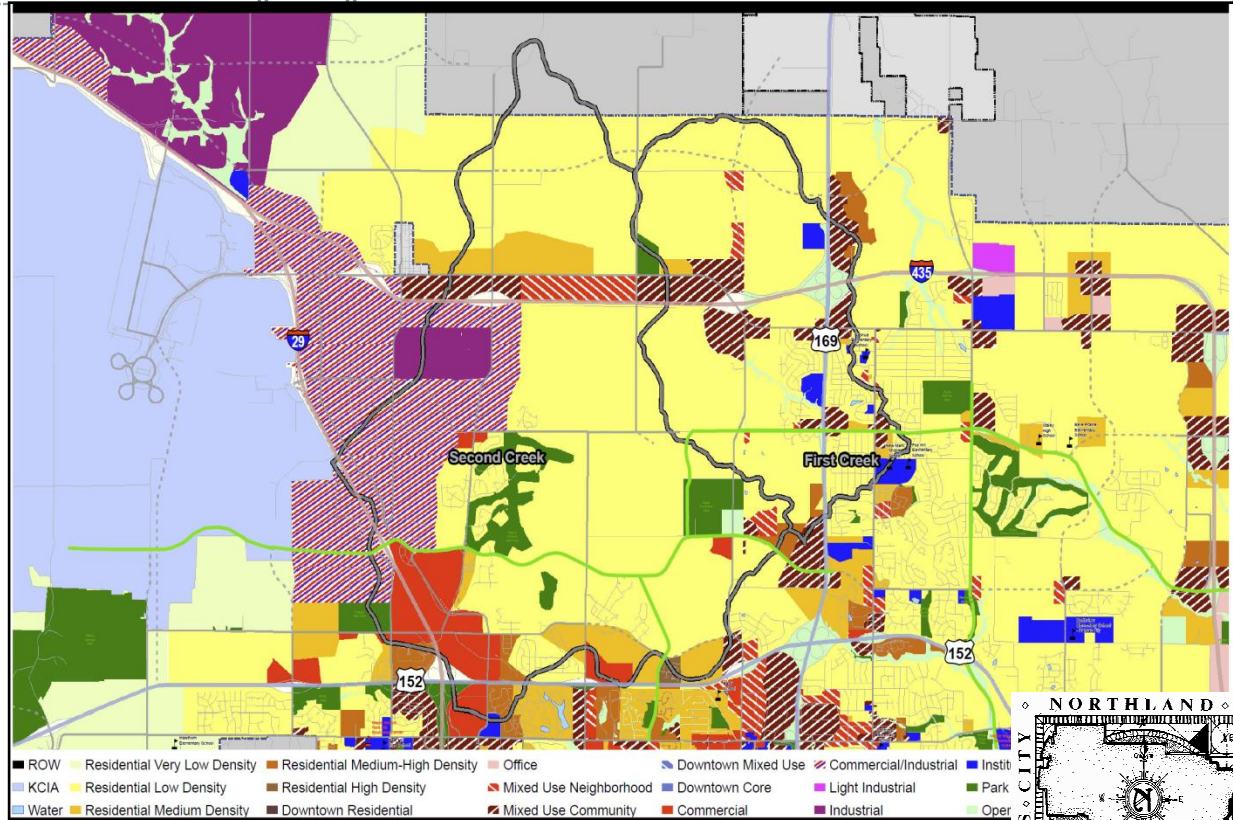
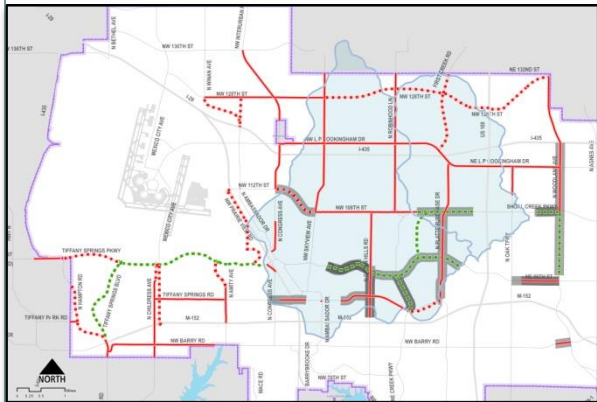
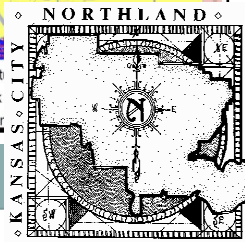


Twin Creeks Anticipated Land Use Review & Street Network Prioritization



City Planning and Development Department, KCMO October 2013



Development Considerations



Opportunities

- Excellent access
- Great schools
- Close proximity to regional airport
- Ability to grow a workforce
- Growing residential stock....

