensity through the use of compatible lot orientation, step down in building design and density/intensity, and/or the use of

meaningful natural open space as measured in size or quality of space provided.

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

Goal 2: Preserve and Protect the Environment

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

Policy 2.1: Transfer Development Intensity -

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

Policy 2.2: Preserve Natural Areas and Floodplain

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

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

Goal 3: Transportation Considerations

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

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

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

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

Goal 4: Parks, Recreation, and Open Space

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

Policy 4.1: Plan for Neighborhood Parks -

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

Policy 4.2: Provide for Greenway Linkages and Parks -

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

Policy 4.3: Use Greenway Linkages -

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

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

Goal 5: Public Facilities and Services

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

Policy 5.1: Encourage the Use of Sanitary Sewers -

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

Policy 5.2: Protect the Enrollment Base of Area School Districts –

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

Policy 5.3: Promote Public Safety, Interconnectivity, and Convenience –

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

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

Goal 6: Compliance with Other City Land Use Policy Documents

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

Sub-Area Goal – Verhaeghe Family Property

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

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

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

The following limits are considered appropriate:

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

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

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

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

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

Policy 1.4: Preserve Natural Areas -

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

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

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

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

Policy 1.1: Public or Private Recreation Uses Are Allowed –

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

Goal 2: Consider the Possibility of Other Appropriate Land Uses


Policy 2.1: Further Study is Required –


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

GREENWAY LINKAGES PLAN

West Aubry Study Area (WASA) Task Force Recommendations

September 2009

 WEST AUBRY STUDY AREA

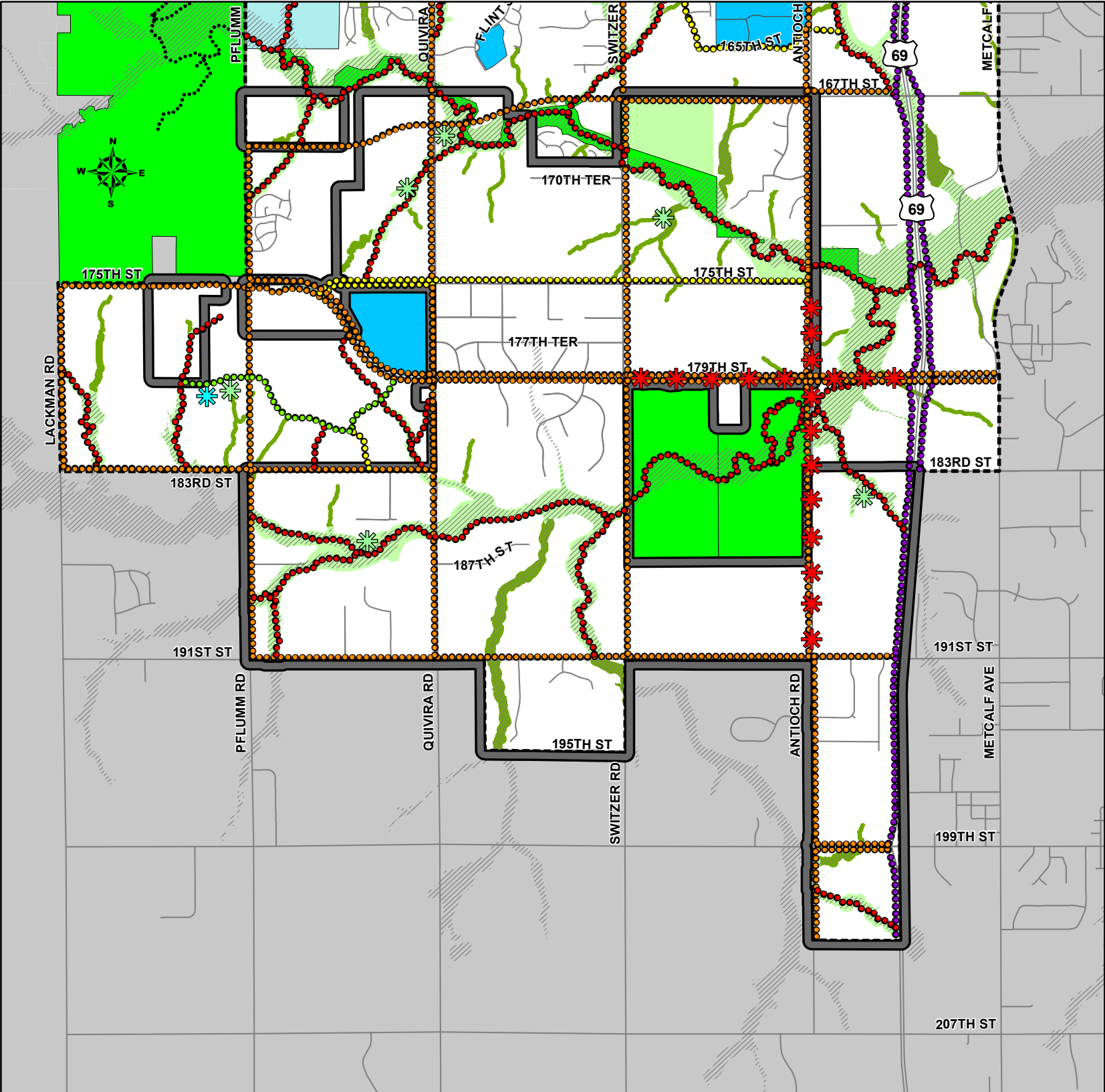
 FLOODPLAIN

LINKAGES

- Type 1 - Greenway
- Type 2 - Thoroughfare Street
- Type 3 - Collector & Commercial Street
- Type 4 - Collector Parkway
- Type 5 - Parkway (U.S. 69 Corridor)
- Parkway (U.S. 69 Corridor) No Bike/Pedestrian Trail
- Adjacent Community Linkage

