

Study Area No. 2011-1

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Morse Study Area Future Land Use Plan and Goals Report

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Morse Study Area Future Land Use Plan and Goals Morse Study Area Task Force September 2011

Introduction

In September 2011, the Morse Study Area Task Force, after a year-long study of a three-square mile area in southwest Overland Park (Attachment 1), 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 7-10). Within this report, you will find not only the specific recommendations of the Morse Study Area Task Force, but also background information as to why the study was done, the process used, and the next steps in the process.

Background

1986 Stanley-Morse Study Area Task Force/Adopted Plan

The area known as Morse was annexed into the city of Overland Park in August 1985. It was part of a larger 8.5-square mile annexation area that also included the Stanley area. The annexation area ran from Pflumm to Nall and 143rd Street to 167th Street (proposed). A citizen advisory task force, called the Stanley-Morse Study Area Task Force, was formed in January 1986 to fulfill a commitment made by the city to area residents to develop a future land use plan for the annexation area with participation by area residents and landowners. The 17-member Stanley-Morse Study Area Task Force drew its representation from area residents, landowners, business owners, developers, the Blue Valley School District, and Oxford Township Zoning Board/Oxford Township Trustee.

By May 1986, the Stanley-Morse Study Area Task Force had developed a preliminary future land use plan for review by the public. Following the public review of the preliminary plan, the plan was finalized by the task force and presented to the city as part of a report that included goals and a

future land use plan for the study area. The goals and plan were adopted by the city as part of the 1986 Master Plan (now known as the Comprehensive Plan).

The future land use plan and set of land use goals for the Stanley-Morse Study Area identified three separate planning subareas:

- a. Stanley Neighborhood (the area east of Antioch and west of Nall - 3.25-square miles in size) – an area anticipated for typical suburban growth with a mixture of land uses and built at densities that assumed sanitary sewer access.
- b. Transition Area (the area west of Antioch and east of Switzer – 2-square miles in size) – an area anticipated either as predominantly suburban single-family development or large-lot single-family development, depending upon the availability of sanitary sewers at the time of development.
- c. Morse Neighborhood (the area west of Switzer and east of Pflumm – 3.25-square miles in size) – an area already partially developed with large-lot single-family development. Less development pressure was expected and what development was anticipated would likely be the same as existing development. Sanitary sewer access was not anticipated because of the difficulty of getting enough participation and the cost of serving only pockets of land rather than the entire area.

What Has Happened Since 1986?

Since the recommendations of the Stanley-Morse Study Area Task Force were adopted as part of the 1986 Master Plan, much of the Stanley Neighborhood has developed as expected with a mixture of suburban land uses and residential densities. Sanitary sewer access is now available throughout the neighborhood. Within the Transition Area, sanitary sewers became available at the time most of the area was developing, particularly the northern half, north of 151st Street. Nearly all of the residential development that has occurred since 1986 has been at standard suburban density and served by sanitary sewers. The remaining undeveloped tracts could have sanitary sewer access when developed.

The Morse Neighborhood has been much slower to develop. Those developments which have been approved have been very slow to develop, particularly since 2000. Even with the introduction of two new zoning districts in 2002 that allow greater flexibility in determining residential density, development of the Morse area has been slow. The use of either the RP-OE, Planned Open Space Estate District, or the RP-OS, Planned Open Space Single-family Residential District, permits greater flexibility in site design by allowing density averaging and promotes large tracks for shared open space (RP-OE 40% of gross land area; RP-OS 30% of gross land area) rather than individual private open space provided by lot sizes.

The significant slowdown in residential development nationwide starting in 2007 has been particularly evident in the near complete to complete shutdown of several newly started subdivisions in Morse. Many already have much of the needed infrastructure built – residential streets, street lights, sanitary and storm sewers, and water lines. Several of these subdivisions have already changed ownership due to bankruptcy. New owners have expressed concern about proceeding with the original concepts once the housing market comes back as they feel market conditions have changed fundamentally.

Why a New Study for the Morse Neighborhood?

On September 1, 2010, city staff recommended to the Community Development Committee of the City Council that a new future land use study be done for the Morse Neighborhood for the following reasons:

1. After 25 years, the Morse Neighborhood, unlike the Stanley Neighborhood and Transition Area, has not seen significant development. The development that has occurred has been slow and, in recent years, virtually nonexistent. Of the subdivisions approved over the past decade, several are only partially built or nearly completely unbuilt. New standard suburban density subdivisions are already developing to the south and southeast of the Morse Neighborhood.
2. Changes in how sanitary sewers can be financed and developed now make it financially practical to bring sanitary sewers into the Morse Neighborhood even through existing large-lot subdivisions currently

served by septic systems. Several residents within some of these existing large-lot subdivisions elected to hook their homes into the new sewer lines rather than remain on septic systems. This was not contemplated when the 1986 Stanley-Morse Study Area Plan was completed.

3. The recent collapse of the housing market, especially for larger lot single-family development, has left several partially built or vacant large land tracts in limbo scattered throughout the Morse Neighborhood. Ownerships have changed and the new owners feel, even with the return of the housing market, that fundamental changes will have occurred and there could be even less demand for large-lot residential developments. Is the existing Very-Low-Density Residential designation still appropriate for these partially built or vacant tracts?
4. There remain a limited number of small, isolated vacant tracts and vacant or underused tracts shown for nonresidential land uses in the Morse Neighborhood. Are their current future land use designations still appropriate?

The Community Development Committee unanimously recommended to the City Council that a new study be done, which was approved by the City Council on September 13, 2010. Also on September 13, 2010, the Planning Commission authorized the inclusion of the Morse Study Area as a task to be completed as part of the 2011 Comprehensive Plan update. As approved, the proposed study was to be done using a citizen advisory task force to develop a new future land use plan and set of land use goals for the Morse Neighborhood. This approach would be similar to that used with the initial 1986 Stanley-Morse Study Area Plan and the more recent 2003 Blue Valley Study Area Plan and the 2009 West Aubry Study Area (WASA) Plan.

