



AGENDA ITEM 6C

Prepared by:
Kim Gordanier, Planning Coordinator
March 24, 2006

Prepared For:
De Soto Planning Commission

A. Agenda Item: Discuss upcoming Planning Commission business.

B. Background:

The Planning Commission created a 'laundry list' of text amendments and other initiatives in late 2004. Since that time, a great number of items have been 'crossed off' of the list. Following are the few that remain. Staff asks that the Planning Commission identify their priorities to aid in drafting future agendas.

1. **Street Master Plan** – Not budgeted for in 2006. Consultant could present alternatives for the Lexington Avenue corridor and more, roll data from area projects into city-wide study.
2. **Comprehensive Plan implementation** – as detailed below
3. **Gateway criteria** – Consider criteria for the areas as defined on the future land use map.
4. **K-10 viewshed overlay criteria** – Consider criteria for the areas as defined on the future land use map.
5. **Design Guidelines** – Visual preference survey, produce brochure giving direction to developers, area-specific brochures (downtown, west area, etc.), performed by consultant.
6. **West Area Master Plan** – Detailed master plan identifying more specific land use designations, interior road network design, etc.
7. **Alternative subdivision design options** – Look into a subdivision designs with increased density options for preservation of open space, traditional neighborhood design, etc.
8. **Stream buffer regulations** – Review and begin acting on implementation steps from the Flood Mitigation and Comprehensive Plans. (on hold for County adoption)
9. **Agricultural based business** - Consider what role agricultural based business, entertainment and education uses should have in De Soto. If desired, determine if the current regulations promote these businesses and if not determine needed amendments to do so, possibly agricultural or rural zoning district.
10. **Wind turbine regulations** – Previously discussed and tabled for future consideration.
11. **Temporary use permits** – Text amendment previously considered. Recommendation returned by Council for further consideration.



Comprehensive Plan Implementation Items

(from Sean Ackerson's March 23, 2004 memorandum to the Commission)

1. Targeted Development/Redevelopment Areas

- Prepare development and redevelopment strategies for targeted non-residential growth areas, and plan and prioritize improvements necessary to stimulate non-residential growth.
- Undertake strategic development area studies to identify specific utility needs and evaluate financing mechanisms for required utilities.
- Plan for expansion of municipal services to targeted growth areas and extend municipal services only upon annexation.
- Identify and promote business development opportunities where access is adequately managed to ensure function, capacity and safety of the City's road network; where setbacks and buffering is adequate to ensure compatibility with surrounding development.
- Work with area property owners to rezone existing non-residential properties that would permit development which is inconsistent with the City's goals and objectives, or unable to meet performance criteria such as access management standards along arterial streets.
- Assess the potential for inappropriate business development based on site, infrastructure and other existing limitations and meet with existing property owners to discuss alternatives to business development.
- Work with area property owners to rezone property projected for future non-residential development as a means of enticing business to desired locations. Assess the business development based on site, infrastructure and other existing limitations and meet with existing property owners to discuss alternatives for rezoning and development.
- **Develop and implement a corridor plan for the 83rd Street and Lexington Avenue corridor (old Kansas 10 Highway).**

2. Downtown Revitalization

- Develop and implement a comprehensive downtown revitalization master plan including a landscaping and streetscaping plan for Downtown to make the downtown a cohesive whole and enhance its visual image and entice stable uses in Downtown. **Being initiated by EDC.**

3. Flood Mitigation

- Develop a stream setback ordinance for future development to develop a "buffer zone" between the floodplain and habitable structures.
- Use the Comprehensive Countywide Watershed Study results prepared by Johnson County to develop existing elevations, verify floodplain and floodway locations, and update the City of De Soto Flood Mitigation Plan.

4. Parks and Recreation

- Preserve the floodplain along Cedar Creek, Kill Creek and Captain Creek as well as other major tributaries in the planning area to provide for open space for implementing the MARC MetroGreen, Johnson County MAPS 2020 and City of De Soto parks and recreation and trail plans.



5. Area Development Coordination

- Coordinate with the county in implementing development standards so that urban growth within the immediate urban fringe is compatible with City of De Soto standards and support Johnson County in addressing urban development issues in De Soto's urban fringe areas through coordinated planning efforts. **Approach County to adopt revised Future Land Use plan.**
- Continue to actively participate in area coordination and planning efforts through designation of City representatives with reports back to the appropriate City Staff, Planning Commission and City Council.

6. Public Participation

- Continue utilizing public participation methods including public surveys, workshops, committees, opportunities for informal input at Planning Commission and City Council meetings, etc.

7. Design Guidelines

- Prepare plans for the development of the interchanges with K-10 Highway as key points-of-entry into the community.
- Develop and implement a corridor plan for the 83rd Street and Lexington Avenue corridor (old Kansas 10 Highway).
- Prepare and implement development guidelines that include examples of development character, style and design which are and are not preferred and which will and will not be supported.

End of Report