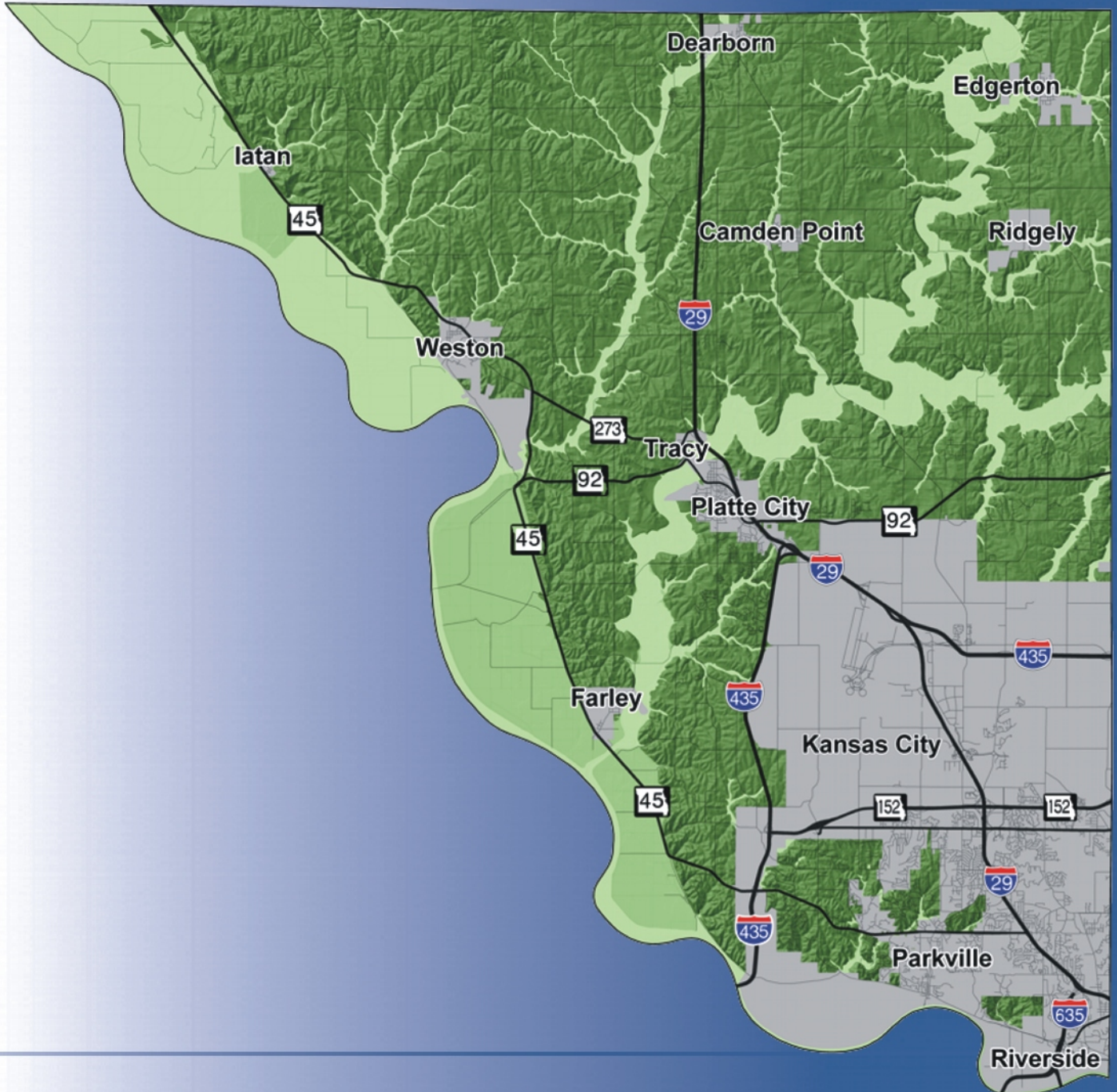


# Land Use Plan

## Platte County, Missouri



March 2010

**HNTB**



## ACKNOWLEDGEMENTS

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Preparation of this Plan required the input and efforts of many individuals. This document acknowledges and expresses our appreciation for everyone's efforts.

### **CITIZEN ADVISORY COMMITTEE**

Tony Borchers  
Ed Bradley  
Bill Brown  
Linda Cozad  
Neil Davidson  
Chris Donnelly  
Jim Farley  
Darren Furbeck  
Colleen Gerke  
Jerry Hagg  
Jeana Houlahan  
Mary Hoy  
Mark Huber  
Bobby Kincaid  
Dean Katerndahl  
Josh Linville  
Phelps Murdock  
Marlene Nagel  
Ron Ninemire  
John Pepper  
David Picco  
Cheryl Schimmel  
Mike Shockey  
Joy Snyder  
Nancy Wakefield

### **TECHNICAL ADVISORY COMMITTEE**

Sean Ackerson, City of Parkville  
Terry Brown, Parkville Special Road District  
Dean Cull, Southern Platte Fire  
Gerri Doyle, Missouri Department of Transportation  
Mike Duffy, City of Riverside  
Kyle Elliott, City of Kansas City, Missouri  
Bill Estes, Platte-Clay Electric Cooperative  
Dennis Fisher, Park Hill School District  
Alan Gustin, City of Platte City  
Beverly Kincaid, Village of Farley  
Bobby Kincaid, Platte County Water District #1  
Kim Kirby, City of Weston  
Vernon Koch, Missouri Department of Transportation  
Dan Luebbert, Platte County Health Department  
Kirsten Munck, Missouri Department of Transportation  
Phil Muncy, Kansas City, Missouri Department of Aviation  
Frank Offutt, Platte County Water Supply District #4 and Platte City Special Road District  
Chuck Reineke, Platte County Regional Sewer District  
Rita Rhoads, City of Tracy  
Greg Sager, Platte County Public Works  
Derek Sherry, Timber Creek Sewer Company  
Kyle Stephenson, West Platte R-2 School District  
Roger Sullins, Farley Special Road District  
Stephen Van Rhein, Missouri Department of Conservation

# ACKNOWLEDGEMENTS

---

## **LAND USE PLAN STEERING COMMITTEE**

Dana Babcock, Platte County Director of  
Administration

Kathy Dusenbery, First District Commissioner

Pete Fullerton, Platte County Economic  
Development Council

Betty Knight, Presiding Commissioner

Brian Nowotny, Platte County Parks and  
Recreation

Michael O'Neal, Sheriff's Department

Mark Owen, Platte County Emergency  
Management

Jim Plunkett, Second District Commissioner

Greg Sager, Platte County Public Works

## **COUNTY STAFF**

Daniel Erickson, AICP

Jason Halterman, Planner II

## **HNTB**

Brian Comer, AICP

Wayne Feuerborn, AICP

Rodney Riffle, AICP

Joy Osborne

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# CHAPTER 1

## LAND USE PLAN OVERVIEW

### INTRODUCTION

The majority of unincorporated Platte County is in the urban-rural fringe. This means that it is on the fringe of a major urban area, yet it also retains a significant amount of rural character. Areas in the urban-rural fringe are often some of the fastest growing lands, and Platte County is no exception. Today, Platte County remains one of the fastest growing counties in the metropolitan area.

This growth pressure is due to the changing perception of the rural fringe. People typically desire to live in quality environments. Many people perceive rural areas near urban areas to contain the most desirable qualities for living areas, such as offering large amounts of open space, reduced traffic congestion and privacy while also providing convenient access to employment, entertainment and services. However, the qualities that are attractive to one person are also attractive to many others, drawing more and more people to the rural-urban fringe. This in turn creates the challenge of managing growth in a manner that preserves the qualities that make the area attractive in the first place. Christopher Leinberg, managing director of Robert Charles Lesser and Company, the nation's leading independent real estate consulting firm, explains. *"In the new knowledge economy, an area's quality of life translates into economic growth. Yet places with the highest quality of life are always at risk of being loved to death."*<sup>1</sup>

As Platte County continues to grow, demand increases for housing and businesses. This demand draws people from both urban and rural areas into the fringe areas. As the urban core continues to grow, congestion, pollution, and other factors push city residents into suburban communities. At the same time, the growing number of available jobs draws rural residents into suburban areas. These two conditions lead to the rapid and often uncontrolled growth of communities in areas directly around central cities.

In order to plan and accommodate for this expected growth, Platte County has created this Land Use Plan. It is designed to help the County prepare for the multitude of issues that accompany suburban and rural growth. Maintaining the natural character of the landscape, providing adequate infrastructure, and promoting environmental sustainability are just some of these issues. This document is intended to provide the framework for addressing these issues.

### PURPOSE OF THE PLAN

This 2010 Land Use Plan ("Plan") updates the first county-wide Land Use Plan completed in 2002. The Plan serves as the guide for growth and development in unincorporated Platte County, Missouri. The Plan is the primary tool used by the County to plan for long-term growth and development. It is organized into analysis and recommendations for each component of growth, such as utility, sewer extensions, education, historic and cultural preservation, housing, and the like. The Plan will present careful and detailed information regarding each issue, and offer guidelines for the best and most appropriate pattern of growth. In each case, the ultimate goals for development are those desired by local residents, and will serve the overall goal of improving the quality of life within Platte County.

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<sup>1</sup> Planning for Prosperity: Building Successful Communities in the Sierra Nevada, as cited in When City and Country Collide, Managing Growth in the Metropolitan Fringe, Tom Daniels (1999)

# 1. LAND USE PLAN OVERVIEW

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## LEGAL BASIS FOR CREATING THE PLAN

The laws of the State of Missouri allow the creation of a Plan to help coordinate and guide future development of the County. The official enabling legislation is Missouri Revised Statute 64.550, which reads in part:

*64.550. The county planning commission shall have power to make, adopt and publish an official master plan of the county for the purpose of bringing about coordinated physical development in accordance with the present and future needs. The official master plan shall be developed so as to conserve the natural resources of the county, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of the inhabitants. Such official master plan may include, among other things, studies and recommendations relative to the location, character and extent of highways, railroads, bus, streetcar and other transportation routes, bridges, public buildings, schools, parks, parkways, forests, wildlife refuges, dams, and projects affecting conservation of natural resources. The county planning commission may adopt the official master plan in whole or in part and may subsequently amend or extend the adopted plan or portion thereof. Before the adoption, amendment or extension of the plan or portion thereof, the commission shall hold at least one public hearing thereon, fifteen days' notice of the time and place of which shall be published in at least one newspaper having general circulation within the county, and notice of such hearing shall also be posted at least fifteen days in advance thereof in one or more public areas of the courthouse of the county. Such hearing may be adjourned from time to time. The adoption of the plan, or part thereof, shall be by resolution carried by not less than a majority vote of the full membership of the county planning commission. After the adoption of the official master plan, or part thereof, an attested copy shall be certified to the county commission, to the recorder of deeds and to the clerk of each incorporated area covered by the plan or part thereof.*

The Land Use Plan is just one of the key planning documents employed by Platte County. Other major planning documents are the *Platte Profile Plan*, *Platte County Transportation Master Plan*, the *Platte County Regional Sewer Master Plan*, the *Platte County Parks and Recreation Master Plan Update* and the *Northland Trails Vision Plan*. These planning documents comprise Platte County's "Master Plan" pursuant to Missouri Revised Statute 64.550. This approach allows a more detailed analysis of key components of the Master Plan concept and presents a more in-depth plan. Additionally, as changes occur, substantial cost savings can be realized by amending individual planning documents.

## THE MAKING OF A LAND USE PLAN

The Plan provides the framework for future development decisions within unincorporated Platte County. In order to ensure that the plan represents the best possible future for County residents, it must include information and opinion from as many sources as possible. In order to gather this input, County staff and members of the study team conduct extensive analysis and provide this information to community residents, and then gauge their responses. These interactions take place in a variety of formats:

- *Citizen Advisory Committee*
- *Technical Advisory Committee*
- *Land Use Plan Steering Committee*
- *Public Meetings*
- *Stakeholder Interviews*
- *County Commission Meetings*
- *Planning and Zoning Commission*

The community involvement sessions provide existing conditions to the residents of the County, and then gather from them the goals and vision they have of the County. From these sessions, a comprehensive set of goals, objectives, and policies are created. These goals, objectives and policies provide the framework for the Plan. This Plan will help guide all future land use and growth decisions in the County.

# 1. LAND USE PLAN OVERVIEW

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The Plan is a comprehensive and all-inclusive development guide for unincorporated Platte County. Based on the vision put forth by residents during public workshops, the Plan will include policies for rural development, housing, and related facets of land use. This will culminate in the creation of the future land use map, which will show the effect of growth and development over the next 15 to 20 years. This will include the extent of community growth, rural development, and the total effect of all other land use changes in the County.

Although this plan projects 15 to 20 years into the future, it is recognized that unforeseen circumstances will require periodic reviews and strategic updates. This is particularly true of the Policy Plan and Focus Area Plans, which may need amendments over the short term. The Planning and Zoning Commission should review the Plan every five to seven years or when substantial infrastructure improvements occur to ensure that the map still reflects the long term goals and policies of the County.



# CHAPTER 2

## COUNTY SERVICES

### INTRODUCTION

Availability of adequate infrastructure and public services is critical to ensuring the health, safety and welfare of County residents. As suburban expansion pushes the edges of development into the unincorporated areas, the County government, special districts and service providers will be forced to construct needed facilities and services to keep pace with new growth. Prior to 2002, infrastructure needs did not keep pace with development. As a result of strategic planning, major infrastructure upgrades to County roads as well as central sewer and water upgrades within growth areas have been coordinated with the Land Use Plan to address the needs of existing and future growth. The County has limited resources and cannot provide these upgrades in every portion of the unincorporated area. Many of these areas, especially in the northern portion of the County, still have rural infrastructure service levels including gravel roads. County officials should continue to coordinate with the special and service providers to ensure that all new developments and development plans will not exceed the ability of these departments to provide service to growing areas. Ideally, necessary public improvements and services should occur prior to or concurrent with development.

Residents realize the County has limited resources to provide public services, especially within the rural portions of the County. This is not to say that services within these areas are below those in urban areas. Rather, these services are differentiated by the demands placed upon them. Generally, residents in rural areas understand why they have different levels of service when it comes to roads, wastewater and other services. However, as these areas develop with greater densities, new residents will expect urban-type services. With limited resources, the County may need to place limits on the size, scale and density of future development proposals or require substantial infrastructure improvements. County officials recognize the right of the individual property owner to have the ability to subdivide their land in a reasonable manner. This means allowing for subdivisions of larger tracts into smaller tracts while ensuring that the impact of the proposed development is compatible with the surrounding area and has adequate infrastructure to support and sustain the project.

It is the intention of this Plan to provide a set of unified policies and recommendations. County resources and services are governed by a number of different districts, service providers and departments. This chapter provides a brief introduction to each of these special districts and service providers.

## 2. COUNTY SERVICES

### SCHOOL DISTRICTS

There are five public school districts serving Platte County. Within the County, there are a total of 26 public schools as of 2010. In addition to the public school districts, there is also St. Therese Parish, a parochial school system with 579 students and the Northland Christian Education System with approximately 300 students. The following table provides a summarized list of the school system within the County, and provides student and school information.

Table 2.1 Platte County School Information

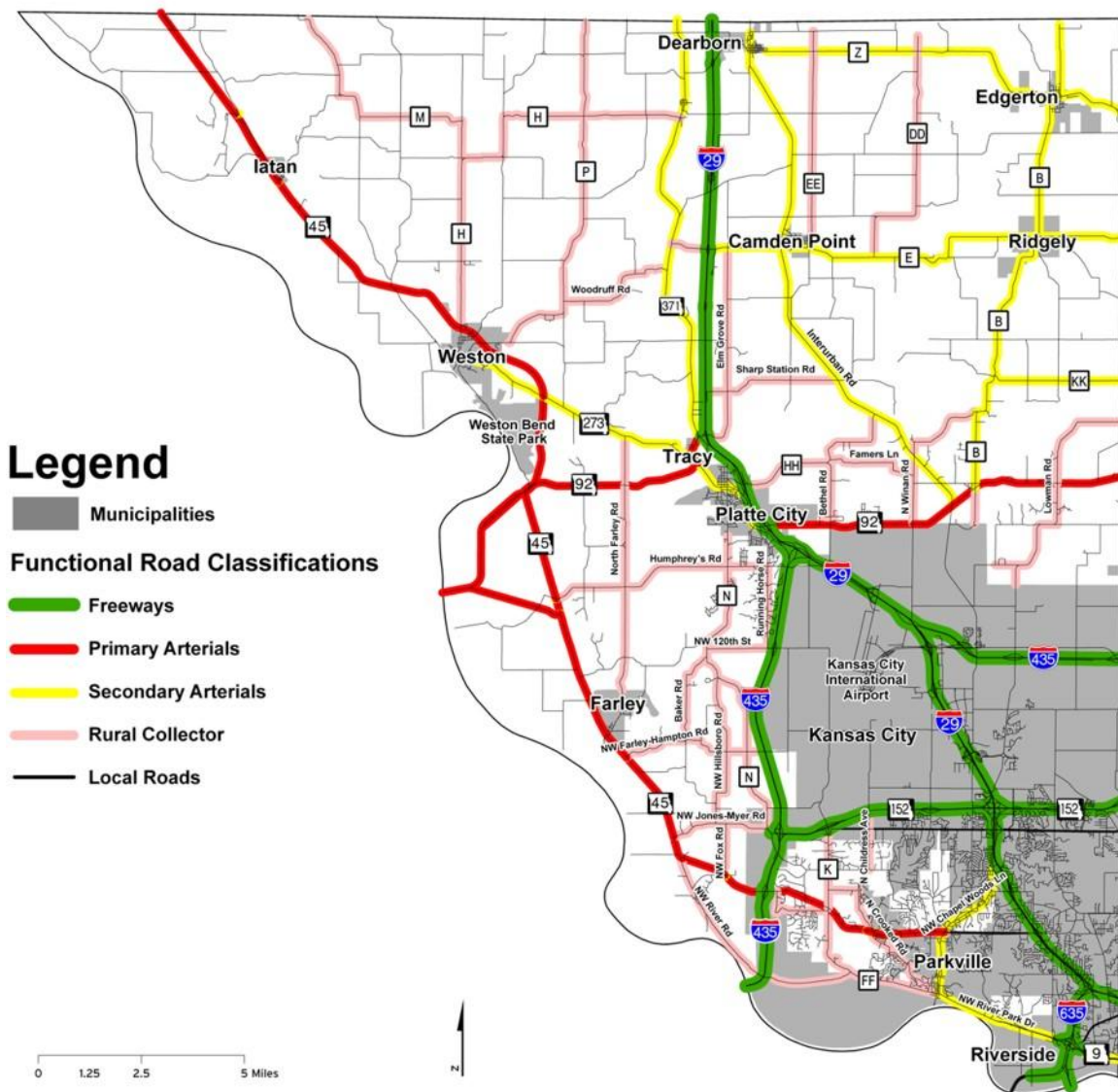
School District	School	Type	Enrollment	Staff	Levy
North Platte R-1	North Platte	Elementary	210	25	
	North Platte	Intermediate	170	20	
	North Platte	Junior High	120	20	
	North Platte	High School	240	25	
	Total	4	740	90	3.9991
Park Hill	Alfred Renner	Elementary	491	37	
	Congress	Middle	829	59	
	English Landing	Elementary	537	37	
	Graden	Elementary	445	33	
	Lakeview	Middle	742	56	
	Line Creek	Elementary	566	34	
	Park Hill	Day School	47	9	
	Park Hill	High School	1,557	95	
	Park Hill South	High School	1,651	97	
	Plaza	Middle	785	53	
	Prairie Point	Elementary	531	36	
	Southeast	Elementary	476	35	
	Thomas Chinn	Elementary	520	34	
	Union Chapel	Elementary	481	37	
Total	14	9,658	652	5.3027	
Platte County R-3	Barry School	Elem/Middle	446	52	
	Donald Siegrist	Elementary	611	71	
	Paxton School	Elementary	351	45	
	Platte County	Middle	560	56	
	Platte County	High School	960	101	
	Rising Star	Elementary	183	28	
Total	6	2,751	190	4.1953	
West Platte R-2	Central	Elementary	305	30	
	West Platte	Middle/High	339	25	
	Total	2	644	55	4.4578
St. Therese	St. Therese	K-12	579	30	n/a
Northland Christian Education System		K-12	300	n/a	n/a
Northland Career Center			360	34	n/a
Pathfinder Elementary			321	37	n/a

## 2. COUNTY SERVICES

### MAJOR TRANSPORTATION ROUTES

The road and highway systems serving unincorporated sections of Platte County include interstate highways, numbered state highways, letter routes on the state system and local routes. I-29 runs primarily north and south and connects the County to downtown Kansas City. I-435 is a circumferential interstate route that also serves the County. M-152 is an east-west route that is located for most of its length in the incorporated portions of the County, but has its west terminus at I-435. M-92 is a major east-west route located to the north of I-435 that also connects Platte City, Leavenworth, Smithville, and Excelsior Springs. M-45 follows close to the Missouri River and connects Weston, Farley and Parkville. M-273 connects Platte City to Weston and M-371 is the old US-71 alignment that parallels I-29. These routes are maintained by the Missouri Department of Transportation (MoDOT). The County lettered routes are routes formerly classified as farm-to-market routes. These routes tend to be less direct than the numbered routes but do provide connections between smaller communities and connections from the more rural areas to larger communities. Please refer to the *Transportation Master Plan* for more details.

Figure 2.1 Functional Road Classifications



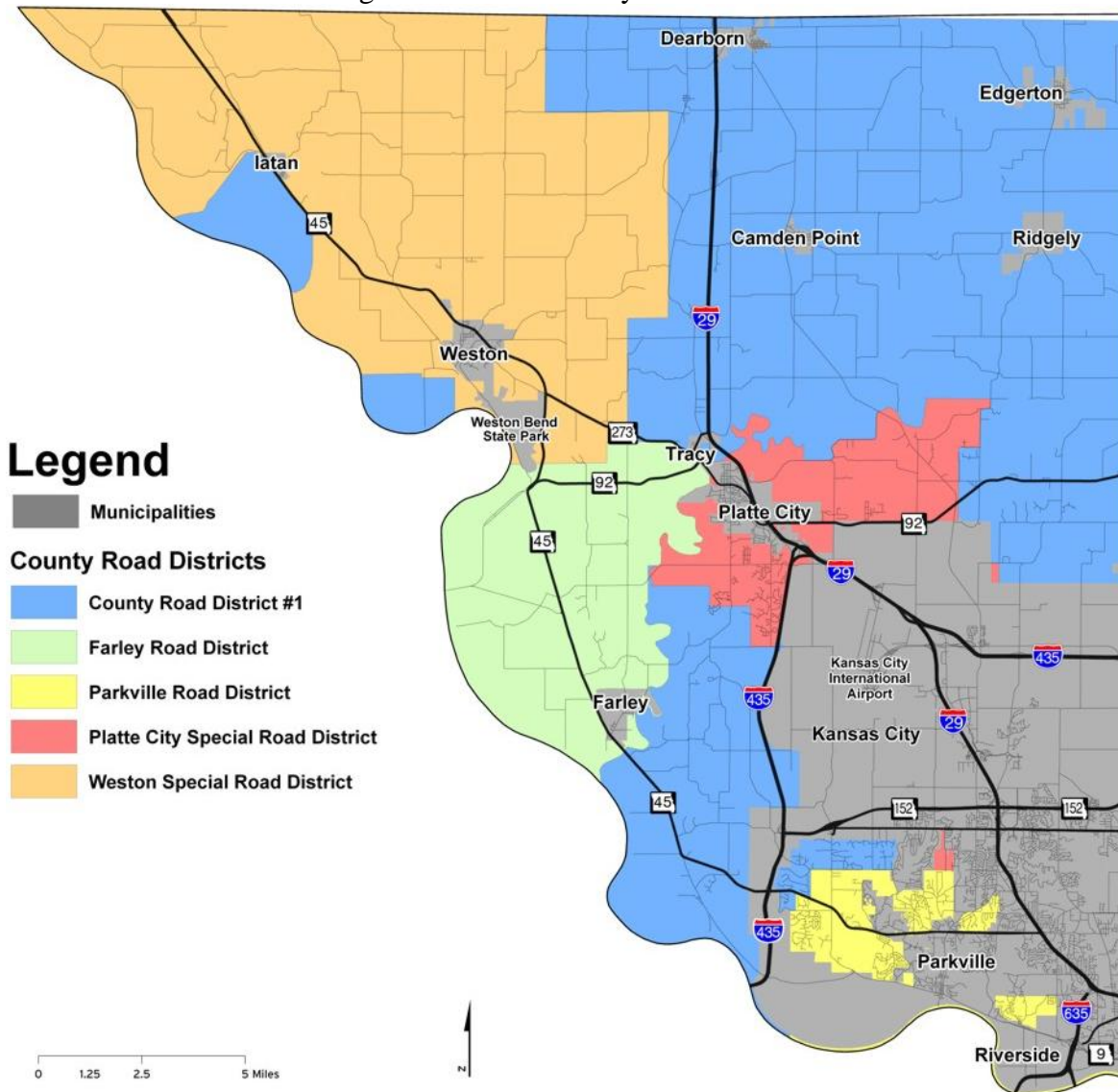
## 2. COUNTY SERVICES

### COUNTY ROAD DISTRICTS

Routes not governed by MoDOT are built and maintained by local Benefit Assessment Special Road Districts and the County Common Road District. There are four autonomous special districts with taxing powers that are responsible for maintaining roads in the unincorporated areas of the County: the Parkville Special Benefit Road District, the Platte City Special Benefit Road District, the Farley Special Benefit Road District, and the Weston Special Benefit Road District. The remainder of the County is under the jurisdiction of County Road District #1. All of these districts have the authority to levy property taxes and collect revenue. Each individual district has its own staff and fleet of equipment and are responsible for maintaining roads located within their own district.