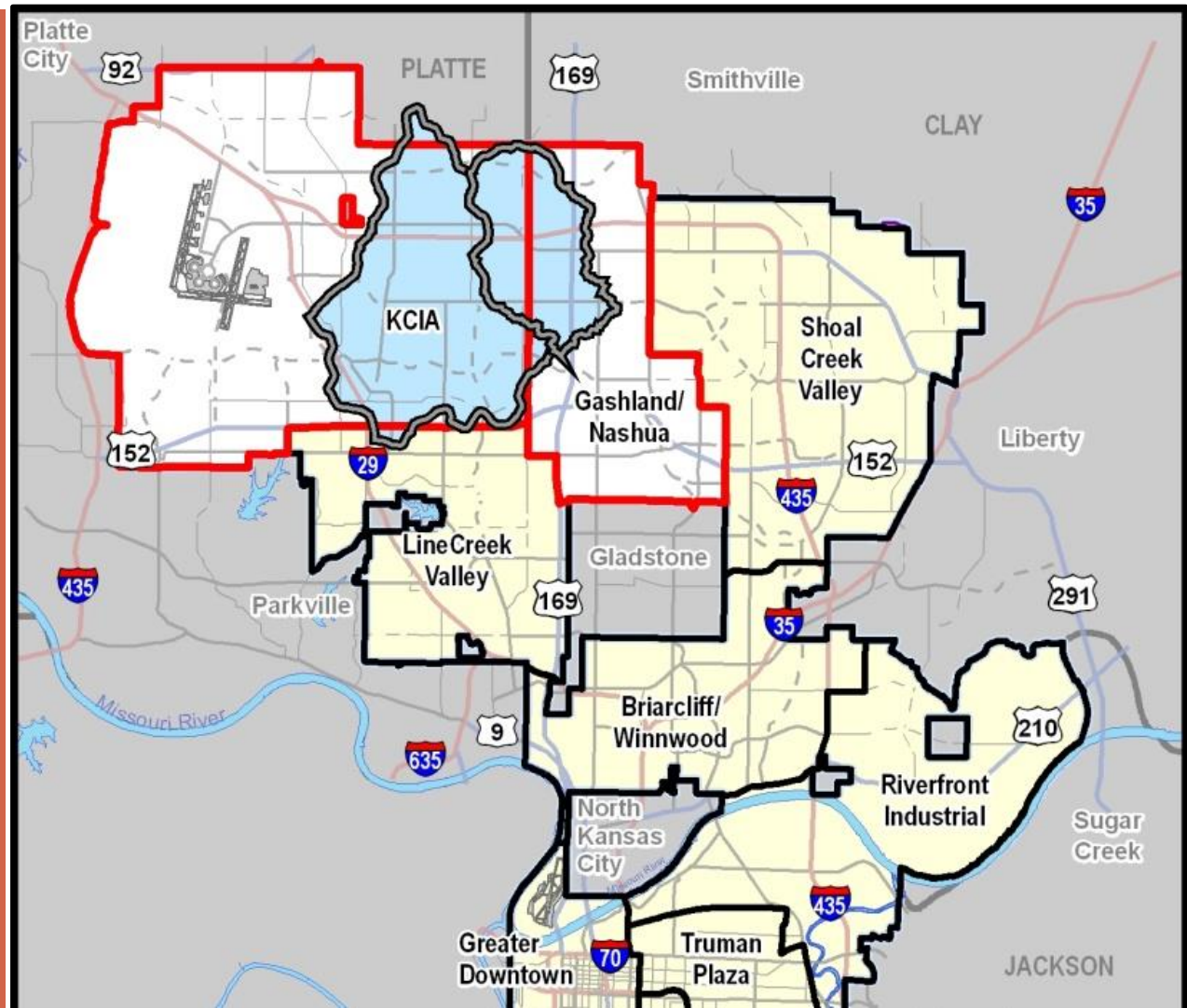
Questions

- Do we need to undertake a new comprehensive planning process for the area?
- Is there too little area designated for non-residential use
- What are the desired uses and design characteristics along parkways and boulevards?
- Which potential infrastructure projects create the best opportunity to support new sustainable development?
- Is there capacity within the area to support enough new commercial to fund infrastructure?

