

CITY OF LEAWOOD
COMPREHENSIVE PLAN UPDATE

2015

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ADOPTION

GOVERNING BODY RESOLUTION

NO. 4480

A RESOLUTION APPROVING THE 2015 UPDATES TO THE COMPREHENSIVE PLAN OF THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS [PC 51-15].

WHEREAS, the City of Leawood (the "City") has determined a need to update the Comprehensive Plan of the City; and

WHEREAS, the Planning Commission heard and considered updates to the Comprehensive Plan on Tuesday, June 23, 2015 recommended approval thereof; and

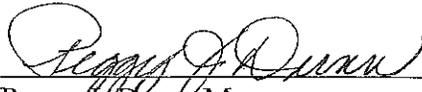
WHEREAS, the Planning Commission's recommendation was presented to the Governing Body at its regularly scheduled meeting on Monday, July 20, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: The Governing Body hereby approves the Planning Commission's recommendation of approval for updates to the Comprehensive Plan.

Adopted by the Governing Body this 20th day of July, 2015.

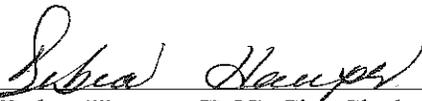
Signed by the Mayor this 20th day of July, 2015.



Peggy J. Dunn, Mayor

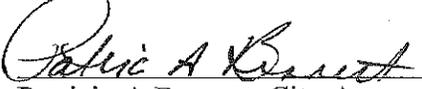
[SEAL]

ATTEST:



Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:



Patricia A. Bennett, City Attorney

TABLE OF CONTENTS

1. INTRODUCTION	1
A. THE PLAN	1
<i>i. Development Review and Projections</i>	<i>1</i>
<i>ii. Existing Conditions Inventory</i>	<i>1</i>
<i>iii. Guide to Future Development</i>	<i>1</i>
<i>iv. Comprehensive Plan Land Use Categories</i>	<i>2</i>
B. THE PROCESS.....	3
2. ANALYSIS OF LEAWOOD	4
A. HISTORY	4
<i>i. Natural Features</i>	<i>5</i>
<i>ii. Land Characteristics</i>	<i>6</i>
<i>iii. Land Area</i>	<i>8</i>
B. DEMOGRAPHICS.....	9
<i>i. Population</i>	<i>9</i>
C. SCHOOLS & PLACES OF WORSHIP	20
D. PROJECTED GROWTH	23
<i>i. Future Development Trends</i>	<i>23</i>
<i>ii. Future Economic Trends</i>	<i>24</i>
E. EVALUATION AREA ANALYSIS.....	27
<i>i. North Leawood.....</i>	<i>28</i>
<i>ii. Central Leawood</i>	<i>35</i>
<i>iii. South Leawood.....</i>	<i>46</i>
3. GUIDE TO FUTURE DEVELOPMENT	54
A. OUR VISION	54
B. GOALS AND POLICIES.....	56
<i>i. Non-Residential.....</i>	<i>56</i>
<i>ii. Residential.....</i>	<i>60</i>
<i>iii. Redevelopment</i>	<i>62</i>
<i>iv. Mixed Use.....</i>	<i>64</i>

v.	<i>Parks and Trails</i>	66
vi.	<i>Transportation</i>	67
vii.	<i>Public Improvements</i>	68
viii.	<i>Fiscal</i>	69
ix.	<i>Historic Resources</i>	70
4.	APPENDIX	71
A.	135 TH STREET COMMUNITY PLAN.....	71

LIST OF TABLES

<i>Table 1.1: Land Use Designations and Corresponding Zoning Districts</i>	2
<i>Table 2.1: Watersheds and Acreage</i>	7
<i>Table 2.2: Annexation History and Acreage</i>	8
<i>Table 2.3: Race and Ethnicity Composition</i>	12
<i>Table 2.4: Household Composition</i>	16
<i>Table 2.5: Home Value vs. Rent Value</i>	17
<i>Table 2.6: Population Projections</i>	23
<i>Table 2.7: Approved Commercial Development with Floor Area and Type</i>	25
<i>Table 2.8: North Leawood Population</i>	29
<i>Table 2.9: North Leawood Race & Ethnicity Composition</i>	29
<i>Table 2.10: North Leawood Housing Occupancy</i>	30
<i>Table 2.11: North Leawood Population by Major Age Group</i>	30
<i>Table 2.12: North Leawood Educational Attainment</i>	30
<i>Table 2.13 : Religious Institutions in North Leawood</i>	31
<i>Table 2.14: North Leawood Zoning by Acreage</i>	32
<i>Table 2.15: Somerset Shops Data</i>	32
<i>Table 2.16: NEL-ARO Data</i>	32
<i>Table 2.17: North Office Complex Data</i>	33
<i>Table 2.18: Leawood Estates Data</i>	33
<i>Table 2.19: Ranch Mart North Data</i>	33
<i>Table 2.20: 103rd & State Line Road Data</i>	34
<i>Table 2.21: Mission Farms Data</i>	34
<i>Table 2.22: Central Leawood Population</i>	36
<i>Table 2.23: Central Leawood Race & Ethnicity Composition</i>	36
<i>Table 2.24: Central Leawood Housing Occupancy</i>	37
<i>Table 2.25: Central Leawood Population by Major Age Group</i>	37
<i>Table 2.26: Central Leawood Educational Attainment</i>	38
<i>Table 2.27: Religious Institutions in Central Leawood</i>	38
<i>Table 2.28: Central Leawood Zoning by Acreage</i>	39
<i>Table 2.29: Hallbrook Office Center Data</i>	39
<i>Table 2.30: Town Center Business Park Data</i>	40
<i>Table 2.31: Leawood Executive Centre Data</i>	40
<i>Table 2.32: Town Center Plaza Data</i>	40
<i>Table 2.33: Tomahawk Creek Office Park Data</i>	41
<i>Table 2.34: Pinnacle Corporate Centre Data</i>	41
<i>Table 2.35: Camelot Court Data</i>	41

<i>Table 2.36: Town Center Crossing Data</i>	42
<i>Table 2.37: Leawood Plaza Data</i>	42
<i>Table 2.38: Leawood Commons Data</i>	42
<i>Table 2.39: University Park Data</i>	43
<i>Table 2.40: Park Place Data</i>	43
<i>Table 2.41: State Line Office Building Data</i>	43
<i>Table 2.42: College Boulevard Office Corridor Data</i>	44
<i>Table 2.43: Leawood Square Data</i>	44
<i>Table 2.44: Village of Seville Data</i>	44
<i>Table 2.45: Parkway Plaza Data</i>	45
<i>Table 2.46: Market Square Center Data</i>	45
<i>Table 2.47: South Leawood Population</i>	47
<i>Table 2.48: South Leawood Race & Ethnicity Composition</i>	47
<i>Table 2.49: South Leawood Housing Occupancy</i>	48
<i>Table 2.50: South Leawood Population by Major Age Group</i>	48
<i>Table 2.51: South Leawood Educational Attainment</i>	48
<i>Table 2.52: Religious Institutions in South Leawood</i>	49
<i>Table 2.53: South Leawood Zoning by Acreage</i>	50
<i>Table 2.54: The Villaggio at Leawood – West Data</i>	50
<i>Table 2.55: Chadwick Place Data</i>	51
<i>Table 2.56: Plaza Pointe Data</i>	51
<i>Table 2.57: Cornerstone of Leawood Data</i>	51
<i>Table 2.58: Shops at Camden Woods Data</i>	52
<i>Table 2.59: Centennial Park Data</i>	52
<i>Table 2.60: Ironhorse Centre Data</i>	52
<i>Table 2.61: Nall Valley Shops Data</i>	53

LIST OF FIGURES

<i>Figure 2.1: Map of Natural Features</i>	5
<i>Figure 2.2: Map of Watersheds</i>	7
<i>Figure 2.3: Total Population</i>	9
<i>Figure 2.4: Rate of Population Growth</i>	9
<i>Figure 2.5: Rate of Population Growth in City, County and State Levels</i>	10
<i>Figure 2.6: Rate of Absorption of Johnson County Population Growth</i>	11
<i>Figure 2.7: Minority Population Trends</i>	12
<i>Figure 2.8: Age Distribution</i>	13
<i>Figure 2.9: Gender Distribution</i>	14
<i>Figure 2.10: Housing Occupancy</i>	15
<i>Figure 2.11: Housing Occupancy by Status</i>	15
<i>Figure 2.12: Average Household Size</i>	16
<i>Figure 2.13: Per-Capita Income</i>	17
<i>Figure 2.14: Median Household Income</i>	18
<i>Figure 2.15: Educational Attainment</i>	18
<i>Figure 2.16: Employment by Occupation</i>	19
<i>Figure 2.17: Public Schools in Leawood</i>	21
<i>Figure 2.18: Places of Worship in Leawood</i>	22
<i>Figure 2.19: Map of Development Areas in Leawood</i>	26
<i>Figure 2.20: Map of Leawood Evaluation Areas</i>	27
<i>Figure 2.21: Map of North Leawood</i>	28
<i>Figure 2.22: Map of Central Leawood</i>	35
<i>Figure 2.23: Map of South Leawood</i>	46
<i>Figure 2.24: 2015 City of Leawood Comprehensive Plan Map</i>	55

1. Introduction

From its incorporation in 1948, Leawood has sought to emphasize high quality development, which offers a unique sense of place. The first 500 homes built in Leawood were custom designed by professional architects to reflect the owner's individuality and to avoid stereotypical designs. Leawood is widely recognized as a premier residential area and a desirable place to live and work.

A. The Plan

In order to successfully guide the community's growth, the Leawood Comprehensive Plan and the accompanying map have been prepared. The purpose of the Comprehensive Plan is to guide the growth and development of the community and include analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities, and land use. The 135th Street Community Plan, approved by Resolution 4258, shall be incorporated by reference into this document.

i. Development Review and Projections

This section chronicles the development of Leawood, providing a narrative history of the community, a description of its natural environment and land area (including a record of annexations) and a documentation of past demographic statistics. A preview of the City's development and economic trends completes this section.

ii. Existing Conditions Inventory

Information contained in this section forms the foundation of the Comprehensive Plan. Each distinct district within the community, the North, the Central, and the South, is examined in detail. Additionally, specific studies of various development concerns within Leawood are included. Tables are included to provide information regarding existing buildings, buildings which have been approved but not constructed, and the total square footage planned for a development.

iii. Guide to Future Development

Developed in this final section of the Comprehensive Plan is a framework for the future of the Leawood community. The goals and objectives of the City's development process are outlined and their implementation is addressed through planning policies and long-range plans.

The common thread throughout all sections of the Comprehensive Plan is the City’s vision of distinctive development. The future Leawood will not be a maze of industrial parks and ten-story office buildings, but rather a sophisticated mix of prestigious residential and vibrant commercial areas accentuated by the special qualities, identified within this Plan, that make Leawood unique among area cities.

iv. **Comprehensive Plan Land Use Categories**

The Comprehensive Plan, in its role as a policy guide for future development, applies the following land use categories¹. In Table 1.1, the land use classification is shown in bold letters followed by the current zoning district(s) applicable to each specific land use classification. Proposed development is required to pursue one of the applicable zoning districts associated with the particular land use designation or to request a new land use classification.

Table 1.1: Land Use Designations and Corresponding Zoning Districts

Low Density Residential Designation	
AG	Agricultural
RP-A5	Planned Rural Density Single Family Residential
R-1	Planned Single Family Low-Density Residential
RP-1	Planned Single Family Residential

High Density Residential Designation	
RP-4	Planned Apartment Residential

Retail Designation	
SD-NCR	Planned Neighborhood Retail
SD-NCR2	Planned Neighborhood Retail 2
SD-CR	Planned General Retail

Business Park Designation	
BP	Planned Business Park

Medium Density Residential Designation	
RP-2	Planned Cluster Detached Residential
RP-3	Planned Cluster Attached Residential

Office Designation	
SD-O	Planned Office

Mixed Use Development Designation	
MXD	Mixed Use

Open Space Designation	
REC	Planned Recreation

¹ Exceptions, such as non-conforming uses and special use permits, do exist.

B. The Process

Kansas statute authorizes municipal Planning Commissions “to make or cause to be made a comprehensive plan” (KSA 12-747 *et seq.*) that will constitute the basis for coordinated and harmonious development in the community, K.S.A. 12-741 *et seq.* also authorizes cities to enact planning and zoning laws and regulations “for the protection of the public health, safety and welfare”.

The plan document itself may be developed by staff, public committees, and the Planning Commission, or any combination thereof; the importance of community input is evident by the requirement of a public hearing as part of the process.

The Planning Commission, however, is ultimately responsible for providing final development recommendations to the City Council for final decision. Such recommendations should incorporate:

- the general location, extent and relationship of land uses both public and private,
- population and building intensity standards and restrictions,
- public facilities, including systems for the transportation of persons and goods,
- public improvements programming,
- related fiscal information, including long-term financing plans for improvements associated with development,
- natural resource use and conservation measures, or any other element deemed necessary for the proper development or redevelopment of the City.

2. Analysis of Leawood

A. History

Although Leawood is a young city, it has a rich and vibrant history dating back to the Native American peoples that first lived in this area. In fact, the state name “Kansas” is derived from the Kanza tribe, the original inhabitants of the area that would become Leawood.

An influx of French and American traders in the 1700s, including the legendary Daniel Boone, explored this land. After the Louisiana Purchase in 1803, the area directly east of what would become State Line Road opened for settlement. The Santa Fe Trail, which crossed into the territory at 123rd and State Line, also hastened early development in the Leawood area.

The Border Ruffian War, 1855-1857, had a brief negative impact on the local economy - bands of men, on political pretext, robbed settlers and traders, leading to a curtailment of activities along the Santa Fe Trail. However, early in 1857, economic conditions rebounded as the town of Oxford, Kansas, was founded. Leawood’s predecessor by a little less than a century, Oxford became a trade center for a large part of the surrounding area. Unfortunately, Oxford was one of the casualties of the Civil War -- after 1865, little remained but the boundaries of the township.

The seeds of modern Leawood were planted during the Roaring 20’s, when Oscar G. Lee, a retired police officer from Oklahoma, moved to Johnson County. Mr. Lee, the namesake of Leawood, built his home just north of where the original Leawood City Hall now stands. Offering to provide a road through his property, Mr. Lee first dedicated for public use Lee Boulevard, from 83rd Street to 103rd Street.

By 1948, the housing development started by the Kroh brothers provided the impetus for incorporation as a city. Accordingly, on November 30, with a population less than 2,000, Leawood became a city of the third class. Leawood, the first of the suburban cities of northeast Johnson County to incorporate, continued its rapid development and in 1959 became a city of the second class.

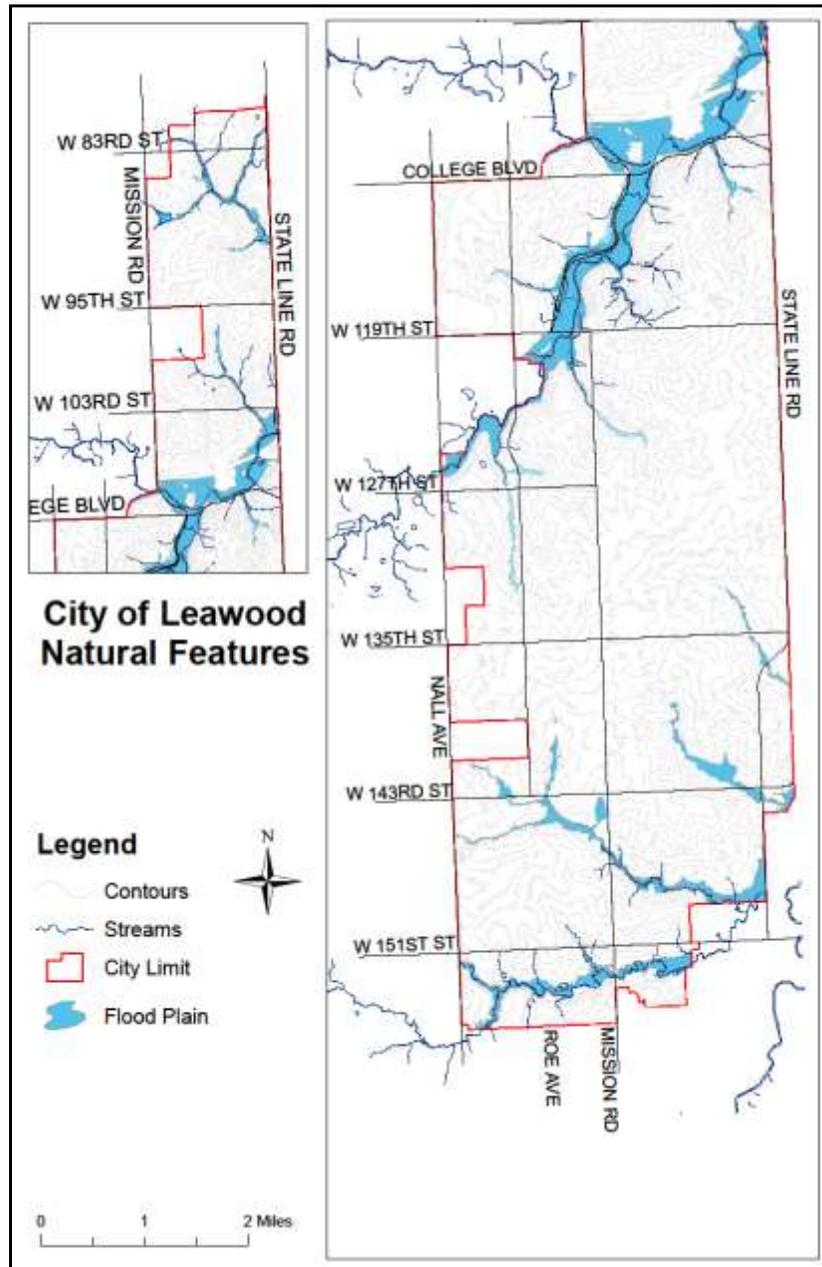
From 1959 to the present Leawood has developed at a rapid pace. The City’s boundaries now stretch from Somerset on the north to 155th Street on the south and State Line Road on the east to Mission Road (north of I-435) and Nall Avenue (south of I-435) on the west. Today, Leawood, a city of the first

class with approximately 31,300 residents, is a young city proud of what it has accomplished in such a short time and proud of the rich heritage that has driven those accomplishments.

i. Natural Features

Leawood is considered a beautiful community in northeastern Kansas because of the City's natural resources. The Map of Natural Features (Figure 2.1) indicates the location of environmental elements that will affect urban development.