The special road districts are governed by a three-member elected board. Commissioners serve offset three-year terms. Elections are held the first Tuesday in April. The board has complete control over their public roads, the purchase of equipment and may contract out work. The County Road District #1 is governed directly by the County Commission and is supervised by the Public Works Director.

Figure 2.2 Platte County Road Districts



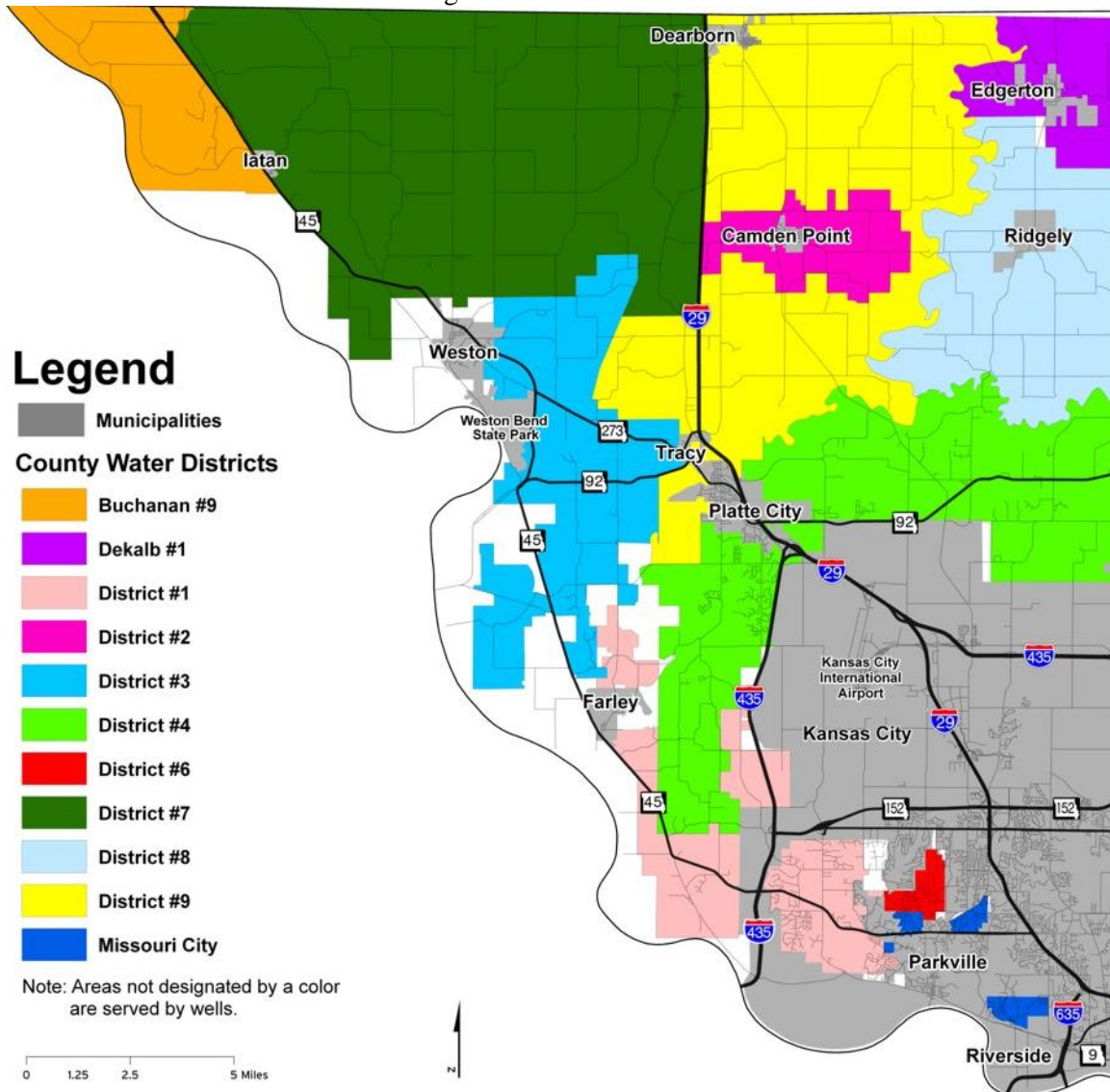


## 2. COUNTY SERVICES

### WATER DISTRICTS

Public water service is provided to residents of the County according to the district in which they live. A majority of unincorporated residents have access to central water. However, the size and capacity of the water distribution systems do vary. Currently, the County contains ten water districts: Consolidated Public Water Supply District #1, #2, #3, #4, #5, #6, #7, #8, #9 and the Missouri American Water Company. Each district has authority in providing water service within its jurisdiction. Many of these districts contain areas that are at or have surpassed capacity. Recent developments have shared the expense of increased water main sizes and the construction of facilities. However, future developments will have to bear a greater burden, especially within the Northern portions of the County. As noted in the map legend below, the areas in white are not served by a water district and are primarily served by wells.

Figure 2.4 Water Districts

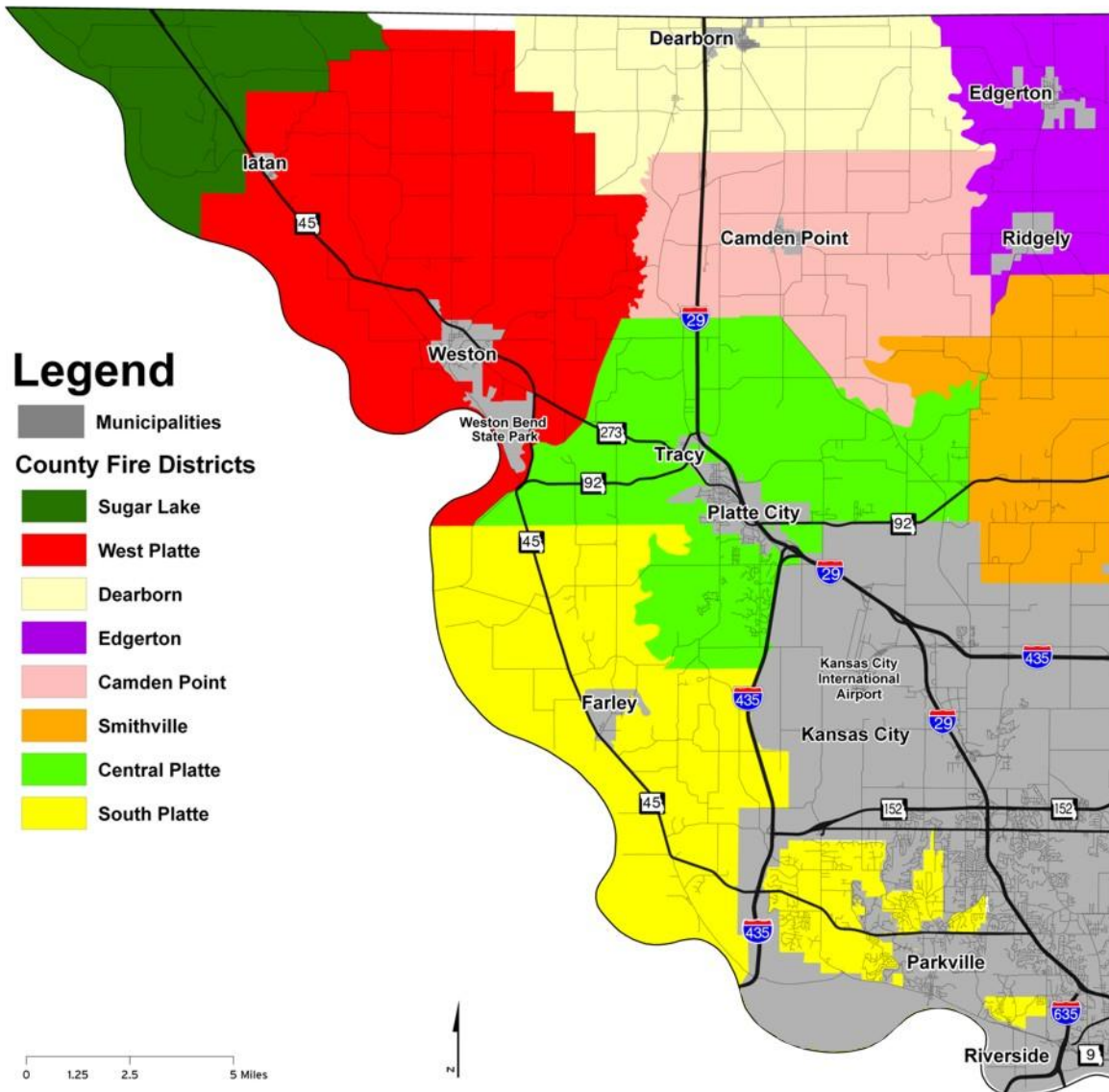


## 2. COUNTY SERVICES

### EMERGENCY SERVICES

Unincorporated Platte County boasts excellent emergency services. This is especially the case considering the number of gravel roads and basic lack of an arterial roadway system north of Highway 92. However, with the proliferation of development, especially in the northern portions of the County, response times and service levels may suffer. Therefore, new development proposals should take into consideration proximity to local emergency service stations and coordinate with appropriate service districts.

Figure 2.5 Fire Districts

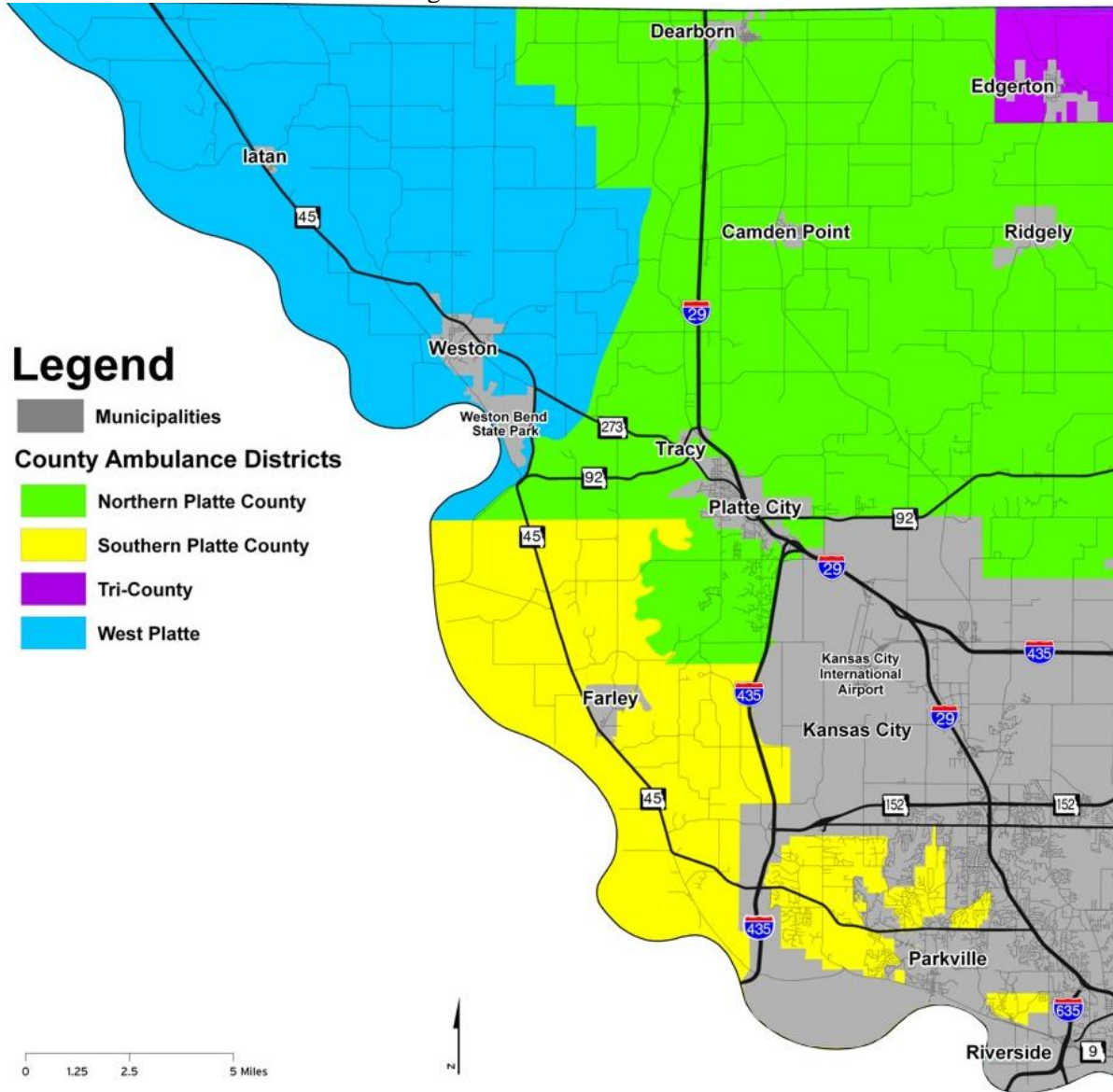


## 2. COUNTY SERVICES

### AMBULANCE DISTRICTS

Ambulance protection services, similar to other emergency services, are divided into four large districts to serve unincorporated Platte County.

Figure 2.6 Ambulance Districts



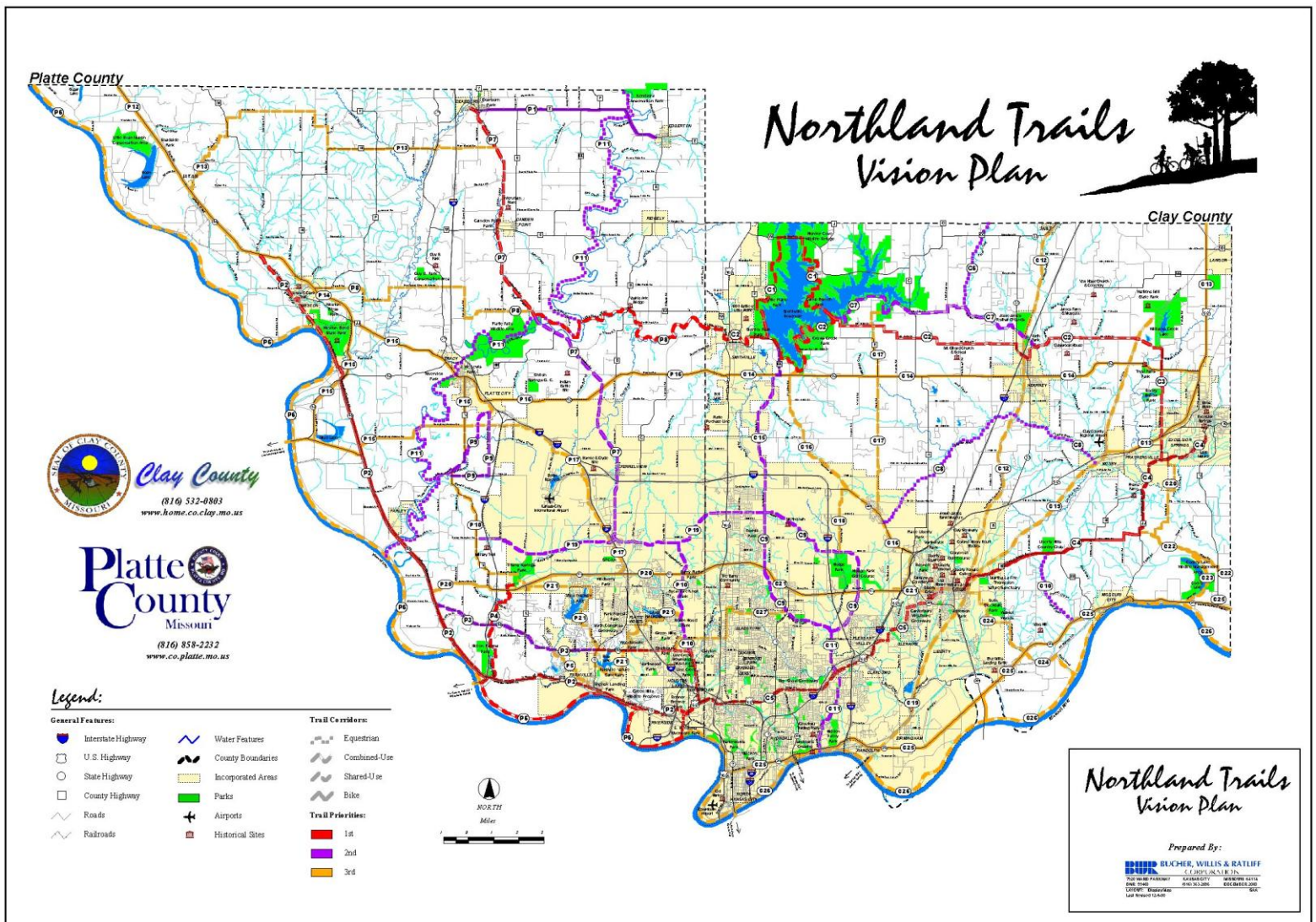


## 2. COUNTY SERVICES

### PARKS AND TRAILS

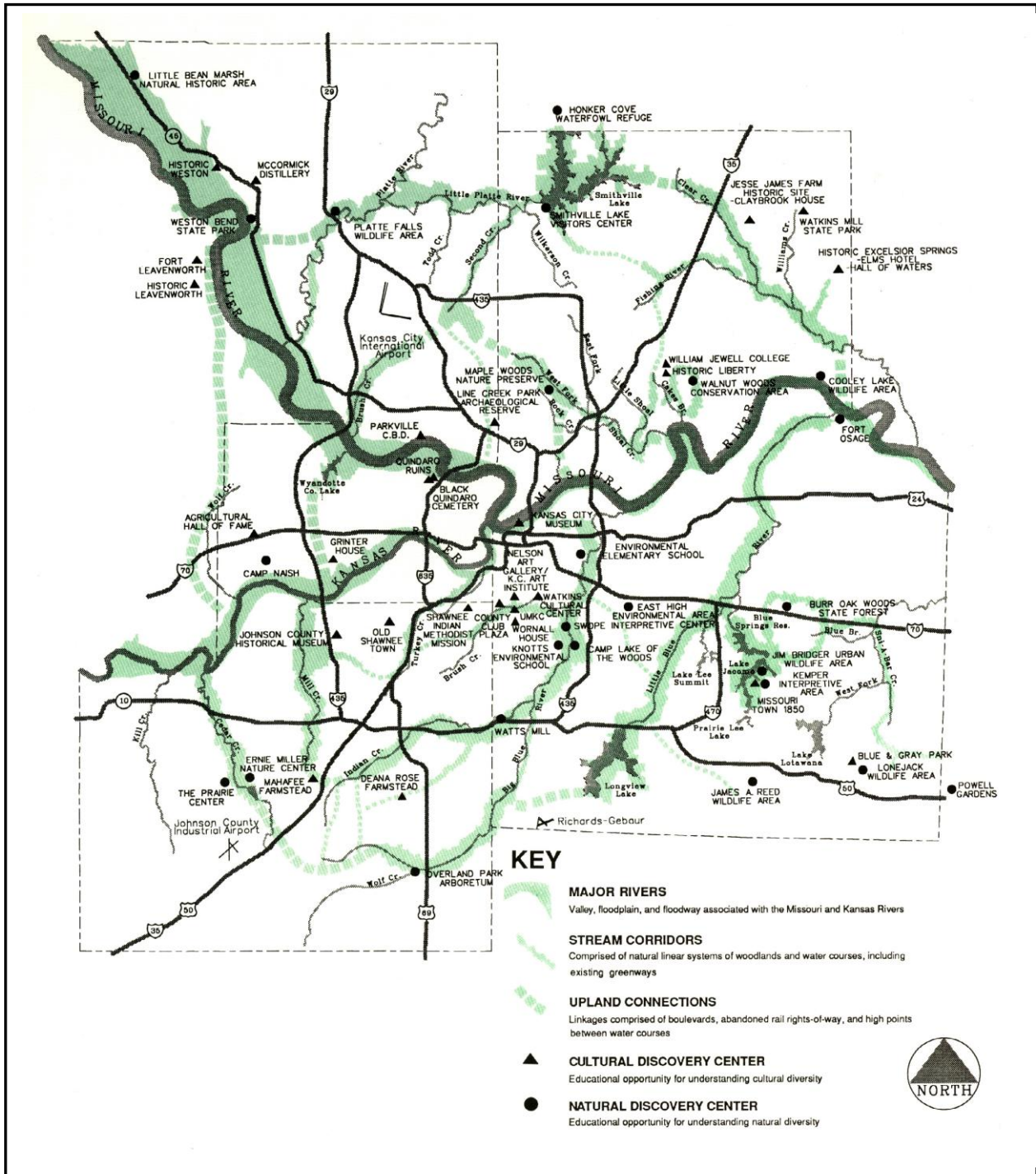
The existing Northland Trails Plan (shown below) and the Metro Green Plan (shown on the following page) provide a master plan for trails and greenways that will serve to connect the northland. Meeting the goals of this plan will help improve the quality of life within the County, and will also enhance the quality of parks and recreation land for County residents. Platte County residents have shown a tremendous interest in preserving the rural character and for providing recreational opportunities through the preservation of riparian corridors, green spaces and a system of trails. The Parks and Recreation Department has recently completed a *Parks Master Plan Update* for Platte County. This document will serve as the guiding force behind the development of an integrated and cohesive County Parks system.

Figure 2.7 Northland Trails Vision Plan



## 2. COUNTY SERVICES

Figure 2.8 Metro Green Master Plan



## 2. COUNTY SERVICES

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It is the intention of this Plan to outline a sound and workable approach to provide adequate infrastructure and services within the unincorporated areas of the County. Through this process, the County recognizes the need to consider policies that encourage new development in areas that are adequately served by existing or planned utility services. However, the County does recognize the right of an individual property owner to have the ability to subdivide their land in a reasonable manner. This means allowing for subdivisions of larger tracts into smaller tracts while ensuring that the impacts of the proposed development does not adversely impact the surrounding area and the development has adequate infrastructure to support and sustain the project. Although the Plan makes land use recommendations through 2030, it should be recognized that additional infrastructure will be required to support future land use. This is particularly important along major highways where interchanges and other improvements are a prerequisite for development.

### CONCURRENCY STANDARDS

Concurrency standards require property owners and developers to show that adequate facilities exist to support a proposed project, considering both existing and programmed infrastructure. Such standards ensure that adequate infrastructure such as improved roads, sewers and schools are built prior to or concurrent with new development. These standards should be developed and utilized to guide development within unincorporated Platte County. Because of the high number of gravel and unimproved roads within Platte County, road standards should be developed first followed by sewer and schools. The *Transportation Master Plan* provides an initial step in this direction by providing a mechanism to calculate the impact of new developments on existing road service levels. If a new development adversely impacts road capacity or service levels, it will be the property owner's responsibility to provide these necessary improvements before such development takes place.

# CHAPTER 3

## DEMOGRAPHIC TRENDS AND INFLUENCES

### INTRODUCTION

Communities change over time and to evaluate these changes demographic data is used to understand past events and consider possibilities for the future. Demographic characteristics provide insight into how the community evolved. Population and employment data can illustrate a community's health and serve as indicators of local conditions. By reviewing the data about Platte County with comparable data from surrounding communities, this information identifies the County's role within the region.

