

CITY OF DE SOTO
SPECIAL PLANNING COMMISSION

City Hall, 32905 W. 84th Street
December 2, 2003 – 7:00 P.M.

MINUTES

The meeting was called to order at 7:00 p.m. by Vice Chair Templin.

Roll Call:	Templin	Present	Pannell	Absent
	Moberly	Present	Canaan	Present
	Friday	Present	Honomichl	Absent

3. General Business:

A. Approve Planning Commission agenda.

Motion by Commissioner Canaan to approve the agenda as written; second by Friday. All Commission approved by “ayes”.

4. Call to Public:

Members of the public who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Any presentation is for information purposes only. No action will be taken. There is a four-minute time limit.

None appeared.

5. Public Hearing:

A. **Public Hearing to consider the 2003 Comprehensive Plan update.**

City Planner Sean Ackerson with Bucher, Willis & Ratliff stated that all draft materials have been submitted to the Commission with the exception of an acknowledgment page. The plan consists of nine chapters, beginning with an overview of the purpose of a Comprehensive Plan and it’s role in De Soto. A brief history of the community is in this introductory chapter, as well as the roles of the public and city officials in the planning process. Chapter Two is a demographics analysis which breaks the community down into specific characteristics and gives population projections. The projections range significantly from an increase of less than a thousand to 7,500 residents or more within the 20-year planning timeframe.

Ackerson continued that Chapter Three is reserved for the insertion of an economic analysis, which was out of the scope of this plan, but may be included at a later date. Chapter Four consists of an analysis of existing influences and how they will impact the community. In reviewing how existing land use patterns relate to the existing zoning, it was determined that numerous parcels are not properly zoned for their existing uses. Ackerson reviewed the findings for parks and recreation and emergency services. There

exists a need for additional community and neighborhood park land, and De Soto has outgrown its municipal pool facility. The ratio of police officers to resident populations is considered low when compared to national, metropolitan, and county averages. Ackerson said it is important to bear in mind that many of these statistics are derived from more urbanized communities.

The Comprehensive Plan's goals and objectives are contained in Chapter Five, continued Ackerson. The section includes a listing of the public meetings held and what was derived from them. Affordability, economic diversity, and numerous other goals for the community given by the public were included in the vision statement. The City Council's recently adopted goals and objectives were also used to formulate the City's objectives. The monitoring and reevaluation process of the plan were also detailed in this section. City Engineer Mike Brungardt summarized Chapter Six, the existing conditions review of public infrastructure. The revisions to this section are included in Ackerson's memorandum.

Ackerson stated that the future land use policies are contained in Chapter Seven. There are several new categories including 'Agriculture', which replaces the former 'Low Density' designation. In the planned 'Agriculture' areas of 1 unit per 20 acres, the intent is to not promote residential growth beyond what the City can serve in twenty years. Another new category, 'Urban Service Area' is intended for where there is potential for growth within the twenty-year time frame, and calls for 1 unit per 10 acres. The new 'Rural Policy Area' is projected to the east of the city and north of K-10 Highway, and is intended to not promote higher-density residential uses. A revision to this subsection, changing 5.0 units per acre to 1.0 units per acre, is needed. The cluster development design is to be promoted for these areas in order to preserve open space until services may be extended. The other residential categories remain largely unchanged and consistent with the previous plan. While the 1 to 4 units per acre for 'Low/Moderate Density' is the range, an average of 2 to 2.5 units is the target, with higher-end densities used to provide transition where needed.

Ackerson continued that the new 'Public and Semipublic' category is for governmental, religious and educational uses and other public buildings. Downtown De Soto was identified in the public meetings as needing preservation and redevelopment. The new 'Downtown District' represents an outline of the area to be master planned with these special considerations in mind. Commercial areas have been scaled back from the previous plan. These areas have been incorporated into new, more specific categories. 'Business Park' areas are large parcels with opportunity for intensive development under a planned development approach. 'Mixed Use' is for retail, office and institutional uses with planned residential components. The industrial land use categories have been reduced as well. The final category, 'Transitional Development Overlay' is intended to indicate that while transitional development is planned for the area, studies are needed to determine the implementation of extending services. The Transitional Overlay and Gateway areas merit additional consideration in the planning process.

Ackerson continued that Chapter Eight is the major thoroughfare plan. Access control has been changed to reflect the adoption of APWA standards. Chapter Nine outlines the strategies for implementing the plan, using the 'Creating Quality Places' design principles. The appendices include the public opinion survey, City staff and official profile questionnaire and infrastructure summaries. Ackerson also noted his memorandum containing revisions to date as well as comments heard from the public during the Open House.