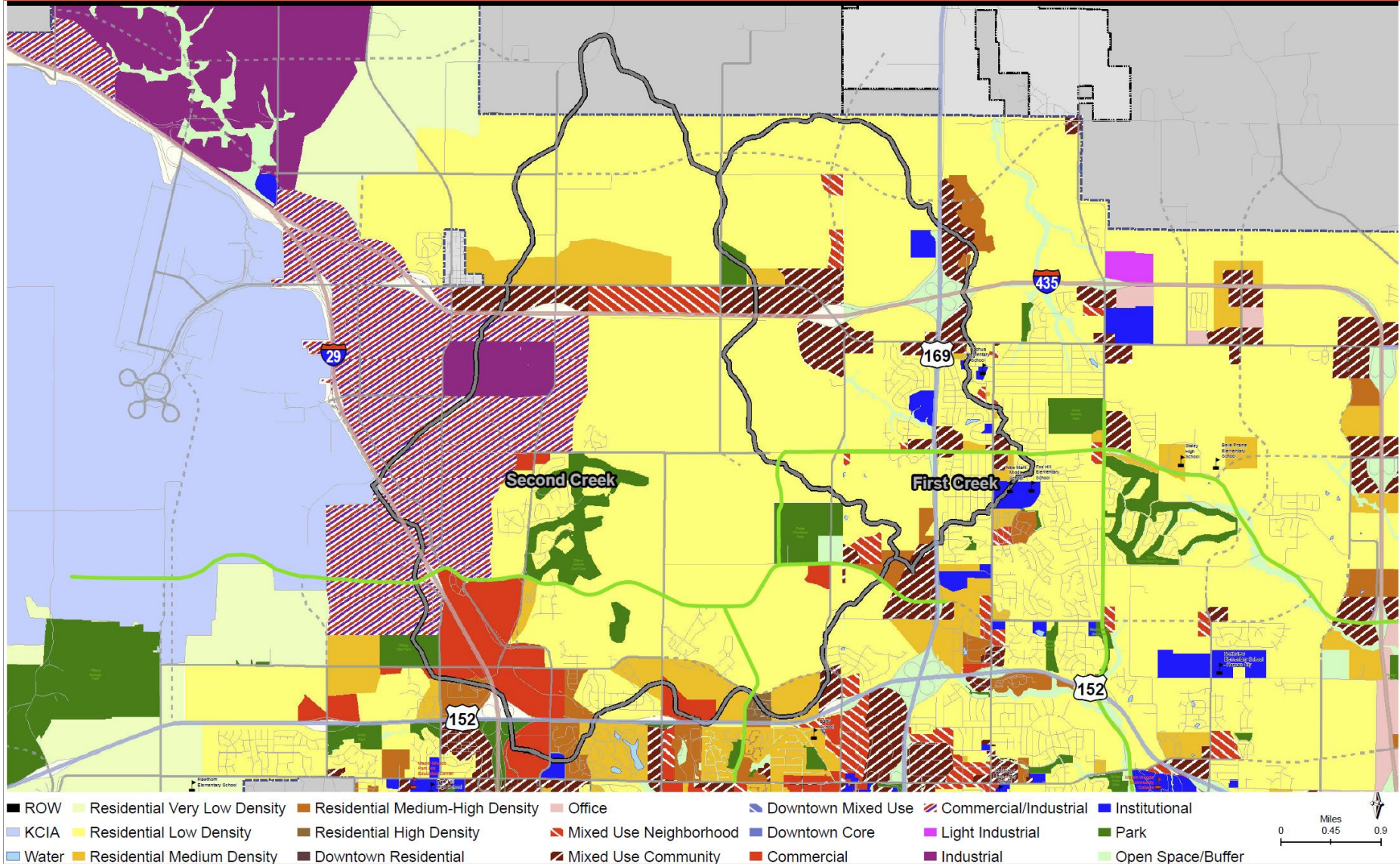
KCIA
(adopted 2009)

Gashland /Nashua
(adopted 2012)

Line Creek
(adopted 2011)