Figure 2.1: Map of Natural Features



ii. Land Characteristics

Leawood's land is characterized by flat valleys rising to gently rolling hills. The land generally slopes 2-8 percent². A very small percentage of the City's total land area slopes 12 percent or more, primarily in areas along the Indian, Tomahawk and Negro creeks. Land elevations range from 850 to 1000 feet above sea level.

a. Soils

Three general types of soil exist in Leawood:

- **Kennebec-Chase** soils can be found in the Tomahawk Creek and Blue River floodplains. These soils are deep and moderately well drained except in lowland areas. Certain development limitations, including ground water problems, must be taken into account with this type of soil.
- **Polo-Oska** is the predominate soil type found in Leawood. Polo-Oska, a well-drained, deep to moderately deep soil with loam or clay subsoil, is generally located on uplands. Development limitations of this soil include bedrock depth (20-48 inches) and shrink/swell potential.
- **Sharpsburg-Oska** soils, deep to moderately deep and well drained to moderately well drained with loam or clay subsoil, appear in the uplands south of Interstate-435 adjacent to State Line Road. The permeability of this soil is a development limitation; depth problems are also possible with this soil type.

b. Watersheds

Within the city limits of Leawood, there are five major watersheds that provide a natural system of surface water drainage. The natural system is enhanced where practical by engineered drainage systems. In developed northern Leawood, storm sewer systems are already in place; the few locations where these systems are considered inadequate are addressed in the City's Capital Improvements Program.

Appropriate drainage system design remains an important element of runoff management in the developing portion of the City, as well – every new development and all redevelopment is required by ordinance to address and make provisions for drainage in accordance with the City's recommended storm water management criteria. Figure 2.2 displays the watersheds in Leawood.

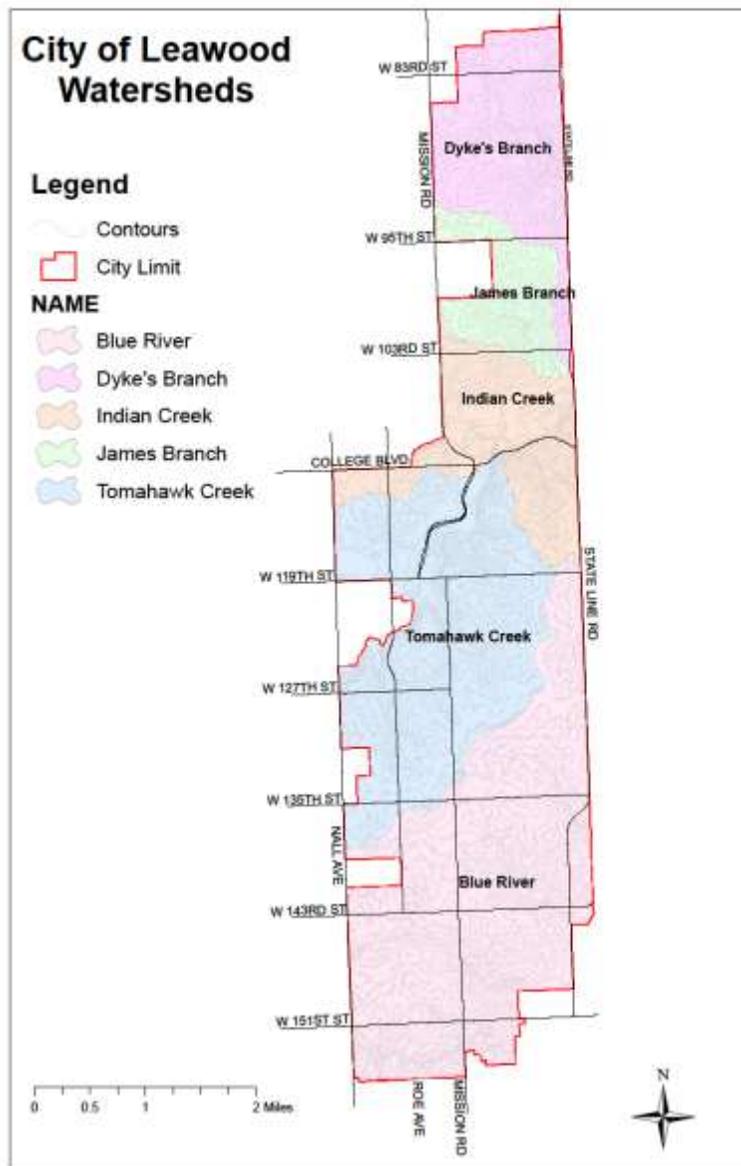
² Slopes between 3-5% are considered ideal for physical development.

Table 2.1: Watersheds and Acreage

Watershed	≈ Acreage	Flows Into
Dykes Branch	1,257	Indian Creek
James Branch	2,808	Indian Creek
Indian Creek	624	Blue River
Tomahawk Creek	3,713	Blue River
Blue River	1,318	Missouri River
TOTAL	9,720	

Source: Leawood Community Development Department

Figure 2.2: Map of Watersheds



iii. Land Area

Leawood encompasses 14.7 square miles and resembles an elongated rectangle running north/south. Leawood is bordered on the west and south by Overland Park, Kansas on the north by Prairie Village, Kansas, and on the east by Kansas City, Missouri.

There have been sixty-one (61) annexations to Leawood since incorporation in 1948. The individual annexations ranged in size from 1.5 to over 1000 acres.

Table 2.2: Annexation History and Acreage

Annexation History	≈ Acreage
1950 – 1960	1,003.19
1961 – 1970	7,161.26
1971 – 1980	483.60
1981 – 1990	124.75
1991 – Present	41.00
TOTAL	8,813.8

Source: Leawood Community Development Department

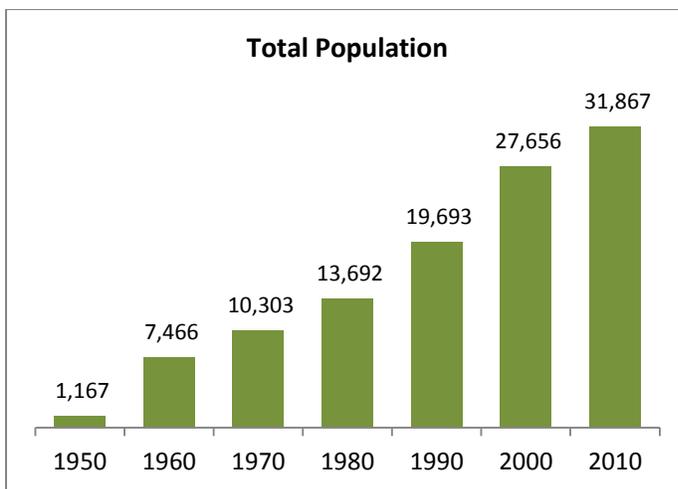
B. Demographics

i. Population

a. Growth Patterns

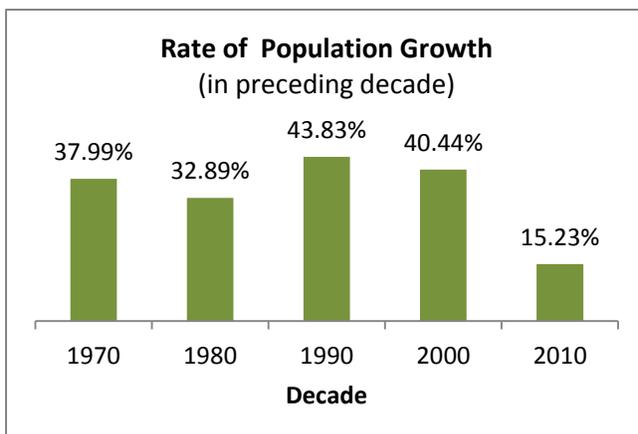
The first census taken following incorporation in 1950, established the young community's population at 1,167 residents. Sixty years after incorporation, Leawood's population has grown to 31,867. Figure 2.3 shows a chart of total population in Leawood from 1950 to 2010.

Figure 2.3: Total Population



In the City's first decade, the population increased 639%. In each subsequent decade, from 1970 through 2000, the City's population increased at least 30%. From 1980 to 1990 and 1990 to 2000, the City's population increased 43.83% and 40.44%, respectively.

Figure 2.4: Rate of Population Growth

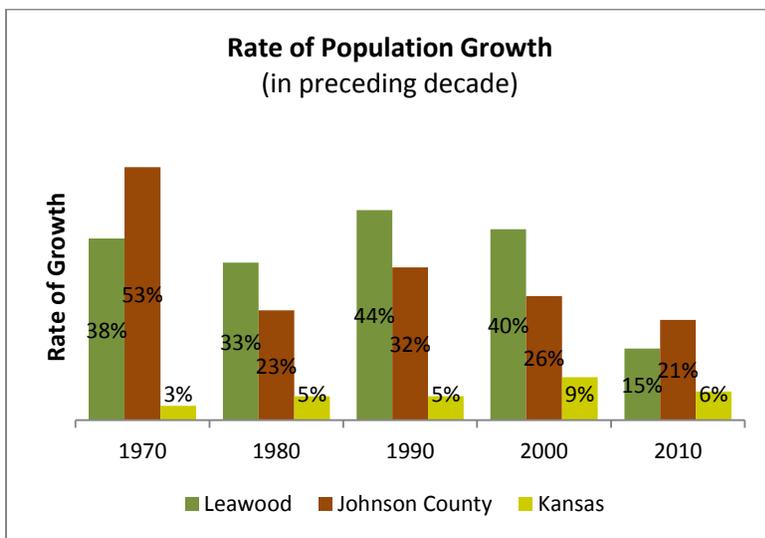


The 2010 decennial census found that the City’s population grew 15.23% since 2000. Although still growing, the rate of growth is a decrease from previous decades.

Despite the decreasing rate of growth, the City’s rate of growth exceeds that of the State and the City remains one of the fastest growing in Kansas. According to the 2010 US Census, of the twenty five largest cities in Kansas, Leawood had the 8th highest rate of growth between 2000 and 2010.

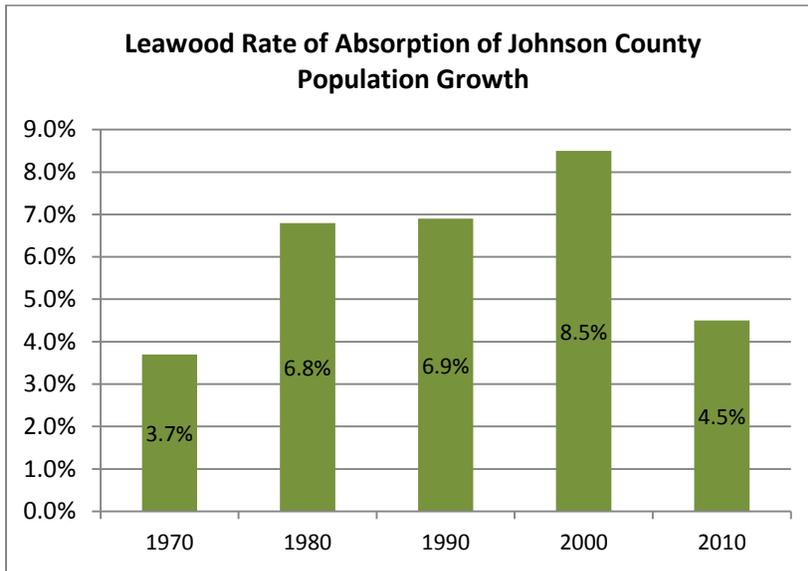
From 1980 through 2000, the City’s rate of growth exceeded the rate exhibited by Johnson County as a whole. Due to the City’s decreasing growth rate from 2000 to 2010, the City is now growing at a slower rate than the County. This shift results from a combination of factors at play, most notably, the prevailing development patterns combined with Leawood’s inability to expand through annexation. This result has played out in other communities such as Prairie Village, Mission, Roeland Park and Merriam as the development tide pushed farther south and west outside the boundaries of each landlocked city.

Figure 2.5: Rate of Population Growth in City, County and State Levels



This result is further demonstrated in Figure 2.6. Between 1990 and 2000 the City absorbed 8.5% of the total increase in County population in the same time period. However, between 2000 and 2010, the City absorbed 4.5% of the County’s increase in population. Figure 2.6 shows Leawood’s rate of absorption of Johnson County population growth.

Figure 2.6: Rate of Absorption of Johnson County Population Growth



Given the prevailing pattern of development and Leawood’s inability to expand through annexation, the City’s rate of absorption is likely to continue to decline.

b. Population Composition

1. Race and Ethnicity

As of the 2010 Census, the majority population group in Leawood is that population of residents who identify themselves as white alone, at 92.3% of the total population. The remaining 7.7% of the population identifies themselves as non-white or not white alone. Those identifying as non-white or not white alone are composed of a several racial and ethnic population groups (hereinafter referred to as minority population or minority groups).

The largest minority group is those residents of Leawood identifying themselves as some other race at 4.4% of the total population (Some Other Race means some other race other than the selection of races provided by the US Census Bureau). At 4.4%, this group is Leawood’s only minority group which exceeds Johnson County’s (2.5%) or the State’s percentage (3.9%). The smallest minority group is those residents who identify themselves as American Indian or Alaskan Native. In summary, at 7.7% of the total population, Leawood’s total minority group population is less than Johnson County (14%) and the State of Kansas (16.2%).

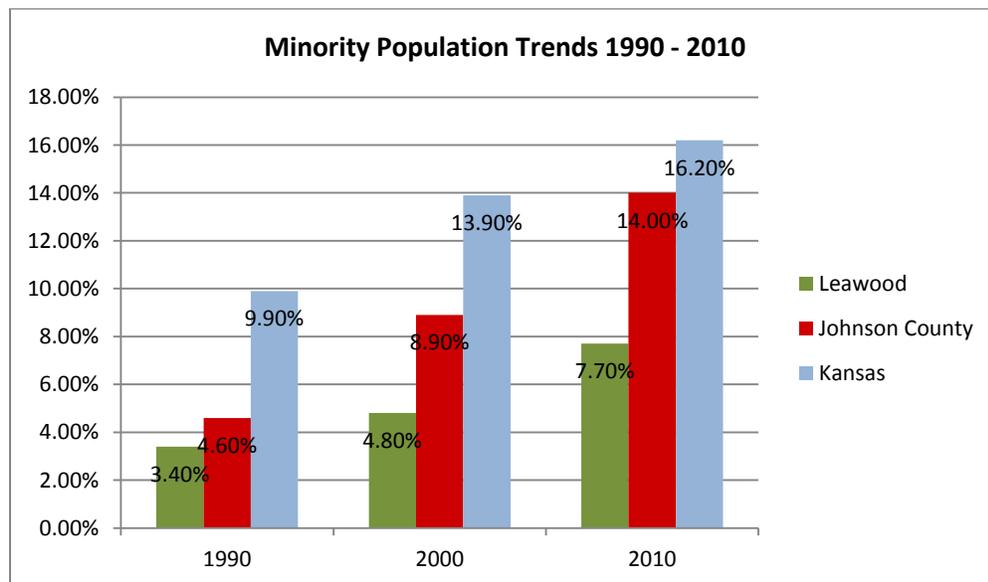
Table 2.3: Race and Ethnicity Composition

Race and Ethnicity Composition			
Race/Ethnicity	Population		
	Leawood	Johnson County	Kansas
American Indian or Alaskan Native	0.10%	0.40%	1.00%
Asian	3.80%	4.20%	2.40%
Black or African-American	1.90%	4.30%	5.90%
Hispanic or Latino (of any race)	2.20%	7.20%	10.50%
Native Hawaiian and Other Pacific Islander	0.40%	0.10%	0.10%
White	92.30%	86.00%	83.80%
Some Other Race	4.00%	2.50%	3.90%
Two or More Races	1.40%	2.50%	3.00%

Source: U.S. Census Bureau, Decennial Census, 2010

The trend in Leawood, Johnson County and the State has been an increasing minority population. Since 1990, as a percentage of the population, Leawood’s minority population has more than doubled, increasing from 3.4% of the total population to 7.7%, while that of Johnson County’s has more than tripled. Despite these increases the minority populations of Leawood, Johnson County, and the State, as a percentage of the population, are significantly less than that of the nation. As of the 2010 Census, the minority population of the United States stands at 27.6%. Figure 2.7 shows the minority population trends of Leawood versus all of Johnson County and the entire state of Kansas.

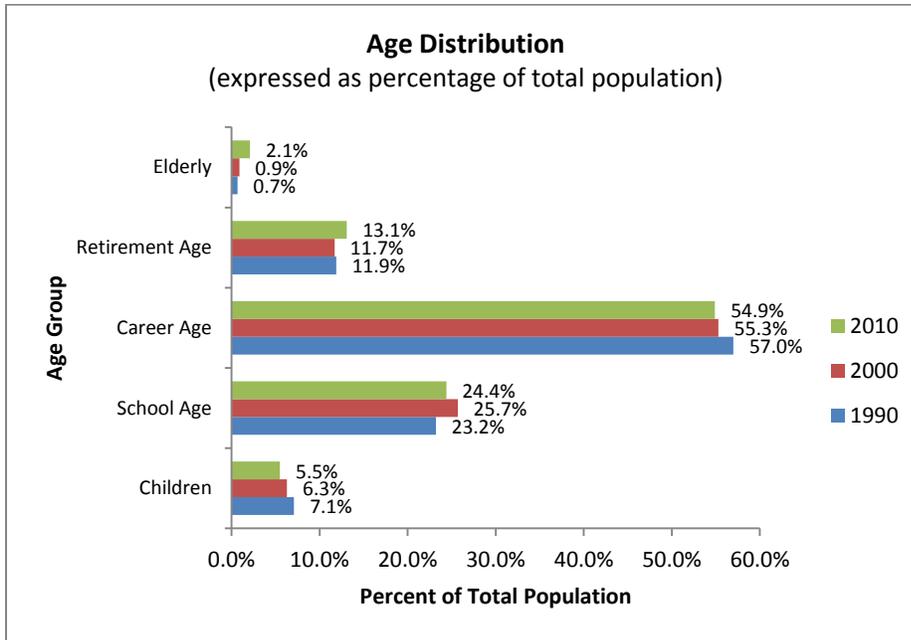
Figure 2.7: Minority Population Trends



2. Age and Gender

The age distribution graph in Figure 2.8 illustrates the distribution of age groups in Leawood’s population from 1990 to 2010. For the purposes of age distribution, the population is divided into five groups: Children (ages 0-4), School Age (ages 5-19), Career Age (ages 20-64), Retirement Age (ages 65-84) and Elderly (age 85+).

