



## PUBLIC HEARING AGENDA ITEM 5B

Prepared by:  
Kim Gordanier, Planning Coordinator

Wednesday, April 20, 2005  
Prepared For:  
Planning Commission

**A. Agenda Item:** Consider amendment(s) to Chapter 7 and Map 12 of the Comprehensive Plan pertaining to various revisions to the Future Land Use Map.

**B. City Staff Involved:** Kim Gordanier, Planning Coordinator

**C. Background Issues:**

The City Council, at their April 21, 2005 meeting, voted unanimously to approve the recommendation of the Commission regarding the first round of Comprehensive Plan amendments. As discussed at last month's Commission meeting, areas designated as being within the 100-year floodplain on the Future Land Use map need to be addressed. Because the floodplain is not itself a land use, it is appropriate to apply land use categories to these areas. The policies and standards for development in these areas are contained within the City's Flood Mitigation Plan. The Plan requires that any construction of residences or businesses within the floodway is subject to additional scrutiny and regulation.

**D. Proposed Revisions to the FLU Map & Text:**

Please first note the following:

Exhibit A: Newly Revised and Approved (4/21/05) Future Land Use Map

Exhibit B: Proposed Future Land Use Map

Exhibit C: Excerpts from Chapter 7 of the Comprehensive Plan

Exhibit D: The April 21<sup>st</sup> City Council meeting minutes

The proposed FLU map depicts the floodplain as an outline, thereby allowing the underlying land uses to be visible. The Burlington Northern Santa Fe railroad extends east to west across the city and is roughly aligned with what would be 81<sup>st</sup> Street. Areas within the floodplain to the south of the railroad have been revised by simply extending the adjacent future land uses, with several important exceptions:

- Land located at the Southwest corner of 83<sup>rd</sup> Street and Kill Creek Road that is adjacent to Lexington Avenue is denoted as 'Commercial', while the remainder is 'Agricultural'.



- Parcels adjoining the 83<sup>rd</sup> Street and Kill Creek intersection are 'Commercial'.
- The current sanitary sewer plant (and probable future City storage facility) is 'Public/Semi-Public'.
- Valley Spring Homes is 'Higher-Density Residential' and the adjacent commercially zoned property is 'Commercial'.

Floodplain areas to the north of the Santa Fe railroad and east of Waverly Road have been revised as follows:

- The majority of parcels categorized as 'Heavy Industrial' are owned by Penny Sand Co., and are home to their sand dredging operation.
- The majority of the 'Public/Semi-Public' areas are owned by the City of Olathe, and are the location of their water wells.
- The 'Agricultural' land extending northward to the river is also home to the Mill Creek Gun Club and the Kaw Valley Aerodrome.

Of interest is the fact that the 'Heavy Industrial' land use category, though depicted in the text of Chapter 7, heretofore did not appear on the FLU map. Also, although difficult to spot on smaller scale maps, additional 'Parks and Recreation' land has been added. A roughly 150-foot band extends around the entire southern periphery of the Kansas River within the planning area, and MARC's MetroGreen trail system has been included in the category.

Floodplain areas to the north of the Santa Fe railroad and west of Waverly Road have been revised as follows:

- 'Heavy Industrial' uses are denoted for parcels that lie along 79<sup>th</sup> Street and have access to the railroad. Though not included in the sewer-serviceable basins identified in the Sewer Master Plan study, it would not be prohibitively difficult to extend service across the railroad tracks. The unincorporated land to the north of the tracks was not included in the study simply because the future land use category was 'Flood Plain'. It was not anticipated that residential or other uses would locate there. Regardless, numerous potential industrial land uses would not require public sewer facilities. There are also steep slopes extending downwards north to the railroad tracks. These slopes serve to buffer the potential industrial uses from future residential areas to the south.
- The future site of the City wastewater treatment facility is denoted as 'Public/Semi-Public'.
- Widow Big Knife park and other lands the City has or may acquire for recreational development is 'Parks and Recreation'.
- The remaining land is 'Agricultural'.

The existing land uses in this area are restricted to agriculture and six (6) single-family residences.



The revised future land uses total: 1,079 acres of agricultural, 1,028 acres of industrial, 47 acres of commercial, and 349 acres of parks and recreation land.

The text of Chapter 7 of the Comprehensive Plan will need to be amended as well. The following sections are ~~stricken through~~ to indicate removal and underlined to indicate inclusion.

**12. Heavy Industrial:** Intensive land uses for manufacture and assembly of goods associated with industrial activity, as defined in the Zoning Regulations. For areas within the floodplain, certain uses otherwise allowed in Industrial zoning districts may not be appropriate due to potential impacts to the floodplain. Land uses requiring extensive site development should receive particular scrutiny.

~~**14. Floodplain:** The map identifies the location of the existing flood plain. Within areas north of the Burlington Northern Santa Fe Railroad line, agricultural, parks and recreation and limited non-residential uses which do not require permanent structural improvements are projected. For areas outside south of the Burlington Northern Santa Fe Railroad line, uses are projected to be consistent with projected use of the immediately abutting land outside the floodplain. All uses within the floodplain shall be in keeping with the City's adopted Floodplain Mitigation Plan and Floodplain Management Ordinances.~~

**14. Parks and Recreation:** Neighborhood, community, and regional park systems. Includes areas that are within Mid-America Regional Council's MetroGreen streamway trail system. Properties directly adjacent to the Kansas River should be encouraged to allow for public access to the river for recreational purposes. Conservation easements or open space dedications may be required by the City to achieve this end.

**E. Recommendation:**

Staff advises the Commission recommend approval of the amendments contained in staff's report. The Commission may alternately table the item after holding the public hearing in order for staff to prepare a revised draft Future Land Use map for their consideration at the May 24, 2005 meeting.

***End of Report***

***Exhibit to Follow***