This chapter is divided into three sections to present information regarding demographic issues. The summary information includes categories most relevant to growth and development. These three sections are:

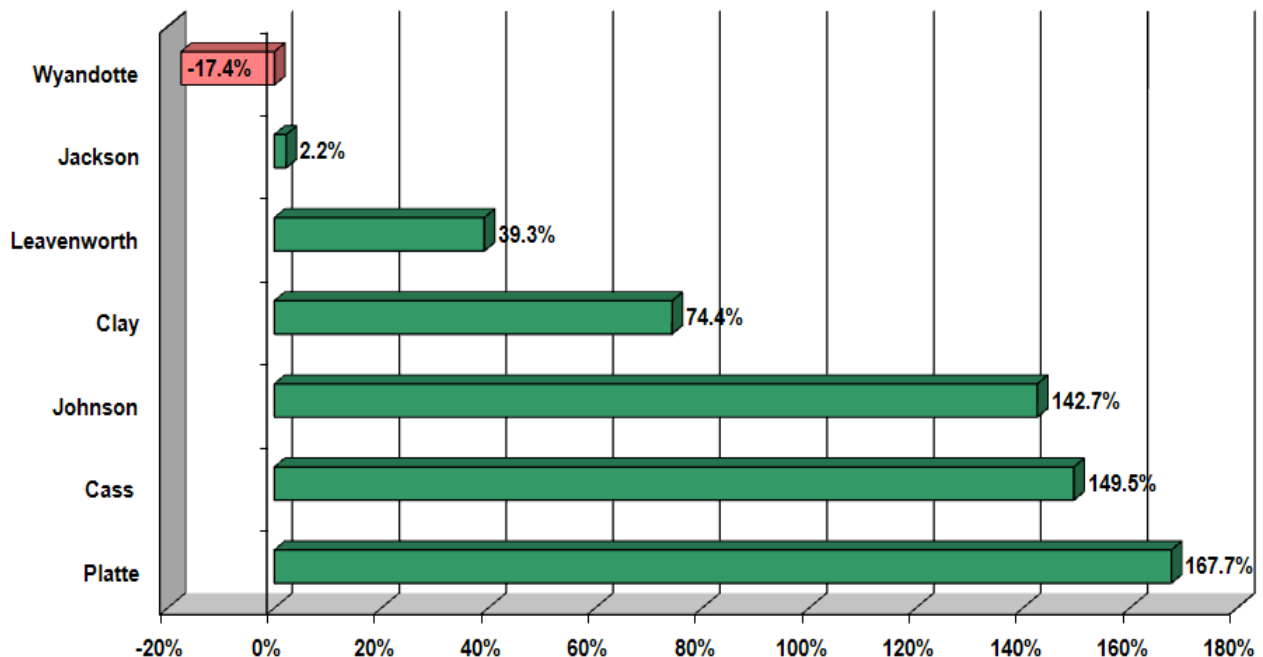
1. Population and Age Characteristics
2. Income and Employment Characteristics
3. Housing Characteristics

### POPULATION AND AGE CHARACTERISTICS

#### Historic Population Growth

Population change is an important indicator of a community's health. Analysis of population changes over time helps to understand future land use, housing, employment and other needs. Figure 3.1 Historic Population Growth illustrates the relationship of population change in Platte County with changes in growth in other counties over the same time span. The rate of growth in Platte County is the highest within the metro area, and is expected to continue to be the highest over the next 20 years.

Figure 3.1 Population Growth by Percentage: 1970 to 2008



### 3. DEMOGRAPHIC TRENDS AND INFLUENCES

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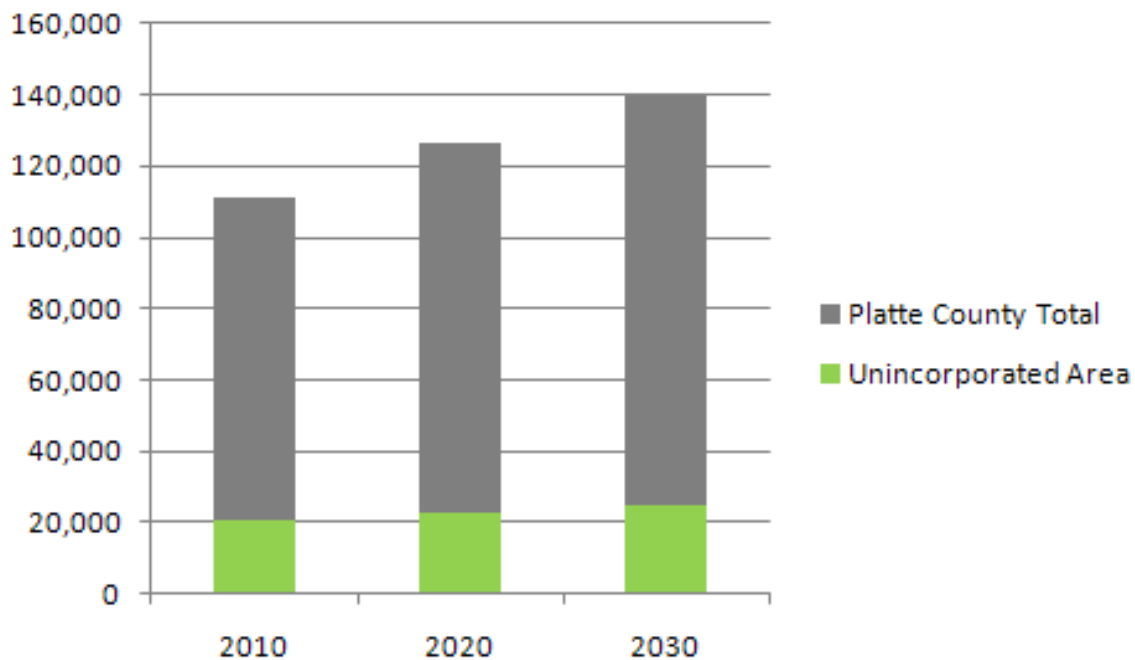
#### Existing Population

In 2004, the Mid America Regional Council (MARC) established population projections for each county in the Kansas City metropolitan area. Two projections were made, according to the possible and expected rates of growth.

#### Population Projections

MARC prepared long range population projections for the County. The MARC population estimations show Platte County exceeding 120,000 residents by the year 2020 and 140,000 residents by 2030. Based on the growth rate over the past several years, and the level of existing population, these projections are likely a minimum, and it is possible that the County's population will exceed 140,000 residents before 2030.

Figure 3.2 Population Projections



### 3. DEMOGRAPHIC TRENDS AND INFLUENCES

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#### Population by Community

Within Platte County, there are 16 cities and 3 villages. These 19 jurisdictions represent the incorporated areas in the County. The following table gives the 2000 and 2008 populations of each community in the County. Kansas City, within Platte County, is the largest city with 34,626 residents. All other communities in the County have fewer than 5,000 residents. The next largest jurisdiction in terms of population is Parkville with 4,059 residents. The total population of the unincorporated areas of the County is 24,571. This is an increase of 4,576 people or 23 percent over the past eight years. To date, developments are still occurring more on the fringes of cities, especially in southern Platte County and south of Platte City. As developments continue to be built in these areas, land use planning will become increasingly important to ensure that infrastructure and services are not outpaced by growth.

Table 3.1 Population by Community

Platte County Jurisdiction	2000 Population	2008 Population	Percentage Change
Camden Point	488	539	10%
Dearborn (pt.)	530	533	>1%
Edgerton	546	555	2%
Farley	234	256	9%
Ferrelview	594	578	-3%
Houston Lake	274	262	-4%
Iatan	66	66	0%
Kansas City (pt.)	34,831	39,872	14%
Lake Waukomis	918	899	-2%
Northmoor	400	399	>1%
Parkville	4,189	5,279	26%
Platte City	3,912	4,806	22%
Platte Woods	474	457	4%
Ridgely	94	97	3%
Riverside	2,980	2,986	>1%
Smithville (pt.)	0	6	-
Tracy	213	209	-2%
Weatherby Lake	1,874	1,863	>-1%
Weston	1,634	1,663	2%
<b>City Total</b>	<b>54,251</b>	<b>61,325</b>	<b>13%</b>
<b>Unincorporated Total</b>	<b>19,995</b>	<b>24,571</b>	<b>23%</b>
<b>Total Platte County</b>	<b>74,246</b>	<b>85,896</b>	<b>16%</b>

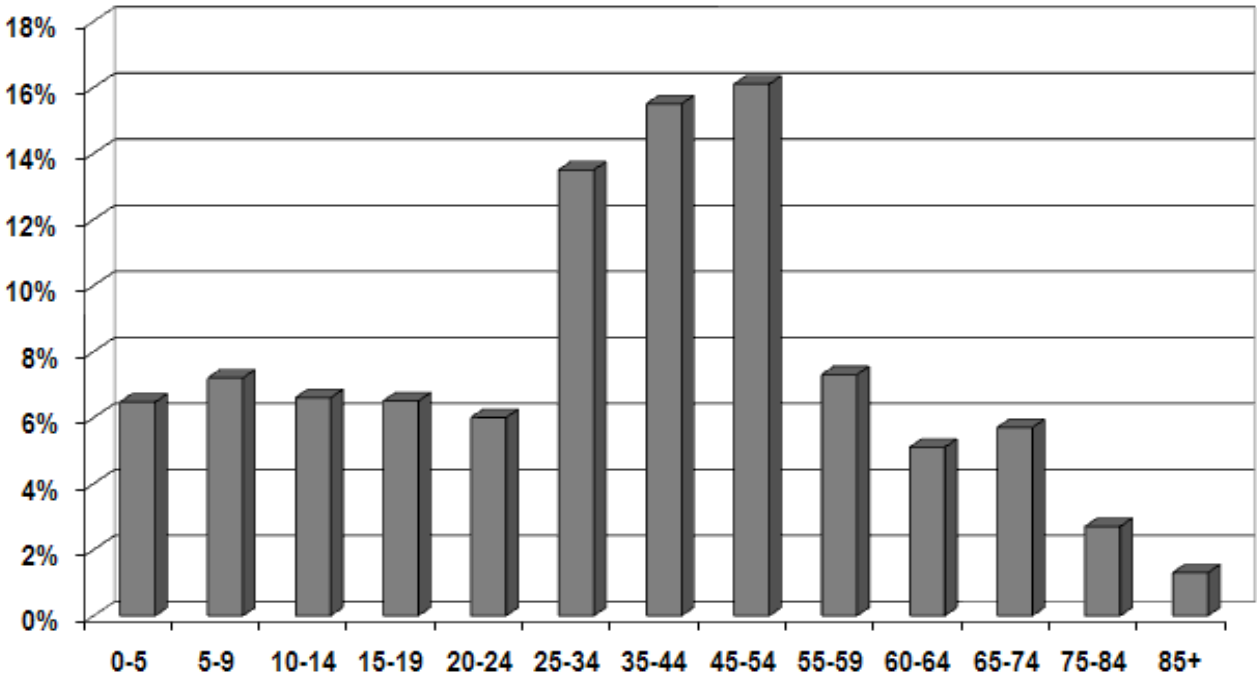
### 3. DEMOGRAPHIC TRENDS AND INFLUENCES

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#### Population by Age

The following figure shows the age distribution of the population of Platte County. The largest percentage of the population (44%) falls into the 25-54 age group. This is consistent with both the metro and national averages.

Figure 3.3: 2008 Population by Age Group



### 3. DEMOGRAPHIC TRENDS AND INFLUENCES

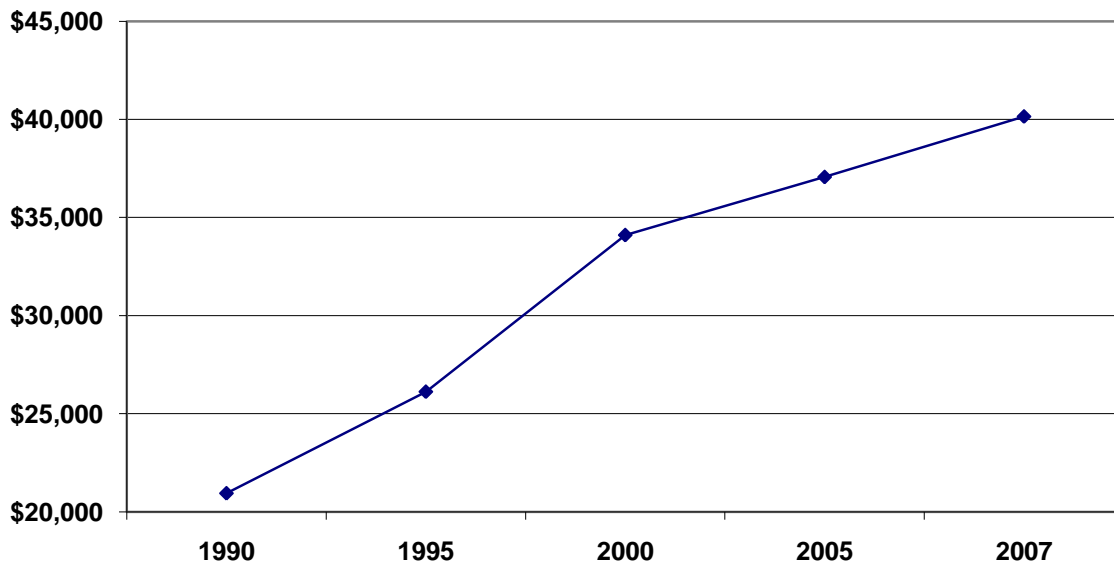
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#### Income and Employment Characteristics

##### Income Characteristics

The income characteristics illustrate wealth and the ability of residents to purchase housing and other goods. Income statistics can also be compared to surrounding communities and indicate the value of employment. Income is considered in two ways. First, there is personal income, which is measured nationally by Per Capita Personal Income (PCPI). This figure shows the average income of a person in an area, and is an estimate of how well residents of an area are doing economically. The average income of residents in Platte County has grown steadily over the last 17 years. 2007 totals were over \$40,149 per person, Platte County had the highest PCPI of any county in Missouri.

Figure 3.4 Per Capita Personal Income



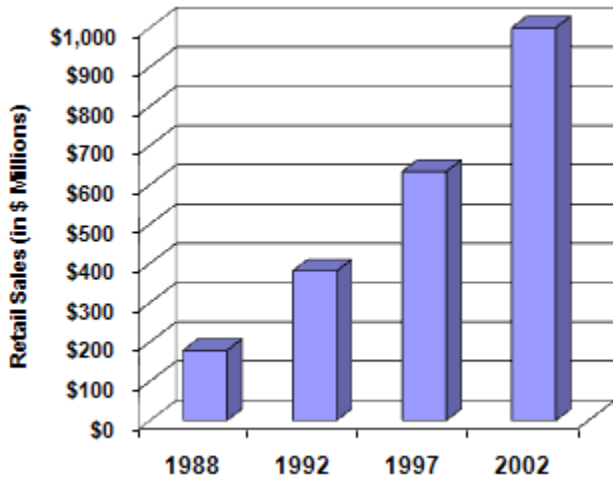
The second way income is measured is through business income. This income is measured in the total amount of retail sales in the County. This is tabulated annually, and is a way to measure growth of the economy.

Platte County has recently experienced significant retail sales growth. Total retail sales have grown at a tremendous pace, from under \$200 million in 1988 to over \$900 million in 2002. This is more than a 350% increase in less than 14 years. This increase in retail sales illustrates that local residents have additional spending power and local businesses are also generating more revenue. The opportunity is that additional tax revenue may be generated to pay for a small portion of necessary capital improvements. The following graphic shows the retail sales in Platte County over the most recent 14 year period available.



### 3. DEMOGRAPHIC TRENDS AND INFLUENCES

Figure 3.5 Total Retail Sales: Platte County

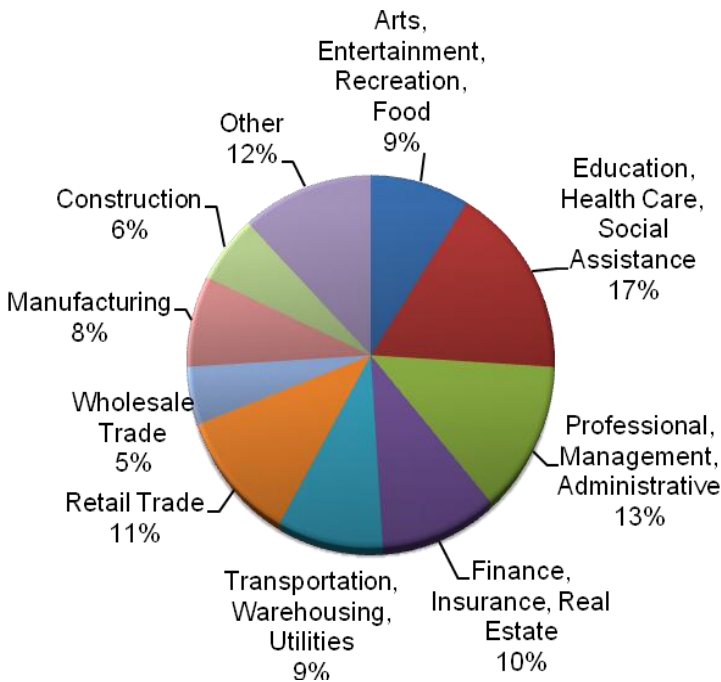


The total retail sales in Platte County have increased more than 350% in the last 14 years. These increases have been spurred on by growth in overall population, as well as an increase in the total number of retail establishments in the County.

#### Employment Characteristics

Reviewing employment characteristics provides an insight into the local economy. Figure 3.6 illustrates where the greatest percentage of the County workforce is employed. Education, health care and social assistance are the largest employment categories followed very closely by professional management and administrative industries.

Figure 3.6 Non-Agricultural Employment by Industry: Platte County

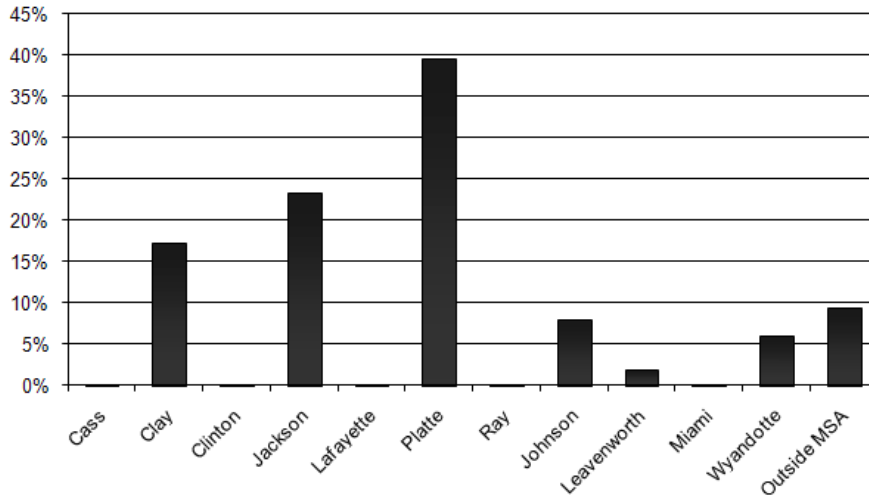


### 3. DEMOGRAPHIC TRENDS AND INFLUENCES

#### Platte County Occupation and Commuting Trends

An important characteristic of the local and regional economy is place of work. In Platte County, these figures are reflective of overall economic trends. The first graph below illustrates where County residents are employed (U.S. Census, 2000). Approximately 39% of employed County residents worked in Platte County in 2000. This illustrates that the larger regional environment plays a significant role in employing area residents and the need for an efficient transportation system to get residents to work places.

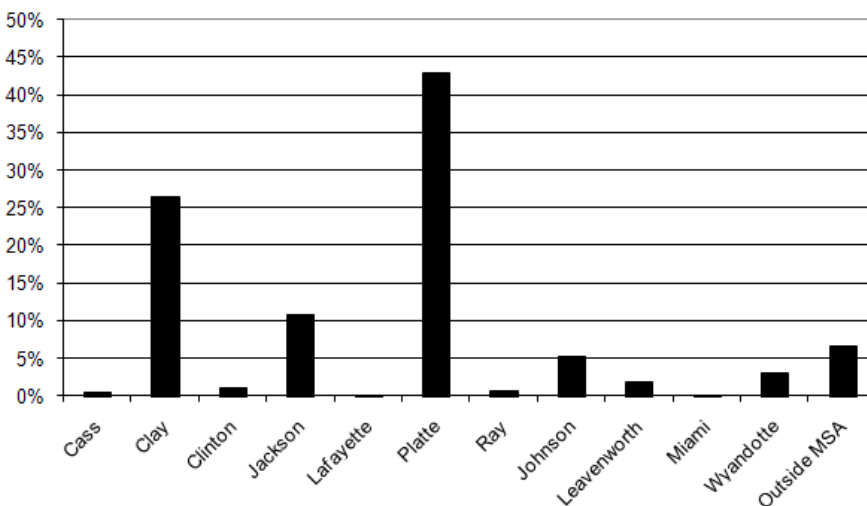
Figure 3.7 Residential Place of Work



In 2000, Jackson and Clay Counties also employed significant amounts of Platte County residents, together accounting for more than 40% of the total jobs held by those living in the County.

The above graphic is particularly relevant when compared to the job capture rate. This rate is the percentage of jobs within the County held by people living in the County. The graph below shows jobs held in the County in 2000, and the places of residence of the employees holding those jobs.

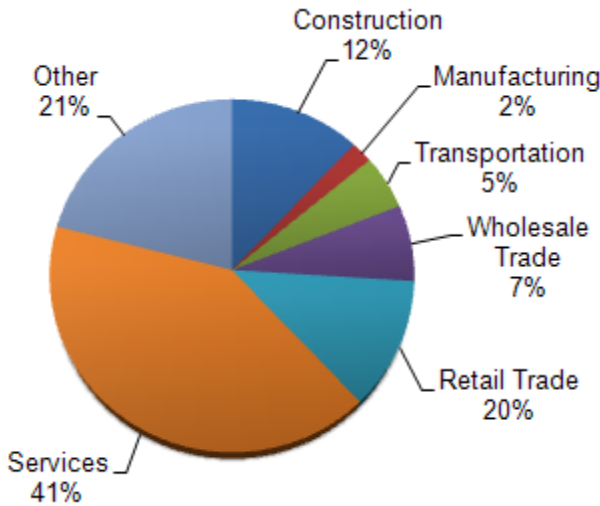
Figure 3.8 Job Capture Rate



Fewer than 43% of jobs available in Platte County were held by residents of the County in 2000. Clay County residents held the second highest number of jobs in the County, followed by residents of Jackson County.

### 3. DEMOGRAPHIC TRENDS AND INFLUENCES

Figure 3.9 Percent of Non-Agricultural Businesses by Industry

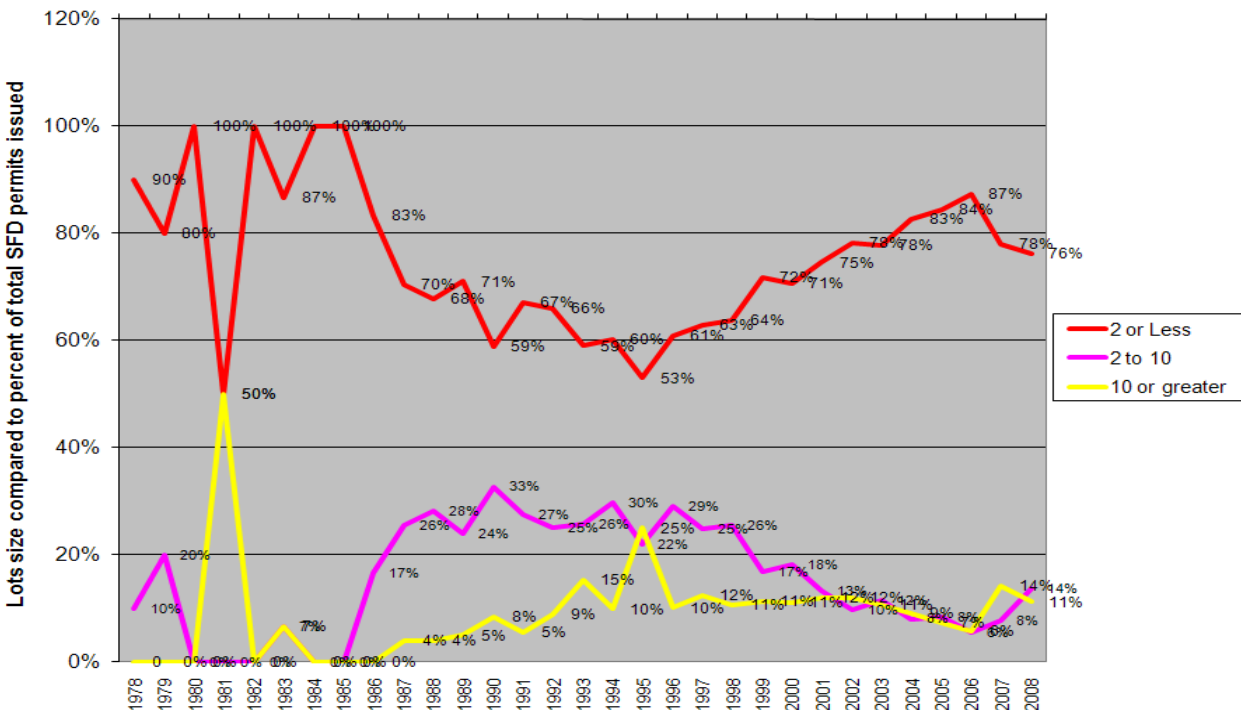


This chart, showing the total percentage of businesses by industry type, illustrates what types of businesses are currently operating in the County. This is viewed in comparison to Figure 3.6 to see which businesses employ more persons per establishment on average.