Process

Following the approval of the new Morse Study by the City Council, staff prepared a draft process and preliminary Task Force membership recommendations based on the model used for the 2009 West Aubry Study Area (WASA) and WASA Task Force. The initial Task Force membership was approved in October and more members were added following a public

informational meeting held in November 2010. The informational meeting was held to inform residents of the upcoming study, explain why it was being done, the process to be used, and to ask for additional volunteers from area residents who were willing to serve on the task force. The final Task Force members were approved by the City Council in December 2010 (Attachment 2). The staff support committee was also finalized at that time (Attachment 3).

The Morse Study Area Task Force was chaired by Ward 6 Councilmember Dan Stock. The Vice Chair was Mike Flanagan, who is Vice Chair of the Planning Commission. Other members of the Task Force included resident landowners, non-resident landowners, developers, and two special representatives, one from the Blue Valley School District and the other from the Johnson County Department of Planning, Development and Codes (Attachment 2). As a number of landowners and residents volunteered to serve, a decision was made to expand the number of landowners and residents on the Task Force. An effort was also made to have representatives from different neighborhoods within the Morse area.

The first meeting of the Morse Study Area Task Force was in January 2011 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 and a preliminary set of ground rules. The proposed monthly meeting schedule with preliminary topics was also reviewed. The ground rules were later finalized and approved at the February 2011 meeting. Following the initial Task Force 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. The background material included presentations on 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, airport regulations, land use regulations and the development process (Attachment 4).

In March 2011, a letter was sent to all residents and landowners in the study area that invited them to submit future land use recommendations for their properties. Several landowners submitted ideas for their properties

(Attachment 5). The Morse Study Area Task Force then considered those ideas at the work sessions which began in May 2011.

At the first work session on May 3, 2011, 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. Three monthly work sessions were held before the task force came together on a preliminary future land use plan (Attachment 6). The agreed upon Draft - Future Land Use Plan August 2011 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 August 9, 2011, where they could stop by to comment on or ask questions about the draft plan.

Following the August 9th Open House, the Morse Study Area Task Force held two more work sessions before finalizing its recommendations on September 13th. The minutes from the meetings explain what all went into the deliberation process. At the conclusion of the September 13th meeting, final action was then taken by the Morse Study Area Task Force with the approval of the Morse Study Area Task Force Recommendations for a Future Land Use Plan, Land Use Goals, Greenway Linkages Plan, and Official Street Map (Attachments 7-10). Staff was then directed to prepare the Morse Study Area Task Force recommendations for presentation to the city at a joint meeting of the City Council, Planning Commission, and Morse Study Area Task Force on October 17, 2011.

Conclusion

The Morse Study Area Task Force recommendations were presented to the city on October 17, 2011 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 2011 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 Morse Study Area Task Force.

As adopted amendments to the city's Comprehensive Plan, the Morse Study Area Task Force's recommended Future Land Use Plan, Land Use Goals,

Greenway Linkages Plan, and Official Street Map, were incorporated into the city's 2011 Comprehensive Plan and the Official Street Map (2011).

Comprehensive Plan Committee Recommendation

The proposed Morse 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 24, 2011. 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

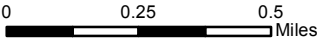
The proposed Morse Study Area Task Force's recommended Future Land Use Plan, Land Use Goals, Greenway Linkages Plan, and Official Street Map were present to the Planning Commission at a workshop on November 14, 2011. Following the workshop, the Planning Commission held a public hearing at their regularly scheduled meeting. Following the public hearing, the Planning Commission voted unanimously to approve Planning Commission Resolution No. 106: "A Resolution Adopting the Annual Amendments to the 2011 Comprehensive Plan" as recommended by the Comprehensive Plan Committee. These recommended updates were forwarded to the City Council for consideration and final adoption.

Governing Body Action

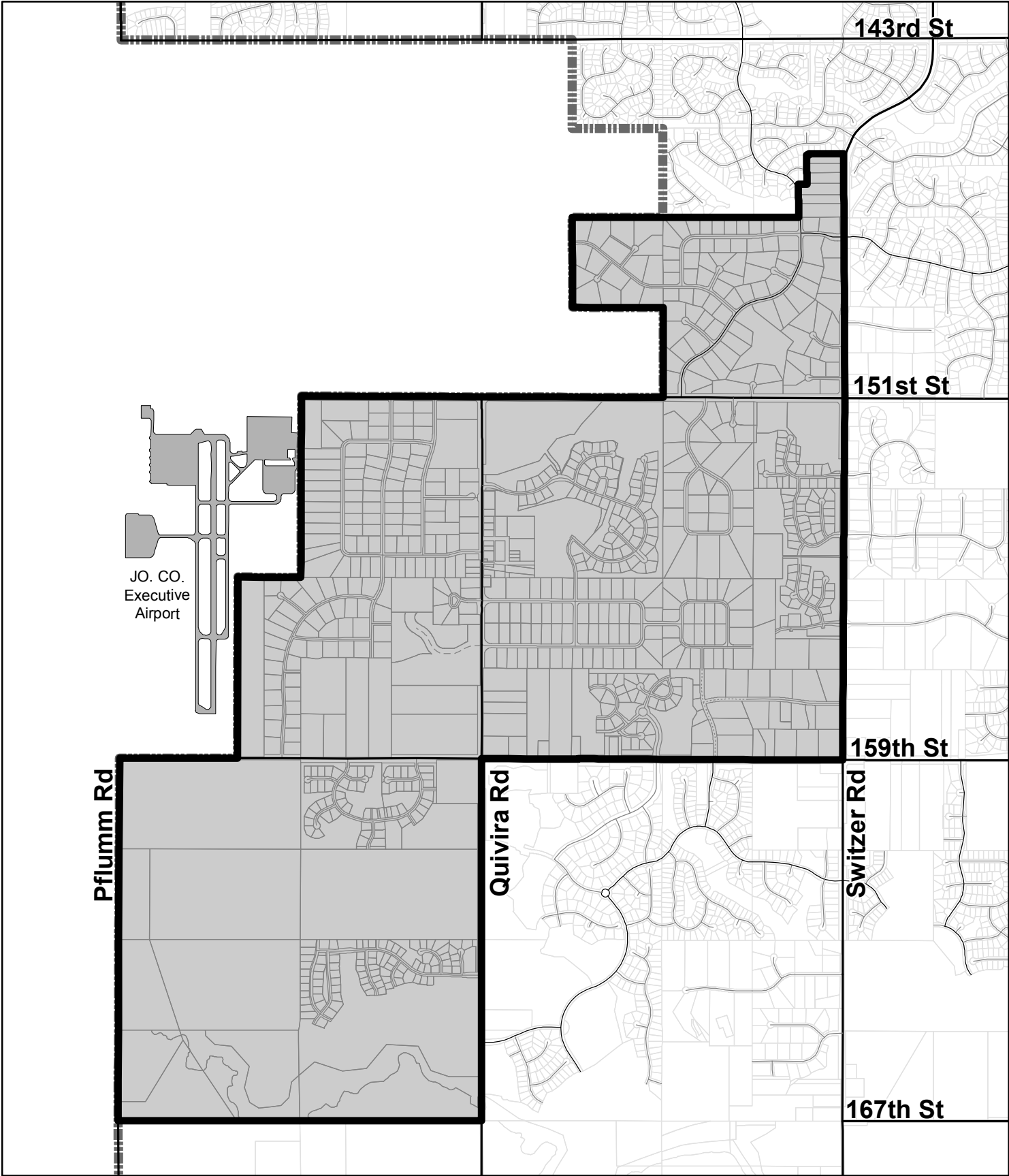
The Governing Body held a public hearing on December 5, 2011, on the Comprehensive Plan update, including the Morse Study Area Task Force's recommendations. Following the public hearing, the Governing Body agreed with the Planning Commission's recommendation to approve the Morse Study Area Task Force's recommended Future Land Use Plan, Land Use Goals, Greenway Linkages Plan, and Official Street Map and voted unanimously to approve Ordinance No. OPCP-2916, adopting the annual amendments to the Comprehensive Plan, and Ordinance No. CSM-2917, adopting the annual amendments to the Official Street Map (2011).