Figure 2.8: Age Distribution

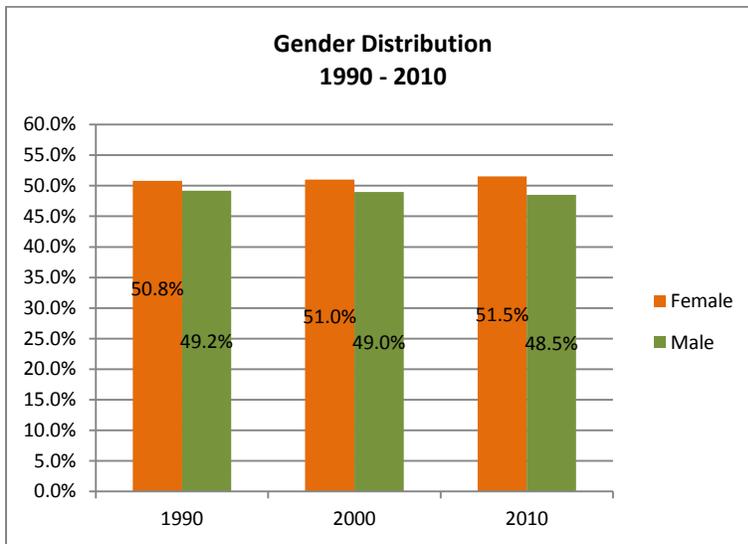


As of the 2010 Census, the largest age group is the Career Age group, composing 54.9% of the total population of Leawood. From 1990 to 2010, each age group has increased in total population, however from 2000 to 2010 the Children age group declined. From 1990 to 2010, the population of the Elderly and Retirement age groups has trended upward, whereas the Career, School Age and Children age groups have begun a trend downward as a percentage of the population.

The age distribution of Leawood residents is generally consistent with statewide and national trends which indicate an aging population. This is demonstrated by the increased Elderly and Retirement Age groups in Leawood. Statistical differences between decades in certain age groups that aren’t correlated with a population trend tend to be associated with specific generations or spikes in population of a certain age. For instance, the relatively high population of Children (ages 0-4) in the 1990 Census is reflected as a relatively high School Age population in the 2000 Census. This corresponds to “Generation Y”, also known as the “Echo Boom” or the children of “Baby Boomers”. As of the 2010

Census, this generation is entering Career Age which explains the relative decrease in School Age population in 2010. Though this generation is beginning to enter the Career Age, the rate at which they are entering is not off-setting the rate at which the “Baby Boom” generation is entering retirement. This is reflected in the slight decline in population in the Retirement Age group. The median age of all residents of Leawood has increased from 41.3 years in 2000 to 44.7 in 2010.

Figure 2.9: Gender Distribution



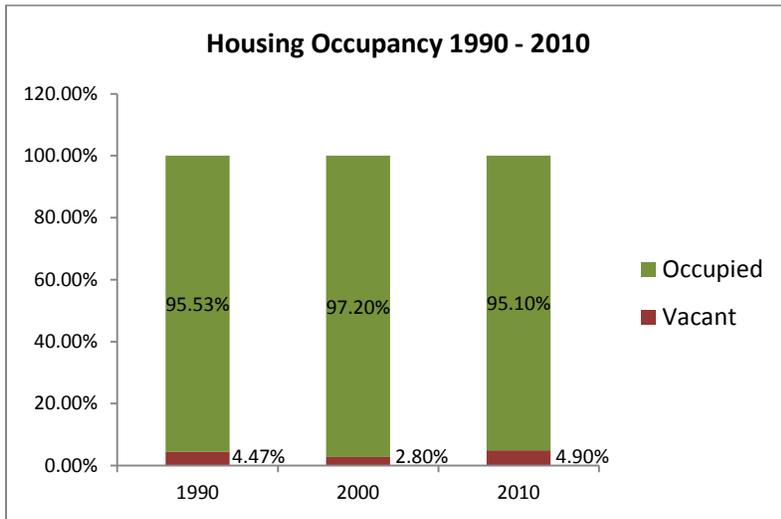
As of the 2010 Census, females compose 51.5% of the population of Leawood, while males compose 48.5%. Figure 2.9 above shows that the gap between the populations of each gender and how they have increased each decade since 1990. Further, the median age for women is higher than the median age for men. This illustrates that in Leawood, as in the remainder of the United States, on average, females have a higher life expectancy than males and consequently, as the population of Leawood ages, the gap between the genders increases.

c. Household Statistics

1. Occupancy Status

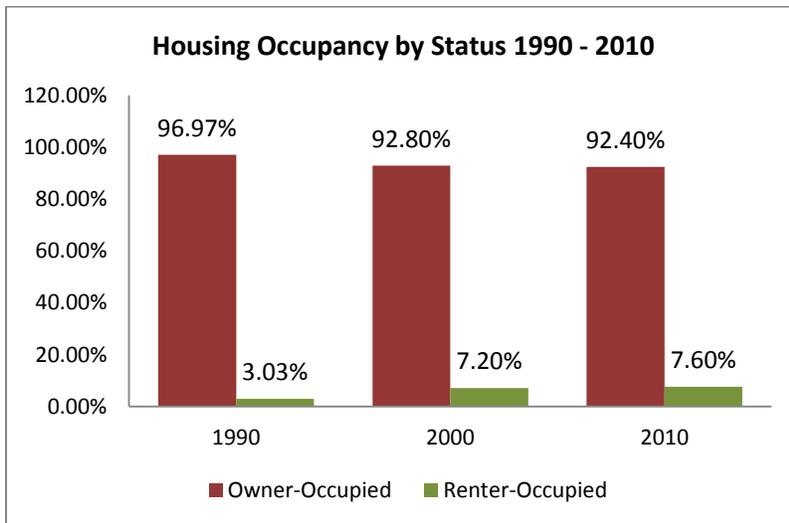
The 2010 Census found a total of 12,384 housing units in the City. Of this amount, 11,781 were occupied and 603 were vacant. This translates to an occupancy rate of 95.1% and a vacancy rate of 4.9%.

Figure 2.10: Housing Occupancy



The graph above shows that the 4.9% vacancy rate in 2010 is slightly higher than in 2000. Though the vacancy rate is slightly higher than in 2000, the rate is consistent with that found in past decennial censuses.

Figure 2.11: Housing Occupancy by Status



The graph shown in Figure 2.11 displays the occupancy by status of owner versus renter. Of the 11,781 occupied housing units, 10,883 were owner-occupied and the remaining 898 were renter-occupied. This means that 92.4% of all housing units were owner-occupied while 7.6% were renter-occupied. The percentage of owner-occupied housing units has declined slightly since 1990; however, most of this decline occurred between 1990 and 2000.

2. Household Composition

As of the 2010 Census, there are 31,867 persons in Leawood, living in 11,781 households, for an average of 2.7 persons per household. Leawood is continuing to grow both in population and households.

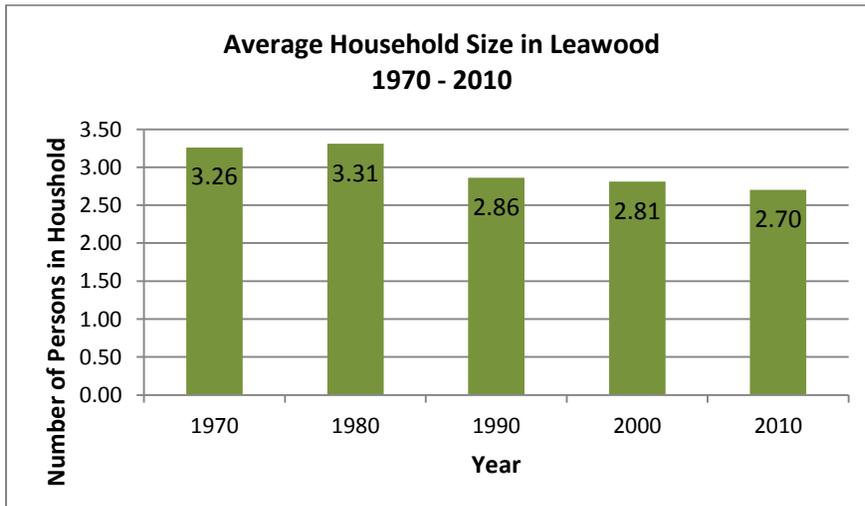
Table 2.4: Household Composition

Household Composition			
Year	Population	Households	Average Persons per Household
1970	10,303	3,165	3.26
1980	13,692	4,132	3.31
1990	19,693	6,888	2.86
2000	27,656	9,841	2.81
2010	31,867	11,781	2.70

Source: U.S. Census Bureau, Decennial Census, 1970-2010

From 1970 to 2010, the number of households increased 372% while the population has increased 309%. The number of households increased at a faster rate than the population. This is because the average household size has trended downward from 3.31 in 1980 to 2.70 in 2010. The decline in average household size in Leawood is generally consistent with declines nationally. The decline is due, primarily, to fewer households with children and fewer children in family households. Figure 2.12 shows the average household size in Leawood.

Figure 2.12: Average Household Size



3. Housing Value

Leawood’s owner occupied average home values continued a steady climb from 1990 through 2010. The average home value saw a small increase of approximately 1.03% from \$384,600 to \$390,400 from 2010 to 2013. The average monthly rent did not increase during the same time period. Rent decreased from \$1,404 to \$1,271.

Table 2.5: Home Value vs. Rent Value

Occupancy Type	Median Home Value vs. Rent Value			
	1990	2000	2010	2013
Owner-Occupied	\$193,408	\$274,900	\$384,600	\$390,400
Renter-Occupied	\$831	\$786	\$1,404	\$1,271

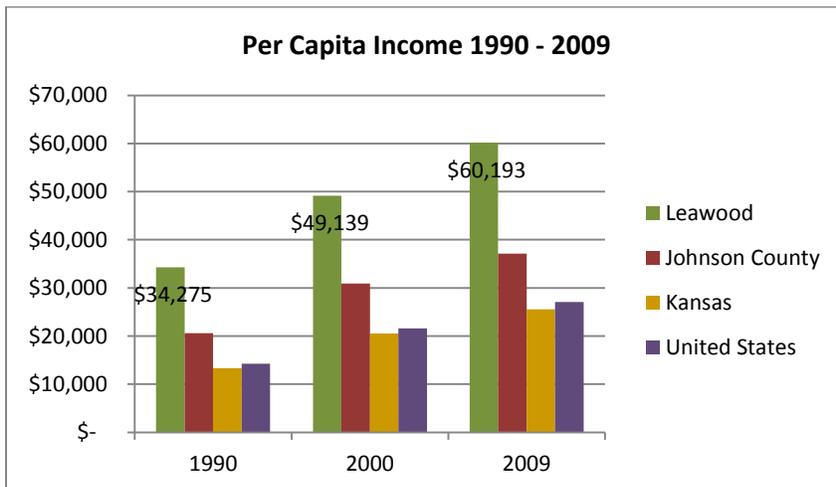
Source: U.S. Census Bureau, Decennial Census, 1990-2010; 2013 American Community Survey, US Census Bureau

4. Income

The per-capita income for Leawood and Johnson County significantly exceed that of Kansas and of the nation as a whole. Since 1990, the per-capita income of Leawood has increased by 76% or \$25,918 to \$60,193, while the per-capita income for Johnson County increased 80%, or \$16,526 to \$37,118.

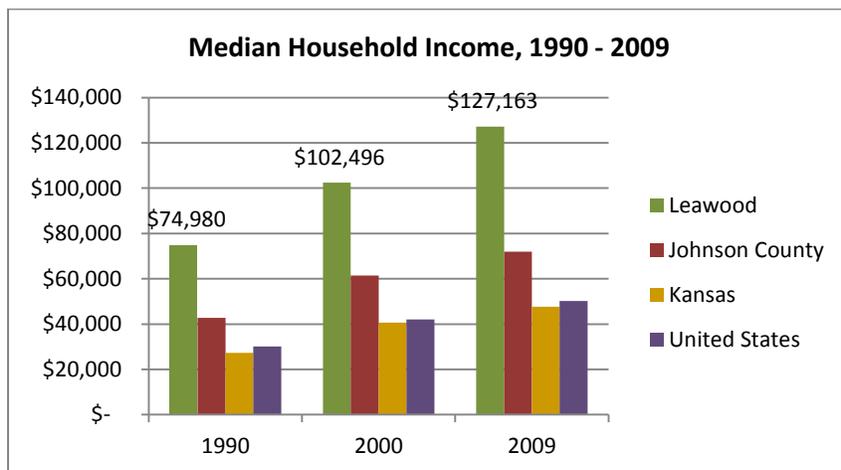
Per-capita incomes for Kansas and the nation each increased 90% since 1990. This rate of growth exceeds that of Leawood and Johnson County; however, their numeric increases are far less than that of Leawood and Johnson County. The numeric increases for Kansas and the nation are \$11,922 and \$12,821, respectively. Figure 2.13 compares the per-capita income of Leawood residents to Johnson County residents, Kansas residents, and the entire population of United States residents.

Figure 2.13: Per-Capita Income



The median household income for Leawood and Johnson County also exceed that of Kansas and the nation. Since 1990, the median family income of Leawood has increased 70% to \$127,162. Figure 2.14 exhibits a comparison of median household income.

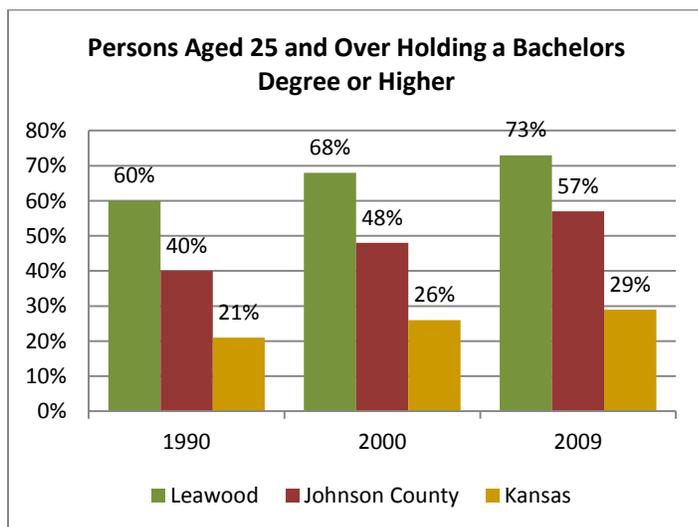
Figure 2.14: Median Household Income



5. Educational Attainment

Leawood residents have historically had a high level of educational attainment. Of the estimated 20,455 persons aged 25 and older in Leawood in 2009, 73% hold a bachelor’s degree or a graduate or professional degree. Figure 2.15 displays a comparison of educational attainment between Leawood, Johnson County and Kansas. This rate far exceeds that of Johnson County and the state, at 57% and 29% respectively.

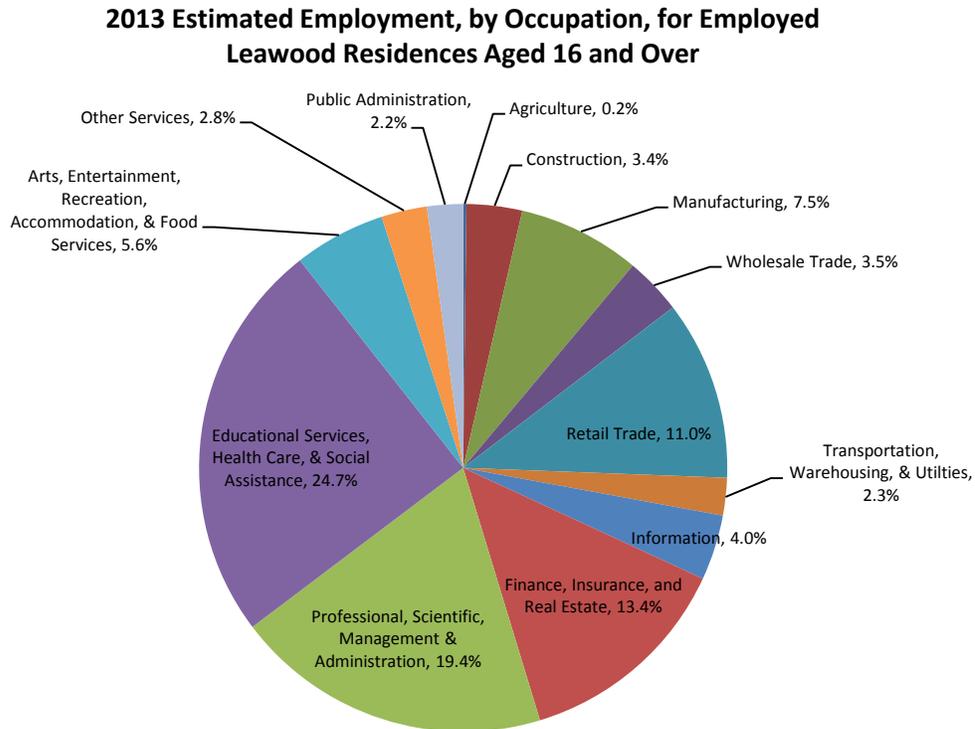
Figure 2.15: Educational Attainment



6. Labor

Figure 2.16 illustrates the estimated employment distribution, by occupation for all employed Leawood residents aged 16 and over as of 2013. The largest employment sectors are education, health and social services, professional, management and administrative as well as finance, insurance and real estate along with retail trade.

Figure 2.16: Employment by Occupation



Source: U.S. Census Bureau

C. Schools & Places of Worship

Leawood offers several public schools to residents. The public schools fall within the Shawnee Mission School District and the Blue Valley School District. These two districts are known throughout the state of Kansas for their excellence in education.

Some places in Leawood meet boundary requirements for schools outside the Leawood city limits. For example, there are no high schools within the city limits of Leawood so students in Leawood middle schools would feed into a corresponding high school nearest to the area. Figure 2.17 shows the public schools within Leawood.

In addition to public schools, various private schooling opportunities are available in and around Leawood. Some children attend private schools outside Leawood. Most private schools are affiliated with a religious institution. There is a diverse inventory of places of worship within Leawood as well as in neighboring communities. Figure 2.18 displays a map of the places of worship in Leawood.