#### Building Permits by Year and Average Lot Size

As shown in Figure 3.10 below, after the adoption of the 2002 Land Use Plan, the percentage of 2 to 10 acre lots platted within unincorporated Platte County significantly decreased. Conversely, the percentage of lots that are 10 acres or greater and 2 acres or less increased. A major objective of the 2002 Land Use Plan was to limit the amount of lots between 2 to 10 acres within the unincorporated area, especially within identified growth areas. Lot sizes within this range can stifle logical growth and infrastructure extensions thus causing leap frog development and higher infrastructure costs for everyone.

Figure 3.10 Lot Size Compared to Percent of Total Single-Family Building Permits

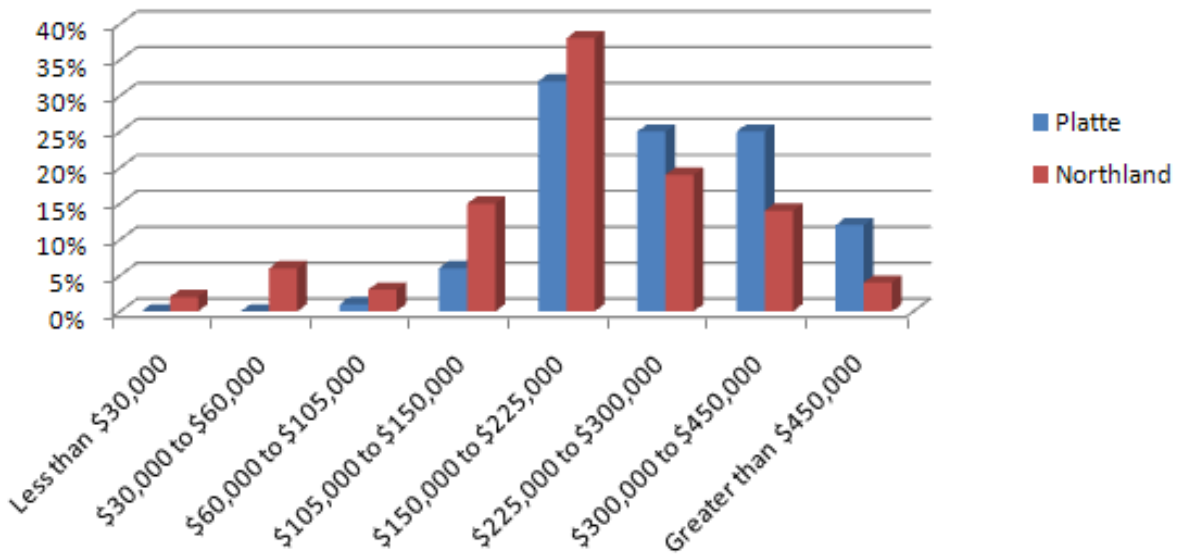


### 3. DEMOGRAPHIC TRENDS AND INFLUENCES

#### Housing Affordability

The following figure shows the total property valuation of homes built in Platte County over the past 7 years. Within Platte County, a majority of homes (32%) built during this time period were valued between \$150,000 to \$225,000. As shown below, Platte County has a higher percentage of homes built valued at more than \$225,000 than the rest of the Northland.

Figure 3.11 Single-Family Homes Built 2000 to 2007



Source: Northland (Platte and Clay Counties) Workforce Housing Study

#### Future Projections

This section will include projections from MARC regarding the following sections:

- Future Housing Forecasts
- Future Employment Forecasts
- Household to Jobs Ratio
- Future Population Forecasts
- Regional Importance (combination of KC metro forecasts, in relation to Platte County)

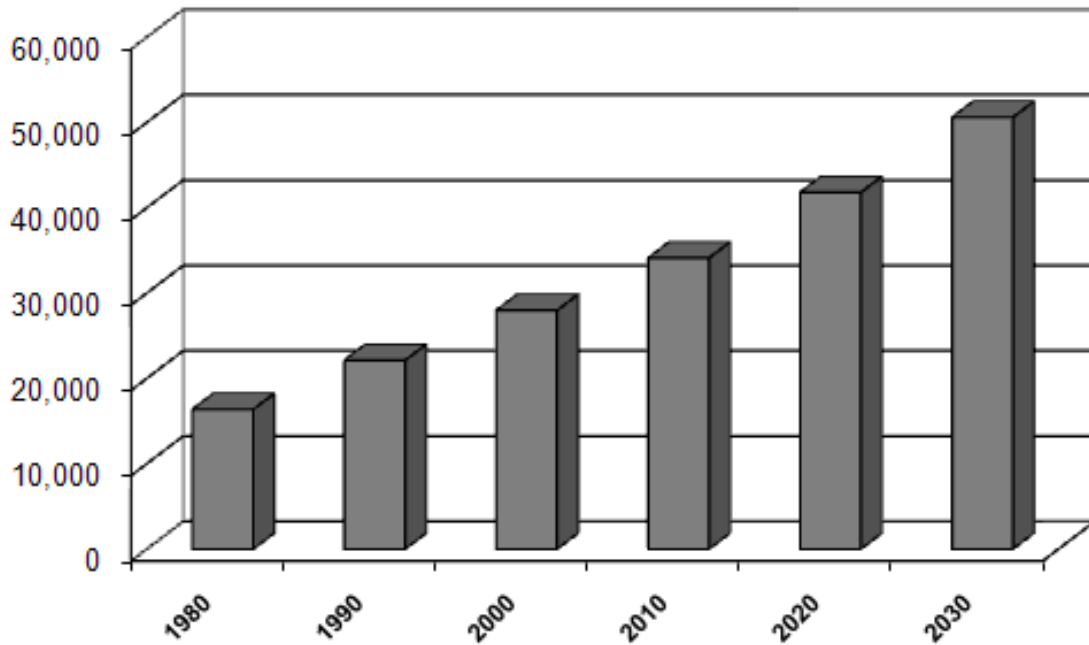
#### Future Housing Forecasts

As the population continues to grow, there will be a corresponding number of new homes needed to house the new population. MARC has created a future housing forecast which predicts the amount of new housing that will develop in Platte County over the next 20 years. By 2010, it is estimated that there will be just over 30,000 homes in Platte County. Over the next 20 years, this figure is expected to rise to more than 50,000 homes. This increase will have a big impact on the County, and will shape the urban and rural landscape more than any other land use.

### 3. DEMOGRAPHIC TRENDS AND INFLUENCES

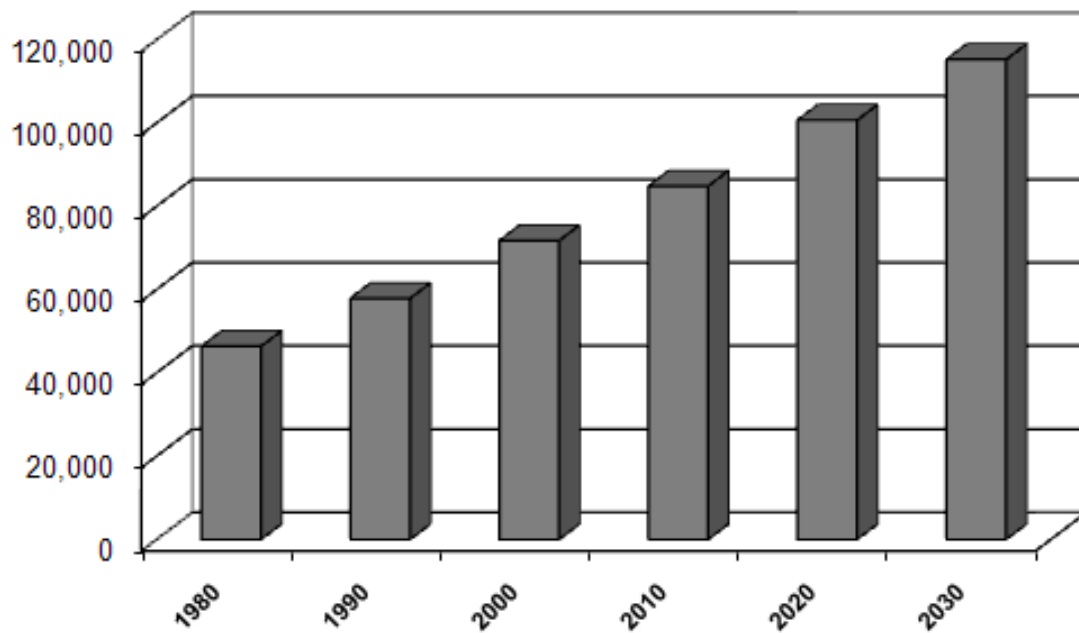
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Figure 3.12 Total Housing Forecast



*Source: Mid-America Regional Council 2004 Projections*

Figure 3.13 Population Forecast

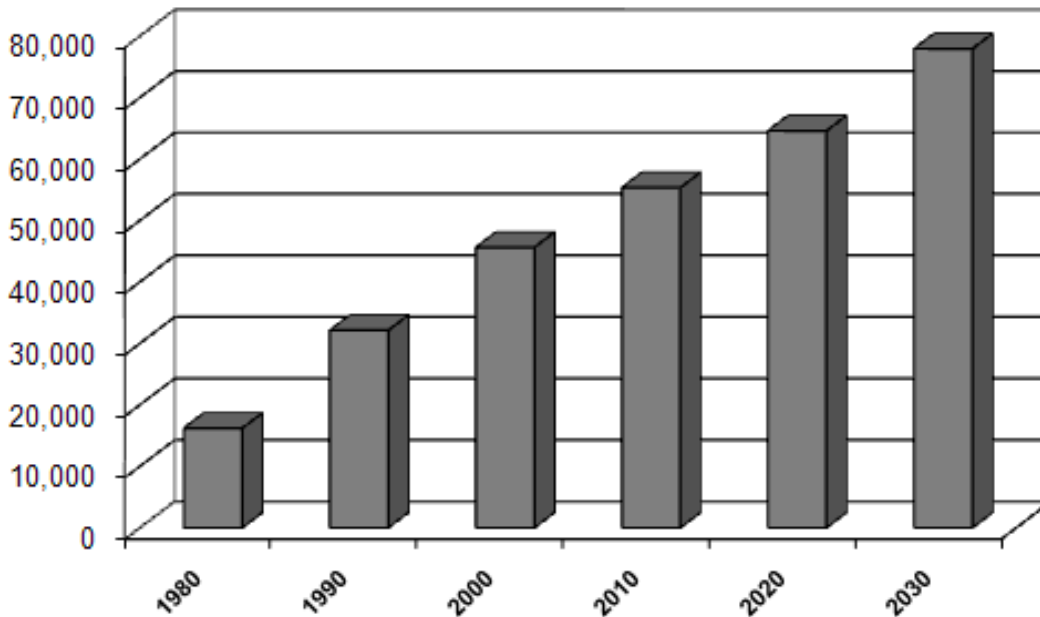


*Source: Mid-America Regional Council 2004 Projections*

### 3. DEMOGRAPHIC TRENDS AND INFLUENCES

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Figure 3.14 Total Employment Forecast



*Source: Mid-America Regional Council 2004 Projections*

As the population continues to grow, there will be demands for new employment. Although a majority of Platte residents work outside the County, population growth will continue to drive future employment, especially along the I-29/KCI Corridor. Between 2010 and 2030 there will be an estimated increase of almost 20,000 new jobs within the County.

#### CONCLUSIONS

The demographic characteristics show Platte County is rapidly growing, in both the rural and urban areas. Population is increasing at a rate faster than any other County in the metropolitan area, and is likely to exceed the anticipated projections from 2004. The income of residents in the County is also growing at an unprecedented pace and the County now boasts one of the highest Per Capita Personal Incomes in the Midwest. Retail sales and overall employment are also up and the number of houses being built shows the increasing number of residents to the County.

As Platte County plans for its future, these growth conditions will play a large part in determining what measures need to be taken to ensure that future development and expansion occur in a way that is consistent with goals of local citizens. These characteristics will help planners identify how much growth is likely to occur, and what areas of the economy are likely to lead the growth in the future. The patterns and information given here will form the basis of the future needs assessment, and will provide vital information for the County as development and growth policies are considered.

# CHAPTER 4

## EXISTING CONDITIONS

### INTRODUCTION

The existing conditions represent the cumulative land use and environmental conditions that exist within the County. Such factors will heavily influence future development, and show the conditions that led to the County's growth to date. Data and findings are taken from Platte County local government, the Missouri Department of Conservation, and various other public and private agencies.

### LAND USE

#### Existing Land Use

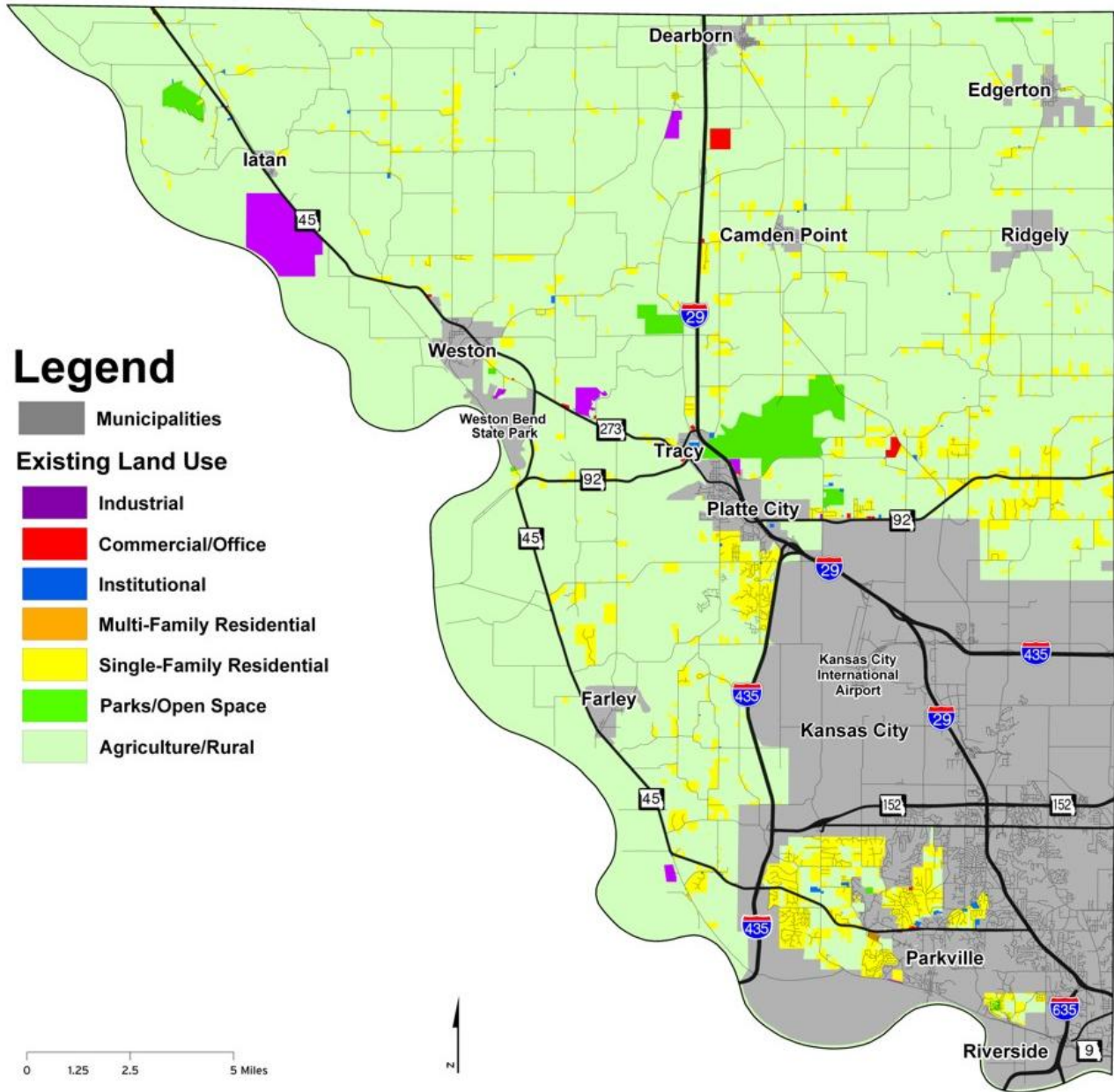
Primary land uses include agricultural land and open space, housing, and transportation facilities (roads and airport areas). There is a significant contrast between land uses in the northern and southern portions of the County, with the majority of urban style growth existing towards the south. The northern portion of Platte County is mostly characterized by agricultural lands and open space, although scattered areas of residential development have begun to change the overall shape of this landscape.

Land use maps help illustrate the most prominent physical features of the built environment, and can show patterns of growth and development. There are several key conclusions about the County that can be inferred from the existing land use map.

- The southern portions of the County, specifically those located within the I-435 loop, are much more developed than the rest of the County.
- The dominant land use within unincorporated Platte County is agriculture/rural.
- A majority of growth within the County has occurred within incorporated areas, however, steady single-family residential growth continues on the fringe of cities, especially within the Brush Creek and Prairie Creek watersheds adjacent to Parkville, Kansas City and Platte City.
- There are a significant amount of agricultural areas and preserved open spaces that are not yet being encroached upon by development.
- The scattered, leapfrog development that has characterized rural Platte County's growth prior to 2002 has significantly slowed.
- Although a majority of the existing land use is dominated by agriculture/rural and single-family residences, there are significant areas zoned for industrial, commercial and multi-family uses.
- Significant natural constraints, most notably steep slopes and floodplains, heavily influence the character and ability to develop within the unincorporated area.

# 4. EXISTING CONDITIONS

Figure 4.1 Existing Land Use Patterns



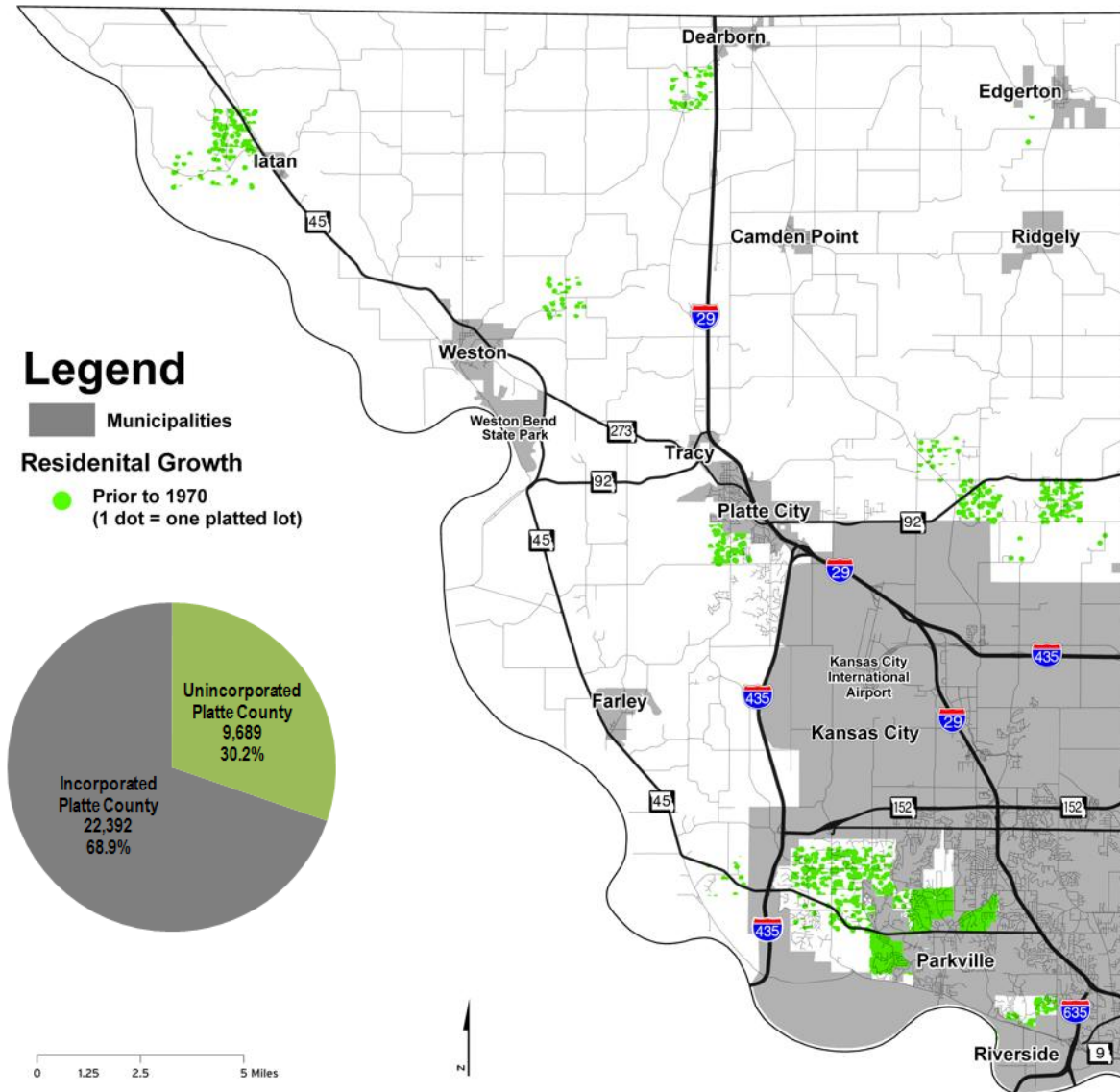


## 4. EXISTING CONDITIONS

### Historical Growth Patterns: Pre-1970

Most of the pre-1970 residential development in the unincorporated parts of the County was focused in four areas. The largest amount of housing was located in the pockets of unincorporated land between Parkville and Kansas City. It is estimated that this area comprised  $\frac{3}{4}$  of all the rural housing in the County constructed before 1970. The second area of development is to the north of Kansas City, in isolated pockets to the south of Highway 92. The other two areas contain smaller developments, and are located along the eastern shores of Bean Lake in Northwest Platte County and to the south and west of Platte City. Growth in the rural areas prior to 1970 was clustered and located adjacent to existing cities.

Figure 4.2 Historical Growth Patterns: Pre-1970



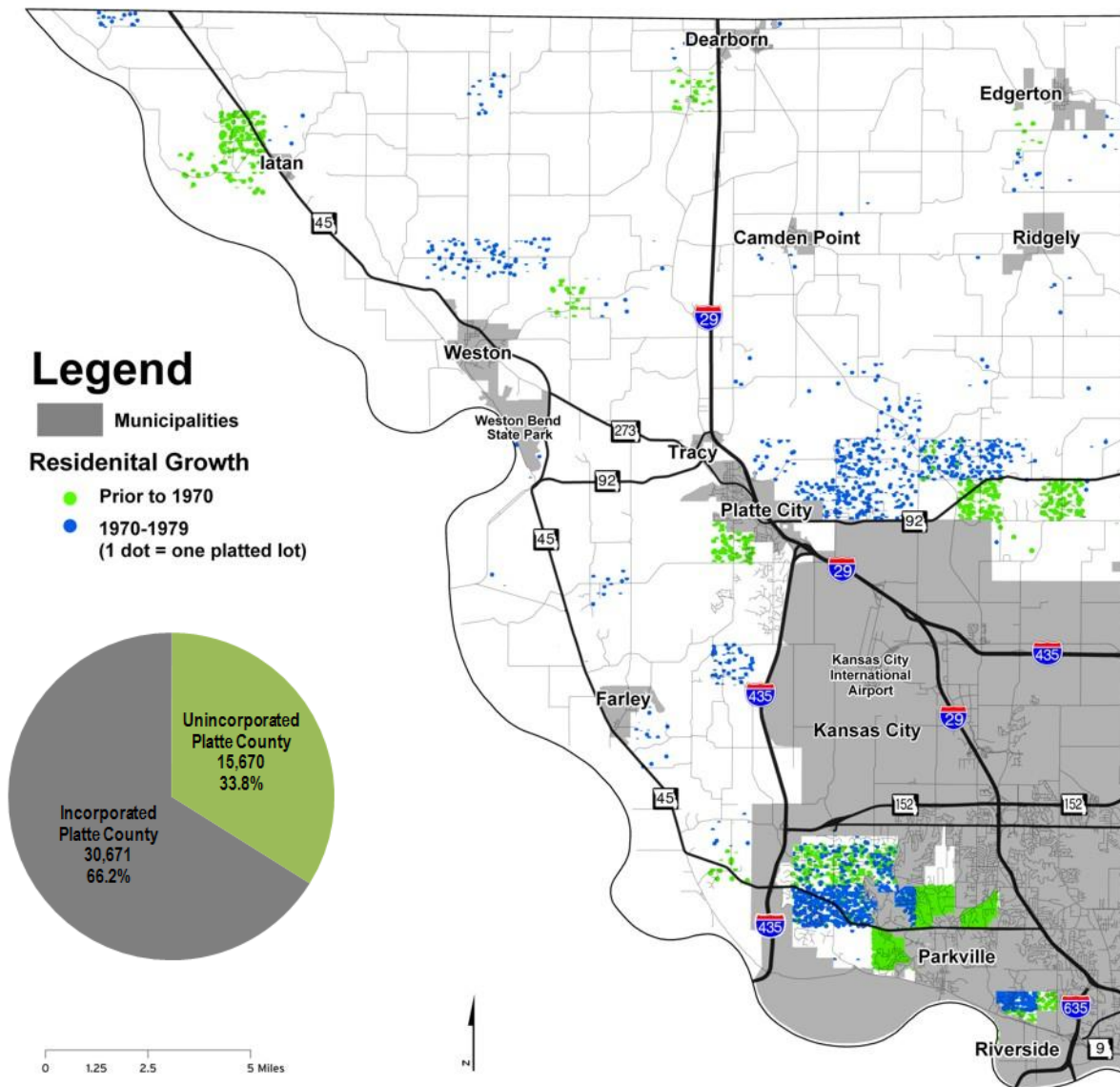
## 4. EXISTING CONDITIONS

### Historical Growth Patterns: 1970 – 1979

During the 1970s, growth occurring in the unincorporated County started to increase and spread out. While new housing continued to grow in clusters, there were a greater number of areas experiencing growth, and were farther away from existing cities and communities. In addition to continued growth around existing developed areas, new pockets of subdivisions began appearing north of Weston, east of Platte City, and in scattered areas west of Kansas City and Parkville.