BOUNDARY MAP

MORSE STUDY AREA



OVERLAND PARK
K A N S A S
ABOVE AND BEYOND. BY DESIGN.



Attachment 2

Morse Study Area Task Force Membership City of Overland Park, Kansas

Dan Stock, Chairman, Morse Study Area Task Force
Michael Flanagan, Vice-Chairman, Morse Study Area Task Force

City Official (non-voting member)

Overland Park City Council

Dan Stock
13726 Goodman
Overland Park, KS 66223

City Official (voting member)

Overland Park Planning Commission

Michael Flanagan
16021 Grandview
Overland Park, KS 66085

Resident Landowners (voting members)

Becky Ansley
11280 W. 155th Terrace
Overland Park, KS 66221
(Harmony South Subdivision)

John Gallagher
10852 W. 155th Terrace
Overland Park, KS 66221
Oxford Crest Homes Association
(Oxford Crest Subdivision)

Nile Glasebrook
12085 W. 154th Terrace
Overland Park, KS 66221
(Morse Village Subdivision – former Planning Commissioner)

Terry Lofquest
16409 Oakmont
Overland Park, KS 66062
(Polo Fields Subdivision)

David Morrow
15310 Melrose Drive
Overland Park, KS 66221
(Oxford Estates Subdivision)

Dan Penrod
16337 Monrovia
Overland Park, KS 66062-7813
(Previously resided in Colton Lake South Subdivision)

Non-Resident Landowners (voting members)

Clay Blair
President
Prime Development Company
14819 W. 95th Street
Lenexa, KS 66215

Dan Quinn
President
Quinn Real Estate Company
10823 W. 164th Street
Overland Park, KS 66062

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

Unincorporated Johnson County

Don Stebbins
7000 W. 164th Terrace
Stilwell, KS 66085
(Blue Valley Riding Subdivision)

Attachment 3

Morse Study Area Task Force Staff Support Committee City of Overland Park, Kansas

(non-voting staff advisory committee)

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

Keith Gooch AICP
Senior Planner (Current Planning)
Planning and Development Services Department
8500 Santa Fe Drive
Overland Park, KS 66212-2866

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

Janelle Miño
Senior Customer Service Representative
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
8500 Antioch Road
Overland Park, KS 66212-3503

Mark Stuecheli PTP
Senior Transportation Planner
Planning and Development Services Department
8500 Santa Fe Drive
Overland Park, KS 66212-2866

*Project Leader

Attachment 4

Outline of Process and Schedule Morse Study Area Task Force

Initial Public Informational Meeting – Fixed Forum Room, Blue Valley Southwest High School (November 16, 2010)

Held Public Informational Meeting

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

Morse Study Area Task Force Meeting No. 1 (January 4, 2011)

Introduced the Planning Process/Reviewed the Mission and Key Land Use Issues

- A. Introduced the Morse Study Area Task Force members and Support Staff Committee.
- B. Reviewed the Morse Study Area Task Force mission statement: to develop a draft future land use plan and set of land use goals for the 3-square mile area known as the Morse Neighborhood.
- C. Reviewed and discussed the historical and current future land use plans for the Morse Neighborhood and surrounding areas.
- D. Discussed the uses and limitations of the current future land use plan designations as a starting point for discussion of the new future land use plan and set of land use goals for the Morse Study Area.
- E. Discussed key factors to be considered by the Morse Study Area Task Force:

1. What factors have changed in the area since the original 1986 Stanley-Morse Study Area Plan was done?

Morse Study Area Task Force Meeting No. 2 (February 8, 2011)

- A. Reviewed and approved minutes from the January 4, 2011 Task Force meeting.
- B. Reviewed and approved the Ground Rules.

Reviewed Utilities and Transportation

- C. Sanitary sewer – reviewed and discussed the current and future extensions of sanitary sewers for the Morse Study Area.

Guest speaker – Dick Alexander, P.E., Senior Planning Engineer,
Johnson County Wastewater
- D. Water – reviewed and discussed the current and future extensions of water service for the Morse Study Area

Guest speaker – Dan Smith, P.E., Director of Distribution, WaterOne
- E. Streets, highways and bridges – reviewed and discussed the current street and highway network and proposed future street, 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,
Current Planning Division, Planning and Development Services
Department, City of Overland Park
- F. Completed discussing key factors to be considered by the Morse Study Area Task Force:
 1. What factors have changed in the area since the original 1986 Stanley-Morse Study Area Plan was done?