Figure 2.17: Public Schools in Leawood

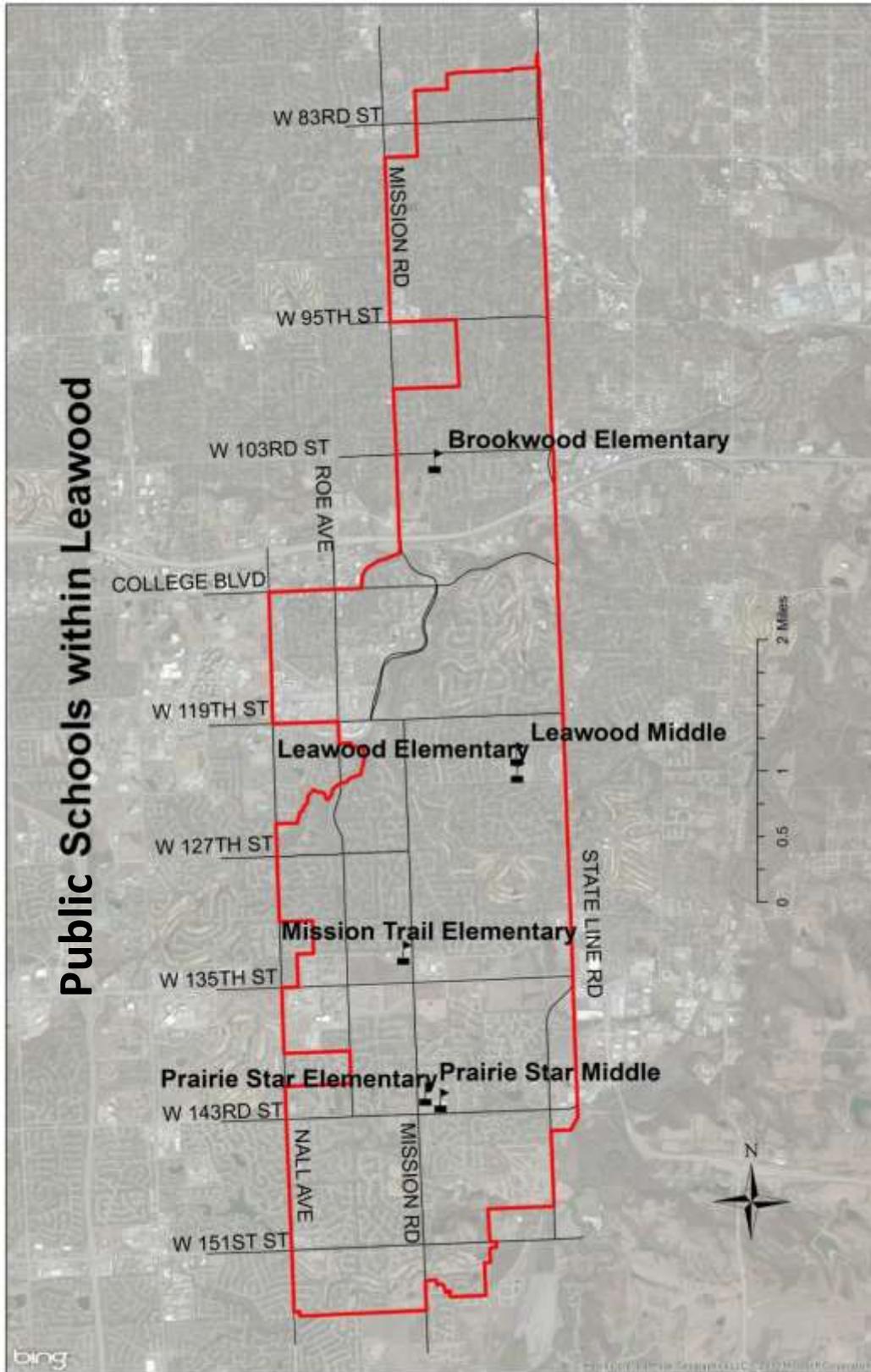
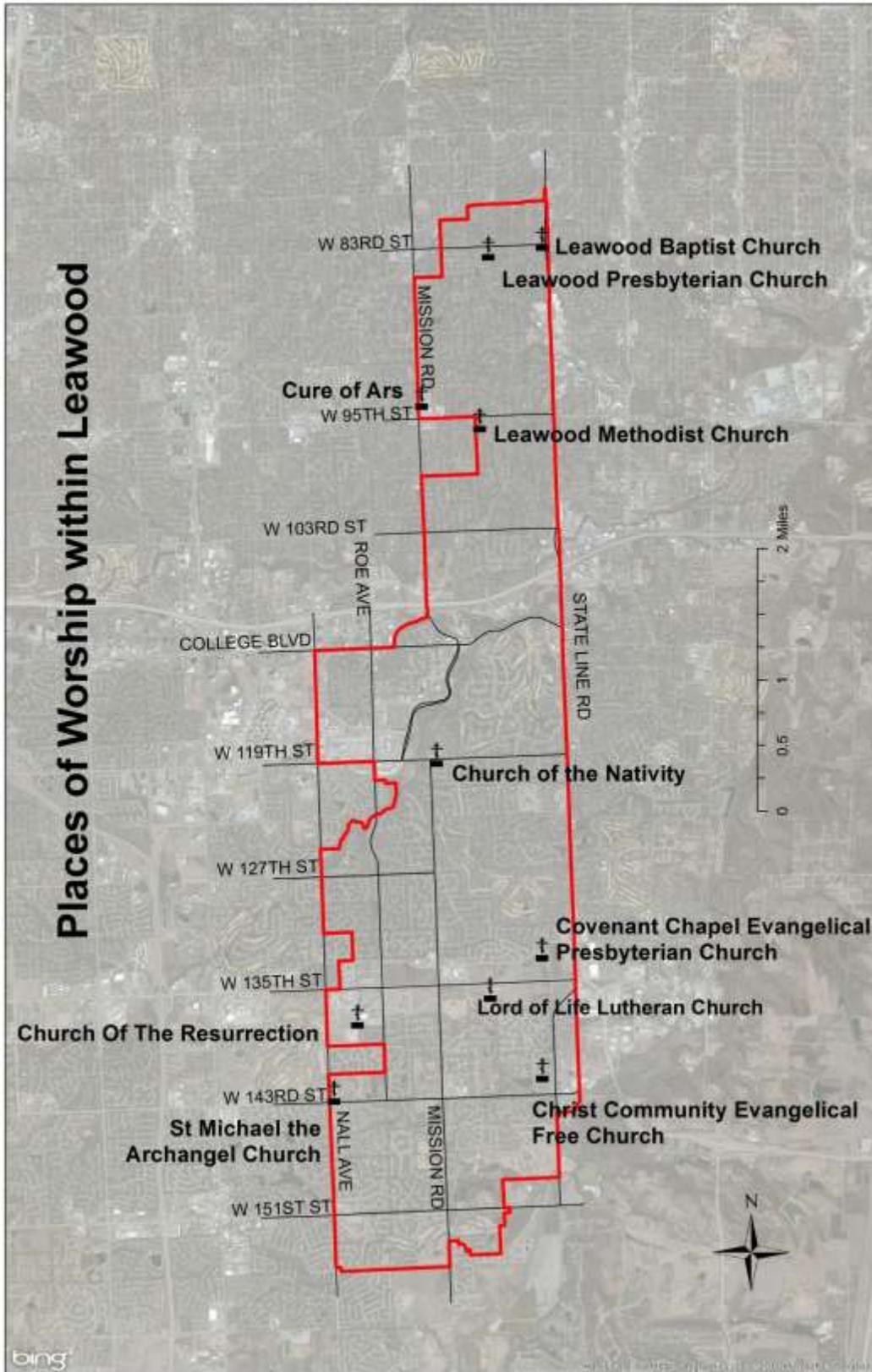


Figure 2.18: Places of Worship in Leawood



D. Projected Growth

i. Future Development Trends

a. Demographics

Realistic population forecasts are essential to proper planning. Forecasts are often based upon past growth and anticipated trends. The City is surrounded on all sides by other incorporated cities and thus, is unable to annex additional land. Leawood's population projections consider this fact and assume that future growth will occur on the remaining undeveloped land within the City and that such growth will follow existing policies, including the policy for residential development on land designated for mixed use development along the 135th Street corridor. Though available land area for residential development outside this corridor is diminishing, the projections in Table 2.7 assume residential development will occur in a manner consistent with existing policies.

Table 2.6: Population Projections

Population Projections*		
Year	Population	Projected Difference
2000	27,656	
2010	31,867	
2015	33,300	+1,433
2020	35,500	+2,200
2025	37,300	+1,800
2030	38,000	+700

**Disclaimer: Information for 2000-2010 comes directly from the U.S. Census Bureau while future data is determined through a formula that assumes existing conditions and policies.*

Source: Leawood Community Development Department

Due to the City's inability to annex additional land, future growth patterns will rely upon the development of land already within the City's boundaries, and in particular how the land is developed in the form of land use and density. As remaining land is developed, population growth will slow. After build-out, future population is expected to fluctuate only slightly as natural changes occur.

b. Capital Improvements

The City of Leawood's Capital Improvements Program (CIP) is designed to identify an effective timing and financing schedule for various construction, renovation, and repair projects of benefit to the entire community.

A Capital Improvement Program is a document that is the result of systematic evaluation of capital projects. The plan serves as a guide for the efficient and effective provision of public facilities, outlining a timing and financing schedule of capital projects for a five-year period of time. In the process of formulating the plan, public improvements are prioritized and costs are projected, thereby allowing the City to take maximum advantage of federal, state and county funds. A responsible improvements program is necessary to support current and maintain future high levels of service that Leawood affords its residents. The Capital Improvement Program is updated annually.

ii. Future Economic Trends

a. Revenue Sources & Developments

The future commercial development potential of Leawood, as identified in this Comprehensive Plan, seeks to end a long-standing fiscal reliance on residential property tax as the City's primary revenue source. The 2012 property taxes accounted for 30.4% of the total revenue for the City, whereas the sales/use tax for the City made up 24.9% of the total revenue.

As the estimated 2 million square feet of potential retail space is developed, a substantial boost in sales tax revenues is expected. The City's potential office developments will also increase property tax revenue from sources other than residential.

b. Approved Commercial Developments

The approved commercial developments within the City of Leawood are listed in Table 2.8 below. This table reflects approved developments, predominant uses and provides the total floor area within the development, as approved. Developments in which construction has commenced but not completed are given a status of "Developing". Developments in which construction has completed are given a status of "Existing". Developments with a predominant use designation of "Mixed Use" reflect a floor area which excludes the residential component of said development.

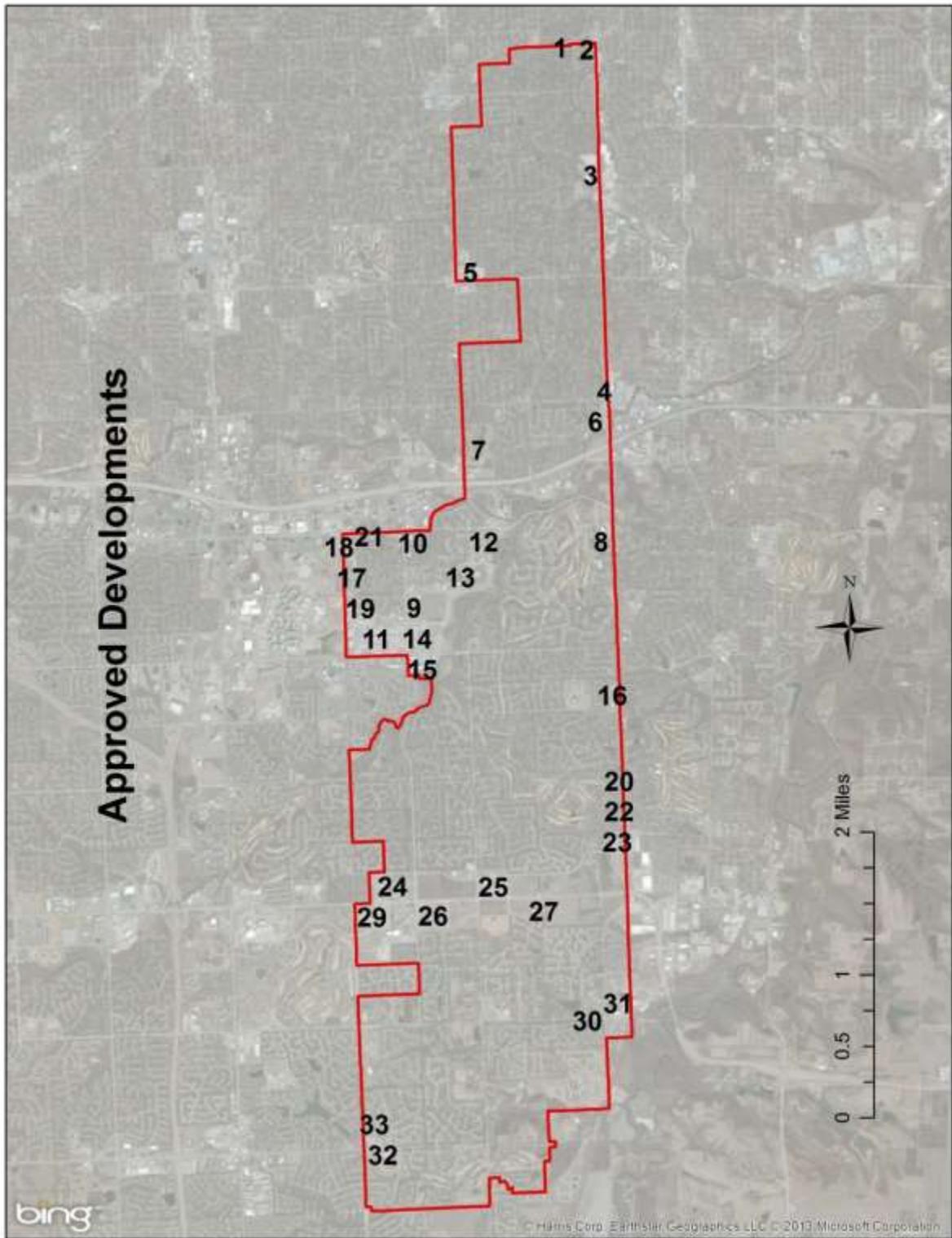
Table 2.7: Approved Commercial Development with Floor Area and Type

Approved Commercial Developments				
Map Key	Development Area	Total Floor Area	Status	Predominant Use(s)
1	Somerset Shops	12,541	Existing	Retail
2	NEL-ARO	65,993	Existing	Retail/Office
3	North Office Complex	329,303	Existing	Office
4	Leawood Estates	14,523	Existing	Retail/Office
5	Ranch Mart North	223,211	Existing	Retail
6	103 rd & State Line Road	140,606	Existing	Retail/Office/Other
7	Mission Farms	92,207	Developing	Mixed Use
8	Hallbrook Office Center	224,382	Developing	Office/Recreation
9	Town Center Business Park	170,728	Developing	Office
10	Leawood Executive Centre	169,716	Existing	Office
11	Town Center Plaza	672,101	Existing	Retail
12	Tomahawk Creek Office Park	508,807	Existing	Office
13	Pinnacle Corporate Centre	419,469	Developing	Office
14	Camelot Court	182,575	Existing	Retail
15	Town Center Crossing (formerly 119)	170,279	Existing	Retail
16	Leawood Plaza	125,168	Existing	Retail
17	Leawood Commons	100,570	Existing	Office
18	University Park	79,592	Existing	Office
19	Park Place	766,157	Developing	Mixed Use
20	State Line Office Building	11,494	Existing	Office
21	College Boulevard Office Corridor	261,484	Existing	Office
22	Leawood Square	39,689	Existing	Retail
23	Village of Seville	43,836	Developing	Retail
24	Parkway Plaza	309,132	Developing	Mixed Use
25	Market Square Center	149,375	Developing	Retail
26	The Villaggio at Leawood - West	10,147	Developing	Retail/Office
27	Chadwick Place	3,598	Developing	Retail/Office
28	Plaza Pointe	176,724	Developing	Retail/Office
29	Cornerstone of Leawood	83,809	Developing	Retail/Office
30	Shops of Camden Woods	22,189	Existing	Retail/Office
31	Centennial Park	177,208	Developing	Office/Other
32	Ironhorse Centre	61,499	Developing	Mixed Use
33	Nall Valley Shops	73,962	Developing	Retail
TOTAL DEVELOPMENT FLOOR AREA:		5,892,074		

Source: Leawood Planning Department, Johnson County Appraiser

Figure 2.19 illustrates the general location of each of the developments summarized in Table 2.8.