This clustered, non-contiguous growth greatly expanded the amount of land which rural residential developments consumed. The unincorporated portions in the southern end of the County began to grow at a rate comparable to cities in the area. This increased growth is evident in the location and number of new homes built in the decade.

Figure 4.3 Historical Growth Patterns: 1970 – 1979

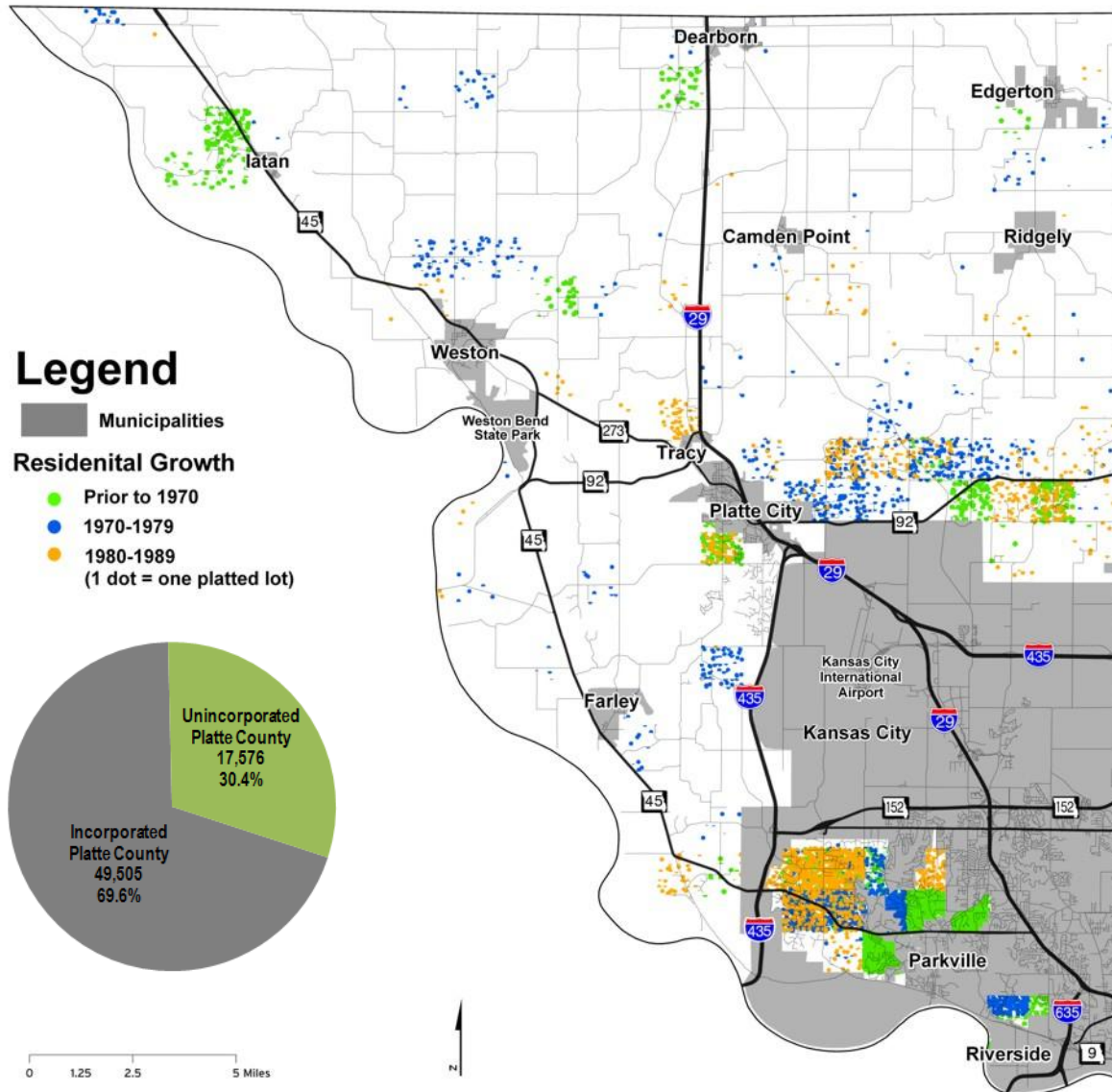


## 4. EXISTING CONDITIONS

### Historical Growth Patterns: 1980 – 1989

Growth in unincorporated Platte County in the 1980s proceeded in a similar fashion to the previous decade, although at a much slower rate. The majority of growth was clustered around existing cities and communities, with more than half of the total unincorporated housing located adjacent to Parkville and Kansas City. There was more growth to the north of Kansas City than in previous decades, but overall the development pattern remained very similar to that of the 1970s. The total percentage of growth in the unincorporated County, as compared to existing cities, decreased during this time. Thus, cities were growing at a faster rate during this time than the unincorporated County.

Figure 4.4 Historical Growth Patterns: 1980 – 1989

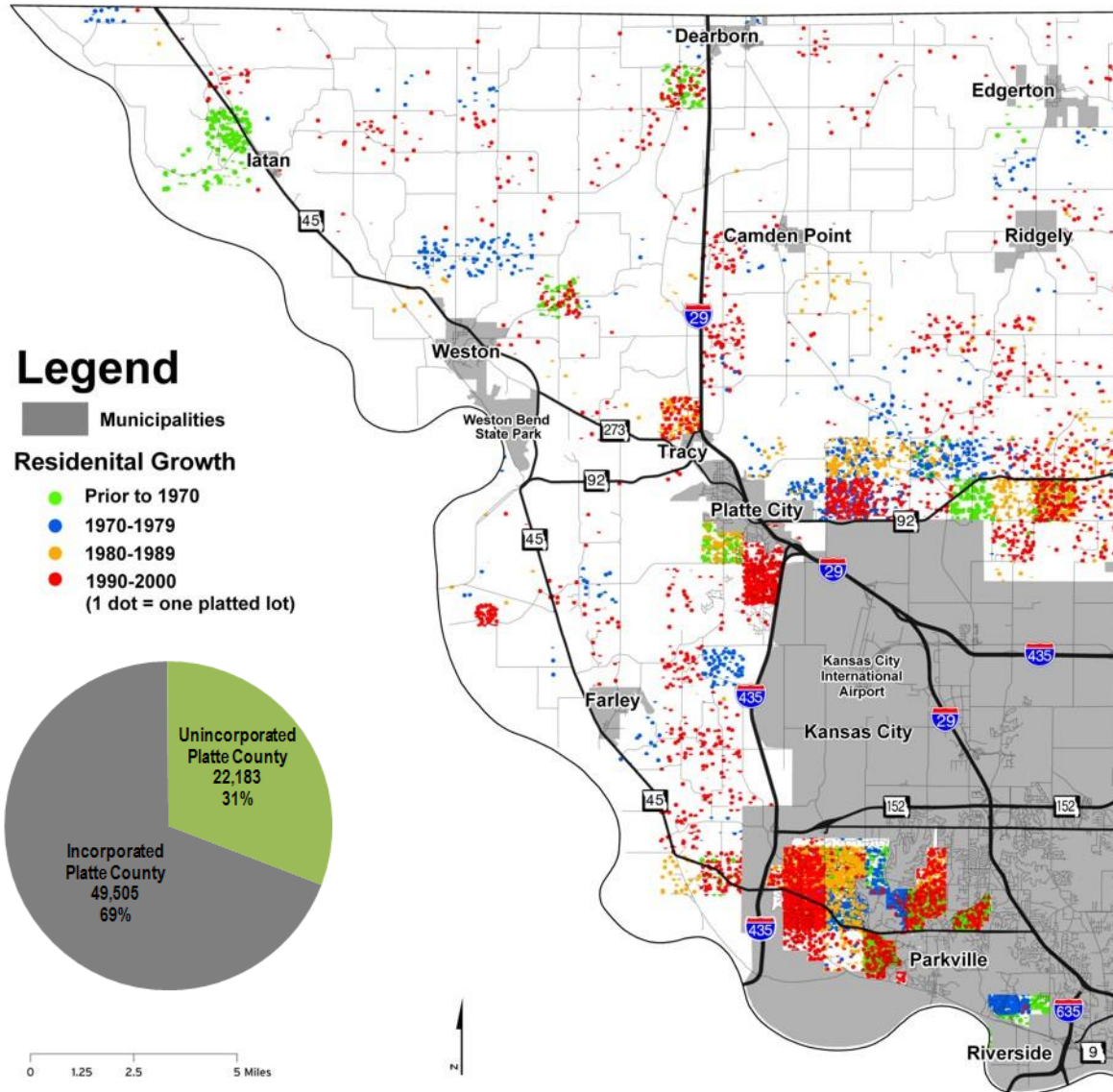


## 4. EXISTING CONDITIONS

### Historical Growth Patterns: 1990 - 2000

The 1990s represented a dramatic change in the amount, type, and location of residential developments in unincorporated Platte County. This decade saw a tremendous amount of growth, both in cities and throughout rural areas. The major shift occurred where new subdivisions were located. The historic pattern of contiguous development adjacent to existing cities changed to a more piecemeal approach, with developments appearing in scattered locations throughout the County. This new approach, combined with the increased number of new homes, led to a rapid expansion of land consumed by residential development, and a subsequent decrease in land used for agriculture or open space.

Figure 4.5 Historical Growth Patterns: 1990 – 2000

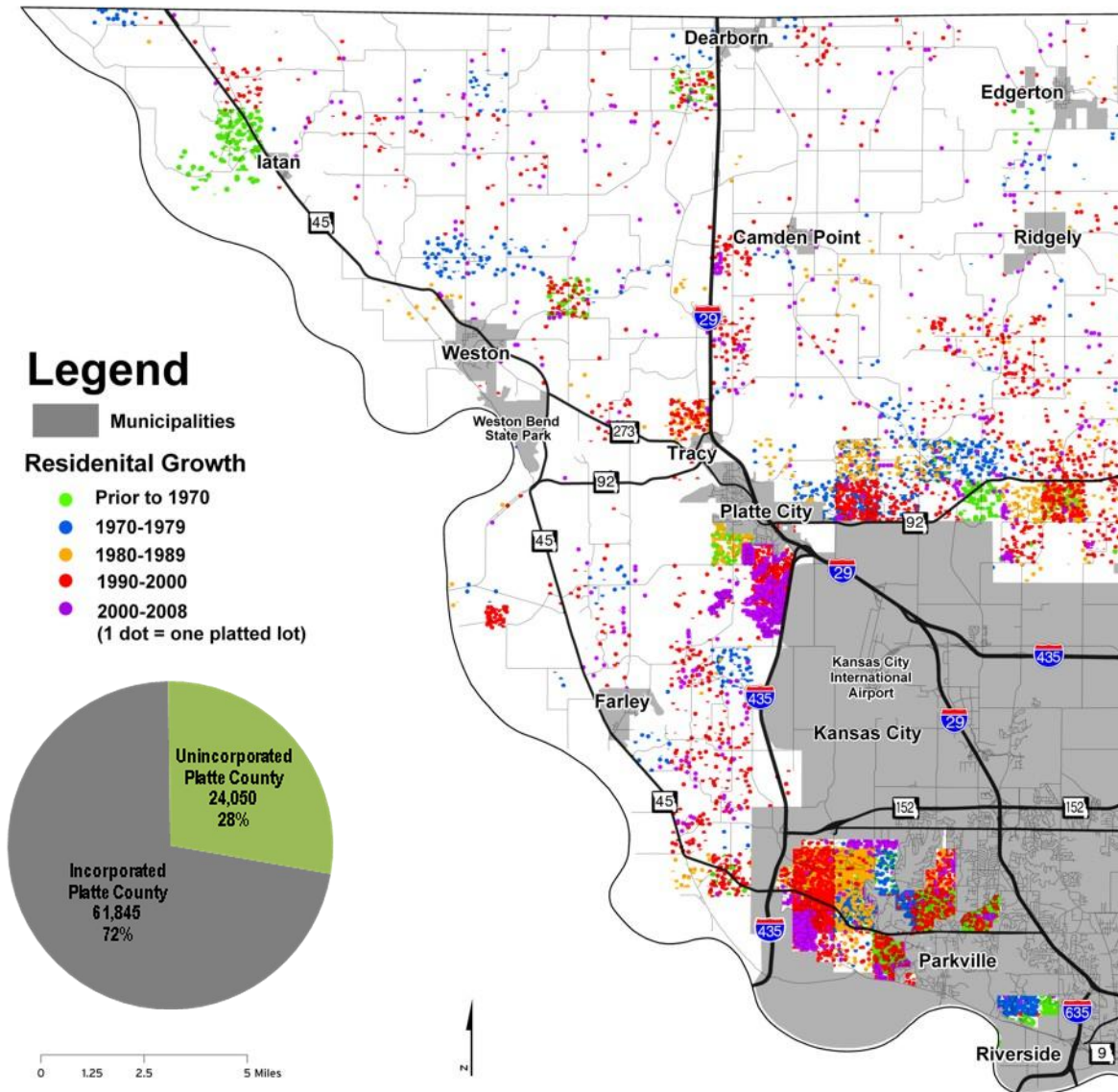


## 4. EXISTING CONDITIONS

### Historical Growth Patterns: 2000 - 2008

Substantial residential growth continued in the 2000s through late 2007 when the housing bubble and resulting national economic slowdown significantly slowed construction throughout the country. The first countywide land use plan was adopted in 2002, with policies geared to slow the proliferation of large-lot subdivisions within rural areas that could not be supported with sufficient infrastructure. As a result of these policies, as well as the economic slowdown, the expansion of land consumed by residential development has significantly slowed during the past decade.

Figure 4.6 Historical Growth Patterns: 2000 – 2008

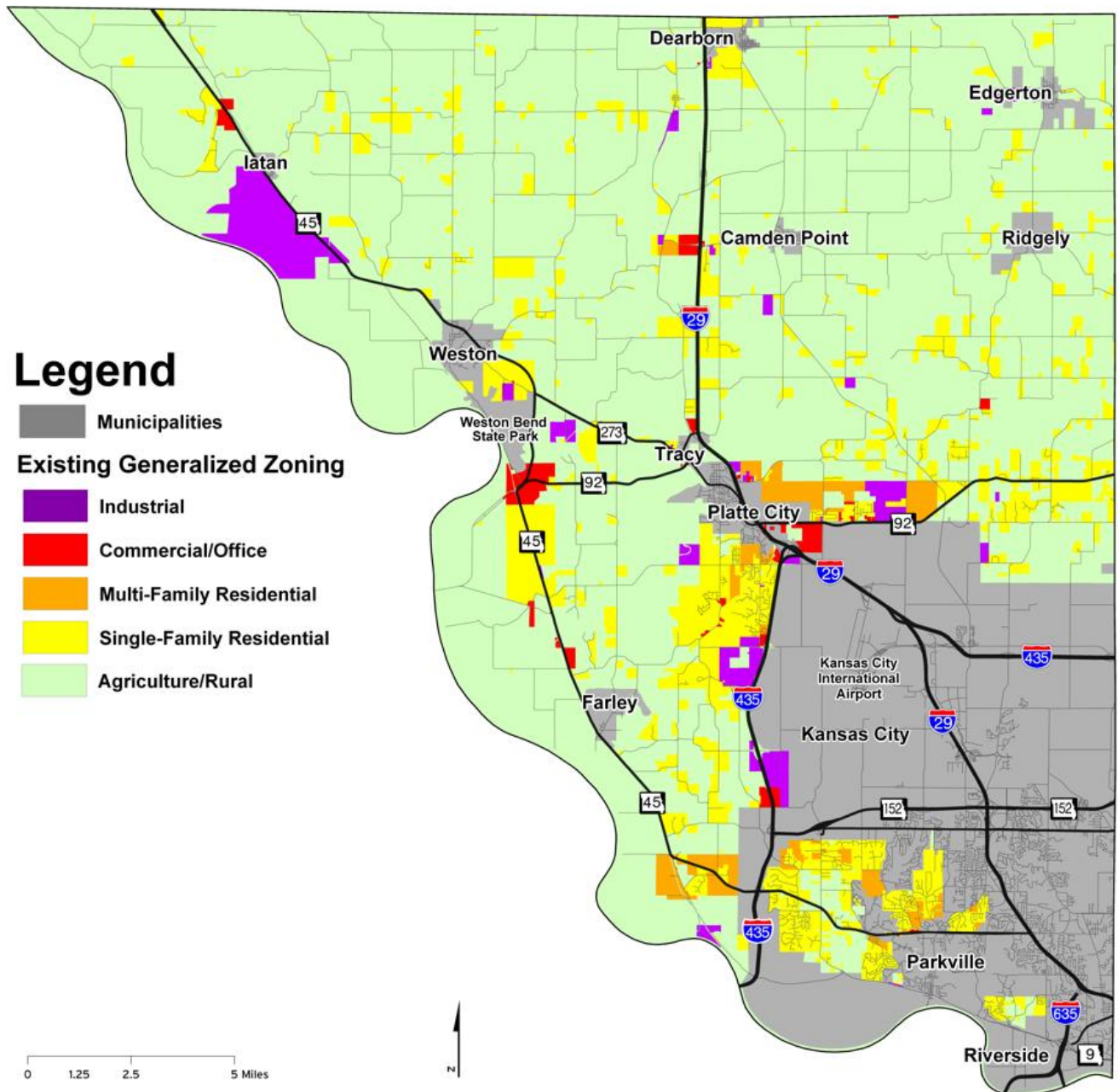


## 4. EXISTING CONDITIONS

### EXISTING ZONING

The zoning map, shown below as it existed in 2009, illustrates what types of land uses have been designated within the County. Existing zoning maps often can help give an indication of the development practices in an area, and show what changes have occurred in recent times among land uses. The zoning map below can be compared to the existing land use map to give an indication of how well the current zoning system reflects the land uses within the County. It is also a good indication of how much land in unincorporated Platte County is zoned for uses other than agricultural. A current zoning map may be obtained from the Platte County Planning and Zoning Department.

Figure 4.7 Existing Zoning



## 4. EXISTING CONDITIONS

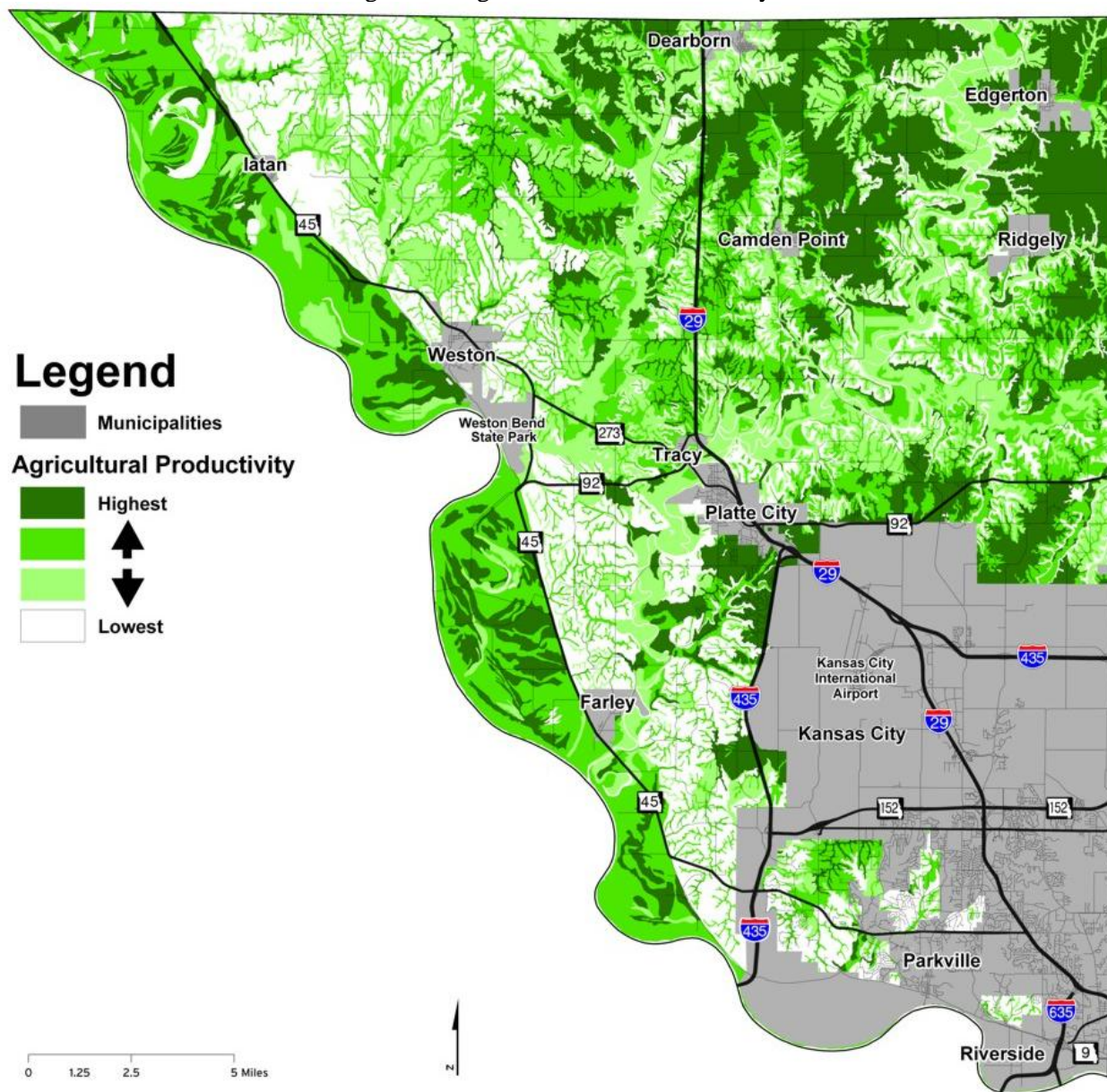
### ENVIRONMENTAL FEATURES

Environmental features are important to consider in land use planning as they often dictate which areas are best suited for particular types of development. In this section, each of the major environmental features affecting land use are considered, with an analysis focusing on how each feature will affect future growth and development.

### Soil Types and Productivity

The following map shows the various soil types and productivity within the unincorporated areas of Platte County. The green areas represent soils with the greatest productivity. The gray and white areas show soils of lower productivity. These productive areas are of considerable value to the County for agricultural potential, and should be preserved whenever possible for continuing uses in farming.