Commissioner Friday noted that on the third page of Chapter Two, the second paragraph should read 'Kansas River' instead of 'Missouri River'. Vice Chair Templin said on page five of Chapter Seven, the last paragraph should read '2.5 units or less per acre'. Also in Chapter Seven, the second paragraph of page four should read 'south and west' instead of 'north and east'. Templin stated he was confused by the

Transitional Development Overlay and cluster development language being used interchangeably. Ackerson responded that cluster development doesn't necessarily apply to the overlay areas. Templin also noted that the service area references on Map 13 are somewhat confusing.

Vice Chair Templin reopened the public hearing.

Max Atwell, 8475 Kill Creek Rd., stated that the plan should not forget about the annexation potential north of the river. Ackerson responded that city services were not projected for that area, but a note specifying this could be added. Toni Caldwell, 8412 Corliss Rd., asked for clarification of the proactive rezoning referred to in Chapter Nine. It sounds like the City can rezone whatever property they want. Ackerson responded that the City can, under statute, initiate a rezoning against a property owner's wishes. There are areas with commercially zoned properties that are not planned to have city services. The opposite has been observed as well where properties being used for commercial purposes are in zoning districts that do not allow these uses. Some of these messes can be cleaned up proactively before they become bigger problems. Caldwell stated that she has a problem with the 'Low/Moderate Density' residential. How can the City consider a mix of duplexes with single-family dwellings low to moderate?

Ackerson and Caldwell discussed using planned development in the areas east of Kill Creek. Ackerson stated that because there hasn't been a solid conclusion of what will take place in the area, the plan compromises and gives the City more leeway until utility projections are determined. Commissioner Friday asked if the developer has more power in planned developments. Ackerson said the intent is to be an open negotiation with give and take, but cities usually have more leverage because they have the authority to disapprove the application. Commissioner Canaan voiced his support of the plan. Commissioner Moberly said the plan won't ever be perfect and there will be numerous opportunities to make it better.

Vice Chair Templin said he is disappointed with plan. He enjoys living in a large-lot subdivision and realizes that large lots mean fewer city services. Since the stricter curb and gutter and septic regulations have been in place, there haven't been any new applications for large-lot subdivisions. De Soto is unique and there is an opportunity to keep it that way. A buffer between De Soto and the rest of the County can happen.

Ackerson said that the input from earlier public meetings was that the citizens wanted public services, economic development, affordable housing and parks, and not just large lots. Staff didn't hear let's give up those things and have luxury taxes. The plan has identified that De Soto is also unique because of its open spaces and views and has implemented the means to preserve these. The existing pattern of development, identifiable as rural sprawl, has placed a long-term burden on the community as a whole. The majority of the population lives in the core of De Soto on moderate lots with city services. While the plan doesn't conclude that there should only be large lots, it gives strategies to make different types of densities compatible and unique. Brungardt stated that the 'Rural Policy' and 'Low-Density' areas are for large-lot subdivisions.

Vice Chair Templin said he tried to get staff to encourage large-lots in certain areas, but the plan wasn't written that way. Ackerson responded that outside influences, including the projection that 83rd Street will be a major arterial and Lenexa's big push for westward growth, may eventually do away with the large lots, regardless of what the City wants to plan for. Planning for a low-density environment may only slow the progression to higher densities. The end result would not be well planned, but sporadic development.

Vice Chair Templin closed the public hearing.

Vice Chair Templin asked if it was inappropriate to suggest making gateways the focus of code enforcement. Ackerson said downtown and the gateways could be targeted in the goals and objectives section. Ackerson reviewed the revisions, including revising the map numbers following the removal of Map 12, including a description of the rural water district services and their boundaries, and removing the last sentence from the fourth paragraph of Chapter Two, which discusses the viability of obtaining water from an outside source. A statement acknowledging that the City doesn't intend to extend services north of the river should be included as well. The Commission agreed with the revisions. The Commission discussed the timeline for approving the plan. Vice Chair Templin said his objections don't mean that he thinks the plan shouldn't be approved.

Motion by Commissioner Moberly to accept the 2003 City of De Soto Comprehensive Plan as presented with the revisions in Sean Ackerson's memorandum dated December 2, 2003 and the following:

- Revise the map numbering following the removal of Map 12.
- Identify existing water service from rural water districts in Chapter 6.
- Add an area map in text to show the district boundaries of the rural water districts.
- Remove the last sentence from the fourth paragraph on page 6-2 regarding Water One viability.
- Address development north of the river.

; with those recommendations included, a final copy of the Comprehensive Plan be submitted to the City Council for acceptance; second by Friday.

Roll Call:	Friday	Yes	Moberly	Yes
	Templin	Yes	Canaan	Yes
	Honomichl	Absent	Pannell	Absent

Motion carried.

Motion by Commissioner Canaan to adjourn at 8:56 p.m.; second by Moberly. All Commission approved by "ayes".

Respectfully submitted:

Kim Gordanier
Planning Coordinator