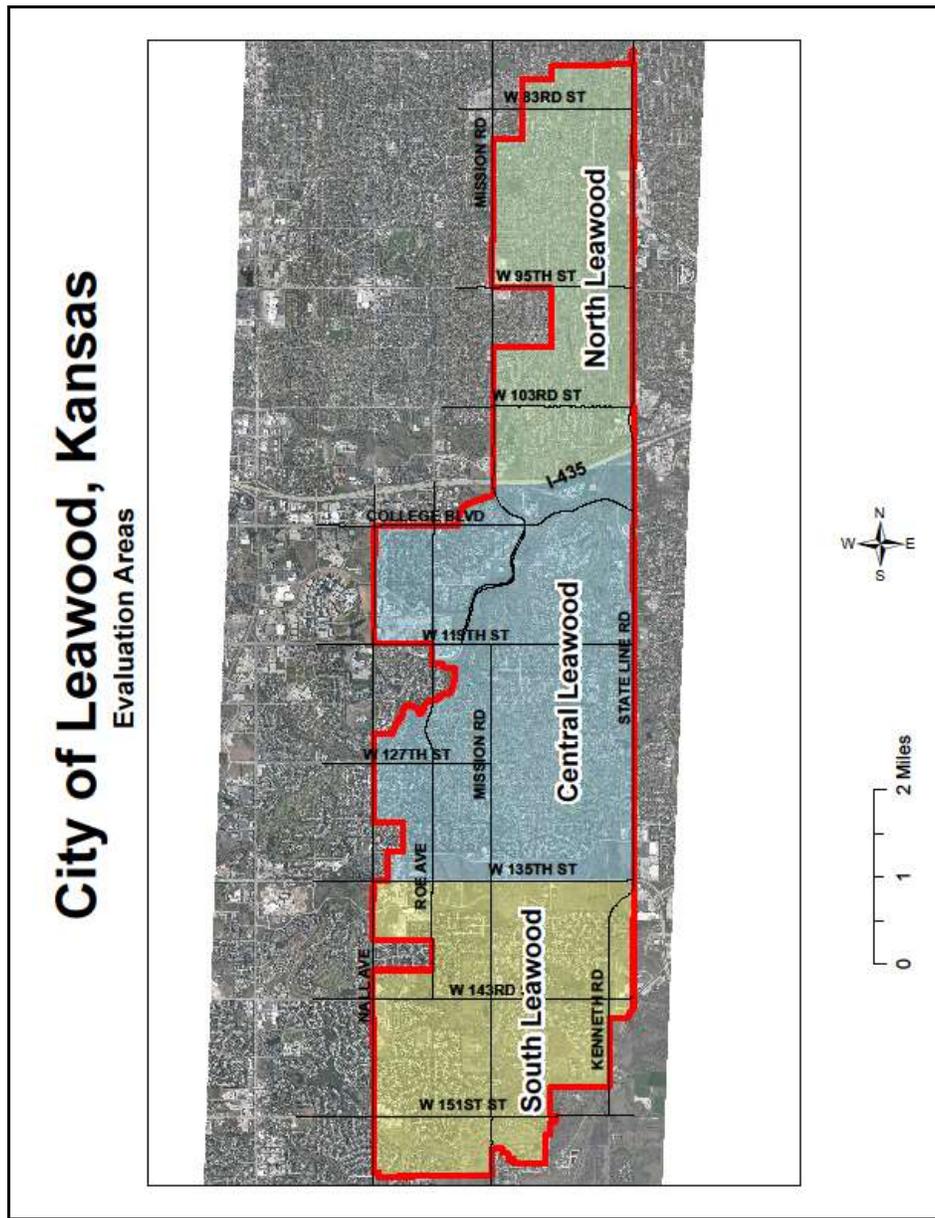
Figure 2.19: Map of Development Areas in Leawood



E. Evaluation Area Analysis

For evaluation and analysis purposes, the 2015 Comprehensive Plan divides Leawood into three distinct areas: the North Leawood area is north of Interstate-435, the Central Leawood area boundaries are Interstate-435 and 135th Street and the South Leawood area is south of 135th Street. Although these three areas are identified for evaluation purposes, these dividing lines should not be used for any other purpose. Figure 2.20 shows a map of the specified evaluation areas within the City of Leawood.

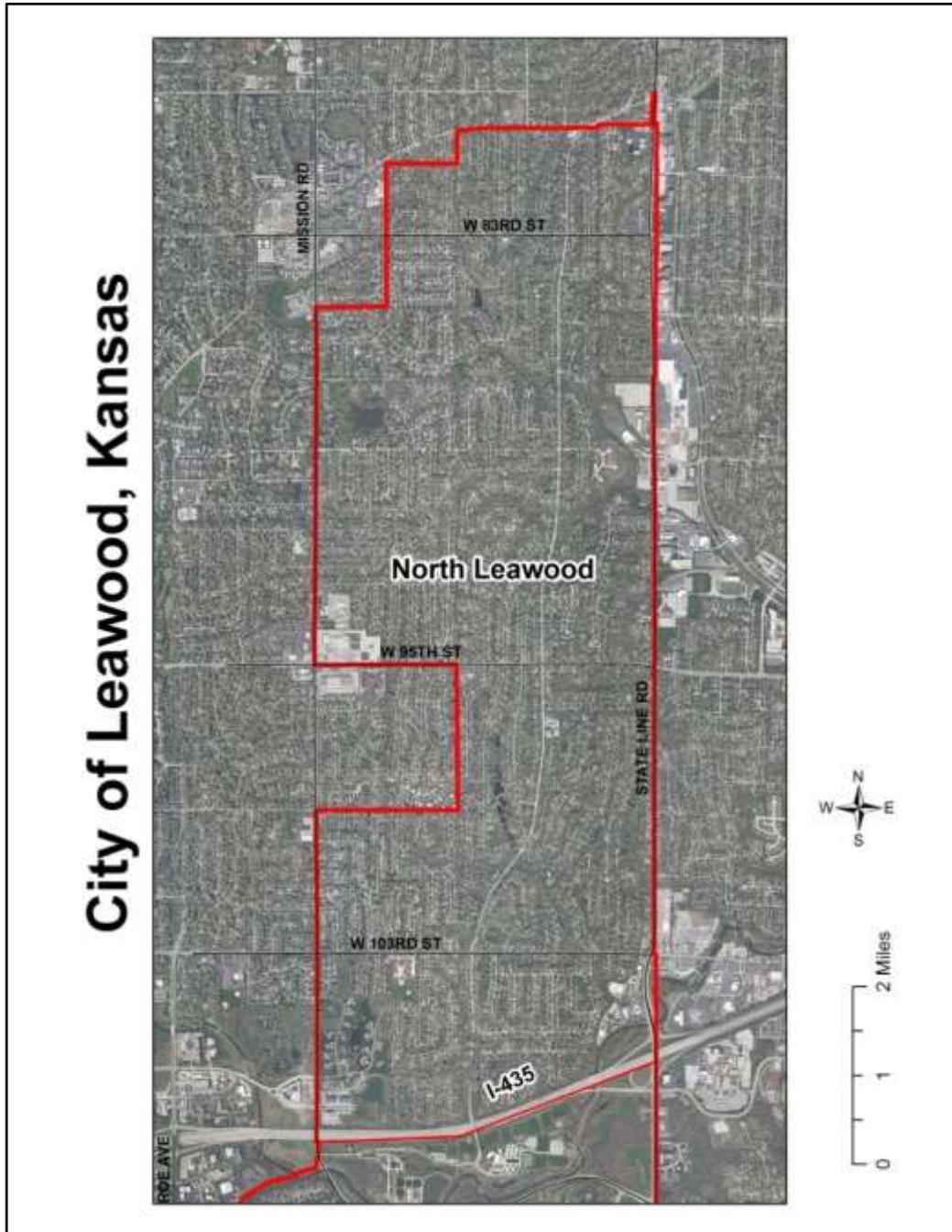
Figure 2.20: Map of Leawood Evaluation Areas



i. North Leawood

North Leawood was the first area in the City to develop and established the initial character of the distinctive community that would become Leawood as we know it today. An inventory of the existing conditions in this area reveals an environment gradually being influenced by incremental demographic and development trends.

Figure 2.21: Map of North Leawood



a. Population

1. Growth Patterns

Although small fluctuations have occurred, the population of North Leawood is essentially stable, having decreased slightly between 1990 and 2000, yet increasing between 2000 and 2010.

Table 2.8: North Leawood Population

North Leawood Population		
Year	Population	% of Total City Population
1990	8,601	44%
2000	8,478	31%
2010	8,660	27%

Source: U.S. Census Bureau, Decennial Census, 1990-2010

2. Population Composition

a. Race & Ethnicity

As of the 2010 Census, the majority population group in North Leawood is that population who identify themselves as white alone, accounting for 98% of the total population in North Leawood. The remaining 2% of the population identifies as non-white or not white alone. Those identifying as non-white or not white alone are composed of several racial and ethnic population groups (hereinafter referred to as minority population or minority groups). Relative to Leawood overall, North Leawood has a lower minority population. The concentration of the white population in this area is considerably higher than the concentration in the other areas of Leawood. Table 2.10 shows data for race and ethnicity.

Table 2.9: North Leawood Race & Ethnicity Composition

North Leawood Race & Ethnicity Composition		
Race/Ethnicity	North Leawood	All Leawood
American Indian or Alaskan Native	0.14%	0.10%
Asian	0.70%	3.80%
Black or African-American	0.38%	1.90%
Hispanic or Latino (of any race)	1.70%	2.20%
White	98.16%	92.30%
Some Other Race	0.23%	4.00%
Two or More Races	0.39%	1.40%

Source: U.S. Census Bureau, Decennial Census, 2010

b. Housing

As of the 2010 Census, the total number of housing units in North Leawood is 3,528, an increase of 41 units from 2000. Of the 3,528 units, 3,343 units were occupied in 2010, for an occupancy rate of 95%.

While the total number of units has increased since 2000, the number of occupied units has decreased, reflecting an increased vacancy rate.

Table 2.10: North Leawood Housing Occupancy

North Leawood Housing Occupancy				
Type	2010		2000	
	Total	%	Total	%
Occupied	3,343	95%	3,406	98%
Vacant	185	5%	81	2%

Source: U.S. Census Bureau, Decennial Census, 2000-2010

The 2010 Census shows increased in-migration of young families into North Leawood as evidenced by increasing household size from 2.49 in 2000 to 2.59 in 2010 and a 27% increase in the adolescent population between 2000 and 2010.

Table 2.11: North Leawood Population by Major Age Group

North Leawood Population by Major Age Group			
Age Group	Population (2010)	% of North Leawood	
		2010	2000
Adolescent	2,615	30%	22%
Career	4,547	53%	57%
Retired	1,498	17%	22%

Source: U.S. Census Bureau, Decennial Census, 2000-2010

b. Educational Attainment

High levels of educational attainment are also evident among the residents of the northern part of the City, with more than 84% having earned at least a bachelor degree as of 2010, up from 66% in 2000.

Table 2.12: North Leawood Educational Attainment

North Leawood Educational Attainment (population aged 25 and over)			
Highest Level of Attainment	Population (2010)	% of North Leawood	
		2010	2000
High School Graduate	224	4%	10%
Some College or Associates Degree	705	12%	24%
Bachelor Degree	3,366	55%	43%
Graduate or Professional Degree	1,732	29%	23%

Source: U.S. Census Bureau, Decennial Census, 2010

c. Community Profile

North Leawood is represented by a wide variety of community institutions.

1. Schools

North Leawood is served by Shawnee Mission school district, USD #512. Children of the area living north of 95th Street attend Corinth Elementary School, Indian Hills Middle School, and Shawnee Mission East High School, all located in Prairie Village. Children living south of 95th Street in North Leawood attend Brookwood Elementary School, located at 103rd and Wenonga Lane in Leawood, and Indian Woods Middle School and Shawnee Mission South High School, both located in Overland Park. Curé of Ars, a Catholic grade school is located in North Leawood and provides education for students through 8th grade.

2. Religious Institutions

Several religious institutions call North Leawood home, as listed in Table 2.13.

Table 2.13: Religious Institutions in North Leawood

Religious Institutions in North Leawood	
Denomination	Institution
Baptist	Leawood Baptist
Catholic	Curé of Ars
Methodist	Leawood United Methodist
Presbyterian	Leawood Presbyterian

Source: Leawood Community Development Department

3. Public Buildings and Amenities

City offices located north of Interstate-435 include Fire Station No. 1 at 96th and Lee Boulevard and Parks and Recreation facility located at 104th Street and State Line Way. Adjacent to this facility is the original Leawood City Hall, a local landmark. Brook Beatty Park is a small public park operated by the City at Lee Boulevard and Meadow Lane.

d. Development Profile

North Leawood is primarily residential, with 78% of its land area consisting of residential uses. The area’s commercial land uses are concentrated along State Line Road, 95th and Mission Road and near Mission Road and Interstate 435. A breakdown of the zoning by land area is provided in Table 2.14.

Table 2.14: North Leawood Zoning by Acreage

North Leawood Zoning by Acreage		
Zoning	Acres	%
AG	13.69	0.5
BP	13.94	0.5
REC	10.28	0.4
SD-CR	23.42	1
SD-NCR	2.24	0.09
SD-NCR2	1.26	0.05
SD-O	38.84	1.7
MXD	27.69	1.1
All Residential	1,833.30	78.3

Source: Leawood Community Development Department, 2015

The commercial areas within North Leawood are described in greater detail below.

1. Somerset Shops

This small commercial area is located at the southwest corner of Somerset Drive and Lee Boulevard. The development was constructed around 1950.

Table 2.15: Somerset Shops Data

Somerset Shops	
Status	Existing ³
Total Square Feet	12,541
Location	Somerset & Lee Blvd.
Development Type	Retail
Zoning	SD-NCR

Source: Leawood Community Development Department

2. NEL-ARO

This is a small office development, located at the extreme northeast corner of Leawood in the 8000 block of State Line Road constructed between 1975 and 1985.

Table 2.16: NEL-ARO Data

NEL-ARO	
Status	Existing
Total Square Feet	65,993
Location	80 th & State Line Rd.
Development Type	Retail/Office
Zoning	SD-O

Source: Leawood Community Development Department

³ Existing status denotes what is currently constructed within a development.

3. North Office Complex

This area consists of a collection of office buildings and an overflow parking lot associated with Ward Parkway Center near 89th & State Line Road. The buildings were constructed between 1971 and 1991. The overflow parking lot located north of the office complex is also a potential site for redevelopment.

Table 2.17: North Office Complex Data

North Office Complex	
Status	Existing
Total Square Feet	329,303
Location	89 th & State Line Rd.
Development Type	Office
Zoning	SD-O

Source: Leawood Community Development Department

4. Leawood Estates

This is small, two-lot commercial area within the Leawood Estates subdivision constructed between 1985 and 1987.

Table 2.18: Leawood Estates Data

Leawood Estates	
Status	Existing
Total Square Feet	14,523
Location	NW Corner of 103 rd & State Line Rd.
Development Type	Retail/Office
Zoning	SD-O

Source: Leawood Community Development Department

5. Ranch Mart North

Built in the late 1950's, Ranch Mart Shopping Center was at one time acclaimed for its innovative design. In the future, additional renovations need to be undertaken to reverse the deterioration of the center and reestablish the success of this once prominent development.

Table 2.19: Ranch Mart North Data

Ranch Mart North	
Status	Existing
Total Square Feet	223,211
Location	NE Corner of 95 th & Mission Rd.
Development Type	Retail
Zoning	SD-CR & SD-NCR2

Source: Leawood Community Development Department

6. 103rd & State Line Road

The commercial district located southwest of 103rd and State Line Road contains a variety of retail, office and service uses, many of which were established prior to annexation.

Table 2.20: 103rd & State Line Road Data

103rd & State Line Road	
Status	Existing
Total Square Feet	140,606
Location	SW Corner of 103 rd & State Line Rd.
Development Type	Retail/Office
Zoning	BP

Source: Leawood Community Development Department

7. Mission Farms

The first mixed-use development of its kind to be approved in the City, it is located on the former Saddle and Sirloin property. The entire development includes 14 single-family lots, 192 multi-family units, 7 townhomes, and a mix of retail and office. The mixed-use and 16 acre private open space provides a buffer for the residents from I-435. Its location provides visibility from I-435 and a unique commercial district for the residents of North Leawood.

Table 2.21: Mission Farms Data

Mission Farms	
Status	Existing/Approved⁴/Planned⁵
Total Square Feet	92,207 / 303,136 / 534,580
Location	I-435 & Mission Rd.
Development Type	Mixed Use
Zoning	MXD

Source: Leawood Community Development Department

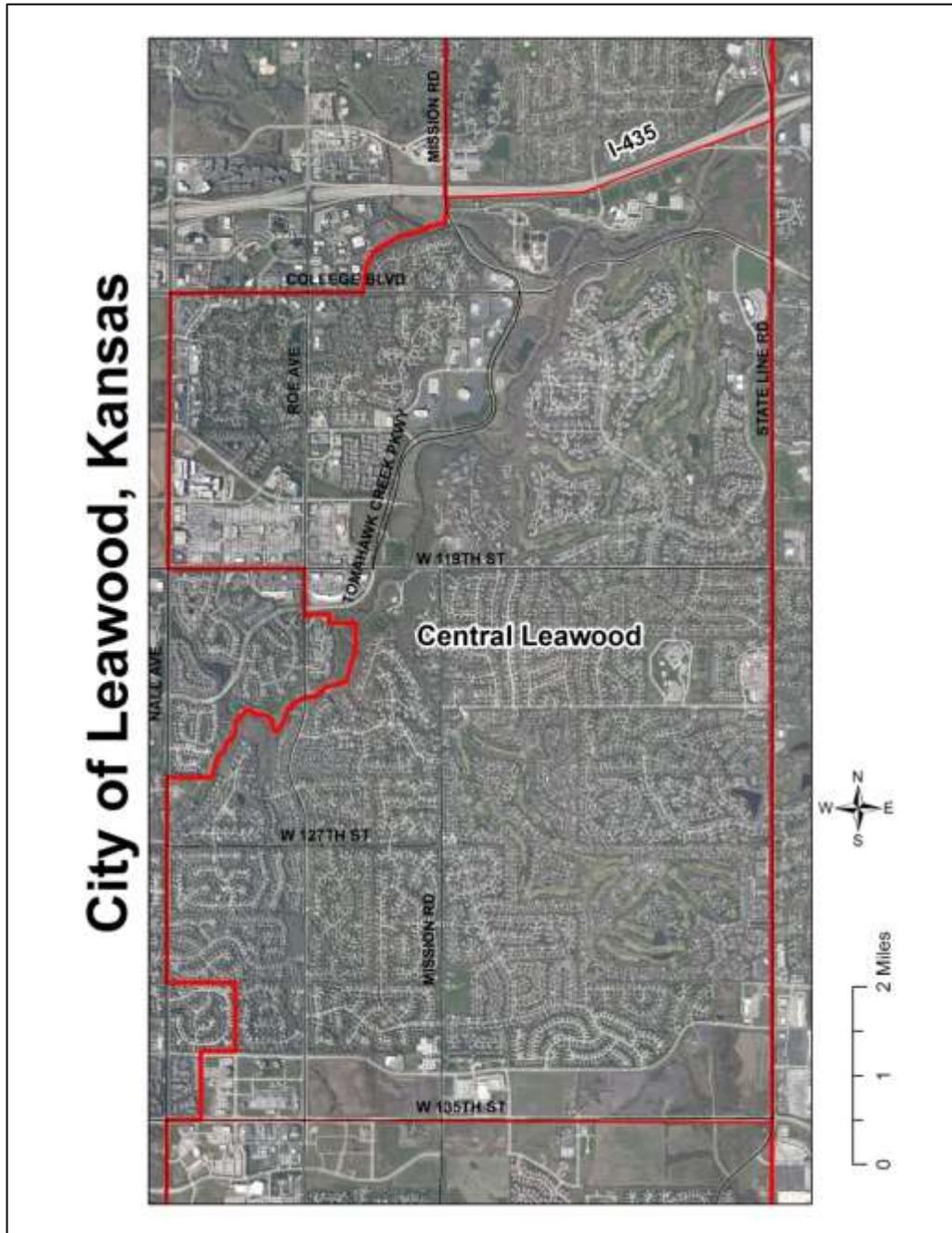
⁴ Approved status is defined as buildings which have been approved by the Governing Body, but not constructed.