Figure 4.8 Agricultural Soil Productivity



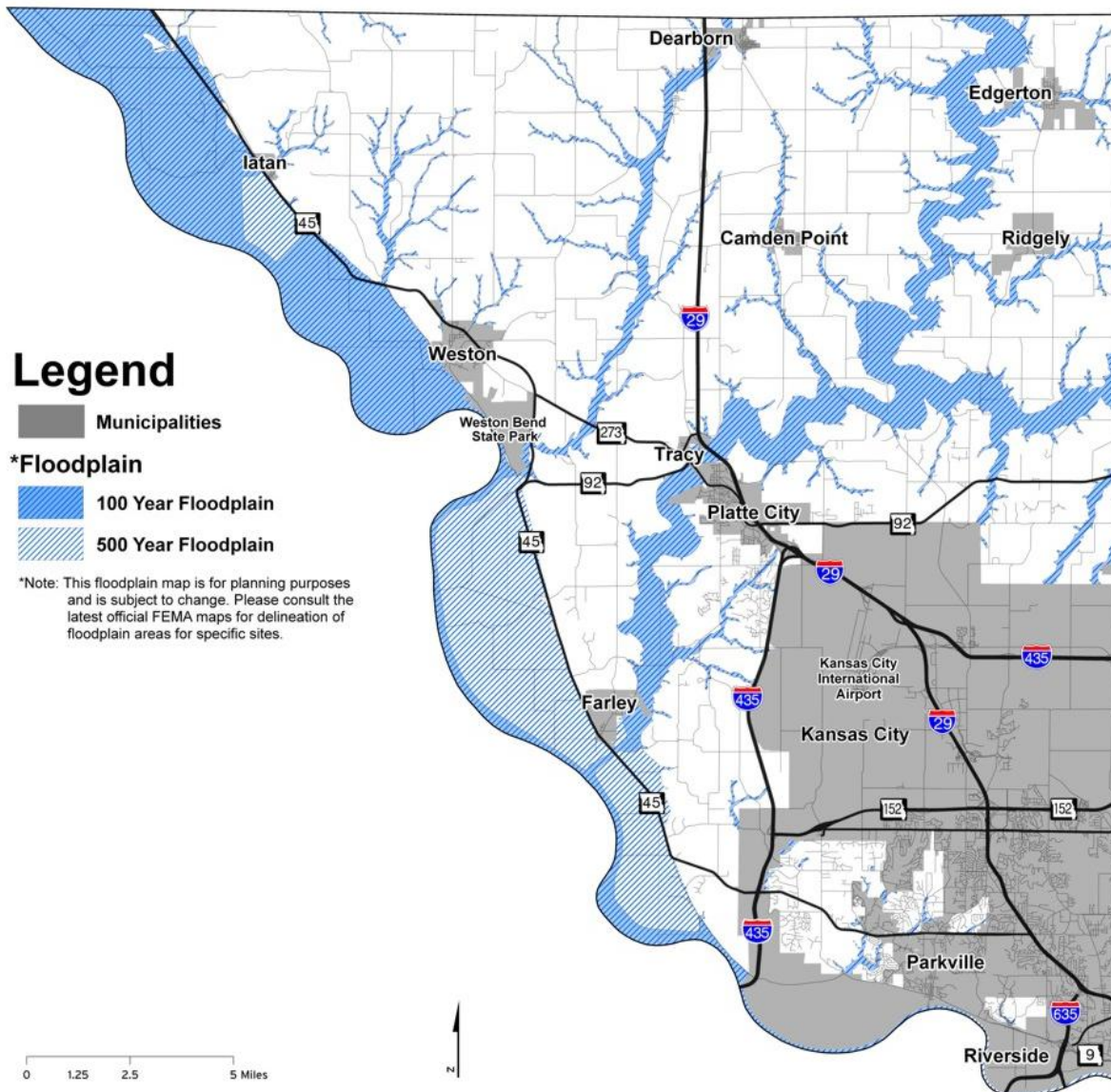
## 4. EXISTING CONDITIONS

### Floodplains

In recognition of risks and problems in flood prone areas, development should be carefully considered within the following areas:

- 100-Year Floodplain: The part of the drainage basin which is within the one percent annual chance of flooding but which is not within a floodway. This area is also referred to as a Special Flood Hazard Area (SFHA). Development in the 100 year floodplain should be limited.
- 500-Year Floodplain: The part of the drainage basin which is within the 0.2 percent annual chance of flooding. Development in the 500 year floodplain should be limited.

Figure 4.9 Floodplains



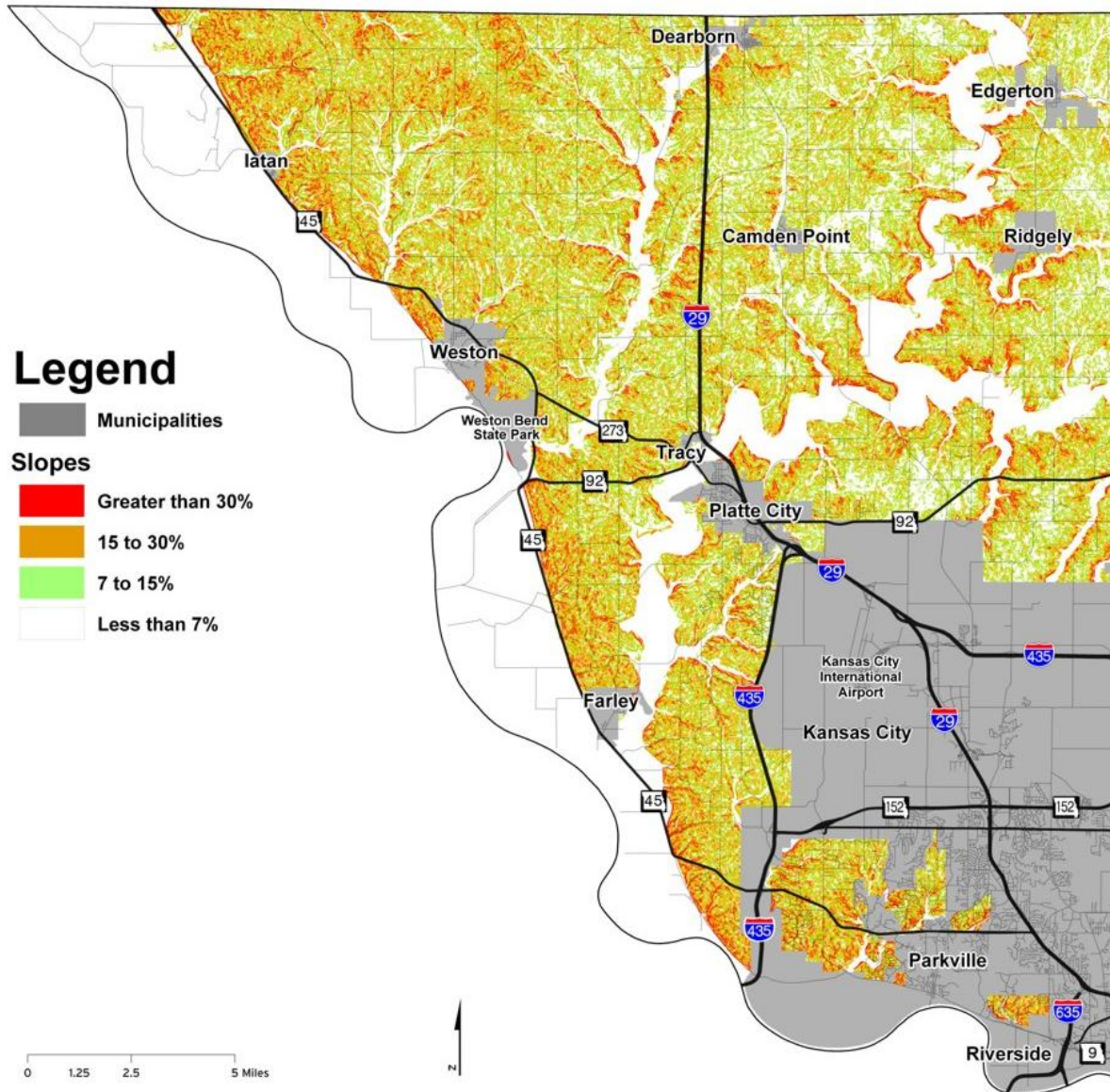


## 4. EXISTING CONDITIONS

### Step Slopes

A significant part of Platte County's rural character contains rolling topography and natural vegetation. In addition to this character, significant changes in topography can cause significant constraints for development. The following exhibit is for planning purposes and divides slope percentages into logical categories based on natural breaks. <sup>1</sup>Many communities define steep slopes as having a grade of 15 percent or greater, meaning that the elevation increases by 15 feet over a horizontal distance of 100 feet.

Figure 4.10 Step Slopes



<sup>1</sup> Land Use Planning Techniques: A Handbook for Sustainable Development, N.H. Department of Environmental Services, 2007.

# CHAPTER 5

## COMMUNITY INVOLVEMENT

### THE MAKING OF A LAND USE PLAN

The creation of the plan is a process. In order to ensure that the plan represents the best possible future for County residents, it must include information and opinion from as many sources as possible. In order to gather this input, County staff and the consultant team conducted an extensive analysis and provided this information to community residents, and then gauged their responses. These interactions took place in a variety of formats:

- Citizen Advisory Committee
- Technical Advisory Committee
- Land Use Plan Steering Committee
- Public Meetings
- Stakeholder Interviews

### CITIZEN ADVISORY COMMITTEE

At the onset of the process, the County Commission appointed a Citizen Advisory Committee representing a wide-range of interests throughout the County. The Citizen Advisory Committee provided guidance, input and direction to the consultant and County staff throughout the planning process.

### TECHNICAL ADVISORY COMMITTEE

This committee was comprised of staff from municipalities, service providers and school districts throughout the County. This committee met during the first two months of the planning process to provide technical support and guidance to the consultant and County staff. Information compiled from these meetings helped to provide the technical framework for the development of the Plan.

### LAND USE PLAN STEERING COMMITTEE

This committee was comprised of County elected officials and department heads. The committee served as a sounding board for Plan issues, ideas and concepts generated throughout the process.

### PUBLIC WORKSHOPS

In order to be successful, a comprehensive plan must reflect the community's values. Therefore, public participation was essential. The Plan's direction, focus of the analysis and final recommendations resulted from a dedicated public involvement effort. Initially, it is difficult for people to become interested about land use issues unless they are directly impacted. As a result, the Citizen Advisory Committee and County staff provided three interactive public workshops to reach the maximum number of participants. These workshops were held to educate and inform the public about the planning process as well as to solicit input concerning important County issues.

### STAKEHOLDER INTERVIEWS

Throughout the process, the consultant and County staff met with several stakeholder groups identified through the Plan committees and the public. These stakeholders included the Platte Farm Bureau, municipal staff and elected officials as well as major land owners and developers.

## 5. COMMUNITY INVOLVEMENT

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### TOP 10 PRINCIPLES BY AGREEMENT

The 10 Principles by Agreement represent the building blocks for the Plan, and the most basic values that residents of Platte County believe should be guiding the growth of the County. These principles were identified and refined during the first public workshop and Advisory Committee meeting. During the public workshop, participants were divided into small groups to allow for more individual discussion. The consultant and County staff led participants through a visioning exercise designed to identify the common elements that make Platte County a desirable place to live, work and recreate. At the end of those meetings, participants were asked to prioritize each idea or concept by identifying the principle that was most important to each individual. This input was compiled for each group who presented their top issues back to the larger group. These common principles served as a major basis for determining goals and policies within the Plan update.

The following are the ten most agreed upon principles from the first public workshop and Advisory Committee meeting:

1. Preserve and enhance major transportation corridors.
2. Maintain Platte County's unique rural character. Rural character is defined by these following principles:
  - Preservation of the natural environment including but not limited to rolling hills, valleys, trees, vegetation, etc.
  - Limited development, large setbacks and ample open space.
  - Limited noise and light pollution from surrounding developments.
3. Review special use permits in the Zoning Ordinance within the Agricultural District to address compatibility concerns with rural residential subdivisions.
4. New and infill development should be compatible with existing development in terms of quality, character and density.
5. Encourage agri-tourism businesses including but not limited to orchards, pumpkin farms, wineries, tree farms, etc.
6. Limit development within environmentally sensitive areas such as floodplains or upon steep slopes.
7. To improve the road system in the county, the focus should be on maintenance and safety.
8. Protect agricultural areas from encroaching residential, business, or industrial development.
9. Accommodate the logical outgrowth of cities.
10. Encourage sustainable development practices including LEED qualified buildings, use of recyclable materials, walkable communities, use of fewer resources and efficient development patterns.

## 5. COMMUNITY INVOLVEMENT

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### PLAN ALTERNATIVES

During the intervening months, the project team worked with County staff and the Citizen Advisory Committee to formulate the plan goals, objectives and policies. After the Citizen Advisory Committee reviewed the information, three draft alternatives were developed and prepared for public participation. The creation of plan alternatives was an exercise designed to develop a set of possible but different futures. Alternatives are not intended to represent an entire universe of options. There are limits on what recommendations and policy choices are feasible.

The Plan Alternatives were described as:

- Modified Trend
- Agricultural Preservation
- Neighborhood Preservation

#### **Alternative 1: Modified Trend**

A majority of land use policies guiding the current Comprehensive Plan remain unchanged. Strategic revisions are based on the availability of new or upgraded infrastructure to serve future development. This plan emphasizes maximum flexibility based on changing conditions (i.e. economic, technological, infrastructure improvements, etc.)

Key concepts:

- Minor modifications to policy areas to address infrastructure upgrades
- Retain Plan flexibility

#### **Alternative 2: Agricultural Preservation**

Today, agricultural and rural areas comprise a majority of the existing uses in Platte County and should be protected from encroachment from suburban uses. This agricultural and rural character makes Platte County unique among its peer counties in the metropolitan area and should be preserved.

Key concepts:

- New Agricultural Policy Area to support agricultural operations and businesses.
- Mechanisms to provide notice to new residents that they are in a designated agricultural area.

#### **Alternative 3: Neighborhood Preservation**

The natural rural character, defined as rolling hills, natural vegetation and open spaces, makes Platte County a desirable place to live and is the key differentiator with other counties in the metropolitan area and should be protected.

Key concepts:

- New Neighborhood Preservation Policy Area to protect established neighborhoods within the unincorporated area.
- New Rural Corridor Preservation Area to preserve and enhance the natural setting along major highway corridors.

The Plan alternatives were presented and evaluated by the public at the second public workshop. Based upon public input and at the direction of the Citizen Advisory Committee, the consultant team and County staff developed a “Consolidated” Plan based upon the preferred policies of each alternative. In general, the common preferred elements by the public included the flexibility of the first alternative, the differentiation of agriculture from rural character in the second alternative and the neighborhood preservation and corridor preservation concepts in the third alternative.

## **5. COMMUNITY INVOLVEMENT**

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### **DRAFT CONSOLIDATED PLAN**

During the second public workshop, the consultant and County staff presented several plan alternatives based upon the issues, ideas and concepts identified at the onset of the process. During this workshop, for each alternative, participants were asked to rate individual policies within each alternative. Based on this input, the consultant and County staff worked with the Advisory and Steering Committees to compile the most favored elements within each alternative into a preferred alternative. The preferred alternative was presented at the third public workshop. Based on participant's comments, the consultant and County staff refined the preferred alternative and developed a final draft plan to present to the Advisory and Steering Committees for final refinements.

The draft plan included five policy areas: Suburban, Neighborhood, Low Density, Agricultural and Corridor Preservation. These policy areas represented the public's most favored elements within each alternative. Each of these areas included distinctive policies concerning adequate infrastructure and minimum lot sizes. New Focus Area Plans were developed for the Neighborhood Preservation Policy Area and a new Suburban Policy Area east of Platte City.

### **FINAL PLAN**

The amended Plan was presented to the public at the third public workshop for consideration and comments. As a result of those changes, the public was supportive with suggestions for minor modifications. Based on those comments, the consultant team and County staff prepared a draft Final Plan which was presented to the Citizen Advisory Committee for final comment.

The Planning and Zoning Commission was presented the plan for their study and review. The Planning and Zoning Commission adopted the plan at a public hearing held on March 9, 2010. The Land Use Plan was attested by the County Commission during an open administrative session.

# CHAPTER 6

## FUTURE LAND USE GOALS & OBJECTIVES

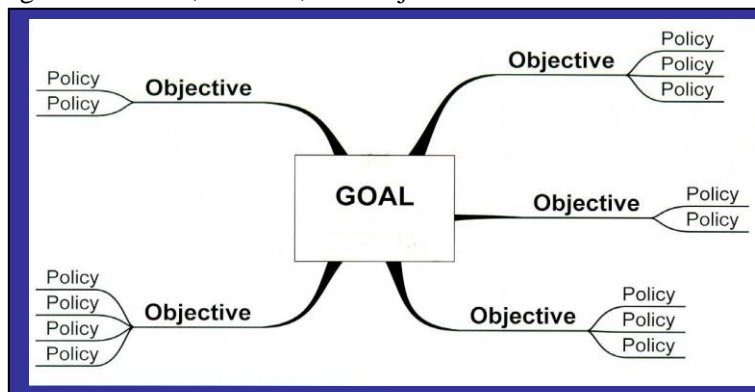
### INTRODUCTION

Preservation and enhancement of the County's natural character, sustainability and compatibility were the primary themes made by residents participating at the public workshops. Workshop participants acknowledged that growth will continue within the unincorporated area, however, this growth should be managed for the betterment of the County. During the Plan update, workshop participants continued to voice a strong sense of stewardship. This theme of stewardship was evident regarding the land, the County's heritage, the public interest, the public investment, and the County's financial resources. The five Guiding Principals that fostered the development of the Plan are as follows:

### GUIDING PRINCIPLES

- I. Stewardship of the Land and Natural Environment
  - II. Stewardship of the County's Heritage
  - III. Stewardship of the Public Interest
  - IV. Stewardship of the Public Investment
  - V. Stewardship of the County's Financial Resources
- ❖ Goals – These are broad aspirations that the public have determined are most important for the County to achieve.
  - Objectives – Objectives are stated purposes within the broader goal. Each objective relates to a goal, and represents a more specific purpose.
  - \* Policies – These are individual actions that can be undertaken to achieve stated goals and objectives.

Figure 6.1 Goals, Policies, and Objectives



## 6. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

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### I. STEWARDSHIP OF THE LAND AND NATURAL ENVIRONMENT

- ❖ **Goal 1: Actively integrate “green” principles into land use planning decisions.**
  - ***Objective 1.1: Encourage sustainable building practices.***
    - \* Policy 1.1.1: Provide incentives for developments that use the National Green Building Standard or Leadership in Energy and Environmental Design (LEED) or use of the National Association of Home Builders (NAHB) green standards.
    - \* Policy 1.1.2: Continue to promote the County’s Green Build Program to increase participation. Expand the Green Build Program to include commercial buildings.
    - \* Policy 1.1.3: Encourage local Best Management Practices for stormwater management.
  
- ❖ **Goal 2: Balance the protection of individual property rights with the need to ensure the safety, health and welfare of all Platte County residents.**
  - ***Objective 2.1: Promote efficient development patterns.***
    - \* Policy 2.1.1: Require new development to help provide infrastructure improvements when necessary.
    - \* Policy 2.1.2: New residential development, to the extent practical, should be contiguous to existing residential development within identified growth areas. Isolated “leap frog” subdivisions should be avoided.
  - ***Objective 2.2: Protect established neighborhoods.***
    - \* Policy 2.2.1: New development within or adjacent to established neighborhoods should be designed with compatible elements such as setbacks, transition of densities, buffering and landscaping.
    - \* Policy 2.2.3: Encourage developers to actively engage existing adjacent residents prior to or concurrently with the planning process.
  
- ❖ **Goal 3: Conserve the agricultural and natural character of the County in appropriate areas.**
  - ***Objective 3.1: Discourage non-agricultural development in areas with good potential for agricultural productivity.***
    - \* Policy 3.1.1: Identify prime agricultural areas within the County.
    - \* Policy 3.1.2: Encourage only farming and agricultural uses on these identified lands.
  - ***Objective 3.2: Act to conserve the existing elements of the agricultural economy, in addition to protecting agricultural land.***
    - \* Policy 3.2.1: Support the essential agricultural businesses within agricultural areas.
    - \* Policy 3.2.2: Encourage the introduction of local agricultural businesses on agricultural and rural lands within the County.
    - \* Policy 3.2.3: Encourage agri-tourism businesses including but not limited to orchards, tree farms, vineyards, wineries, pumpkin farms, etc.
  - ***Objective 3.3: Limit the proliferation of suburban neighborhoods in designated Agricultural areas.***

## 6. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

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- \* Policy 3.3.1: Do not support the creation suburban type densities without adequate infrastructure and services.
- **Objective 3.4: Limit the extent and nature of non-agricultural uses in the agricultural areas of the County to minimize urban/rural conflicts.**
  - \* Policy 3.4.1: Evaluate the use of additional land use tools to help limit the intrusion of non-agricultural businesses into rural areas such as adequate public facilities ordinances, and similar programs.
- ❖ **Goal 4: Minimize the impact of development on environmentally sensitive areas.**
  - **Objective 4.1: Protect areas unsuitable for high-intensity development.**
    - \* Policy 4.1.1: Limit development within wetlands and areas directly adjacent to creeks and streams.
    - \* Policy 4.1.2: Limit development within the designated 100-year and 500-year floodplain areas.
    - \* Policy 4.1.3: The County should continue to acquire flood prone areas for stormwater management and natural habitat restoration. Expand the existing linear park and trail system along riparian corridors for recreational use including hiking and biking trails.
    - \* Policy 4.1.4: Act to preserve soils within prime agricultural areas.
    - \* Policy 4.1.5: Limit development on slopes over 15% grade to mitigate erosion, sedimentation, landslides, and scenic degradation.
- ❖ **Goal 5: The County should guide development in a manner that allows for the orderly and reasonable growth of cities.**
  - **Objective 5.1: For lands identified as future growth areas of cities, proposed land uses and intensities should be consistent between the Land Use Plan and each applicable city.**
    - \* Policy 5.1.1: Identify areas for future suburban development on the Policy Plan map.
    - \* Policy 5.1.2: Compare and coordinate land use plans with cities, working to ensure that each adopted plan is consistent in terms of land use and identified future growth areas.
    - \* Policy 5.1.3: Ensure areas located within the future growth areas of cities develop in a way that is consistent with the development patterns of the community in which they will one day be located.
  - **Objective 5.2: Ensure that County policies do not preclude cities from annexing land in their future growth areas as adopted by each applicable city.**
    - \* Policy 5.2.1: The County should consider the formation and adoption of interlocal agreements between Platte County and interested municipalities to more effectively coordinate land use and infrastructure decisions within identified growth areas.
    - \* Policy 5.2.2: Discourage County land use policies that will keep local cities from annexing adjacent lands to their municipal boundaries.
    - \* Policy 5.2.3: Explore options for partnerships and joint policies with area cities to allow for the orderly annexation of suitable land into local communities.



## 6. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

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- ***Objective 5.3: Encourage the protection of open space and rural character in the County by promoting higher densities within and adjacent to existing cities and towns and promoting conservation subdivisions.***
  - \* Policy 5.3.1: Designate appropriate zoning in rural and agricultural areas to help maintain rural character.
  - \* Policy 5.3.2: Designate and maintain higher-density residential and commercial zoning in appropriate areas adjacent to cities and towns.
  - \* Policy 5.3.3: Promote coordination in development review between cities and the County.
  - \* Policy 5.3.4: Communicate and coordinate with municipalities when developments are proposed within the identified future expansion areas of cities.
- ***Objective 5.4: Emphasize the retention of Platte County's natural environmental setting and scenic features as a priority in the expansion of suburban areas.***
  - \* Policy 5.4.1: Within the design review process, actively support the preservation and conservation of natural and scenic features in new developments.
- ❖ **Goal 6: Conserve the distinctive natural features that contribute to the character of the County.**
  - ***Objective 6.1: Preserve Major Corridors.***
    - \* Policy 6.1.1: Identify major corridors that serve as valuable scenic assets to the County.
    - \* Policy 6.1.2: Develop guidelines to protect and enhance major corridors before or as development occurs. These guidelines should not be intended to limit development. Guidelines should be developed to facilitate designs that preserve the natural character of the corridor by preserving major tree stands and vegetation, natural topography and integration of enhancements such as trails.
    - \* Policy 6.1.3: If appropriate and locally supported, consider the designation of Scenic Byway Corridors.
    - \* Policy 6.1.4: The County will work with local jurisdictions and the Missouri Department of Transportation (MoDOT) to develop coordinated access management and land use policies to improve mobility and safety along major corridors.
  - ***Objective 6.2: Preserve those features that combine to create Platte County's unique character, to include the following:***
    - \* Policy 6.2.1: Establish design review procedures to ensure that the following features of Platte County are preserved as development occurs.
      - Rolling hills, woodlands, riparian areas, and wildlife.
      - A sense of leaving the City and entering the openness and scenic beauty of the County's natural environment.
      - A natural, uncluttered look along interstates and County roads.
    - \* Policy 6.2.2: Identify natural and scenic features of significant value to the County.
    - \* Policy 6.2.3: Actively seek to preserve and enhance scenic and natural features in the design review process.

## 6. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

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- \* Policy 6.2.4: Seek partnerships and support initiatives of the Missouri Department of Conservation, Platte County Parks Department, Platte County Convention and Tourism Bureau, and the Platte County Land Trust.
- ❖ **Goal 7: Guide development activity to adhere to smart growth principles.**
  - ***Objective 7.1: Identify areas near existing cities and towns for the expansion of residential, commercial, office, industrial, and institutional uses to stem urban sprawl into unincorporated areas of the County.***
    - \* Policy 7.1.1: Identify future growth areas for urban growth of cities within the County.
    - \* Policy 7.1.2: Promote the development of areas adjacent to existing cities and communities as higher-density suburban style developments.
  - ***Objective 7.2: Guide new developments by ensuring infrastructure and utility services and facilities (roads, water and sewer lines) are, when available, extended only to those primary growth areas identified in the Land Use Plan.***
    - \* Policy 7.2.1: Identify primary growth areas on the Policy Plan Map.
    - \* Policy 7.2.2: Ensure the extension of infrastructure and services is consistent with the goals and future land use areas given in the Land Use Plan.
    - \* Policy 7.2.3: Encourage area service providers and special districts to amend Master Plans to reflect the policies and vision of the Land Use Plan.
- ❖ **Goal 8: Maintain the architectural and natural character of the County.**
  - ***Objective 7.1: Require that new large or intense developments establish an architectural and siting design theme that is compatible with existing and planned developments, and include the following:***
    - \* Policy 8.1.1: Work to educate developers with the benefits of creating quality developments, including the following components of good design and site layout.
      - A relationship to prominent design features existing in the immediate area (e.g. trees, landforms, historic landmarks);
      - A relationship to existing structures;
      - The natural environment; and
      - Pleasing transitions to surrounding development.
  - ***Objective 8.2: Encourage the clustering of development to minimize its impact on agricultural areas and to conserve significant environmental features.***
    - \* Policy 8.2.1: Encourage clustered development of conservation subdivisions that meets the following criteria:
      - The clustering of development should occur pursuant to a specific plan, planned development, or equivalent mechanism;
      - The type of uses allowed within the cluster development should be consistent with the type and intensity of uses identified in the Land Use Plan for the area.
      - The resulting project should not require a higher level of maintenance for public services and facilities than would have been required for an equivalent non-clustered project.