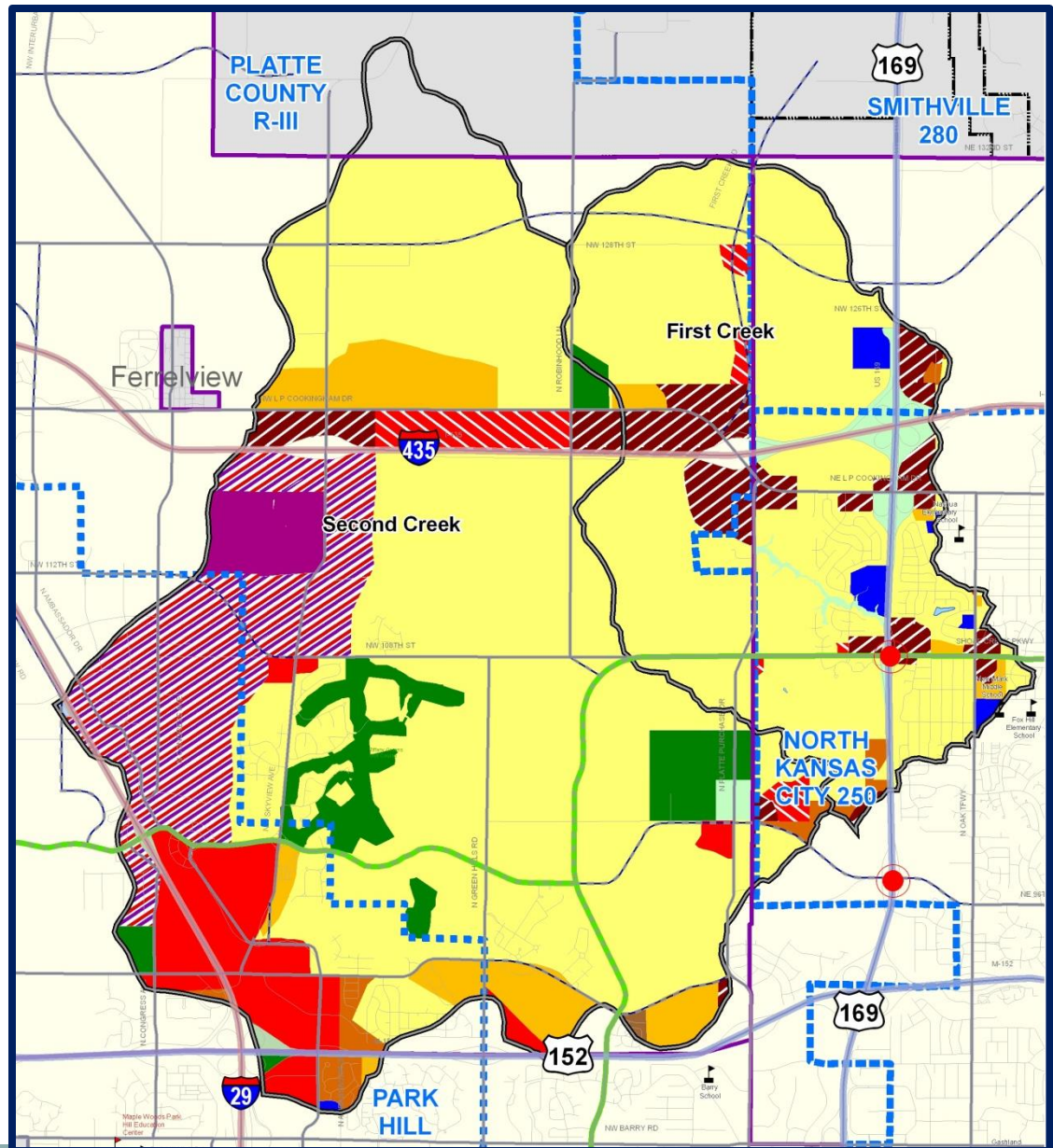


Future Land Use



Anticipated Future Land Use

-  ROW
-  KCIA
-  Water
-  Residential Very Low Density
-  Residential Low Density
-  Residential Medium Density
-  Residential Medium-High Density
-  Residential High Density
-  Downtown Residential
-  Office
-  Mixed Use Neighborhood
-  Mixed Use Community
-  Downtown Mixed Use
-  Downtown Core
-  Commercial
-  Commercial/Industrial
-  Light Industrial
-  Industrial
-  Institutional
-  Park
-  Open Space/Buffer



