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**AGENDA ITEM 7C**

**COMPREHENSIVE PLAN REVIEW**

**REPORT TO THE  
CITY OF DE SOTO PLANNING COMMISSION  
JULY 20, 2007**

Agenda Item:	Discuss annual review of Comprehensive Plan
Meeting Date:	July 24 <sup>th</sup> , 2007
Report Prepared By:	Mike Brungardt, P.E., City Engineer
Associated Materials:	Exhibit A: Excerpts from Chapters 7 and 9 of the Comprehensive Plan.

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**I. GENERAL**

State law requires that the City annually review its comprehensive plan and make revisions, as appropriate, in reaction to changing conditions within and surrounding our jurisdiction. Primarily the designations for future land use should be revisited in light of developments or re-zonings that have occurred recently. The Planning Commission has expressed a desire to review and strengthen the language relating to the viewshed and gateway criteria, found in Sections 7 and 9 of the plan. Additionally, Staff has received two specific requests for a future land use designation change for an area along 83<sup>rd</sup> Street in the northeast portions of town.

The purpose of our initial discussion will be to identify areas that the Planning Commission wishes to consider revising and to get direction about the desired changes. We will further discuss the areas of revision at the August meeting, and call for the public hearing in September.

**II. GATEWAY CRITERIA**

**A.** The future land use map indicates "Primary" and "Secondary" gateways around key intersections in town. These intersections include the following:

1. K-10 and Lexington (Primary)
2. K-10 and Kill Creek (Primary)
3. K-10 and Edgerton (Primary)
4. K-10 and Evening Star (Primary)
5. 83<sup>rd</sup> Street and Kill Creek (Secondary)
6. 83<sup>rd</sup> Street at the eastern City Limits (Secondary)
7. Lexington and Penner (Secondary)

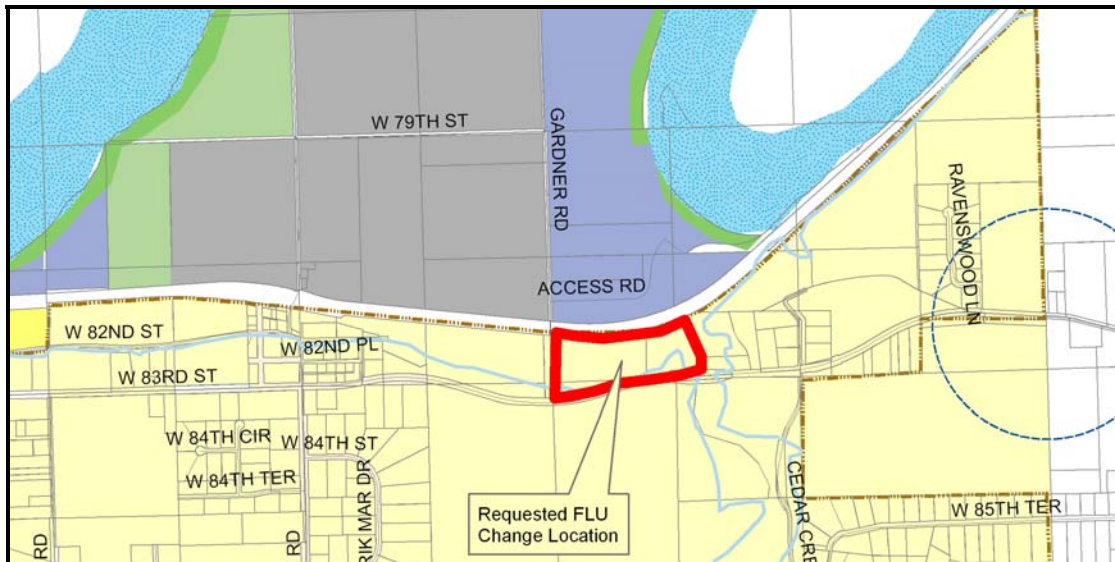
**B.** Language relating to gateway criteria is included in the Plan in Chapters 7 (Future Land Use, Page 7-8, number 19) and in Chapter 9, (Implementation, Pages 9-37 through 9-39). **See Exhibit A.**



C. The viewshed criteria relate only to K-10. Language relating to the K-10 viewshed overlay occurs in Chapter 7 (Page 7-8, number 18), and Chapter 9, (Implementation, Page 9-28). **See Exhibit A.**

### III. FUTURE LAND USE MODIFICATIONS

Staff has had two requests recently to consider changing the future land use designation for approximately 20 acres at the northeast corner of 83<sup>rd</sup> and Gardner Road. Depicted on the map below, the current Future Land Use Map designates this area as "Low Density Residential", which is defined as 1.0 units or fewer per acre.



#### Future Land Use Categories

- |                                |                          |                           |
|--------------------------------|--------------------------|---------------------------|
| Urban Service Area             | Multi-Family Residential | K-10 Viewshed Overlay     |
| Urban Service Area Overlay     | Public / Semipublic      | Primary Gateway           |
| Agriculture                    | Mixed Use                | Secondary Gateway         |
| Parks and Recreation           | De Soto Center District  | Rural Subdivision Overlay |
| Rural Policy Area              | Commercial               | Property Lines            |
| Low Density Residential        | Business Park            | Floodplain                |
| Low to Moderate Density Resid. | Light Industrial         |                           |
| Higher Density Residential     | Heavy Industrial         |                           |

**Comprehensive Plan  
Map 12: Future Land Use  
Adopted May 18, 2006**

The requests have been submitted, informally, by the owners of the two parcels, one of which contains a landscaping contractor's office. They are asking for a commercial or light industrial designation for this area.

The Planning Commission should consider and discuss any other desired modifications to the future land use designations.

### IV. CONCLUSION

After discussion on this matter, Staff requests direction from the Planning Commission about the nature of desired revisions to the Comprehensive Plan language or Future Land Use designations.

**END OF REPORT**