LAND USE

- Public Park and Greenway Land (Existing)
- Public Park and Greenway Land (Proposed)
- Proposed Park Site
- Other Open Space (May include streamway corridors)
- School
- Proposed School Site
- Public/Semipublic Community Use Facility
- Arboretum Entrance Corridor
(Type 2 Greenway Linkage With Additional Landscape Amenities)













OFFICIAL STREET MAP

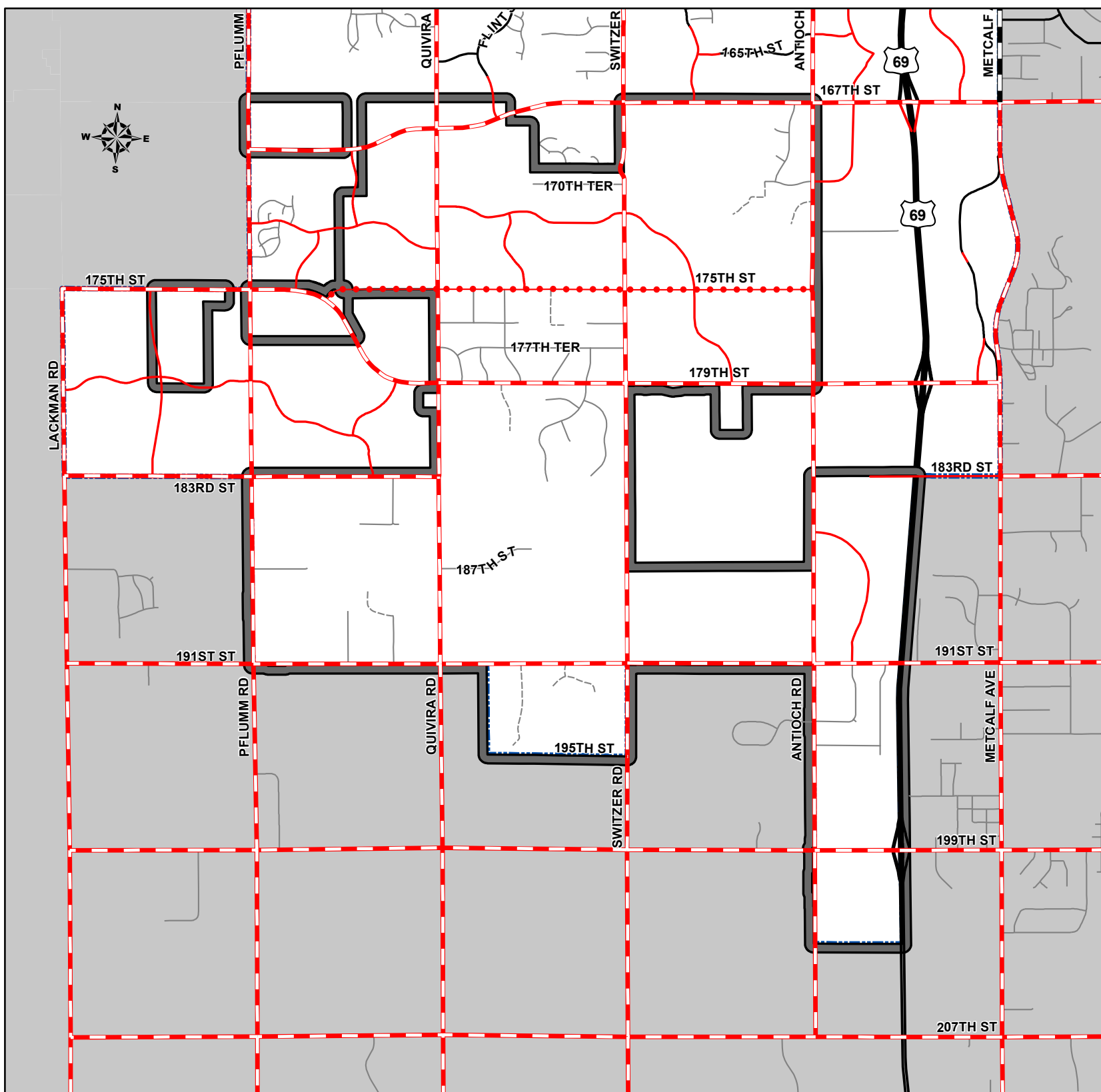
West Aubry Study Area (WASA) Task Force Recommendations

September 2009

 WEST AUBRY STUDY AREA

STREET DESIGNATION

 Local Public	 Existing Super-Collector	 Existing Highway
 Local Private	 Proposed Super-Collector	 Proposed Freeway Ramp
 Existing Collector	 Improved Thoroughfare	
 Proposed Collector	 Unimproved Thoroughfare	



Attachment 12

West Aubry Study Area Land Use Plan

Status Update (2019)

Since adoption of the plan in 2009, several changes have occurred within and adjacent to the 8.35 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 on the following page displays an assessment of the existing land use in the study area as of July 2019.