Anticipated Future Land Use



70 %
Residential

Totals Include:
• Right-of-Way
• Stream Buffers



Land Use Category	Acres		
	Both Plans	KCIA	G/N
Residential High Density	12	12	-
Residential Low Density	9037	7054	1983
Residential Medium-High Density	131	67	64
Residential Medium Density	680	644	36
Mixed Use Community	718	441	277
Mixed Use Neighborhood	282	236	46
Commercial	675	675	-
Commercial/Industrial	1313	1313	-
Office	0	-	-
Industrial	226	226	-
KCIA	6	6	-
Institutional	94	-	94
Open Space/Buffer	257	36	221
Park	595	578	17
Water	3	-	3
Total	14144	11287	2857

Character of Development

Housing Diversity

- Permitting range of housing formats
- Encouraging housing for all price points
- Promoting connectivity to commercial centers



Parkway and Boulevard Standards

- Permitted vehicle types
- Regulating adjacent land uses
- Instituting design guidelines
- Incorporating mass transit features
- Promoting walkability and connectivity



●Green Hills Road

- M-152 – TSP

●Tiffany Spring Parkway

- East of Skyview to West of US 169 Improvements
- US 169 Improvements to N Woodland

●NW 112th/108th

- N Congress to N Skyview

●Shoal Creek Parkway

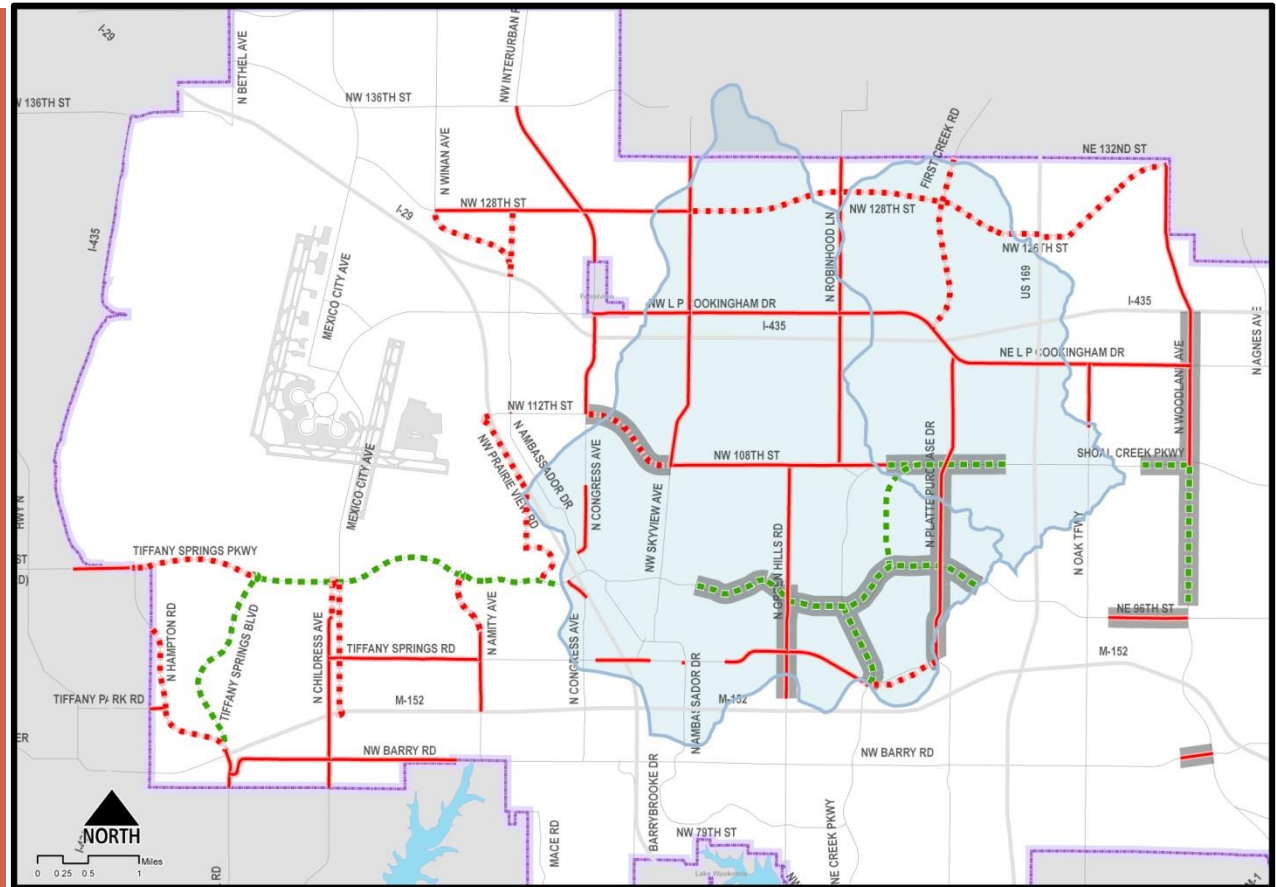
- Line Creek Parkway to US 169 Improvements