## 6. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

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- The result of clustering development should yield a more desirable development plan, create usable open space areas for the enjoyment of its residents, and/or preserve significant agricultural areas and environmental features.
- The intensity of the developed area that results from clustering is compatible with the surrounding environment.
- ***Objective 8.3: Work to educate developers of the benefits of creating cluster developments.***
  - \* Policy 8.3.1: The County should work with developers to create more clustered developments in designated future residential development areas.
  - \* Policy 8.3.2: The County should seek input from area developers on a regular basis to determine how cluster development can be encouraged within the County.
- ***Objective 8.4: Encourage developments and uses of appropriate scale that will not diminish the reasonable enjoyment of residents on adjacent properties. Adequate setbacks and buffer areas should be provided.***
  - \* Policy 8.4.1: The County should provide standards for minimum setbacks and buffer areas that will minimize the impact of new developments on existing land uses.
- ❖ **Goal 9: In order to promote quality growth and development, future developments should contain features which complement the goals and vision of existing local, state, and regional plans.**
  - ***Objective 9.1: New developments should contain features that support the goals and vision of the Northland Trails Vision Plan.***
    - \* Policy 9.1.1: Within the development review process, new developments should be encouraged to promote the goals and policies given in the Northland Trails Plan.
  - ***Objective 9.2: New developments should contain features that support the goals and vision of the Platte County Parks and Recreation Master Plan Update.***
    - \* Policy 9.2.1: Within the development review process, new developments should be encouraged to promote the goals and policies given in the *Parks and Recreation Master Plan Update*.
    - \* Policy 9.2.2: Development review policies, as stated in the subdivision regulations, should be amended to support the goals and vision of the *Parks and Recreation Master Plan Update*.
  - ***Objective 9.3: New developments should contain features that support the goals and vision of the Platte County Land Use Plan Update.***
    - \* Policy 9.3.1: The Zoning Ordinance should be reviewed and updated to conform to the goals and policies provided in the *Land Use Plan Update*.
    - \* Policy 9.3.2: Development review policies, as stated in the Subdivision Regulations, should be amended to support the goals and vision of the Land Use Plan Update.
  - ***Objective 9.4: New developments should contain features that support the goals and vision of the Platte County Transportation and Stormwater Plans.***

## 6. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

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### II. STEWARDSHIP OF THE COUNTY'S HERITAGE

- ❖ **Goal 1: Conserve the distinctive man-made features that contribute to the character of the County.**
  - ***Objective 1.1: Emphasize preservation or adaptive reuse as the preferred approach to historic structures. Where preservation or adaptive reuse is not possible, require that new development, where appropriate, reflect the character and historic references of the original feature.***
    - \* Policy 1.1.1: In the development review process, all historic features (*man-made structures or objects more than 50 years old*) should be identified on preliminary plats.
    - \* Policy 1.1.2: Commissioners or County staff should review historic features to determine their significance to the County.
    - \* Policy 1.1.3: The County should identify and promote the preservation of historic structures.
  - ***Objective 1.2: Where feasible, facilitate the relocation of significant historic features if their preservation in place is not possible.***
    - \* Policy 1.2.1: Encourage developers to consider relocating historic features that cannot be feasibly maintained on site.
    - \* Policy 1.2.2: Encourage public/private partnerships to help encourage the relocation of valuable historic structures when they become threatened.
- ❖ **Goal 2: Work with cities and communities to protect and encourage the reuse of the valuable historic resources in the County, especially in downtown areas.**
  - ***Objective 2.1: Encourage partnerships with Platte County Convention and Tourism, Platte County EDC, as well as cities and towns in the County to coordinate historic preservation activities.***
- ❖ **Goal 3: Ensure that development and improvements are sensitive to the historic context of the communities within Platte County.**
  - ***Objective 3.1: Encourage distinctive structures that contribute to and enhance, rather than detract from, Platte County's historic and rural character.***
    - \* Policy 3.1.1: In the design review process, staff and commissioners should consider whether the proposed structures enhance or detract from the overall character of Platte County.
    - \* Policy 3.1.2: Encourage the development of traditional, rather than trendy or franchise architecture that will complement the existing character of the County.

## 6. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

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### III. STEWARDSHIP OF THE PUBLIC INTEREST

- ❖ **Goal 1: Support County officials in making decisions that support long-term goals of the County.**
  - ***Objective 1.1: Establish mechanisms to actively integrate the goals and objectives of the Land Use Plan into the decision making process of County boards, commissions and districts.***
    - \* Policy 1.1.1: Staff reports should reflect the extent to which the goals and vision of the Land Use Plan are met by development proposals.
    - \* Policy 1.1.2: County decision makers should continue to ensure that new developments meet both the short and long term goals and vision of the adopted plans of the County.
- ❖ **Goal 2: Meet the needs of a growing population to provide recreational amenities.**
  - ***Objective 2.1: Require large residential developments to provide adequate recreation and open space areas.***
    - \* Policy 2.1.1: Continue to use and monitor the effectiveness of the regulations that require the dedication of sufficient parkland and open space for new developments.
- ❖ **Goal 3: Identify and protect sufficient areas for appropriate future economic development.**
  - ***Objective 3.1: Preserve level areas near key interstate interchanges for business and commercial uses to advance the economic development of the County.***
    - \* Policy 3.1.1: Identify key interchange areas with good potential for business or commercial use.
    - \* Policy 3.1.2: Discourage premature development at state highway intersections where major road improvements or roadway realignment is projected or identified but not yet planned.
    - \* Policy 3.1.3: Discourage the development of uses other than commercial office or retail in key interchange areas.
    - \* Policy 3.1.4: Discourage premature development at major intersections where interchanges are identified or projected but not yet planned.
- ❖ **Goal 4: Promote public health in the community by requiring new developments to be connected to central utility systems and promote better transportation linkages between developments.**
  - ***Objective 4.1: Require large subdivisions to connect to central utility systems, when appropriate, to promote public health, focus development to where existing adequate public infrastructure is available, and reduce the cost of providing public services.***
    - \* Policy 4.1.1: Amend subdivision regulations to require all new residential developments to be connected to central water systems.
    - \* Policy 4.1.2: Amend subdivision regulations to require all new residential homes located on lots of less than 2 acres to be connected to central sewer systems.
  - ***Objective 4.2: Require that adjoining subdivisions, where appropriate, have vehicular and pedestrian connections to each other.***
    - \* Policy 4.2.1: Amend subdivision regulations to require pedestrian and vehicular connections to adjacent subdivisions, where existing and appropriate.

## 6. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

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- ❖ **Goal 5: Balance the protection of private property rights with the advancement of the public good.**
  - ***Objective 5.1: Continue to gather public input, to ensure that public interests are being adequately considered in future development plans.***
    - \* Policy 5.1.1: The Planning and Zoning Commission should review the Policy Plan Map and Focus Area Plan Maps every five to seven years or when substantial infrastructure improvements occur to ensure the map still reflects the long term goals and policies of the Land Use Plan.
  - ***Objective 5.2: Provide a range of housing and lifestyle options throughout the County.***
    - \* Policy 5.2.1: Allow for the creation of residential communities to encompass a range of housing types that are visually attractive and compatible in intensity, dwelling unit size, and structural design to meet the lifestyles of present and future residents.
    - \* Policy 5.2.2: Encourage the creation and maintenance of affordable housing within the County.
  - ***Objective 5.3: Development review procedures should continue to be coordinated between the County, cities, districts, and boards.***
    - \* Policy 5.3.1: Support the continued coordination and communication between the County, cities, districts, and boards in relation to land use planning, current planning, and development review.

## IV. STEWARDSHIP OF THE PUBLIC INVESTMENTS

- ❖ **Goal 1: Leverage community investments made in existing public infrastructure, such as road, water, and sewer systems.**
  - ***Objective 1.1: Locate new development on existing infrastructure systems, where appropriate, to make the most of community investments in road, water, and sewer systems.***
    - \* Policy 1.1.1: Support placing all new residential developments on central water systems.
  - ***Objective 1.2: Coordinate land development review with master planning efforts of area service providers to facilitate provision of adequate services and facilities.***
    - \* Policy 1.2.1: Facilitate discussions with utility providers and boards of local water, sewer, and road districts to promote the implementation of goals and policies in the Land Use Plan.
- ❖ **Goal 2: Acknowledge an efficient and well balanced transportation system is necessary for a healthy economy and managing access to County roadways to improve existing roadways.**
  - ***Objective 2.1: Promote the design of roadways to optimize safe traffic flow within established roadway configurations by minimizing turning movements, uncontrolled access, and frequent stops to the extent consistent with the character of adjacent land uses.***
    - \* Policy 2.1.1: Analyze all new roadway development proposals for consistency with the *Platte County Transportation Plan*.
    - \* Policy 2.1.2: Evaluate the feasibility of including access management tools in the review of development proposals, including minimum spacing between access points, creation of access roads, and neighborhood connections.

## 6. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

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- ❖ **Goal 3: Coordinate between the Land Use Plan and Transportation Plan for the extension of infrastructure and services, in order to focus new development around existing cities and towns.**
  - ***Objective 3.1: In balancing competing objectives, promote the avoidance of significant adverse impact to residents' quality of life and sensitive environmental features as a higher priority than moving automobiles.***
    - \* Policy 3.1.1: Actively consider quality of life issues as primary in the creation of land use policies and decisions.
    - \* Policy 3.1.2: Recognize the value and importance of existing environmental features to the County, and consider the preservation and conservation of environmental features superior in the review of developments and new policies.
  - ***Objective 3.2: Limit transportation system impacts of new residential, commercial, office, and industrial development projects to those consistent with achieving and maintaining roadway performance objectives.***
    - \* Policy 3.2.1: Ensure new developments comply with the goals and policies set forth in the *Transportation Plan*.
  - ***Objective 3.3: Direct growth to areas with adequate existing facilities and services, areas that have adequate services and facilities committed, or areas where public services and facilities can be economically extended consistent with the master plan of area service providers.***
    - \* Policy 3.3.1: Coordinate utility extensions and growth with the goals set forth in the Land Use Plan.
    - \* Policy 3.3.2: Encourage public utility providers to adopt and consider the goals and vision of the Land Use Plan in their review procedures.
    - \* Policy 3.3.3: Promote only those residential developments that are located within identified growth areas on the Policy Plan Map and which can be connected to central sewer and water systems.
- ❖ **Goal 4: Designate appropriate locations for different uses of land, coordinating them with the future placement of utilities, roads, and other infrastructure and services.**
  - ***Objective 4.1: Create a land use classification system that will equitably and efficiently provide for land uses within the County.***
    - \* Policy 4.1.1: Create and adopt a Policy Plan and Focus Area Plans that distinguish locations for land uses within the County in the future.
  - ***Objective 4.2: Encourage utility extensions and growth in areas that are designated as primary growth areas.***
    - \* Policy 4.2.1: Coordinate with local water, sewer, and road districts to promote the balanced and intelligent extension and maintenance of utilities and infrastructure.

## 6. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

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### V. Stewardship of the County's Financial Resources

- ❖ **Goal 1: Follow a responsible development pattern that minimizes an increase of residents' taxes.**
  - ***Objective 1.1: Locate new development on existing adequate infrastructure systems, where appropriate, to minimize tax effects on current residents.***
    - \* Policy 1.1.1: Promote residential and urban developments on existing infrastructure systems or areas within the designated future growth areas that can feasibly be served by reasonable utility extensions.
    - \* Policy 1.1.2: Direct growth to areas with provisions for adequate utility service, and within the recommended growth areas designated on the Policy Plan Map.
- ❖ **Goal 2: Examine ways in which new development can pay its fair share of costs for community improvements and facilities that are necessary to serve that development.**
  - ***Objective 2.1: The County should consider drafting and adopting an adequate public facilities ordinance. This ordinance should encourage reasonable growth by providing property owners and developers the option of providing the necessary infrastructure to allow the proposed development to occur.***
    - \* Policy 2.1.1: Create standards for the determination of an unreasonable economic impact.
    - \* Policy 2.1.2: Create a mechanism by which County staff can review the proposed public costs and impacts of new developments, in order to determine what, if any, unreasonable negative economic effects exist.
    - \* Policy 2.1.3: Require any new development that may have an unreasonable negative economic impact to finance the creation of a fiscal impact analysis, which details the total public costs of the proposed development.
- ❖ **Goal 3: Promote economic development within the County by creating reasonable and positive incentives for new development.**
  - ***Objective 3.1: Focus the County's involvement in economic development activities to traditional site identification and incentive package creation. In general, the County should refrain from participating in the active preparation of physical alterations to economic development sites.***
    - \* Policy 3.1.1: Evaluate various incentive packages to attract commercial developments to desired areas within the County.



# CHAPTER 7

## LAND USE PLAN

### INTRODUCTION

The Land Use Plan provides a policy guideline for future development within unincorporated Platte County. This chapter focuses on improving the quality of life, providing opportunities to protect and preserve the rural character while allowing reasonable and compatible growth. The recommendations within this chapter work together with the Policy Plan to provide a guide for future development by use, size, density and location. Policy areas are represented on a map using color designations. These designations do not represent elements of zoning or even a set of desired future land uses. Rather, the Policy Plan represents a guideline for future development.

### BASIS FOR THE POLICY PLAN

The Plan recommendations represent the County's desire to plan for efficient and compatible growth. Availability of adequate public facilities is critical to ensure the health, safety and welfare of County residents. The County should coordinate with local utility providers to ensure all new developments and development plans will not exceed the ability of these departments to provide service to growing areas. Additionally, the County should seek to ensure that new development within the unincorporated area is, to the extent possible, compatible with existing development.

The following planning principles, developed through citizen participation efforts, form the basis for development of the Policy Plan:

1. Property rights should be protected.
2. The County should discourage suburban-style residential development in agricultural areas.
3. Suburban-style development is only appropriate immediately adjacent to cities and towns.
4. New development should "pay its own way" by providing infrastructure improvements when necessary.
5. The County should encourage new development, infill development, and redevelopment in areas planned for growth which have adequate infrastructure to support said development.

### PLAN GOALS

Plan goals provide a framework for the development of plan policies.

1. Conserve agricultural and rural character.
2. Guide development for reasonable growth of cities throughout the County.
3. Infill development should be integrated with existing development and the natural environment.
4. Minimize development impacts on environmentally sensitive areas and areas without adequate infrastructure.

## 7. LAND USE PLAN

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### **POLICY AREAS**

Policy areas serve as a guide for future development within the County. These policies define development locations, outline types of uses and recommend development parameters such as densities (lot sizes) and minimum infrastructure guidelines. Six policy areas are shown on the Policy Plan (See Figure 7.1):

- Utility
- Suburban Policy Area
- Neighborhood Policy Area
- Low-Density Policy Area
- Agricultural Policy Area
- Corridor Preservation

These policies are designations intended to be used as a guideline for responsible growth and development within unincorporated Platte County. This guide will be used as a resource by the Planning Commission and County Commissioners in considering future development proposals. When considering development proposals, County staff and officials will consider these following factors when addressing the plan:

1. The delineated policy areas on the Policy Plan and designated uses on the Focus Area Plans.
2. The type, size and density of surrounding existing development patterns.
3. The adequacy of infrastructure to support the proposed development, especially roads and wastewater provisions.

### **UTILITY**

This area delineates significant utilities within unincorporated Platte County, most notably, the Iatan Power Plant. The purpose of this policy area is to inform the public about the location of existing and future utilities and associated facilities. Electric Power Plants and all components, auxiliary buildings and facilities thereto are subject only to the jurisdiction of the Missouri Public Service Commission, as per State Regulations. Acknowledging this authority, the following policies are intended to guide County staff, elected officials and the public in working with utility service providers and the Missouri Public Service Commission to achieve the Plan's goal of intergovernmental and interagency coordination:

- Utility service providers, through the Missouri Public Service Commission, will be encouraged to solicit community input on the sighting of proposed facilities that may have a significant impact on surrounding neighborhoods.
- New utility facilities will be encouraged to be appropriately and adequately screened from adjacent developments.
- The County will work with utility service providers and the Missouri Public Service Commission to document existing and proposed uses and facilities utilizing GIS that will be shared among service providers and others to ensure consistent and up to date information.

## 7. LAND USE PLAN

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### NEIGHBORHOOD POLICY AREA

This policy area includes areas with large concentrations of established neighborhoods within the unincorporated area. The intention of this policy area is to protect established areas through context sensitive infill development. It is not the intent of this Policy Area to prevent new development. New residential uses and densities should be compatible with surrounding neighborhoods. The South Highway 45 Focus Area Land Use Plan (See Figure 7.2) identifies specific preferred land uses for this area. The following policies apply within this area:

- All new development should be compatible in terms of density and scale to adjacent properties.
- Infill development should be well integrated with existing development and the natural environment.
- Infill development should transition from higher density to lower densities as development moves closer to established residential neighborhoods.
- Limit multi-family development within established single-family residential areas.
- Commercial expansion into established single-family residential areas should be prohibited.
- Ideally, dissimilar uses should be separated by a major road. When such uses are adjacent to one another, a combination of a landscape buffer and a physical structure such as a berm or fence should be placed between the uses. The natural topography, trees and vegetation can also serve as an effective transition.
- Mixed use, commercial and multi-family developments located near single-family neighborhoods should be designed to respect and be compatible with the building scale of the residential neighborhood.

### SUBURBAN POLICY AREA

Suburban policy areas occur on the fringes of urban areas. These areas include two focus plans with specific land use designations. These areas are characterized by urban-style development adjacent to incorporated areas and major highways. These areas are currently or will be supported by adequate sewer and water to support urban-style densities and generally have paved asphalt or concrete roads. Preferred land uses within these areas include single-family, multi-family and limited commercial-retail, office, industrial and farming operations. Recommended residential densities within these areas range from 2-6 dwelling units per acre.

- Recommended Maximum Densities: 2 – 6 dwelling units per acre
- Required Public Services:
  - Sewer: Central sewer system
  - Water: Central water system
  - Roads: Paved roads (asphalt or concrete) – (no chip & seal or gravel), curbs, gutters and sidewalks. The subdivider can be required to provide road improvements if deficient road conditions exist or if road improvements are planned.
- Allowed Uses: Single-family residential, multi-family residential, commercial-retail, office, industrial, farming operations and appropriately sized agri-tourism businesses.
- Location within County: Focus Area Plans (Prairie Creek and Clear Branch)

## 7. LAND USE PLAN

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### LOW DENSITY POLICY AREA

Low-density policy areas represent the future expansion and growth areas for municipalities. These areas may be served by central sewer systems and improved roads within the next 20 years. Primary land uses within these areas include single-family residential, large lot residential and agricultural uses. Recommended maximum residential densities within these areas are 1 lot per 5 acres or less. Optional densities may be allowed if they occur within a designated mixed use node or if the prospective applicant provides or can demonstrate adequate infrastructure to support the increased density.

- Recommended Maximum Densities: 1 dwelling unit per 1 to 5 acres or less or 1 dwelling unit per 10 acres or more.
- Required Public Services:
  - Sewer: On-site septic systems (central sewer system can be/will be provided in future)
  - Water: Central water system
  - Roads: Chip & seal roads for higher densities (1 dwelling unit per 1 to 5 acres or less) and gravel roads for lower densities (1 dwelling unit per 10 acres or less (not asphalt or concrete roads). The subdivider can be required to provide road improvements if deficient road conditions exist or if road improvements are planned
- Allowed Uses: Single-family residential; large-lot residential and appropriately sized agri-tourism businesses

### AGRICULTURAL POLICY AREA

Agricultural policy areas represent the last expansion and growth areas for the County. It is unlikely these areas will see central sewer or improved roads. These areas are primarily served by septic systems, rural water, and gravel roads. Primary land uses within these areas include large lot residential and agriculture. Recommended maximum residential densities within these areas are 1 lot per 10 acres or more. Optional densities may be allowed if they occur within a designated mixed use node or the prospective applicant provides or can demonstrate adequate infrastructure to support the increased density.

- Recommended Maximum Densities: 1 dwelling unit per 10 acres or more.
- Optional Densities: If there is not sufficient capacity for new development, the developer has the option to improve the roadway and other infrastructure to meet minimal level of service standards for infrastructure.
- Public Services Required:
  - On-site septic systems (no central sewer system)
  - Water: Central water system or on-site wells (no cisterns)
  - Roads: Gravel (no chip and seal, asphalt or concrete roads)
- Allowed Uses: Large-lot residential, farming operations, agricultural-related commercial and agri-tourism businesses.
  - Exclusions:
    1. A one-time family subdivision will be allowed provided the principle tract remains 10 acres or greater and the newly created lot is no smaller than 2 acres.
    2. A one-time subdivision will be allowed provided the principle tract remains 10 acres or greater and the newly created lot is no smaller than 2 acres and contains an existing single-family dwelling and is not in a subdivision.
    3. Existing tracts of 20 acres or less may be subdivided into two tracts if the principal tract is at least 10 acres and if the intent of the Agricultural Policy Area is maintained. For example, an existing 18 acre tract may be divided into one 10 acre tract and one 8 acre tract if sufficient infrastructure (such as road access) is provided to serve both sites.

## 7. LAND USE PLAN

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### CORRIDOR PRESERVATION

This policy area is intended to protect and enhance the natural setting along designated highway or road corridors to address future capacity and safety needs. This policy area is not intended to limit development within these areas; rather, it is intended to promote development that fits within the natural environment. The following recommendations will be considered within these areas:

**1. Preserve the natural topography, major tree stands and existing vegetation**

During the public process, participants identified the natural environment as the key component that defines unincorporated Platte County's unique character. The key components of this natural character are rolling hills, trees and wooded areas. Where practical, these components should be preserved along identified corridors.

**2. Incorporate practical design and engineering**

Practical design is the process of identifying and implementing an engineering solution that meets existing and likely future needs. In the past, major roads and other infrastructure projects tended to be overdesigned based upon worse-case scenarios. Practical design solutions will be used for all major improvements along these corridors and will include close coordination and planning between MoDOT and local jurisdictions.

**3. Incorporate green solutions for stormwater management**

Where practical, stormwater improvements along these corridors should emphasize natural green solutions such as rain gardens or bioswales to address stormwater needs. These solutions not only are more sustainable, they also reinforce the natural character of the corridor.

**4. Incorporate hiking/biking trails**

To help implement the vision of the *Parks and Recreation Master Plan* and the *Northland Trails Vision Plan*, multi-use hiking/biking trails should be incorporated adjacent to identified corridors. These trails will be physically separated and buffered from adjacent roadways to address safety concerns. The actual trail location and design will be coordinated between MoDOT and the Parks and Recreation Department.

**5. Develop Architectural Standards**

The County will work with local jurisdictions to develop and adopt specific design standards to promote new development that fits within the natural setting and is compatible with existing neighborhoods.

**6. Improve Roadway Function and Safety**

The County will work with MoDOT and local jurisdictions to develop and adopt consistent access management standards and land use guidelines to promote the safe and efficient movement of traffic along and across designated corridors. The roadway standards will limit driveway access along major corridors to promote traffic safety and efficiency.

## 7. LAND USE PLAN

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### **MIXED USE CENTERS**

Mixed use centers are designed to serve as an additional overlay to each policy area. The County understands there may be the need for centers at predefined locations based upon access to major transportation routes and proximity to services and infrastructure. These mixed use centers include minor mixed use and major mixed use centers designed to provide shopping, goods and services on a regional or local level.

#### **Major Mixed Use Centers**

Major mixed use centers include regional commercial uses within the unincorporated areas. These centers are delineated in areas where there is adequate infrastructure and occur along major transportation corridors and near or adjacent to interchanges or intersections. Preferred land uses within these areas may include regional commercial, office, office park, light industrial and warehouse.

#### **Minor Mixed Use Centers**

Minor-mixed use areas are intended to serve neighborhoods and rural areas. These areas are delineated in areas where there is adequate infrastructure and occur adjacent to or near the intersections of state highways and/or arterial roads. Preferred land uses within these areas include institutional uses, neighborhood commercial and small-scale office developments.