2. What factors in the future may influence land development in the Morse Neighborhood?

Morse Study Area Task Force Meeting No. 3 (March 1, 2011)

- A. Reviewed and approved minutes from the February 8, 2011 Task Force meeting.

Reviewed Parks and Recreation Facilities and Services

- B. Parks and Recreation (Johnson County) – reviewed and discussed the current and future facilities and services planned within and near the Morse Study Area.

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

- C. Parks and Recreation (Overland Park) – reviewed and discussed the current and future facilities and services planned within and near the Morse Study Area.

Guest speaker – Greg Ruether, Director, Parks Services, City of Overland Park

Special Review Authority

- D. Executive Airport Compatibility Plan – reviewed and discussed the current review authority over portions of the Morse Study Area and the current and future plans for the Johnson County Executive Airport adjacent to the Morse Study Area.

Guest speaker – David Peel, AICP, Principal Planner, Johnson County Planning, Development, and Codes Department

- E. Final thoughts regarding key factors to be considered by the Morse Study Area Task Force.

1. What factors have changed in the area since the original 1986 Stanley-Morse Study Area Plan was done?

2. What factors in the future may influence land development in the Morse Neighborhood?

F. Morse Study Area Aerial Overview.

Morse Study Area Task Force Meeting No. 4 (April 5, 2011)

- A. Reviewed and approved minutes from the March 1, 2011 Task Force meeting.
- B. Reviewed and approved updated Outline of Process and Schedule.

Land Use Regulations (Part 1) – The Comprehensive Plan

- C. The role of the city's Comprehensive Plan in guiding development decisions in the Morse Study Area.

Guest speaker – Mary Hunter, Senior Planner, Community Planning and Services, PDS

Land Use Regulations (Part 2) – Zoning and the Development Process

- D. The role of the city's Unified Development Ordinance (UDO), the city's combined zoning and subdivision ordinances, and the Design Guidelines in guiding development decisions in the Morse Study Area.

Guest speaker – Keith Gooch, AICP, Senior Planner, Current Planning, PDS

- E. Regulation of development through the city's waterway regulations – the role of the Floodplain Ordinance, Streamway Corridor Ordinance, Detention, and Stormwater Treatment Facilities (STFs) in guiding development decisions in the Morse Study Area.

Guest speaker – Pam Fortun, P.E., Senior Stormwater Treatment Engineer, Engineering Services, PDS

Reviewed Public Schools

- F. Public Schools (Blue Valley) – reviewed and discussed the current and future facilities and services planned within and near the Morse Study Area.

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

Morse Study Area Task Force Meeting No. 5 (May 3, 2011)

- A. Reviewed and approved minutes from the April 5, 2011 task force meeting.

Work Session No. 1

- B. Reviewed and approved outline of proposed work session process and proposed work tasks.
- C. Worked in two groups to begin developing a future land use plan and land use goal ideas for the Morse Study Area.

Morse Study Area Task Force Meetings No. 6 (June 7, 2011)

- A. Reviewed and approved minutes from May 3, 2011 task force meeting.

Work Sessions No. 2

- B. Worked in two groups to continue developing a future land use plan and land use goal ideas for the Morse Study Area. Using the following approach:
 - 1. Gathered ideas about each square-mile section within the study area, including identifying opportunities and constraints. 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 and 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 Morse Study Area 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 West Aubry Study Area Plan land use goals for relevancy in the Morse Study Area. Modified and/or proposed other general goal ideas for full Morse Study Area Task Force discussion.
- C. Worked toward developing a consensus set of land use land plan recommendations by reviewing areas where consensus was still needed.

Morse Study Area Task Force Meetings No. 7 (July 12, 2011)

- A. Reviewed and approved minutes from June 7, 2011 task force meeting.

Work Session No. 3

- B. Broke into two groups and continued developing a future land use plan and land use goal ideas for the Morse Study Area using the agreed upon Proposed Work Session Process and Proposed Work Tasks.
- C. Came back together and worked toward a consensus on a preliminary draft future land use plan for Morse and any clarifying statements that will be considered for goal statements.

- D. Approved Draft – Morse Study Area Future Land Use Plan (August 2011) for distribution to residents and landowners in the Morse Neighborhood prior to the August 2011 Open House.

**Open House on Draft – Morse Study Area Future Land Use Plan
– Library Media Center, Timber Creek Elementary School,
16451 Flint (August 9, 2011)**

Open House

- A. Held an informational open house with Morse Neighborhood residents and landowners to solicit comments about the initial Draft – Morse Study Area Future Land Use Plan (August 2011)

Morse Study Area Task Force Meetings No. 8 (August 23, 2011)

- A. Reviewed and approved minutes from July 12, 2011 task force meeting.

Work Session No. 4

- B. Discussed the August 9, 2011 open house and the comments received regarding the draft Future Land Use Plan.
- C. Discussed the draft Future Land Use Plan to see if the task force members wished to propose changes and discussed each of the proposed changes to reach consensus on the final Future Land Use Plan.
- D. Discussed the preliminary land use goal statements prepared by staff based on comments heard from task force members during the development of the draft Future Land Use Plan. Directed the staff to make the needed changes or additions to the draft goal statements, which will serve to better describe the final Future Land Use Plan recommendations.
- E. Discussed the next steps in the process.

Morse Study Area Task Force Meeting No. 9 - Wrap-Up Meeting (September 13, 2011)

- A. Reviewed and approved minutes from the August 23, 2011 Task Force meeting.

Finalized Morse Study Area Task Force Recommendations

- B. Discussed the revised Future Land Use Plan showing the revisions approved at the August 23rd task force meeting.
- C. Discussed the revised land use goal statements showing the revisions approved at the August 23rd task force meeting.
- D. Discussed the Greenway Linkages Plan as prepared by staff based on the revised Future Land Use Plan and revised land use goal statements – no change proposed from what is currently shown on the 2010 Greenway Linkages Plan.
- E. Discussed the Street Network/Official Street Map as prepared by staff based on the revised Future Land Use Plan and revised land use goal statements – no change proposed from what is currently shown on the Official Street Map (2010).
- F. Took final action on the Morse Study Area Task Force recommendations, including the following documents:
 - 1. Future Land Use Plan
 - 2. Land Use Goal Statements
 - 3. Greenway Linkages Plan
 - 4. Official Street Map
- G. Discussed the next steps in the process.