⁵ Planned status is defined as developments with an overall approved square footage for the entire development.

ii. Central Leawood

Central Leawood is the center of the community featuring much of the city’s existing commercial floor area. An inventory of the existing conditions in this area reveals that much of the development of this area occurred between 1980 and 2010 with the area nearing buildout, however considerable land area designated for mixed use development remains along the 135th Street corridor.

Figure 2.22: Map of Central Leawood



a. Population

1. Growth Patterns

Central Leawood grew rapidly from 1970 through 2000. Since 2000, the residential development moved south of 135th Street, and the population has stabilized. The southward movement of residential growth has shifted the demographic profile of the entire community, progressively moving the City’s population center southward into Central Leawood.

Table 2.22: Central Leawood Population

Central Leawood Population		
Year	Population	% of Total City Population
1990	10,491	53%
2000	14,933	54%
2010	14,624	46%

Source: U.S. Census Bureau, Decennial Census, 1990-2010

2. Population Composition

a. Race & Ethnicity

As of the 2010 Census, the majority population group in Central Leawood is that population who identify themselves as white, accounting for 91% of the total population of the area. The remaining 9% of the population identifies as non-white. Those identifying as non-white are composed of several racial and ethnic population groups (hereinafter referred to as minority population or minority groups). The largest minority group in Central Leawood is Asian with nearly four percent of the population. Relative to Leawood overall, Central Leawood has a slightly larger minority population.

Table 2.23: Central Leawood Race & Ethnicity Composition

Central Leawood Race & Ethnicity Composition		
Race/Ethnicity	Central Leawood	All Leawood
American Indian or Alaskan Native	0.53%	0.10%
Asian	3.76%	3.80%
Black or African-American	3.54%	1.90%
Hispanic or Latino (of any race)	2.01%	2.20%
White	91.36%	92.30%
Some Other Race	0.26%	4.00%
Two or More Races	0.55%	1.40%

Source: U.S. Census Bureau, Decennial Census, 2010

b. Housing

As of the 2010 Census, the total number of housing units in Central Leawood is 5,817, an increase of 340 units from 2000. Of the 5,817 units, 5,560 units were occupied in 2010, for an occupancy rate of 96%. This has resulted in a decreased vacancy rate since 2000.

Table 2.24: Central Leawood Housing Occupancy

Central Leawood Housing Occupancy				
Type	2010		2000	
	Total	%	Total	%
Occupied	5,560	96%	5,000	91%
Vacant	257	4%	477	9%

Source: U.S. Census Bureau, Decennial Census, 2000-2010

The average household size in 2010 was 2.63 persons, down from 3.36 in 2000 reflecting a nationwide trend toward smaller households. In the case of Central Leawood, this decrease may be caused by a combination of factors including smaller families replacing larger families since 2000 and an increase in the number occupied housing units combined with the slight population decline during the same time frame.

Such household size statistics are characteristic of stable neighborhoods which are composed of a mixture of young families and empty nesters. Since 2000, Central Leawood has become a neighborhood that was predominantly large young families to one that is more balanced.

Table 2.25: Central Leawood Population by Major Age Group

Central Leawood Population by Major Age Group			
Age Group	Population (2010)	% of Central Leawood	
		2010	2000
Adolescent	4,391	30%	29%
Career	7,711	53%	57%
Retired	2,522	17%	14%

Source: U.S. Census Bureau, Decennial Census, 2000-2010

b. Educational Attainment

High levels of education are sustained by Central Leawood residents; 85% have at least a bachelor degree, up from 72% in 2000.

Table 2.26: Central Leawood Educational Attainment

Central Leawood Educational Attainment (population aged 25 and over)			
Highest Level of Attainment	Population (2010)	% of Central Leawood	
		2010	2000
High School Graduate	345	3%	6%
Some College or Associates Degree	998	10%	22%
Bachelor Degree	6,186	60%	41%
Graduate or Professional Degree	2,602	25%	31%

Source: U.S. Census Bureau, Decennial Census, 2010

c. Community Profile

Central Leawood is represented by a variety of community institutions, some of which are reflected below.

1. Schools

Central Leawood is serviced by the Blue Valley School District, USD #229. Children in the area attend either Leawood Elementary School or Mission Trail Elementary School, both located in Leawood, or Overland Trail Elementary School, located in Overland Park. Children living in the attendance area for Leawood and Mission Trail Elementary Schools attend Leawood Middle School. Those living in the area for Overland Trail Elementary School attend Overland Trail Middle School. All children in North Leawood attend Blue Valley North High School, located in Overland Park. Nativity Parish School is a Catholic grade school, located in Central Leawood and educates students through 8th grade.

2. Religious Institutions

Two religious institutions call Central Leawood home, as listed in Table 2.27.

Table 2.27: Religious Institutions in Central Leawood

Religious Institutions in Central Leawood	
Denomination	Institution
Catholic	Church of the Nativity
Evangelical Presbyterian	Covenant Chapel

Source: Leawood Community Development Department

3. Public Buildings and Amenities

Central Leawood contains many public facilities and amenities including City Hall, the Leawood Justice Center and Police Headquarters, and Fire Station No. 2, all operated by the City. Johnson County Library operates its Leawood Pioneer Branch adjacent to City Hall. The combination of the city facility and the library provides a focus for many community activities and is a showcase for Leawood.

The City operates Tomahawk Creek Park along Tomahawk Creek through Central Leawood and I-Lan Park near 125th Street and Nall Avenue, adjacent to Tomahawk Creek. Gezer Park was recently completed at the northeast corner of 133rd Street and Mission Road. City Park is located south of Interstate-435 and east of Mission Rd. and features pools and athletic fields.

d. Development Profile

Residential and Commercial development are balanced in Central Leawood with approximately half of the land area dedicated for residential uses, and 13% each for recreational and commercial land uses. The recreational uses are concentrated A breakdown of the zoning by land area is provided in Table 2.14.

Table 2.28: Central Leawood Zoning by Acreage

Central Leawood Zoning by Acreage		
Zoning	Acres	%
AG	193.82	4.4
BP	0	0
REC	561.33	12.96
SD-CR	232.8	5.37
SD-NCR	65.63	1.51
SD-NCR2	0	0
SD-O	233.26	5.3
MXD	78.9	1.8
All Residential	2,219.2	51.24

Source: Leawood Community Development Department, 2015

The commercial areas within Central Leawood are described in greater detail below.

1. Hallbrook Office Center

Hallbrook Office Center is expected to become one of Leawood’s premier office developments. Located directly south of Interstate-435 on the Kansas-Missouri state line, this commercial area will feature an attractively landscaped environment similar to the neighboring Hallbrook Subdivision.

Table 2.29: Hallbrook Office Center Data

Hallbrook Office Center	
Status	Existing
Total Square Feet	224,382
Location	111 th & State Line Rd.
Development Type	Office/Recreation
Zoning	SD-CR & SD-O

Source: Leawood Community Development Department

2. Town Center Business Park

Town Center Business Park is an office development with development ongoing, located southeast of 115th Street and Roe Avenue.

Table 2.30: Town Center Business Park Data

Town Center Business Park	
Status	Existing
Total Square Feet	170,728
Location	115 th & Roe Ave.
Development Type	Office
Zoning	SD-NCR & SD-O

Source: Leawood Community Development Department

3. Leawood Executive Centre

This is an existing development in a prominent location at the southeast corner of College Boulevard and Roe Avenue, consisting of a collection of three office buildings constructed from 1986 to 1987.

Table 2.31: Leawood Executive Centre Data

Leawood Executive Centre	
Status	Existing
Total Square Feet	169,716
Location	SE Corner of College Blvd. & Roe Ave.
Development Type	Office
Zoning	SD-O

Source: Leawood Community Development Department

4. Town Center Plaza

Town Center Plaza has become one of the area's premier regional retail centers, located north of 119th Street between Nall Avenue and Roe Avenue. Town Center currently hosts many high quality commercial establishments, and major anchor stores including a 120,000 sq.ft. department store, 100,000 sq.ft. sporting goods store, and a theater complex. Accompanying the shopping center are numerous restaurants and a banking institution.

Table 2.32: Town Center Plaza Data

Town Center Plaza	
Status	Existing/Planned
Total Square Feet	672,101 / 735,050
Location	N of 119 th between Nall Ave. & Roe Ave.
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

5. Tomahawk Creek Office Park

Tomahawk Creek Office Park is an existing development along Tomahawk Creek Parkway south of College Boulevard. The development has reached build-out and consists of several office buildings constructed from 1998 through the early 2000s.

Table 2.33: Tomahawk Creek Office Park Data

Tomahawk Creek Office Park	
Status	Existing/Planned
Total Square Feet	508,807 / 529,821
Location	College Blvd. to 114 th on Tomahawk Creek Parkway
Development Type	Office
Zoning	SD-NCR & SD-O

Source: Leawood Community Development Department

6. Pinnacle Corporate Centre

Pinnacle Corporate Center is located north of 115th Street and Tomahawk Creek Parkway, immediately south of Tomahawk Creek Office Park. Development is ongoing and currently consists of four large office buildings all constructed between 1998 and 2008. A fifth office building is currently under construction.

Table 2.34: Pinnacle Corporate Centre Data

Pinnacle Corporate Centre	
Status	Existing/Approved
Total Square Feet	349,579 / 419,469
Location	114 th to 115 th on Tomahawk Creek Parkway
Development Type	Office
Zoning	SD-O

Source: Leawood Community Development Department

7. Camelot Court

Camelot Court is a retail development constructed between 1990 and 1996 and located at the northeast corner of 119th Street and Roe Avenue. This development is currently undergoing renovations.

Table 2.35: Camelot Court Data

Camelot Court	
Status	Existing/Approved
Total Square Feet	167,150 / 182,575
Location	NE Corner of 119 th & Roe Ave.
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

8. Town Center Crossing (formerly OneNineteen)

Town Center Crossing is a relatively new development in Central Leawood, constructed from 2006 to 2008 and located at the southeast corner of 119th Street and Roe Avenue.

Table 2.36: Town Center Crossing Data

Town Center Crossing	
Status	Existing
Total Square Feet	170,279
Location	SE Corner of 119 th & Roe Ave.
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

9. Leawood Plaza

Leawood Plaza is a neighborhood-scale commercial development located at the northwest corner of 123rd Street and State Line Road. This development was constructed between 1986 and 1988.

Table 2.37: Leawood Plaza Data

Leawood Plaza	
Status	Existing
Total Square Feet	125,168
Location	123 rd & State Line Rd.
Development Type	Retail
Zoning	SD-NCR

Source: Leawood Community Development Department

10. Leawood Commons

An office development along Nall Avenue north of Town Center Drive; this development was constructed beginning in the 1990s and is built-out.

Table 2.38: Leawood Commons Data

Leawood Commons	
Status	Existing
Total Square Feet	100,570
Location	NE Corner of Town Center Dr. & Nall Ave.
Development Type	Office
Zoning	SD-NCR & SD-O

Source: Leawood Community Development Department

11. University Park

An office development immediately north of Leawood Commons that is also built out.

Table 2.39: University Park Data

University Park	
Status	Existing
Total Square Feet	79,592
Location	112 th & Nall Ave.
Development Type	Office
Zoning	SD-O

Source: Leawood Community Development Department

12. Park Place

Park Place is a mixed use development located southeast of Town Center Drive and Nall Avenue, which opened its first phase consisting of retail and office in 2008. Approved for more than 1.2 million square feet of floor area, Park Place is the largest and most dense development in the City of Leawood. Development is ongoing with office phases are nearing completion. Future phases will include multi-family residential, a retail bank, and a second hotel.

Table 2.40: Park Place Data

Park Place	
Status	Existing/Approved/Planned
Total Square Feet	766,157 / 917,690 / 1,252,215
Location	NE Corner of 117 th & Nall Ave.
Development Type	Mixed Use
Zoning	MXD

Source: Leawood Community Development Department

13. State Line Office Building

This development consists of one, relatively small office building constructed in 2006.

Table 2.41: State Line Office Building Data

State Line Office Building	
Status	Existing
Total Square Feet	11,494
Location	128 th & State Line Rd.
Development Type	Office
Zoning	SD-O

Source: Leawood Community Development Department

14. College Boulevard Office Corridor

The College Boulevard Office Corridor is a collection of individual buildings along College Boulevard between Nall Avenue and Roe Avenue. Many of the buildings were constructed beginning in the 1980s with one undergoing demolition and redevelopment recently.

Table 2.42: College Boulevard Office Corridor Data

College Boulevard Office Corridor	
Status	Existing
Total Square Feet	261,484
Location	Nall Ave. to Roe Ave. along College Blvd.
Development Type	Office
Zoning	SD-NCR & SD-O

Source: Leawood Community Development Department

15. Leawood Square

Leawood Square is a small-scale neighborhood retail development located northeast of 131st Street and State Line Road. The development was constructed in 1988.

Table 2.43: Leawood Square Data

Leawood Square	
Status	Existing
Total Square Feet	39,689
Location	130 th & State Line Rd.
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

16. Village of Seville

Village of Seville is a relatively new retail development located south of Leawood Square. Construction commenced in 2006 and is ongoing.

Table 2.44: Village of Seville Data

Village of Seville	
Status	Existing/Approved/Planned
Total Square Feet	43,836 / 51,323 / 102,991
Location	133 rd & State Line Rd.
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

17. Parkway Plaza

Parkway Plaza is mixed-use development along the 135th Street Corridor between Roe Avenue and Nall Avenue. The project began in 2005 and construction is ongoing. The development is approved to include a mixture of retail, office and residential uses.

Table 2.45: Parkway Plaza Data

Parkway Plaza	
Status	Existing/Planned
Total Square Feet	309,132 / 679,622
Location	NW Corner of 135 th & Roe Ave.
Development Type	Mixed Use
Zoning	MXD

Source: Leawood Community Development Department

18. Market Square

The Market Square Center was the first project to be finalized along the 135th Street Corridor, located at the northeast corner of 135th and Mission Road. This development consists of several office and retail tenants including a grocery store and a bank building. One additional pad site is allowed along 135th Street, which may include a restaurant.

Table 2.46: Market Square Center Data

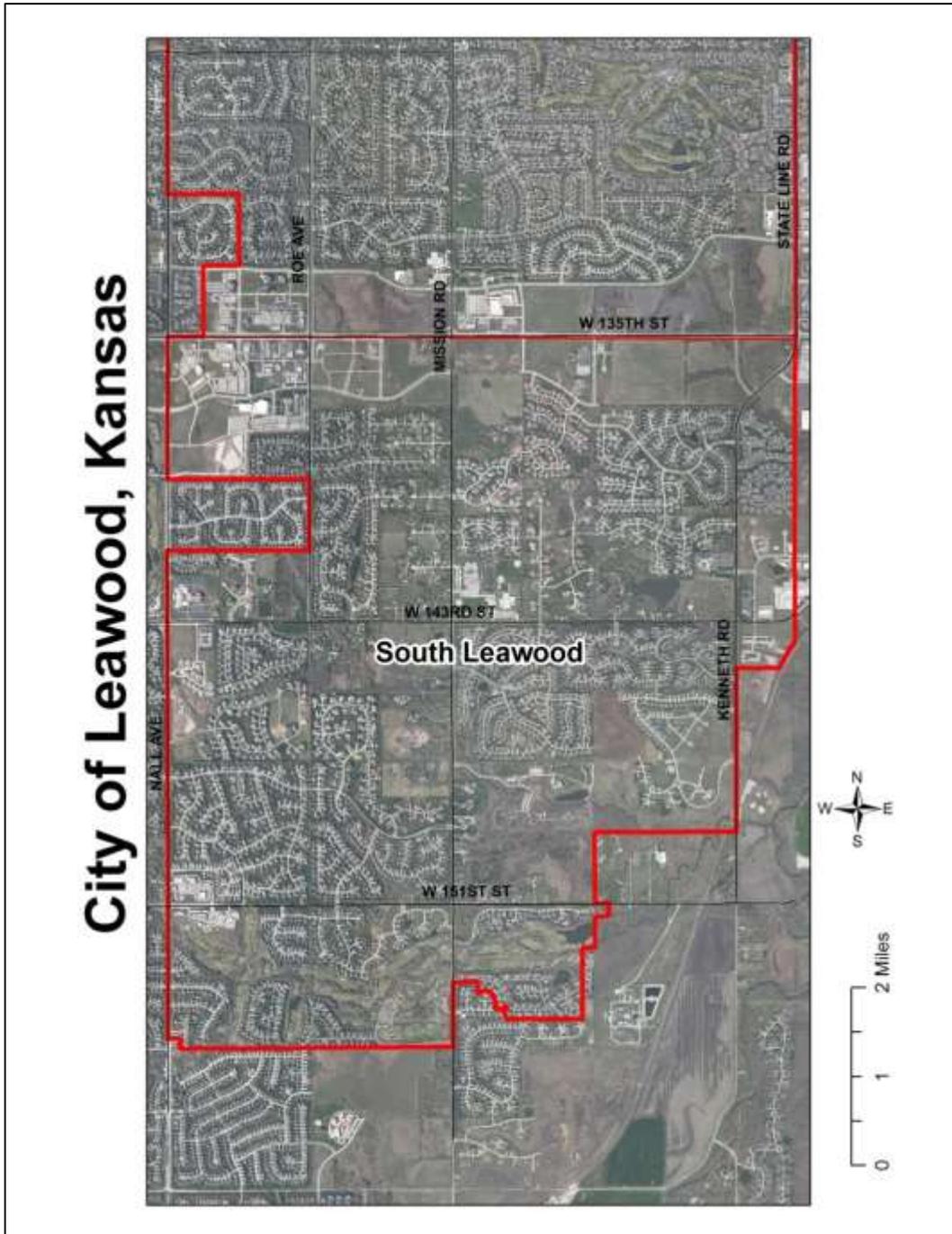
Market Square Center	
Status	Existing/Planned
Total Square Feet	149,375 / 172,542
Location	NE Corner of 135 th & Mission Rd.
Development Type	Retail
Zoning	SD-CR

Source: Leawood Community Development Department

iii. South Leawood

This area, south of 135th Street, contains the largest share of undeveloped land in the City. While limited amounts of land area designated for residential uses remain undeveloped, considerable land area designated for mixed use development remains, primarily along the 135th Street corridor.