●N Woodland Ave

- NE 96th St to I-435

●N Platte Purchase

- TSP to SCP



Area Plan Priority

•Tiffany Spring Parkway

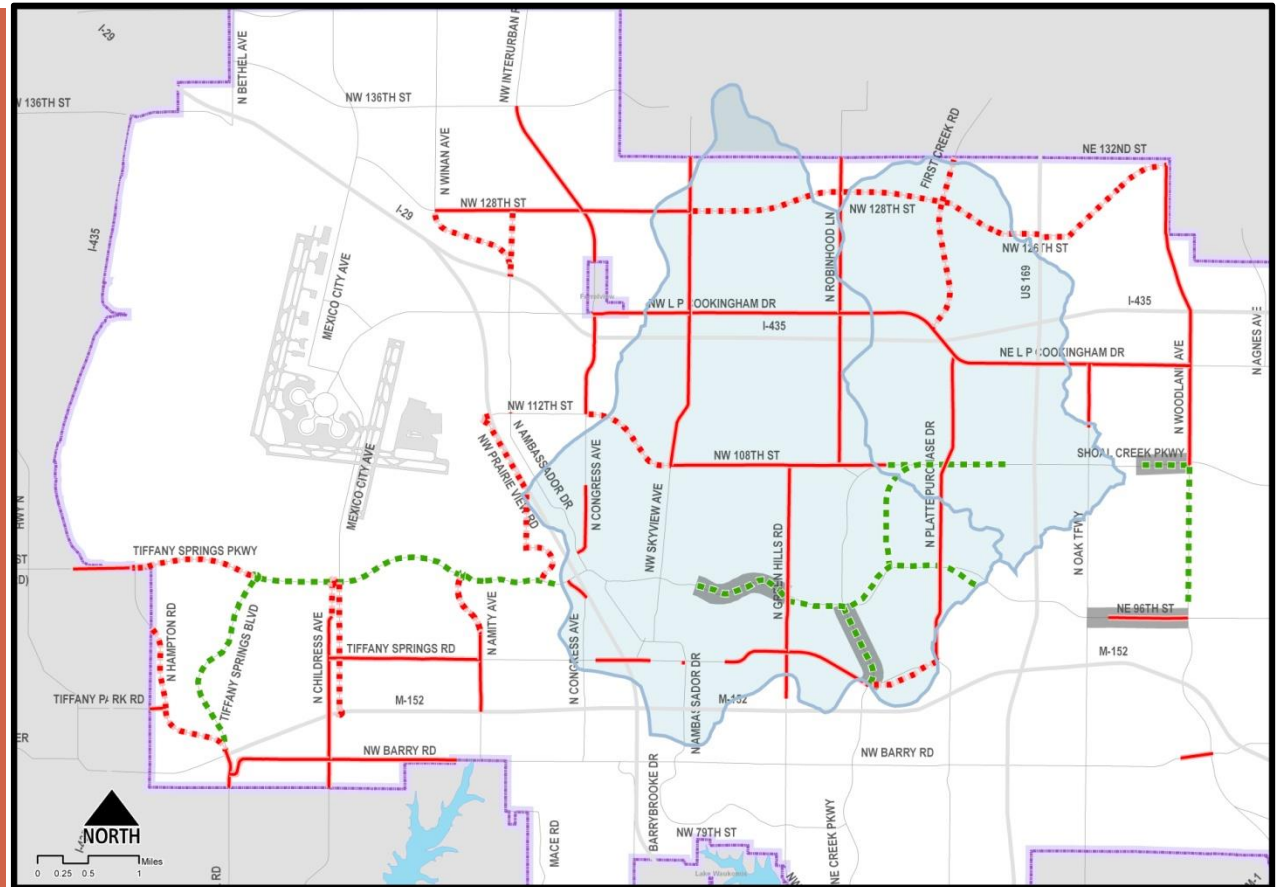
- East of Skyview to N Greenhills
- US 169 Improvements to N Woodland