Joint Meeting with City Leaders – City Council Chamber, City Hall, 8500 Santa Fe Drive (October 17, 2011)

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

- A. Introductions
- B. Presented the Morse Study Area Task Force recommendations including:
 - 1. Morse Study Area Future Land Use Plan – September 2011
 - 2. Morse Study Area Land Use Goals
 - 3. (Morse Study Area) Official Street Map
 - 4. (Morse Study Area) Greenway Linkages Plan
- C. Discuss initial comments and questions by the Mayor and Council, Planning Commission, and Morse Study Area Task Force.
- D. Review the next steps in the review of the Morse Task Force recommendations as part of the proposed amendments to the 2011 Comprehensive Plan.

2011 Comprehensive Plan Review Process (November - December 2011)

Held Public Hearings on the amendments to the 2011 Comprehensive Plan including the Morse Study Area Task Force recommendations

- A. Consideration of the Morse Study Area Task Force recommendations as amendments to the city's 2011 Comprehensive Plan following the schedule below:

1. Monday, November 14, 2011 – Planning Commission public hearing on the 2011 Comprehensive Plan, including the Morse Study Area Task Force Recommendations
2. Monday, December 5, 2011 – City Council public hearing on the 2011 Comprehensive Plan, including the Morse Study Area Task Force Recommendations – final adoption

Attachment 5

Landowner Proposals

Property 1 – southwest corner of 151st Street and Quivira

This tract of approximately 4 acres, owned by a church, is currently shown on the Future Development Plan as Public and Semipublic which would permit the property owner's planned use. The owner requests that no change be made to the Future Development Plan designation of this property.

Property 2 – approximately 10 acres on the north side of 159th Street, east of Quivira

The owner asks that consideration be given to allowing his property to be developed as a single-family subdivision at 1.5 dwelling units per acre as the property to his east, The Vineyards, is currently planned.

This property owner feels that consideration also should be given to showing Commercial at the northeast corner of 159th Street and Quivira, including his acreage. The property owners to his west, however, did not submit a request for a Commercial designation for their properties.

Property 3 – approximately 2 acres on the east side of Quivira, one lot south of Harmony South subdivision

This property owner expressed an interest in seeing the city develop this property as parkland.

Property 4 – Morse Development LLC/Latigo Cattle Company property on the east and west side of Quivira at approximately 155th Terrace

Some of the property on both sides of the street is currently zoned for a Commercial use. This property owner's proposal is only for the land on the east side of Quivira. A proposed development plan was submitted that shows a Mixed-Use development with nonresidential uses, including retail,

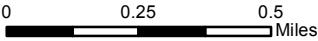
office, and restaurants along Quivira and slightly to the east with townhomes and villas behind the nonresidential area. The proposed density of the residential component would approximate the Medium-Density Residential land use category.

Property 5 - southeast corner of 151st and Quivira

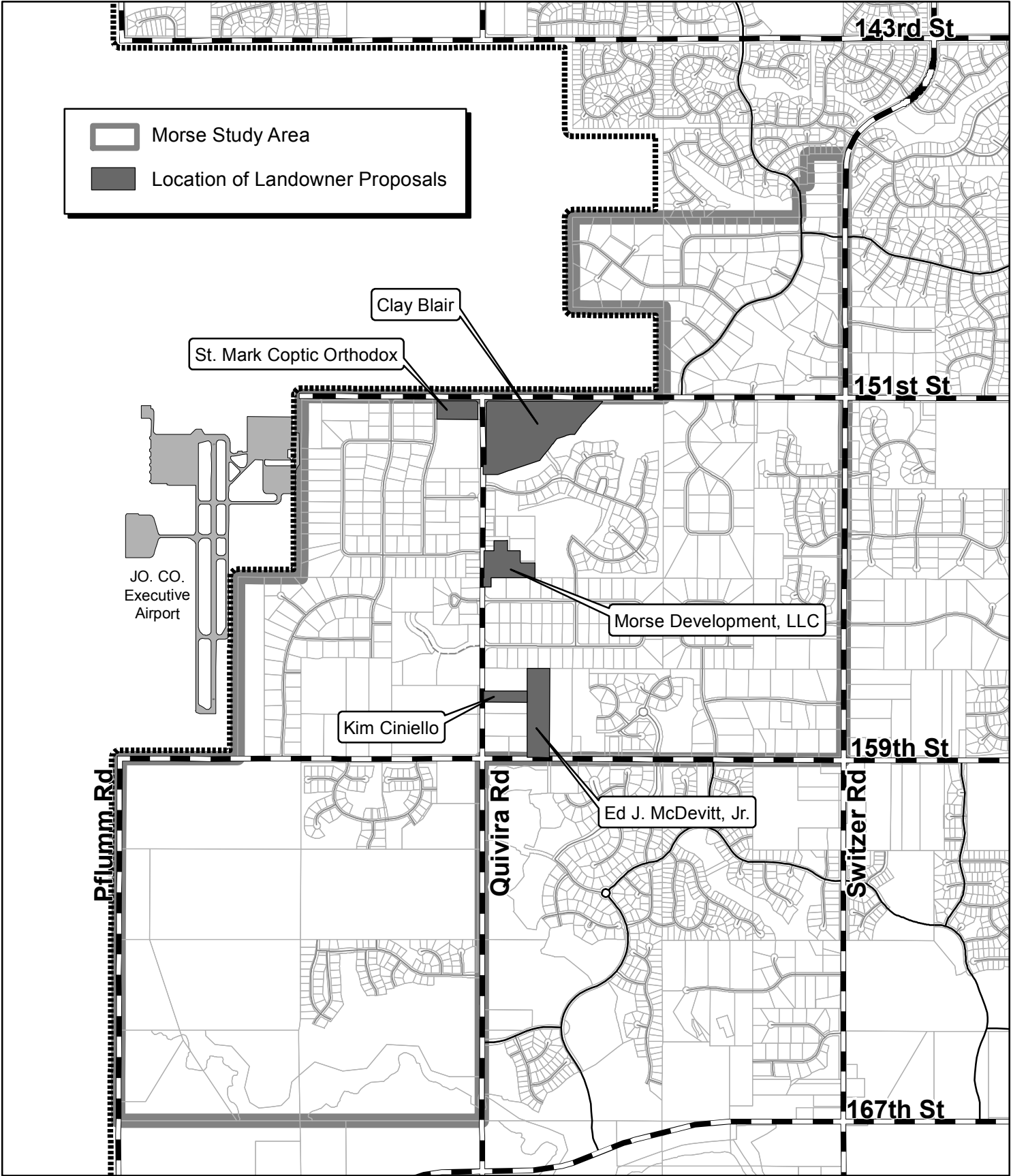
The property owner feels that this area lends itself to a retail commercial development because it is adjacent to two streets carrying a high volume of traffic and there is already a traffic signal at the intersection of 151st Street and Quivira. The property owner envisions a lifestyle-type center of 60,000-square feet with connectivity to the surrounding neighborhoods.