Figure 2.23: Map of South Leawood



a. Population

1. Growth Patterns

South Leawood is experiencing the largest population increase of any sector. The area’s population has increased by approximately 4,000 persons in each of the last two decennial censuses. The growth will continue in this area but at a slower pace.

Table 2.47: South Leawood Population

South Leawood Population		
Year	Population	% of Total City Population
1990	601	3%
2000	4,245	15%
2010	8,583	27%

Source: U.S. Census Bureau, Decennial Census, 1990-2010

2. Population Composition

a. Race & Ethnicity

As of the 2010 Census, the majority population group in South Leawood, as in other areas of Leawood, are those who identify themselves as white, with almost 91% of the population. The largest minority group is Asian, with just over 5% followed by the Hispanic population.

Table 2.48: South Leawood Race & Ethnicity Composition

South Leawood Race & Ethnicity Composition		
Race/Ethnicity	South Leawood	All Leawood
American Indian or Alaskan Native	0.57%	0.10%
Asian	5.22%	3.80%
Black or African-American	2.87%	1.90%
Hispanic or Latino (of any race)	3.00%	2.20%
Native Hawaiian and Other Pacific Islander	0.00%	0.40%
White	90.67%	92.30%
Some Other Race	0.25%	4.00%
Two or More Races	0.41%	1.40%

Source: U.S. Census Bureau, Decennial Census, 2010

b. Housing

As of the 2010 Census, the total number of housing units in South Leawood is 3,029, of which 2,868 are occupied for a vacancy rate of 5% which is up from 3% in 2000. The occupancy rates are summarized in Table 2.50.

Table 2.49: South Leawood Housing Occupancy

South Leawood Housing Occupancy				
Type	2010		2000	
	Total	%	Total	%
Occupied	2,868	95%	1,424	97%
Vacant	161	5%	29	3%

Source: U.S. Census Bureau, Decennial Census, 2000-2010

The average household size for South Leawood in 2010 was 2.99 persons. This is the largest average household size in the City relative to North and Central Leawood. This is reflective of a greater proportion of families in this area relative to the rest of the City.

Table 2.50: South Leawood Population by Major Age Group

South Leawood Population by Major Age Group			
Age Group	Population (2010)	% of South Leawood	
		2010	2000
Adolescent	3,287	38%	33%
Career	4,452	52%	60%
Retired	844	10%	7%

Source: U.S. Census Bureau, Decennial Census, 2000-2010

b. Educational Attainment

As with the remainder of Leawood, South Leawood residents have high levels of educational attainment. 83% of the area’s residents hold at least a bachelor degree, up from 65% in 2000.

Table 2.51: South Leawood Educational Attainment

South Leawood Educational Attainment (population aged 25 and over)			
Highest Level of Attainment	Population (2010)	% of South Leawood	
		2010	2000
High School Graduate	102	2%	11%
Some College or Associates Degree	862	16%	23%
Bachelor Degree	3,439	65%	44%
Graduate or Professional Degree	883	17%	21%

Source: U.S. Census Bureau, Decennial Census, 2010

c. Community Profile

As South Leawood has grown, the need for community facilities has increased.

A. Schools

Blue Valley School District, USD #229 provides public school education to children in South Leawood. In 2000, this area was served with two elementary schools, however due to the growth that has occurred since then, the area is now served by four elementary schools; Mission Trail Elementary School and Prairie Star Elementary School, both located in Leawood, and Overland Trail Elementary School and Sunrise Point Elementary School, both located in Overland Park. Children in the attend either Leawood Middle School, Prairie Star Middle School or Overland Trail Middle School. Both Blue Valley North High School and Blue Valley High School serve the area. St. Michael the Archangel School, a Catholic grade school, is located in South Leawood.

B. Religious Institutions

Four institutions are located in South Leawood, as listed in Table 2.53.

Table 2.52: Religious Institutions in South Leawood

Religious Institutions in South Leawood	
Denomination	Institution
Catholic	St. Michael the Archangel Catholic Church
Evangelical	Christ Community Church
Lutheran	Lord of Life
Methodist	United Methodist Church of the Resurrection

Source: Leawood Community Development Department

C. Public Buildings and Amenities

Leawood’s 18-hole, municipal golf course is the only City owned golf course and it is located in South Leawood. Named for its proximity to a historic rail line, IRONHORSE is the only public course in the community.

Ironwoods Park, located at 148th Street and Mission Road is a large public park operated by the City. The park has a wide variety of amenities such as trails, an amphitheater, cabins, alpine towers and a playground. Adjacent to the park is Fire Station #3.

The City also operates a public works facility at the southeast corner of 143rd Street and Kenneth Road.

d. Development Profile

The majority of undeveloped land in the City of Leawood is located in South Leawood, but this land area has decreased substantially since 2000. Approximately 59% of the land area is planned or zoned for residential land uses. About 7% of the area is zoned for commercial land uses, however considerably more is planned to be developed for mixed uses, primarily along 135th Street. A breakdown of the zoning by land area is provided in Table 2.54.

Table 2.53: South Leawood Zoning by Acreage

South Leawood Zoning by Acreage		
Zoning	Acres	%
AG	278.47	9.3
BP	57.25	1.9
REC	252.32	8.5
SD-CR	84.45	2.9
SD-NCR	68.66	2.3
SD-NCR2	0	0
SD-O	44.63	1.5
MXD	17.28	0.58
All Residential	1773.96	59.2

Source: Leawood Community Development Department, 2015

The commercial areas within South Leawood are described in greater detail below.

1. The Villaggio at Leawood – West

This development was approved in 2005 and thus far, two buildings have been constructed while the remainder is undeveloped.

Table 2.54: The Villaggio at Leawood – West Data

The Villaggio at Leawood - West	
Status	Existing/Planned
Total Square Feet	10,147 / 400,800
Location	SE Corner of 135 th & Roe Ave.
Development Type	Retail/Office
Zoning	SD-CR & SD-O

Source: Leawood Community Development Department

2. Chadwick Place

This development, located at the southeast corner of Chadwick Street and 135th Street was approved in 2004. Thus far a bank building has been constructed while the remainder is undeveloped.

Table 2.55: Chadwick Place Data

Chadwick Place	
Status	Existing/Planned
Total Square Feet	3,598 / 62,000
Location	135 th & Chadwick
Development Type	Retail/Office
Zoning	SD-NCR & SD-O

Source: Leawood Community Development Department

3. Plaza Pointe

Plaza Pointe, located at the southwest corner of 135th and Roe Avenue, is a mixed office and commercial development that began in 2000 and is nearly complete with only one lot remaining.

Table 2.56: Plaza Pointe Data

Plaza Pointe	
Status	Existing/Planned
Total Square Feet	176,724 / 181,624
Location	SW Corner of 135 th & Roe Ave.
Development Type	Retail/Office
Zoning	SD-CR & SD-O

Source: Leawood Community Development Department

4. Cornerstone of Leawood

Cornerstone of Leawood is a mixed office and commercial development located at the southeast corner of 135th Street and Nall Avenue. The development consists of office and retail space, received approval. This property also went through a rezoning. The project is considered a lifestyle center as it is designed with an open-air courtyard with shop access. Thus far six buildings have been constructed, but the main lifestyle center has not.

Table 2.57: Cornerstone of Leawood Data

Cornerstone of Leawood	
Status	Existing/Planned
Total Square Feet	83,809 / 356,827
Location	SE Corner of 135 th & Nall Ave.
Development Type	Retail/Office
Zoning	SD-CR

Source: Leawood Community Development Department

5. Shops at Camden Woods

The Shops at Camden Woods are located at the southwest corner of 143rd Street and Kenneth Road and consists of one two-story mixed office and retail building. The project was constructed in 2004.

Table 2.58: Shops at Camden Woods Data

Shops at Camden Woods	
Status	Existing
Total Square Feet	22,189
Location	SW Corner of 143 rd & Kenneth Rd.
Development Type	Retail
Zoning	SD-NCR

Source: Leawood Community Development Department

6. Centennial Park

Centennial Park, located at 143rd and Kenneth Road, provides a unique two-for-one opportunity. Tenants of the park are registered in both Kansas and Missouri and are able to conduct business out of either state. Few business parks can claim this advantage. In addition, Centennial has excellent transportation access to both Kansas-150 and Missouri-150 highways.

Table 2.59: Centennial Park Data

Centennial Park	
Status	Existing/Approved
Total Square Feet	177,208 / 200,408
Location	NE Corner of 143 rd & Kenneth Rd.
Development Type	Office
Zoning	BP

Source: Leawood Community Development Department

7. Ironhorse Centre

Ironhorse Center is located at the southeast corner of 151st Street and Nall Avenue. The development consists of office/retail buildings including a bank and retail uses which serve the nearby residents. This project is nearly complete.

Table 2.60: Ironhorse Centre Data

Ironhorse Centre	
Status	Existing/Planned
Total Square Feet	61,499 / 174,978
Location	SE Corner of 151 st & Nall Ave.
Development Type	Mixed Use
Zoning	MXD

Source: Leawood Community Development Department

8. Nall Valley Shops

Nall Valley Shops, located at the northeast corner of 151st and Nall Avenue, is a commercial development that began in 2004 and is nearly complete with one lot remaining.

Table 2.61: Nall Valley Shops Data

Nall Valley Shops	
Status	Existing/Planned
Total Square Feet	73,962 / 82,462
Location	NE Corner of 151 st & Nall Ave.
Development Type	Retail
Zoning	SD-CR & SD-NCR

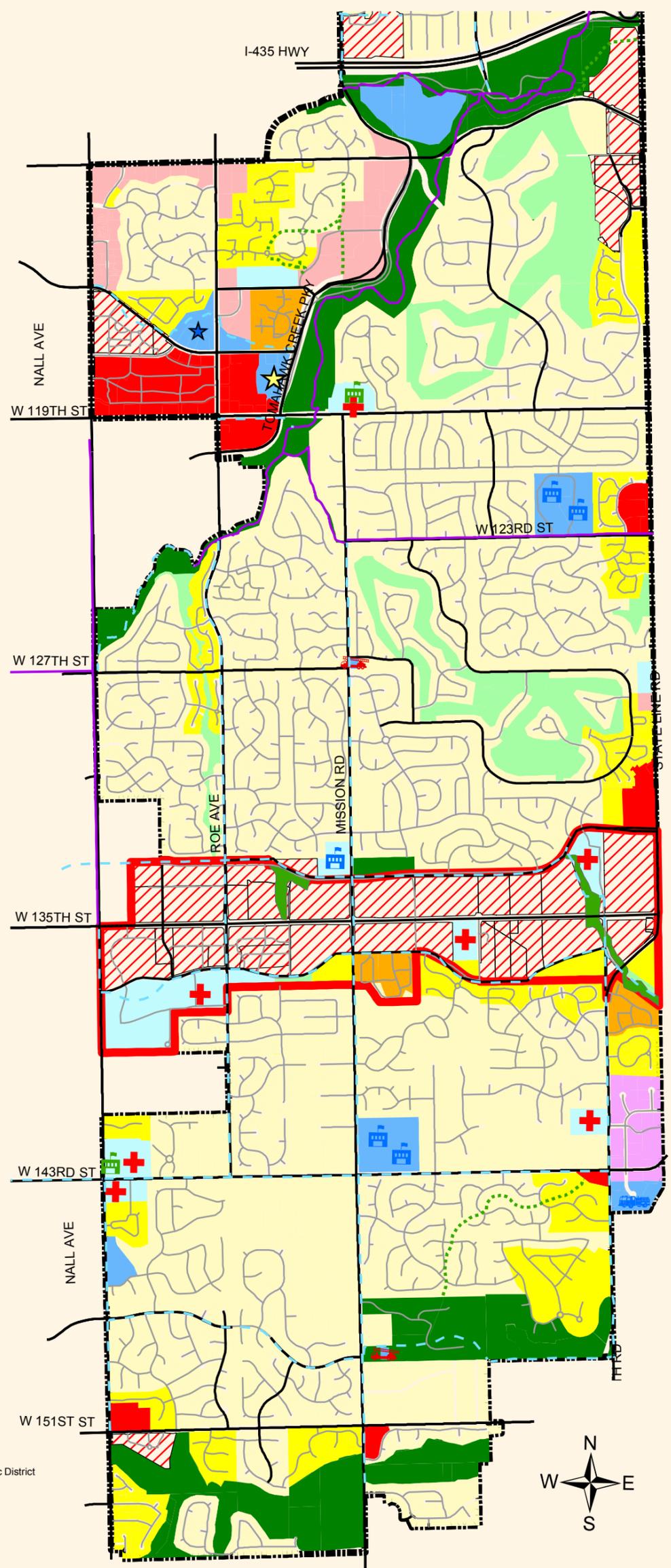
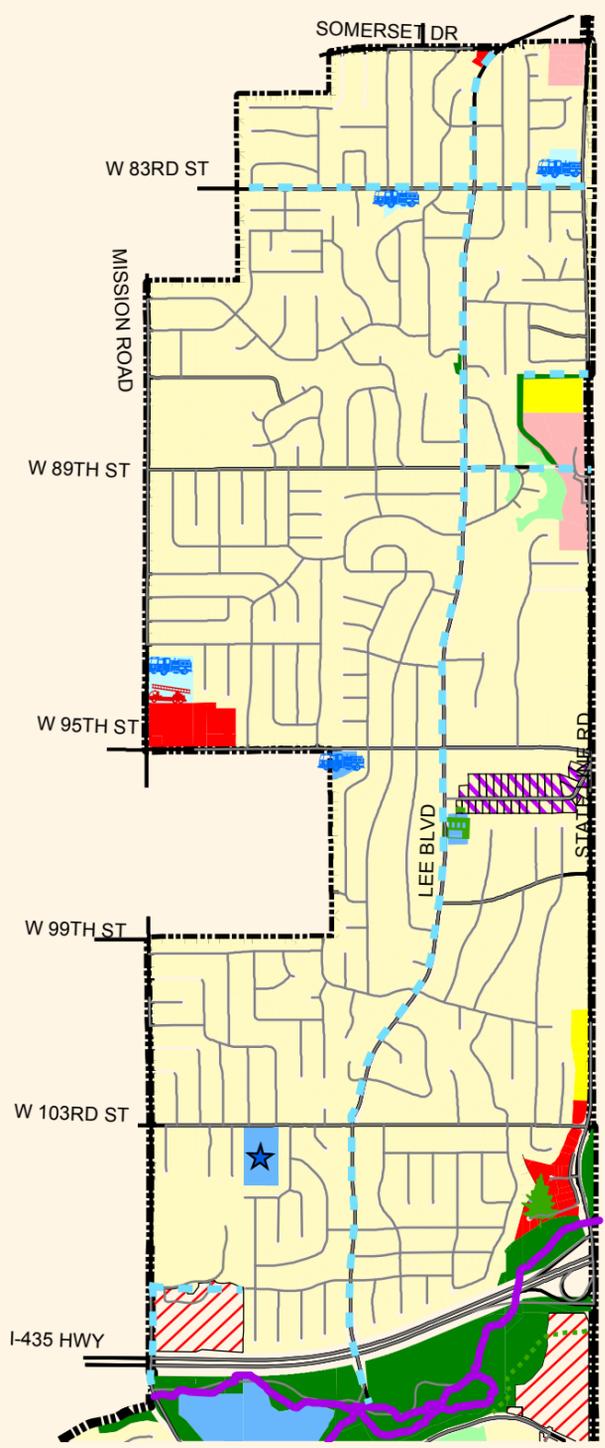
Source: Leawood Community Development Department

3. Guide to Future Development

Leawood will always be identified with its trademark variety of prestigious, planned residential living environments. In addition, planned commercial areas developed now will have a positive impact on the community's prospering business climate for years to come. With the 21st century before us, Leawood is designing an exciting future city with a preserved, even enhanced quality of life for all residents and employers.

A. Our Vision

Leawood prides itself on being a safe, attractive community, which values its distinctive character. The citizens of Leawood are civic-minded and are an important component in shaping Leawood's future. As the City of Leawood looks to the future, it will continue to maintain the residential property values, promote neighborhood-oriented commercial developments and quality mixed-use developments, offer a variety of high-quality residential neighborhoods, sustain environmental sensitivity, retain natural landscapes and provide public open space. With this vision, as articulated in a comprehensive plan, the City of Leawood will continue to grow with distinction.



**CITY OF LEAWOOD
COMPREHENSIVE PLAN
2015**

- | | |
|----------------------------|--------------------------------------|
| Land Uses | Trails |
| Low Density Residential | Existing |
| Medium Density Residential | Future |
| High Density Residential | Private - Potential |
| Mixed Use | Points of Interest |
| Office | Church |
| Retail | City Hall |
| Business Park | Public School |
| Public | Private School |
| Institutional | Police Station |
| Open Space - Private | Fire Station |
| Open Space - Public | Parks and Rec Facility |
| | Public Works Facility |
| | Justice Center |
| | 135th St Community Plan |
| | Lee Farmhouse Road Historic District |
| | Future Streets |
| | City Limits |



THE CITY OF LEAWOOD'S VISION

Leawood prides itself on being a safe, attractive community, which values its distinctive character. The citizens of Leawood are civic-minded and are an important component in shaping Leawood's future. As the City of Leawood looks to the future, it will continue to maintain the residential property values, promote neighborhood-oriented commercial developments, offer a variety of high quality residential neighborhoods, sustain environmental sensitivity, retain natural landscapes and provide public open space. With vision, as articulated in a comprehensive plan, the City of Leawood will continue to grow with distinction.

B. Goals and Policies

In order to transform the values of the City's development vision into reality, the following goals and objectives have been created. A goal represents the end towards which our efforts are directed; policies outline the actions necessary to achieve the goals. Both goals and objectives implement how the residents, Planning Commission and Governing Body envision the future of the City of Leawood.

i. Non-Residential

a. NR-I

GOAL:

Promote the redevelopment and, where it makes sense, retention of non-residential development in the established areas of the City.

A. OBJECTIVE:

Plans for redevelopment of existing non-residential properties shall be required to take into consideration surrounding properties/developments in terms of scale, use, design, access, landscaping and lighting, to promote an overall harmonious design for the area.

1. DIRECTIVES:

(a) Encourage redevelopment of existing non-residential properties to provide pedestrian connections to surrounding non-residential and residential developments.

(b) Redevelopment shall comply with all regulations and planning principles.

B. OBJECTIVE:

Provide incentives for the redevelopment (public portion) of existing non-residential developments in Leawood.