West Aubry Study Area - Existing Land Use (2019)

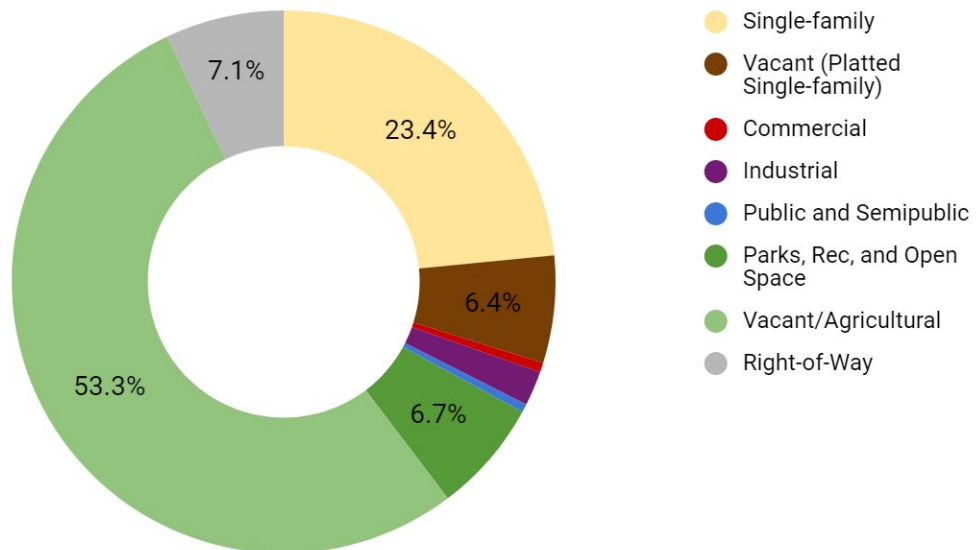


Table 1**Development Changes in and Adjacent to West Aubry Study Area (2009-2019)**

AREA	IMPROVEMENT	LOCATION
Study Area	New subdivision, Terrybrook Farms, approved and homes under construction	NW corner of 175th Street and Switzer Road
Study Area	New subdivision, Riverstone, approved and homes under construction	SW corner of 183rd Street and Quivira Road
Study Area	New subdivision, Arbor View, approved and homes under construction	NW corner of 179th Street and Antioch Road
Study Area	New subdivision, Mills Ranch, approved and homes under construction	Vicinity of SE corner of 167th Street and Quivira Road
Study Area	Completion of a new Blue Valley School District elementary school - Wolf Springs	9300 W 178th Street
Study Area	New Johnson County Park and Recreation District (JCPRD) park - Verhaeghe Park	SE corner of 167th Street and Quivira Road
Study Area	New subdivision, Century Farms, approved and homes under construction	SW corner of 167th Street and Quivira Road
Study Area, Adjacent	Continued construction in Mills Farm; expansion of subdivision	SE corner of 159th Street and Quivira Road
Vicinity	Construction of the Bluhawk Development	SE corner of 159th Street and Antioch Road
Vicinity	Construction of the Bluhawk Apartments	Vicinity of the NE corner of 167th Street and Lowell Avenue
Adjacent	Continued construction in Polo Fields; expansion of subdivision	NW corner of 164th Street and Quivira Road
Adjacent	Improved Antioch Road from two-lane to four-lane divided roadway	Antioch Road, 151st Street to 167th Street
Adjacent	Continued construction in Chapel Hill; expansion of subdivision	NE corner of 175th Street and Pflumm Road
Adjacent	Continued construction in Coffee Creek Crossing; expansion of subdivision	NW corner of 169th Street and Switzer Road
Adjacent	New subdivision, Coffee Creek, approved and homes under construction	NE corner of 167th Street and Antioch Road
Vicinity	Kansas Department of Transportation (KDOT) completed interchange improvements	159th Street and U.S. 69 Highway

AREA	IMPROVEMENT	LOCATION
Adjacent	New subdivision, Coventry Valley, approved and homes under construction	NW corner of 183rd Street and Quivira Road
Adjacent	New subdivision, Wolf Creek/Southpointe, approved and homes under construction	NE corner of 183rd Street and Pflumm Road
Adjacent	New subdivision, Wolf Run, approved	Vicinity of the SE corner of 175th Street and Pflumm Road
Adjacent	New subdivision, Triple Creek Farm, approved	SW corner of 175th Street and Antioch Road
Adjacent	Completed construction of Blue Valley Southwest High School	17600 Quivira Road
Adjacent	Completion of Aubry Bend Middle School	12501 W 175th Street