LANDOWNER PROPOSALS

MORSE STUDY AREA



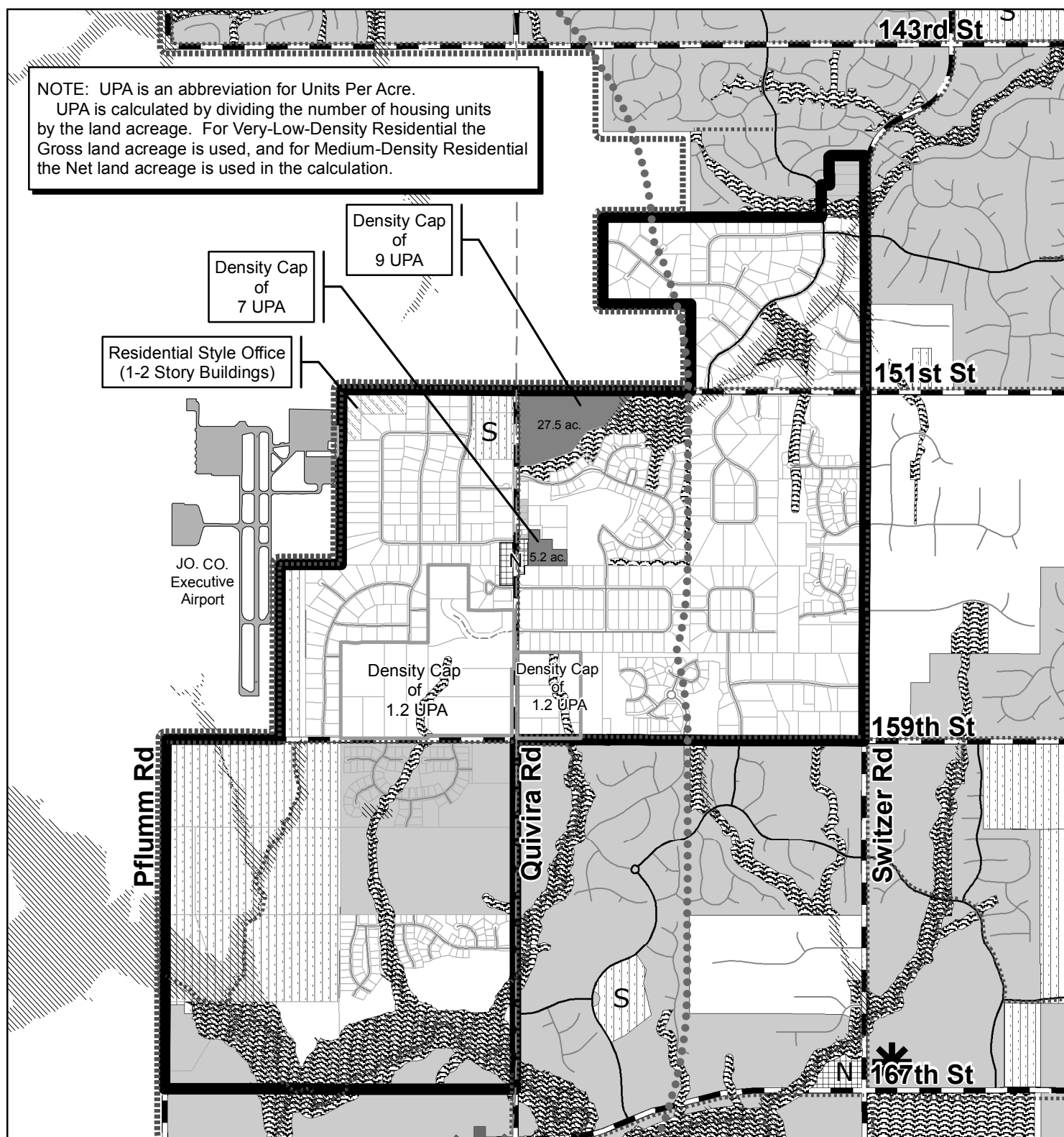
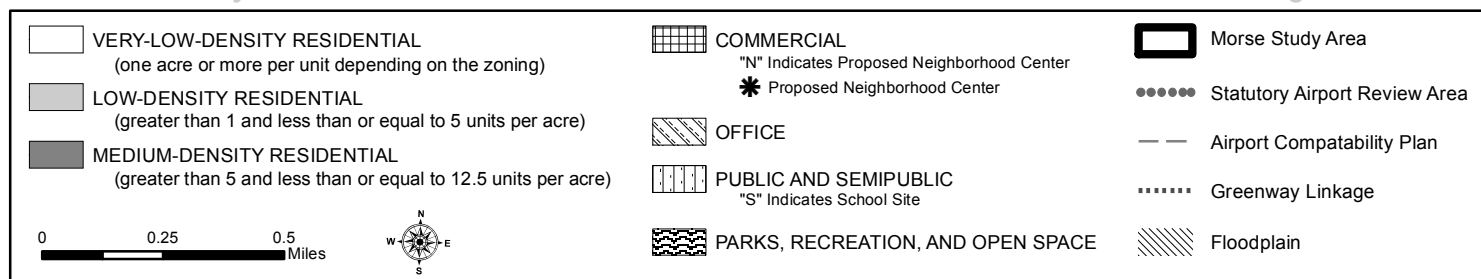
OVERLAND PARK
K A N S A S
ABOVE AND BEYOND. BY DESIGN.