1. DIRECTIVE:

(a) Give consideration to Special Benefit Districts (SBD), Transportation Development Districts (TDD), Community Improvement Districts (CID) and Tax Increment Financing (TIF) for public improvements in designated areas deemed to have a need for redevelopment and would not otherwise be improved. (See City of Leawood Resolution No. 1317).

b. NR-II

GOAL:

Ensure compatible transitions from non-residential development to residential neighborhoods and other less intensive land uses.

A. OBJECTIVE:

Utilize open space, large landscaped areas, natural topographical features, berms, and residential uses as buffers between residential and nonresidential developments.

1. DIRECTIVES:

- (a) Provide a variety of land uses adjacent to the nonresidential area (i.e. assisted living, independent living, condominiums, etc.)
- (b) Promote the transition from higher intensity land uses to lower intensity land uses.
- (c) Utilize clustering of buildings near major streets to develop common areas/buffer areas between the nonresidential and residential developments.
- (d) Maintain existing natural features between residential and nonresidential development such as tree lines.
- (e) Provide incentives to developers consistent with goals of Comprehensive Plan and sound planning and development principles to assure desirable results (i.e. bonuses as outlined in Leawood Development Ordinance).
- (f) Assess traffic impact and plan for no worse than a D rating.

c. NR-III

GOAL:

Promote quality non-residential developments by requiring pedestrian oriented/human scaled designs, high-quality materials, sensitive landscaping, and limited signage.

A. OBJECTIVE:

Parking Lots shall be designed to limit the massing of pavement viewable from public streets.

1. DIRECTIVES:

- (a) The massing of parking lots shall be broken up with landscaping.
- (b) Parking lots shall be hidden from public streets with a minimum three-foot high berm and landscaping located along the berm.

- (c) Encourage land banking of parking spaces.
- (d) Encourage shared parking agreements between nonresidential developments and the recording of such agreements.
- (e) Utilize buildings and amenities to break up parking lots.
- (f) Promote a transportation system which provides or improves access and circulation within and adjacent to non-residential areas, and fosters interaction among residents.
- (g) Encourage parking lots to be located behind the front building mass when along a public street.
- (h) Utilize internal walkways for pedestrians in parking lots. The internal walkways shall be constructed of decorative material and shall be protected from driveways with landscaping.
- (i) Encourage a row of parking adjacent to the front entrance of the building particularly for retail developments.
- (j) Encourage limiting the length of the rows of parking.
- (k) Parking lots shall be lighted and striped to ensure the safety of pedestrians and motor vehicles, and promote orderly and efficient use of space.
- (l) Encourage the use of underground and above ground multi-story parking structures.

B. OBJECTIVE:

Developments shall be constructed to incorporate Main Street or village style techniques.

1. DIRECTIVES:

- (a) Buildings shall be located on an interior drive system with on-street (interior drives) parking.
- (b) Buildings shall be clustered and oriented to ensure easy circulation between businesses for pedestrians without the need for vehicles.
- (c) Buildings shall be clustered and oriented to create gathering areas for patrons as well as large open spaces.
- (d) Plaza areas shall be incorporated into the design for all buildings.
- (e) All building facades shall be broken with extensions, recesses, awnings, and/or covered walkways.

- (f) All sides of buildings shall be constructed to the same standard of design.
- (g) Loading docks, trash collections, outdoor storage and similar facilities and functions shall be within the structure, or contained within a service court which is completely enclosed by the building mass and provide extensive buffering to completely screen these areas.
- (h) Encourage that each principal building have a clearly defined customer entrance with features such as canopies, porticos, arcades, arches, wing walls and integral planters.
- (i) Provide incentives for unique design and additional amenities incorporated into the development such as structured parking, large common areas, fountains, and other unique/quality features currently found throughout Leawood in lieu of the typical big box or strip centers and other standard developments prevalent in today's development industry.
- (j) Where no prevailing architectural context exists, create a compatible theme and character throughout the new development to relate to adjacent developmental designs.
- (k) Detail facades to relate to the architectural characteristics of the surrounding structures such as the proportion, scale, form, mass, setback, material, horizontal dimension, etc.
- (l) Nonresidential developments shall be required to maintain open space between nonresidential developments and adjacent residential developments.
- (m) Topographical features, which limit development, shall be retained as open space left in its natural state.

C. OBJECTIVE:

Non-residential development shall create a unique sense of place.

1. DIRECTIVES:

- (a) Monuments, fountains, or other artwork shall be constructed at the major entrances into the development from public streets and along internal intersections/driveways.
- (b) Buildings shall utilize decorative design elements that may include arched windows, second story balconies, pitched roofs, etc.

- (c) Bland architecture such as cube buildings and typical big box structures will not be permitted.
- (d) Developments will be encouraged to incorporate design themes, artwork, natural areas, water features, small plazas, and landscaping into the overall design of the development.

D. OBJECTIVE:

Reduce the visual impact and cluttering of signage.

1. DIRECTIVES:

- (a) Wall signs shall be limited to two per building and also limited to the façades of buildings, which face public streets or internal drives (not including parking lot drive aisles).
- (b) Monument signs shall be constructed of material similar to the façade of the building or of natural stone, brick, or similar material.
- (c) Monument signs shall be primarily used to identify overall developments and not individual tenants or buildings.
- (d) The placement of billboards shall not be permitted within the city limits of Leawood.

ii. Residential

a. RS-I

GOAL:

Encourage a diverse mixture of quality housing to meet the needs of the Citizens of Leawood.

A. OBJECTIVE:

Ensure the creation of high quality single-family homes within the City of Leawood.

1. DIRECTIVES:

- (a) Single-family subdivisions shall be encouraged to have a neighborhood like ambiance by providing amenities such as common areas and trails to allow human interaction.
- (b) Encourage a diverse mix of household sizes and home styles.
- (c) Encourage the incorporation of natural features into residential development.
- (d) Encourage the use of common areas throughout and between residential developments.

- (e) Utilize natural buffers between neighborhoods and other uses, such as parks or significant landscaped areas, which protect the residential area but allow for pedestrian connections between the two uses.
- (f) Subdivision street systems shall provide multiple points of vehicular and pedestrian access including connections to existing residential and commercial developments.

B. OBJECTIVE:

Protect and preserve existing residential areas.

1. DIRECTIVES:

- (a) Preserve and protect existing housing through code enforcement and preventive maintenance.
- (b) Ensure that redevelopment within existing neighborhoods is compatible with the existing neighborhood in scale, style and materials.
- (c) Ensure new residential development within existing neighborhoods be of a similar pattern, and connect with the existing residential and commercial neighborhoods.

C. OBJECTIVE:

Ensure that residential growth patterns result in neighborhoods that have their own sense of place, yet are closely linked to the community as a whole.

1. DIRECTIVES:

- (a) Encourage multiple street and pedestrian connections with adjacent residential areas and discourage the *extensive* use of cul-de-sacs and dead-end streets.
- (b) Encourage subdivisions to provide unique amenities to promote the social interaction within the neighborhood.
- (c) Additional gated communities will not be allowed within the City of Leawood in order to promote a sense of community.

D. OBJECTIVE:

Provide home ownership alternatives to the standard large lot residential subdivision.

1. DIRECTIVES:

- (a) Encourage clustering of homes, in areas indicated as medium and high density on the Comprehensive Plan Map, to provide opportunities for

amenities such as creation of common areas, preservation of natural features, walking trails and view corridors.

(b) Offer incentives in areas indicated on the Comprehensive Plan Map, for unique design, the provision of additional amenities, and new planning principles and practices not currently in use for the City (i.e., walking paths, incorporating the natural slope of the land, retaining natural drainage ways/environmental features, pocket parks, community gathering areas, and other New Urbanism concepts and theories).

(c) Encourage residential uses within designated mixed-use areas.

E. OBJECTIVE:

Provide housing opportunities for the senior citizens of Leawood.

1. DIRECTIVES:

(a) Encourage the development of assisted living, independent living and skilled nursing facilities within the designated institutional areas.

(b) Utilize elderly care facilities as a transitional use between residential and non-residential uses.

(c) Promote open space and connectivity to adjoining uses to provide pedestrian and recreational opportunities.

(d) Promote human interaction within the design of the facilities through the use of courtyards, walking trails, decorative landscaping, and outdoor interactive areas.

iii. Redevelopment

b. R-I

GOAL:

Promote residential redevelopment that is harmonious with the existing residential area.

A. OBJECTIVE:

Ensure that remodeling and maintenance of existing housing stock maintains the original character of the neighborhood.

1. DIRECTIVES:

(a) Preserve and protect existing housing stock through code enforcement, development ordinance amendments and preventive maintenance.

B. OBJECTIVE:

In established neighborhoods, infill development shall be compatible with the character of the surrounding neighborhood, including scale, style of homes, and height of homes.

1. DIRECTIVES:

- (a) Develop and implement design guidelines, which maintain the character and style of the City, for redevelopment and remodeling.
- (b) Encourage residential development to be compatible with adjoining lots in respect to lot shape and size, style of housing, street configuration and landscaping.
- (c) Redevelopment shall be required to match the existing street pattern including through street connections.
- (d) Encourage the inclusion of private open space for new developments to help preserve the openness of Leawood.

c. R-II

GOAL:

Utilize commercial redevelopment to maintain or upgrade existing commercial areas and to ensure compatibility with the surrounding area.

A. OBJECTIVE:

Ensure that commercial redevelopment projects utilize high quality materials and compatible designs with the surrounding area.

1. DIRECTIVES:

- (a) Buildings shall be required to utilize materials and architectural features which complement one another.
- (b) Building treatments shall consider the use of decorative design elements that may include arched windows, second story balconies, covered walkways, pitched roofs, etc.
- (c) Bland, unimaginative architecture, such as flashcube buildings and typical big box structures, will not be permitted.
- (d) Encourage the placement of utilities underground for all new developments and work with landowners to place utilities underground for developed areas.

B. OBJECTIVE:

Ensure that commercial redevelopment includes pedestrian oriented / human scale designs which are compatible with the surrounding area.

1. DIRECTIVES:

- (a) Develop and implement design criteria that require commercial redevelopment to be human scale and have a clearly defined customer entrance with features such as canopies, porticos, arcades, arches, wing walls and integral planters.
- (b) Encourage connections between residential and commercial projects through pedestrian and vehicular connections.
- (c) Encourage commercial design to include public gathering areas, such as plazas, courtyards and benches.
- (d) Encourage the use of landscaping and berms to reduce the visual impact of buildings.
- (e) Retail building facades shall provide insets that divide larger facades into smaller storefronts.
- (f) Buildings shall be thoughtfully designed to provide cover from the weather and provide comfort for the pedestrian by incorporating porticos, canopies, and other architectural details.

iv. Mixed Use

Defined as a tract of land or building or structure developed for two or more different uses such as, but not limited to, residential, office, retail, or public.

a. MU-I

GOAL:

Encourage developments, which blend a variety of uses, including commercial, office, and / or residential, into village style developments, which allow for access to services by a variety of transportation modes, including walking and biking.

A. OBJECTIVE:

Encourage pedestrian friendly environments within mixed-use developments.

1. DIRECTIVES:

- (a) Encourage buildings to be clustered and oriented toward each other allowing easy access from one building to another.
- (b) Utilize sidewalks, small plazas, street furniture and landscaping to create a safe and pleasant pedestrian environment.
- (c) Develop a network of pedestrian paths between adjacent developments and public sidewalks, crosswalks, bike trails, and bike lanes.
- (d) Integrate neighborhood scaled private parks within the overall pedestrian networks.
- (e) Buildings shall be thoughtfully designed to provide cover from the weather and provide comfort for the pedestrian by incorporating porticos, canopies, and other methods.
- (f) Intersections shall be designed to emphasize the neighborhood scale and unique nature of the area, including sidewalks, streetscape elements and landscaping.

B. OBJECTIVE:

Develop human scale, village or main street style, mixed-use developments.

1. DIRECTIVES:

- (a) Building façades and mass shall be broken up with a variety of setbacks, construction materials and rooflines.
- (b) Buildings shall contain decorative design elements that may include arched windows, second story balconies, pitched roofs, etc.
- (c) The mass and impact of buildings shall be reduced through the use of berms and landscaping.
- (d) Bland architecture, such as cube buildings and typical big box structures, will not be permitted.
- (e) Landscaping and streetscape elements, along access roads and including reverse frontage roads, will be established to emphasize the neighborhood scaled character desired.
- (f) Support massing of buildings along interior drives with parking directly in front of buildings.

C. OBJECTIVE:

Create mixed-use developments, which provide a unique sense of place.

1. DIRECTIVES:
 - (a) Develop design guidelines to ensure that development is consistent and has a unique character.
 - (b) Buildings within mixed-use areas shall have similar materials and design features, which complement one another.
 - (c) Offer incentives for unique design, the provision of additional amenities, and new planning principles and practices not currently in use for the City (i.e., walking paths, incorporating the natural slope of the land, retaining natural drainage ways/environmental features, pocket parks, community gathering areas, and other New Urbanism concepts and theories).

v. Parks and Trails

a. PT-I

GOAL:

Provide a variety of leisure alternatives for the Citizens of Leawood.

A. OBJECTIVE:

Expand the cultural opportunities provided by the City of Leawood's community center.

1. DIRECTIVES:

- (a) Realize an interest in the development of a civic recreation and meeting complex.
- (b) Utilize existing public facilities to offer programs and events to all geographical areas of Leawood.
- (c) Provide a variety of activities targeted to individuals of all ages.
- (d) Continue to update the activities offered to Leawood's citizens.

B. OBJECTIVE:

Increase the recreational opportunities throughout the City of Leawood.

1. DIRECTIVES:

- (a) Provide additional recreational opportunities for all ages.
- (b) Develop an interconnected network of hike/bike trails and bicycle lanes throughout Leawood and adjoining communities.
- (c) Encourage the development of private recreational facilities and open space (i.e., neighborhood parks, useable green space, walking/bike

trails, etc.) within and between residential and nonresidential developments to supplement those provided by the City of Leawood and Johnson County as recommended in Self-Propelled Leawood – A Bicycle and Pedestrian Master Plan.

- (d) Utilize natural and historic features such as flood plains, creeks, and other undevelopable areas for additional recreational opportunities and to preserve and protect environmentally sensitive areas and wildlife habitats.
- (e) Provide more passive parks.
- (f) Extreme berming shall not be encouraged as a buffer between uses.

vi. Transportation

a. T-1

GOAL:

To develop alternative modes of transportation and better land use patterns to lessen the dependence on the automobile.

A. OBJECTIVE:

Encourage development that can be accessed by multiple modes of transportation.

1. DIRECTIVES:

- (a) Encourage that commercial and office development provide an internal pedestrian circulation system which connects to pedestrian paths of adjacent nonresidential uses and to public sidewalks, pedestrian/bike paths, bike lanes and crosswalks.
- (b) Support internal and external circulation patterns within development areas, which allow opportunities for public transit.
- (c) Encourage developments to provide amenities for other means of transportation such as bike racks and covered seating areas.

B. OBJECTIVE:

Provide the citizens of Leawood with access to a variety of modes of transportation throughout the City.

1. DIRECTIVES:

- (a) Construct additional bike lanes, bike paths, and pedestrian paths to interconnect various areas throughout the city.
- (b) Promote street and pedestrian/bike connections between subdivisions to lessen the dependence on arterials.
- (c) Coordinate with public transit currently offered in Johnson County and Mid-America Regional Council to provide additional routes within the City of Leawood.
- (d) Existing drainage ways and flood areas shall be retained as additional pedestrian paths/trails.

b. T-II

GOAL:

Ensure that new non-residential developments within Leawood do not increase the traffic volumes beyond the capacity of the public streets.

A. OBJECTIVE:

Evaluation of traffic impacts created by nonresidential development shall be based on Leawood Traffic Model.

1. DIRECTIVES:

- (a) Nonresidential development shall continue to provide traffic studies utilizing the City of Leawood’s traffic model.
- (b) Evaluation of traffic impacts shall not rely on anticipated or potential future traffic improvements.
- (c) Discourage the expansion of nonresidential development in areas where, even with street and traffic signal improvements, the additional traffic impact of the development would exceed a level of service D on the adjacent public streets.
- (d) Limit and coordinate the number of driveway accesses onto arterial streets.

vii. Public Improvements

a. PI-I

GOAL:

Balance the current and future public improvement needs of both the developed and developing areas of the City.

A. OBJECTIVE:

To develop a program of construction and renovation projects to benefit the entire community.

1. DIRECTIVES:

- (a) Promote financially prudent planning while utilizing to the greatest extent possible external funding sources, i.e. SMAC, KDOT, T-21, etc.
- (b) Ensure that developers make public improvements as required by technical studies, i.e., stormwater study, traffic study, etc.
- (c) Ensure that developers pay impact fees as approved by the Governing Body for necessary public improvements.
- (d) Promote the continued maintenance and improvements of public streets and stormwater management.
- (e) Assure future street layout and design be compatible with the major street patterns of adjacent municipalities.
- (f) Assure all future streets are public.
- (g) Provide a mechanism to provide for the undergrounding of overhead utilities.

viii. Fiscal

a. F-I

GOAL:

To continue to develop a broad tax base that will ensure economic stability for the City of Leawood and a stable mill levy.

A. OBJECTIVE:

Support non-residential developments, which will ensure a broader tax base for all of Leawood and lessen the dependence on residential taxpayers.

1. DIRECTIVE:

- (a) Build out as Comprehensive Plan indicates to maintain quality level of services (i.e., fire, police, school, infrastructure, etc.).

B. OBJECTIVE:

Require developers to pay full cost of infrastructure improvements associated with their developments.

1. DIRECTIVE:
 - (a) Impact fees shall be reviewed to determine if all improvement costs associated with new developments are actually being paid by developers.

ix. Historic Resources

a. HR-I

GOAL:

Identify and protect the historic resources of the City of Leawood to provide a sense of community, identity and civic pride.

A. OBJECTIVE:

Preserve and enhance areas of historical and cultural significance within city of Leawood.

1. DIRECTIVE:
 - (a) Historic Commission shall create and maintain an inventory of Leawood's historic structures and features (i.e., historic buildings, Santa Fe Trail, Oregon Trail, Lewis and Clark Expedition).

4. Appendix

A. 135th Street Community Plan

Please see a separate document titled “135th Street Community Plan”, Resolution 4258, adopted by the Governing Body on the 16th day of June, 2014.