Twin Creeks
Anticipated Land Use Review &
Street Network Prioritization

City Planning and Development Department, KCMO  October 2013
## Development Considerations

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Questions</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Excellent access</td>
<td>• Do we need to undertake a new comprehensive planning process for the area?</td>
</tr>
<tr>
<td>• Great schools</td>
<td>• Is there too little area designated for non-residential use</td>
</tr>
<tr>
<td>• Close proximity to regional airport</td>
<td>• What are the desired uses and design characteristics along parkways and boulevards?</td>
</tr>
<tr>
<td>• Ability to grow a workforce</td>
<td>• Which potential infrastructure projects create the best opportunity to support new sustainable development?</td>
</tr>
<tr>
<td>• Growing residential stock....</td>
<td>• Is there capacity within the area to support enough new commercial to fund infrastructure?</td>
</tr>
</tbody>
</table>
KCIA (adopted 2009)
Gashland / Nashua (adopted 2012)
Line Creek (adopted 2011)
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

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Both Plans</th>
<th>KCIA</th>
<th>G/N</th>
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<tbody>
<tr>
<td>Residential High Density</td>
<td>12</td>
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<tr>
<td>Residential Low Density</td>
<td>9037</td>
<td>7054</td>
<td>1983</td>
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<tr>
<td>Residential Medium-High Density</td>
<td>131</td>
<td>67</td>
<td>64</td>
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<tr>
<td>Residential Medium Density</td>
<td>680</td>
<td>644</td>
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<td>Mixed Use Community</td>
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<td>Mixed Use Neighborhood</td>
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<td>Institutional</td>
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<td>Open Space/Buffer</td>
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<td>Park</td>
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<td>Water</td>
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<tr>
<td>Total</td>
<td>14144</td>
<td>11287</td>
<td>2857</td>
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</tbody>
</table>
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**

**Twin Creeks and Roadway Prioritization**
- 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
- 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 Priorities
NRCC PIAC Priorities
Area Plan Priorities

Twin Creeks and Roadway Prioritization

Composite Priorities
Twin Creeks
Anticipated Land Use Review & Street Network Prioritization

Questions / Comments / Next Steps