DRAFT-FUTURE LAND USE PLAN Attachment 6

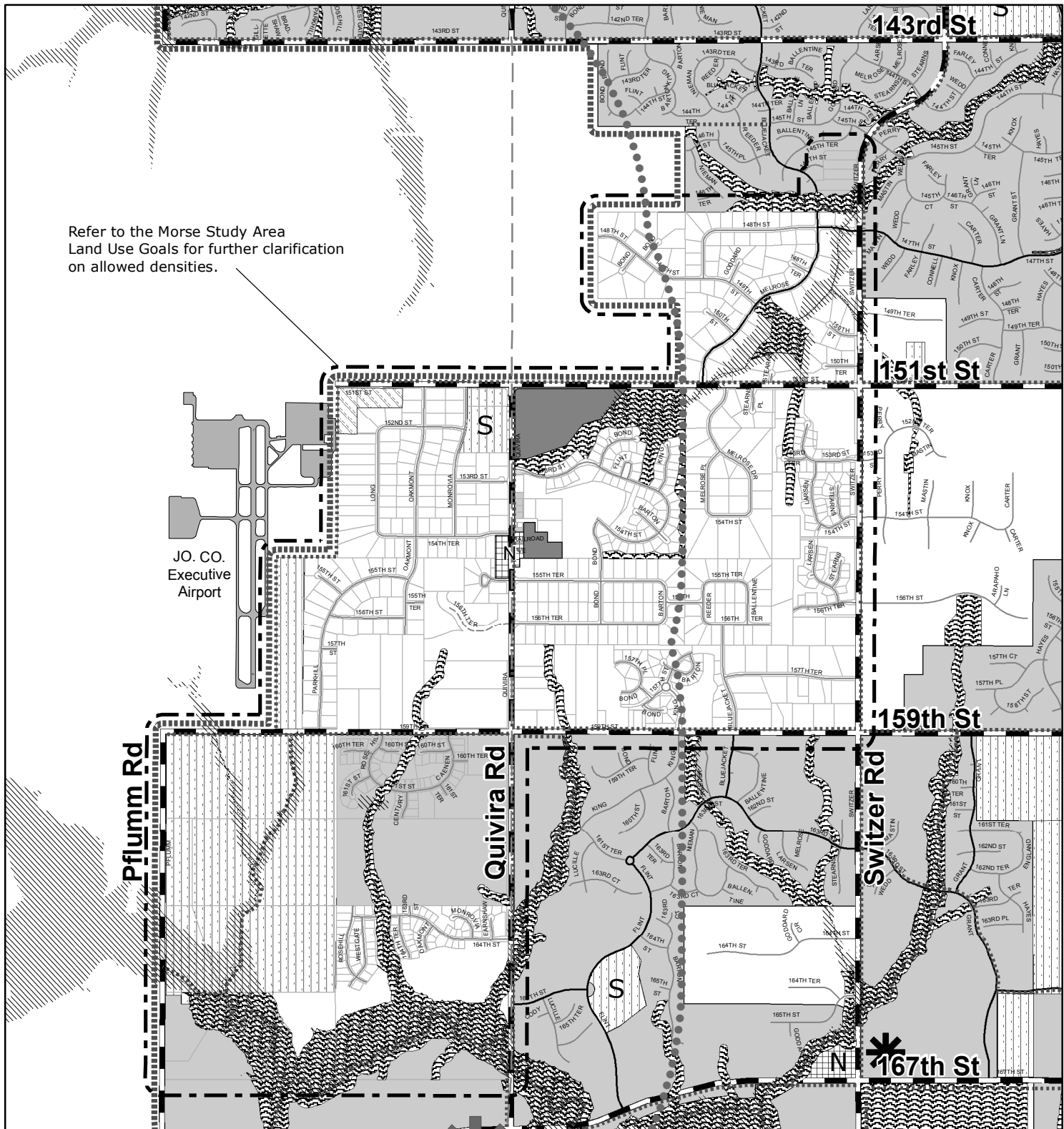
Morse Study Area Task Force Recommendations

August 2011



Attachment 7

September 2011



Attachment 8

Morse Study Area Land Use Goals

Issue: Guidelines are needed to provide direction on how the Morse Study Area will continue to develop over time.

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

Provide for some variety of land uses including a mixture of residential development patterns and a limited amount of nonresidential land uses.

Policy 1.1: Consider Land Use Relationships -

The relationship of land uses should reflect consideration of existing development, environmental conditions, and service and access needs.

Policy 1.2: Preserve Large Areas for Residential Neighborhoods -

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

Policy 1.3: Protect the Character of Existing Neighborhoods in the Morse Village Area -

Appropriate transitional methods should be considered where new higher-density residential land uses abut existing very-low-density residential neighborhoods. In general, transitions between different types of intensities should be made gradually, particularly where natural or man-made buffers are not available.

Policy 1.4: Allow Transfer of Development Intensity -

Because new development will be required to preserve the natural features of the area (floodplain and streamway corridors), allow a transfer of residential development intensity through the use of the open space zoning districts.

a. Slightly Higher Densities in Some Locations -

Recognize the need for slightly higher densities in some locations where preservation of natural features can result in increased development costs.

1. Upon redevelopment and platting, densities of up to 1.2 dwelling units per gross acre are appropriate at the northeast and northwest corners of 159th Street and Quivira where properties are presently unplatted.

Policy 1.5: 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 or landscaping as measured in size or quality of the buffer provided.

Policy 1.6: Development Criteria for Medium-Density Residential Areas -

Recognizing that there are some limitations to the Future Development Plan land use categories, further clarification is needed regarding appropriate densities and unit types (or zoning) in certain locations.

a. Southeast corner of 151st and Quivira

1. The development shall be limited, except as otherwise specified, to a maximum density of seven (7) dwelling units per gross acre.
2. The height of the buildings shall be limited to two (2) stories.
3. RP-3, Planned Garden Apartment District, zoning is not appropriate at this location.

b. Mid-block Medium-Density Residential Location

1. The development shall be limited to a maximum density of seven (7) dwelling units per gross acre.
2. The height of the buildings shall be limited to two (2) stories.
3. RP-3, Planned Garden Apartment District, zoning is not appropriate at this location.