•Line Creek Parkway

- TSP to TSR

•Shoal Creek Parkway

- East of Woodland Ave



NRCC PIAC Roadway
Priorities 2008- 2013

•Green Hills Road

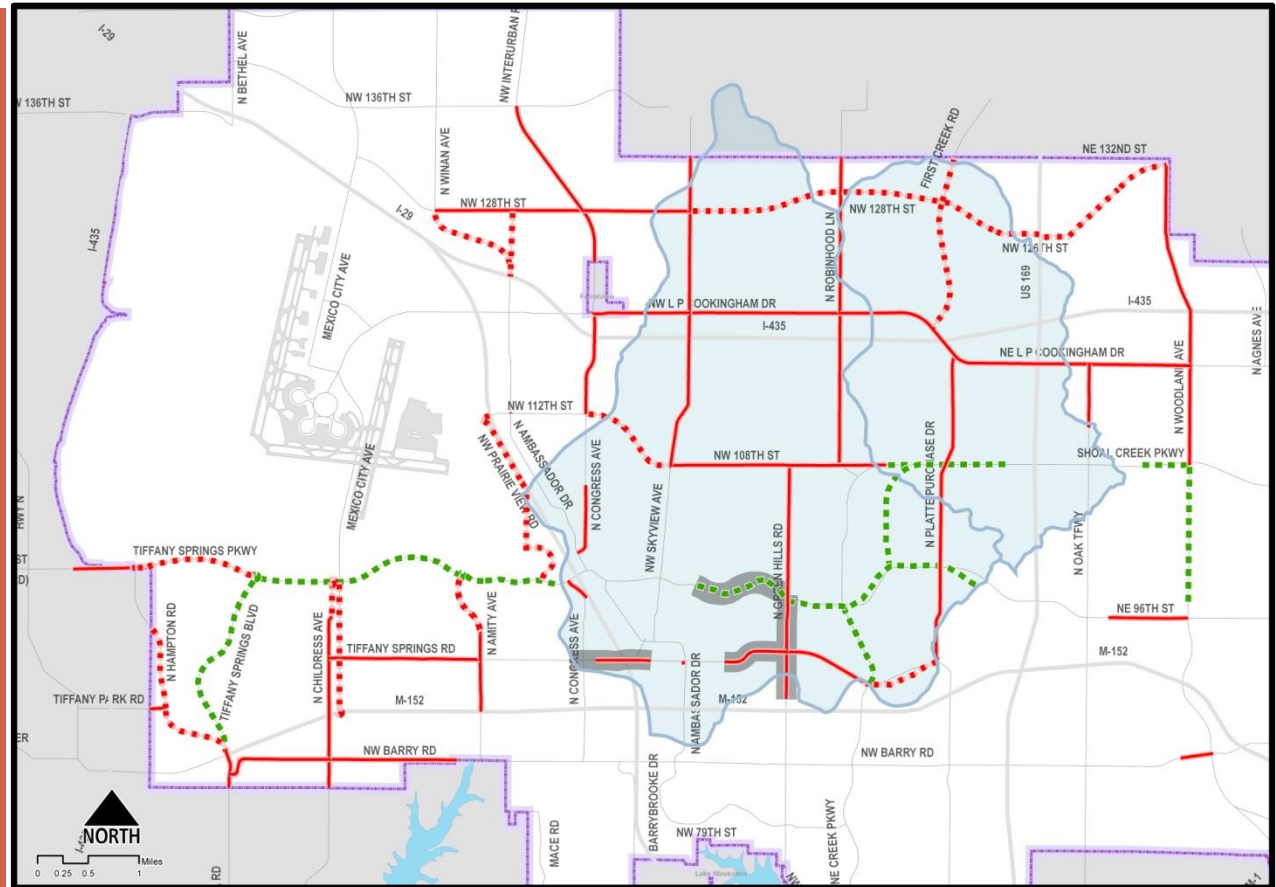
- M-152 – TSP

•Tiffany Spring Parkway

- East of Skyview to N Green Hills

•Tiffany Springs Road

- N Congress to N Green Hills



KCI TIF Priority

- 



Twin Creeks and Roadway Prioritization

Twin Creeks

Anticipated Land Use Review & Street Network Prioritization



Questions / Comments / Next Steps