Policy 1.7: Development Criteria for Commercial Land Uses -

The development criteria for commercial land uses are:

a. Limit Commercial Land Uses -

Commercial land uses should be limited to the areas planned for such uses, or as follows:

1. It is recognized that the southeast corner of 151st Street and Quivira is a more suitable location for a neighborhood center than the mid-block location, but that there is not a need for more than one commercial center in this area. Therefore, a neighborhood center would be acceptable at this location only if the zoning at the mid-block location (both sides) is changed to a residential use.

b. Small-scale Commercial Development -

To ensure the form of new commercial buildings is compatible with the existing Morse Village commercial buildings, new commercial development should be small in scale, where multiple smaller buildings are planned, rather than only a few or one large building.

c. Discourage Drive-Through Uses -

Drive-through uses are not appropriate except where adequate transition to less intense uses is possible and provided.

Policy 1.8: Allow Low-Intensity Residential Style Office as a Transitional Use Where Shown on the Plan -

Low-intensity office development of one (1) to two (2) stories is appropriate next to residential neighborhoods under the following circumstances:

- a. Such development must be compatible in architectural design, height, bulk, and building materials to adjacent very-low-density residential developments.
- b. Such development must demonstrate compatible site design by the use of extensive screening, building and parking orientation, and preservation of natural site amenities.

Issue: Guidelines are needed to ensure the expansion of Greenway Linkages to existing city and county parks, recreation, and open space uses and public facilities.

Goal 2: Greenway Linkages

As thoroughfares are improved, develop an expanded system of Greenway Linkages in the Morse Study Area with ties to existing facilities and open spaces.

Policy 2.1: Use Greenway Linkages -

Use Greenway Linkages to tie neighborhoods to the Overland Park Arboretum, Kemper Farm, Heritage Park, the county's Streamway Park System, and schools.

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

Goal 3: 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 3.1: Encourage the Use of Sanitary Sewers -

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

Policy 3.2: 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 Morse Study Area should comply with other pertinent city land use policy guidelines.

Goal 4: Compliance with Other City Land Use Policy Documents

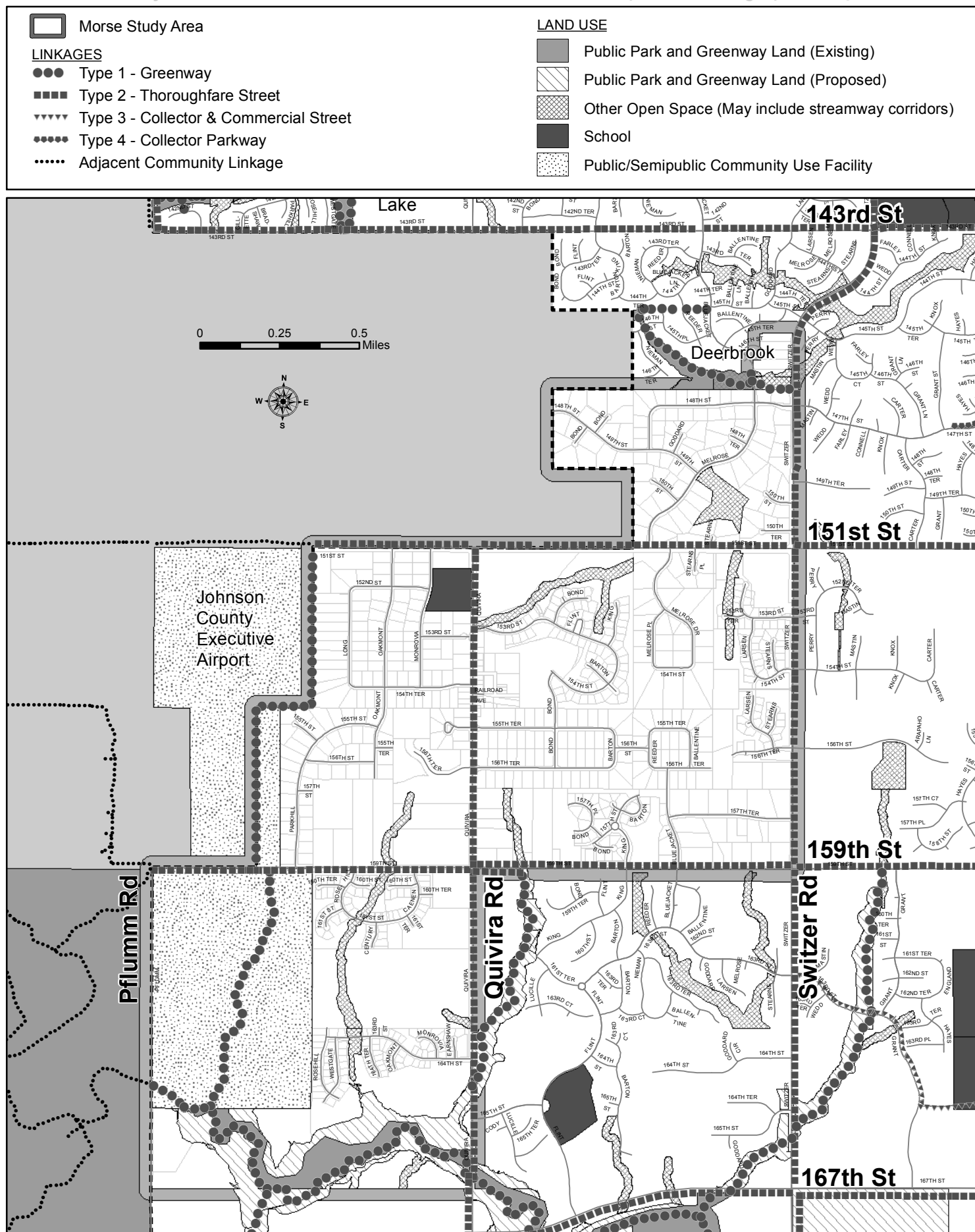
Ensure that development in the Morse Study Area complies with the guidelines of other pertinent city land use policy documents such as all other land use goals, City Council and Planning Commission Resolutions.

GREENWAY LINKAGES PLAN

Attachment 9

Morse Study Area Task Force Recommendations(No Change)

September 2011



Attachment 10

September 2011