#### **Neighborhood Mixed Use Centers**

See Neighborhood Mixed Use guidelines on Page 7-9.

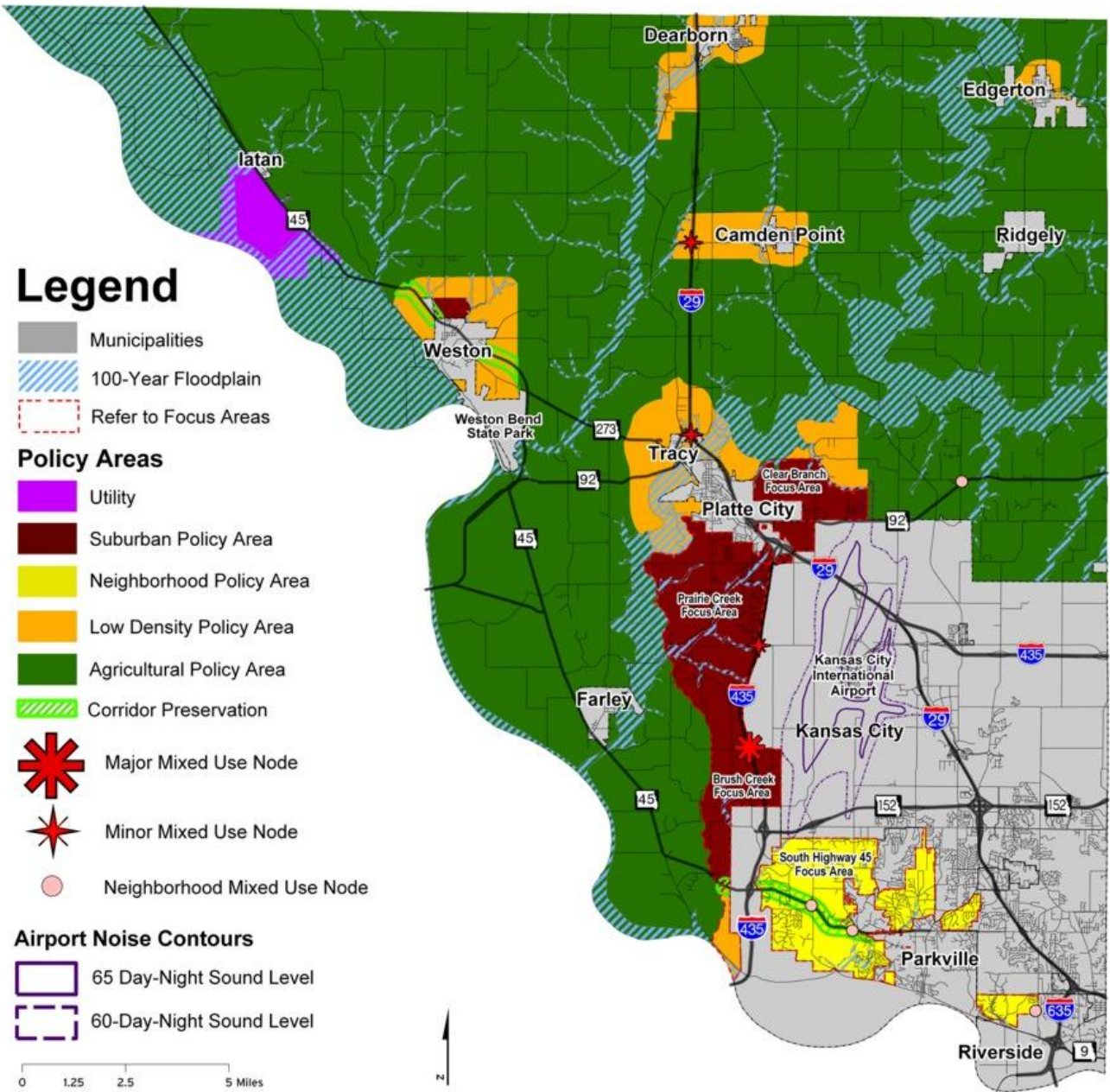
### **Kansas City International Airport (KCIA) Noise Contours**

According to the Federal Aviation Administration (FAA) guidelines, all land uses are compatible with noise levels below 65 DNL decibels (dB). The 2009 *KCI Area Plan* recommends a reduction of the number of people exposed to noise above the 65 DNL dB. Although all land uses are compatible below DNL 65, property owners and potential residents should be notified these areas are impacted by intermittent aircraft noise.

A small portion of recommended land uses in the Focus Area Plans fall within 65 Decibel–Day/Night Noise Level (DNL dB). These properties should be properly and duly notified of the potential inundation of aircraft noise in the vicinity. Great care was taken to limit the amount of residential land uses within these areas. The small amount of residential land uses in the plan represents an extension of existing residential areas. The current Subdivision Regulations regarding noise disclosure should be supported and continued. New development should be examined to determine if it meets the goals of the *KCI Area Plan*.

# 7. LAND USE PLAN

Figure 7.1 Policy Plan



## 7. LAND USE PLAN

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### FOCUS AREAS

Focus Areas are located within the portions of unincorporated Platte County that are served by the highest level of urban services. These areas will be characterized by a mixture of land use types and densities typically found within a city. Because of the development pressures within these areas, in particular the access to state highways and interstates, these areas were chosen to develop with more specific and detailed land use plans.

These four Focus Areas are:

- South 45 Highway Focus Area Plan
- Brush Creek Focus Area
- Prairie Creek Focus Area Plan
- Clear Branch Focus Area Plan

### Focus Area Land Use Descriptions

#### *Parks and Open Space*

Parks and open space areas represent the County's desire to protect and preserve riparian corridors, floodplain areas and trail connections as an amenity for current and future residents. Please refer to the *Park and Recreation Master Plan* for specific plans and recommendations within these areas.

#### *Single-Family Residential*

Single-family residential areas are intended to help serve growing population needs while promoting efficient and compatible growth. Development types within these areas are limited to single-family detached homes. Residential densities within these areas are intended to be between 1-4 dwelling units per acre.

#### *Multi-Family Residential*

Allows a wide-range of attached residences with a variety of densities ranging from 4 to 16 dwelling units per acre. Residential development types within these areas may include duplexes, townhomes and apartments.

#### *Large-Lot Residential*

Large-lot residential development provides a distinctive housing and lifestyle choice within unincorporated Platte County. Lot sizes within these areas are greater than 1 acre in size.

#### *Infill Residential*

These areas are surrounded by established neighborhoods within the Neighborhood Policy Area. New development within these areas have densities that will be compatible with surrounding established neighborhoods by transitioning from higher to lower density as development approaches adjacent neighborhoods. When such uses are adjacent to one another, a combination of a landscape buffer and a physical structure such as a berm or fence should be placed between the uses.

#### *Mixed Use*

Mixed use areas represent a mix of compatible uses within a defined area. The mix of land uses can include one of the following relationships: commercial adjacent to medium to high-density residential, office next to medium to high-density residential and commercial next to office. Residential development types within these areas may include duplex, townhome and garden apartment. Residential densities within these areas may vary between 4-12 dwelling units per acre.



## 7. LAND USE PLAN

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### *Neighborhood Mixed Use*

These areas are intended to accommodate neighborhood-serving retail or service uses as well as a mix of residential housing choices within the Neighborhood Policy Area. Because these uses will occur on the fringe or near developed areas, the following guidelines will apply to help ensure compatibility with established neighborhoods and businesses:

#### Allowed uses:

- Neighborhood-scale grocery store
- Small-scale convenience retail such as drug stores service stations, etc.
- Sit-down restaurants
- Small-scale professional office and services
- Institutional uses including churches, libraries, etc.
- Detached and attached residences including single-family garden apartments



#### Prohibited uses:

- Big-box retail
- Hotels or motels
- Auto sales, service and repair
- Truck stops
- Business parks
- Industrial uses



*Neighborhood-scale retail and office examples*

#### Requirements:

- Architectural elements and materials should be residential in character and should complement the existing natural and built environment.
- Low-scale monument signs are allowed. Monument signs should not exceed 4-1/2 feet in height. When floodlights are used to illuminate signs, they should be designed to eliminate glare and to avoid shining into adjacent streets or developments.
- Development should transition from higher intensity to lower intensity by stepping down building heights and densities as development moves closer to established single-family residential neighborhoods.
- All mixed use developments must have access to central sewer and water systems.
- A trail or sidewalk connection will be constructed to provide a pedestrian/bicycle access to adjacent neighborhoods.
- A traffic study is required to determine access improvements to adjacent arterials and highways.
- All necessary road improvements will be designed and constructed prior to or concurrent with development. The neighborhood mixed use node at US 45 and Crooked Road assumes the realignment and improvement of Crooked Road as shown in Exhibit 7.2.

## 7. LAND USE PLAN

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### ***Commercial***

Commercial designations are intended to serve the needs of a small market area with such items as food, prescription drugs and personal services. Customers for these developments most likely would come from adjacent neighborhoods and communities.

### ***Business Park***

Allows light industrial uses such as warehouse, distribution, office and limited retail and office (compatible with light industrial uses). Light industries are small-scale and non-polluting. Other uses may include business/research parks and medical facilities.

### ***Industrial***

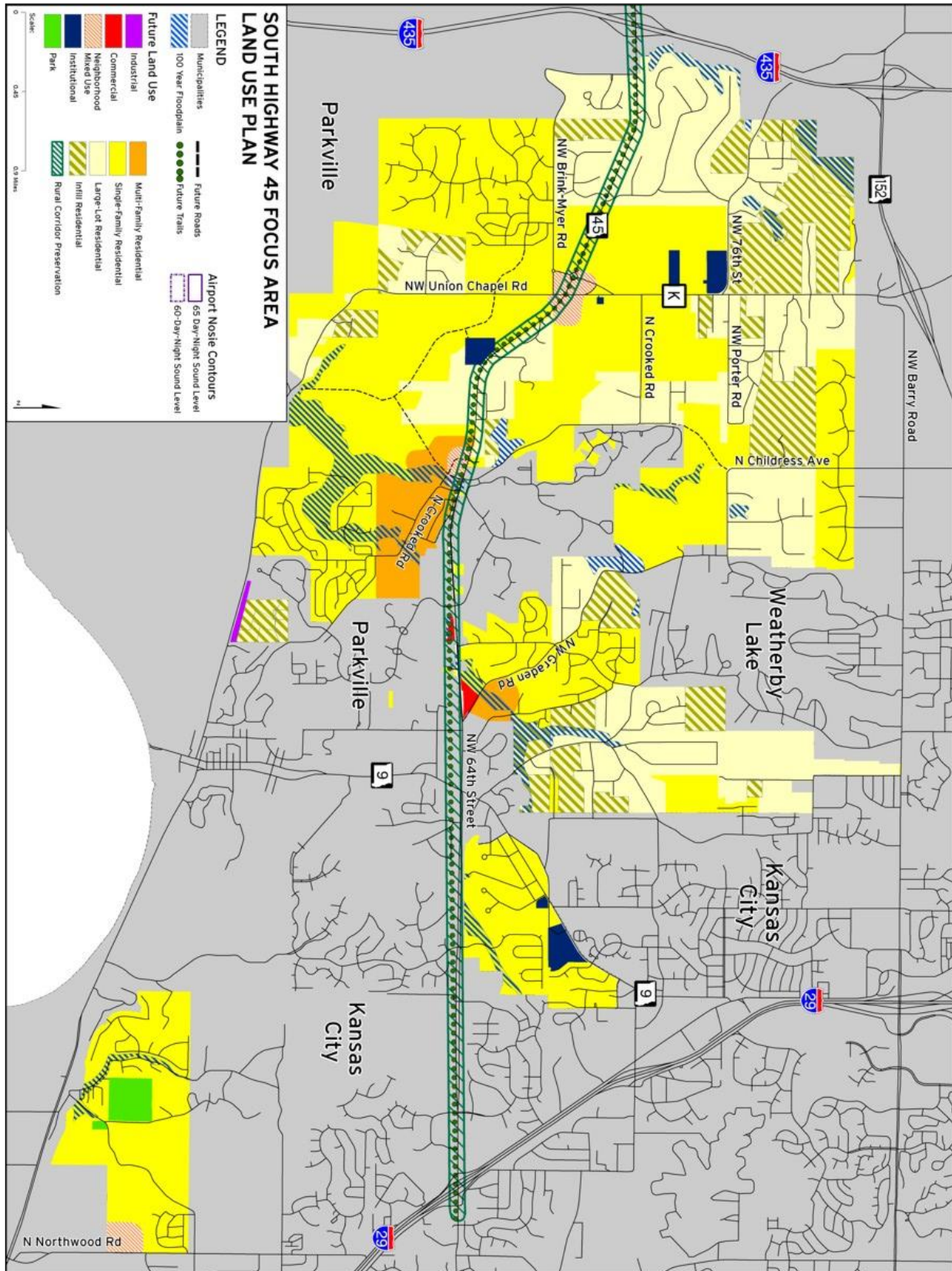
Industrial designations represent developments such as warehousing, distribution, assembly, fabrication, and light manufacturing. Light industrial must be clean to the environment and pose no health concerns. Generally, buildings have less than three floors and can have large footprints. Good railroad and highway access is a positive relationship.

### ***Landfill***

The landfill designation is intended for an existing single-user in the Southwest quadrant of the Prairie Creek Focus Area Plan. There is no intention to expand this area or to allow other landfills within either focus plan.

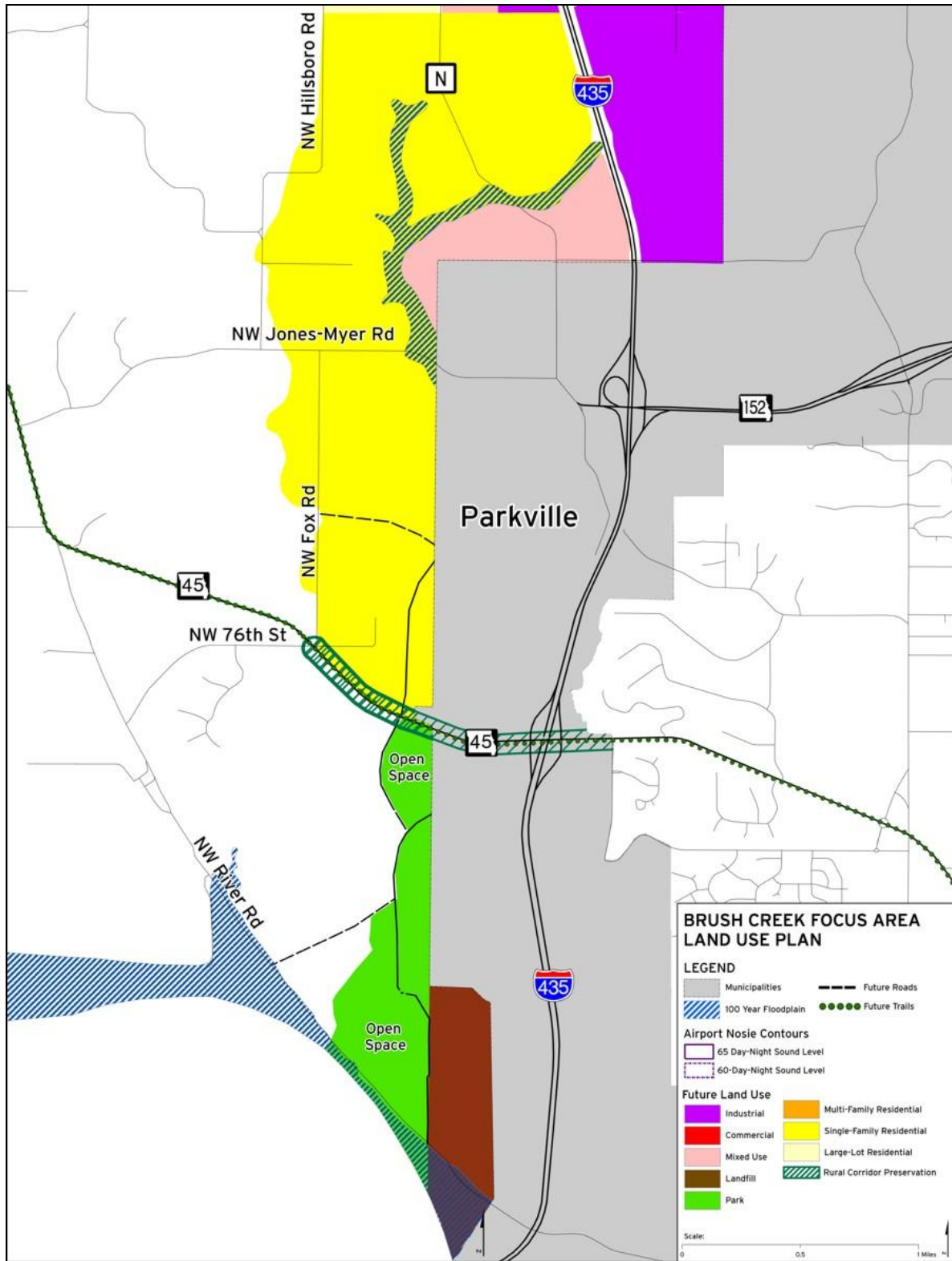
# 7. LAND USE PLAN

Figure 7.2 South Highway 45 Focus Area



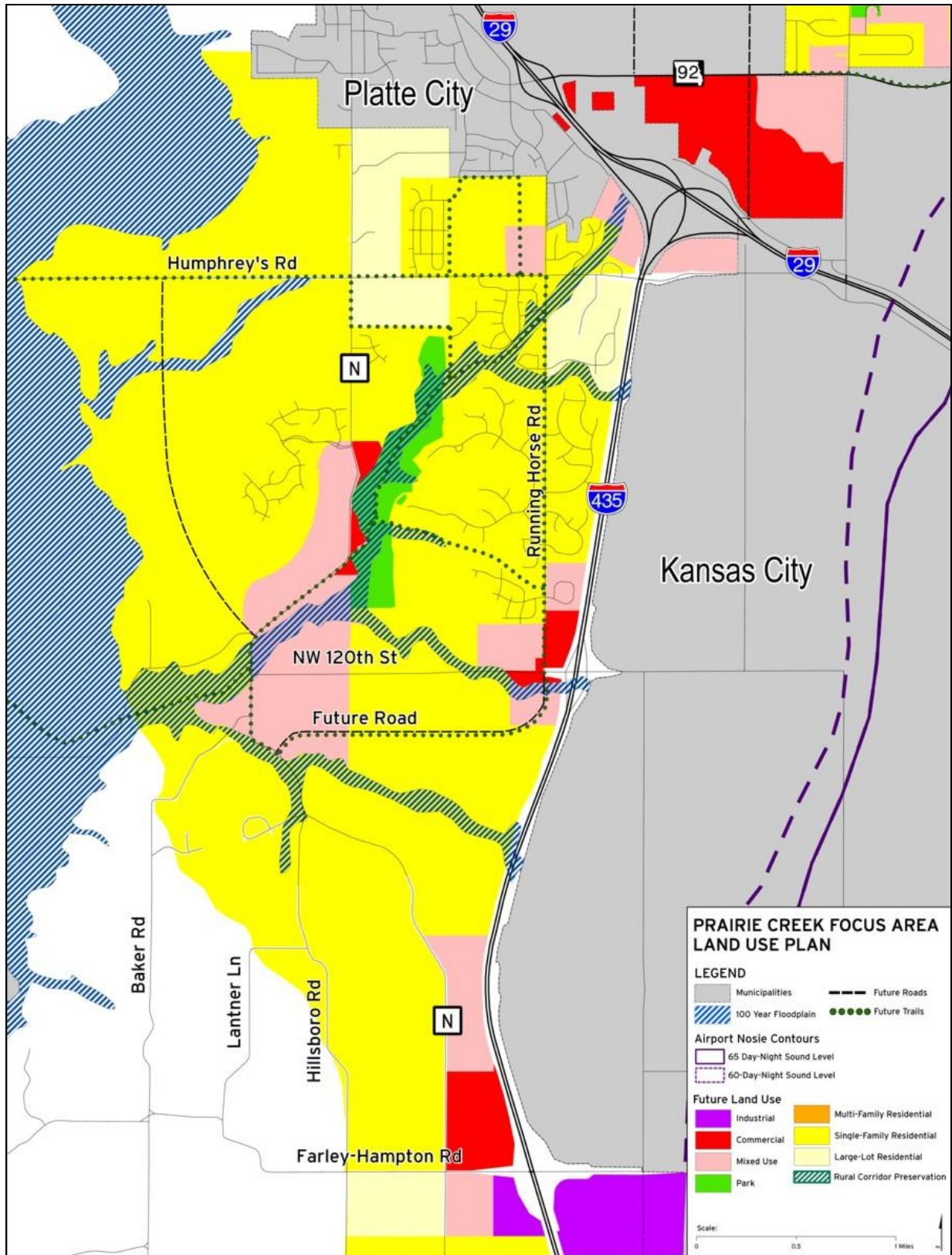
# 7. LAND USE PLAN

Figure 7.3 Brush Creek Focus Area



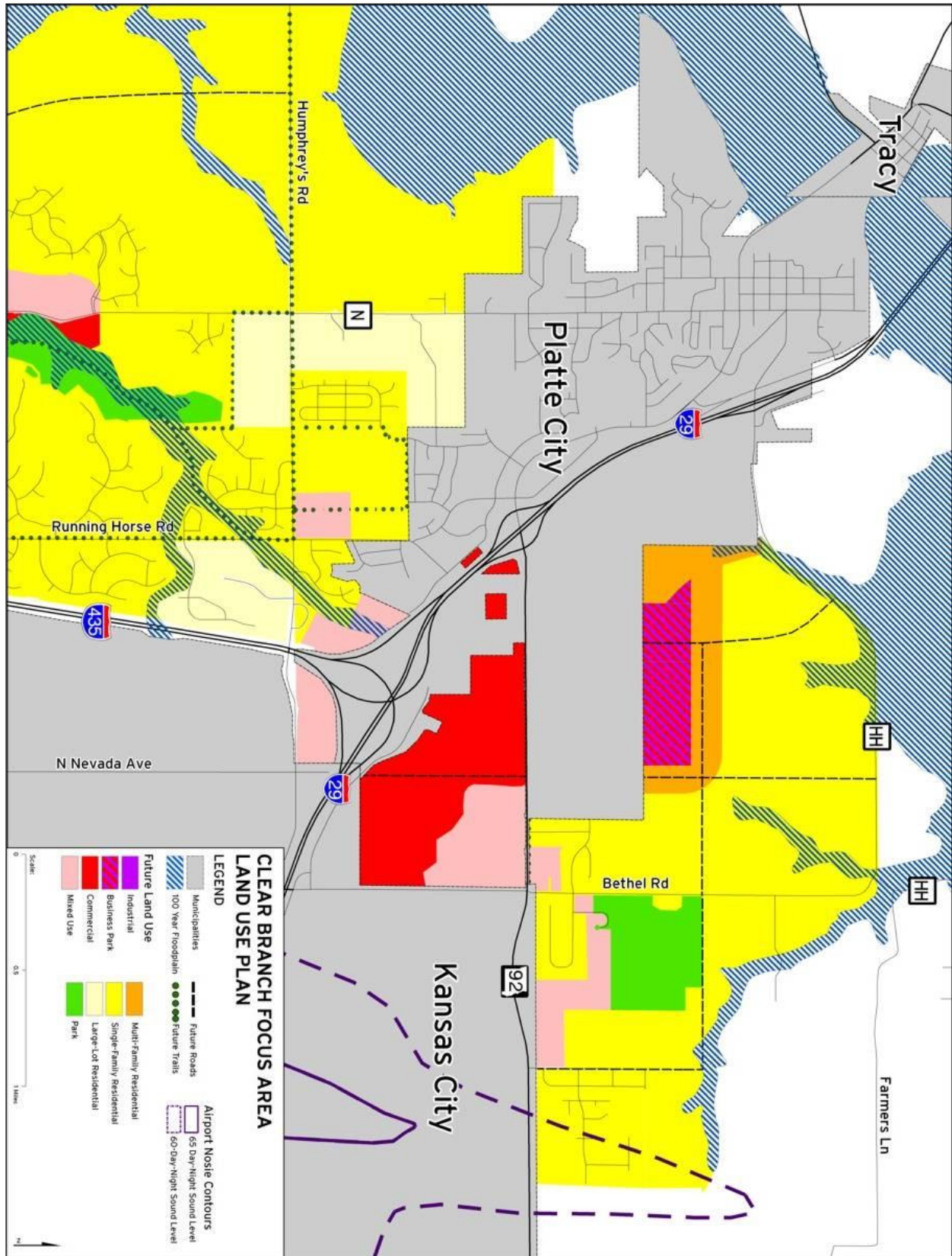
# 7. LAND USE PLAN

Figure 7.4 Prairie Creek Focus Area



# 7. LAND USE PLAN

Figure 7.5 Clear Branch Focus Area



# CHAPTER 8

## PLAN RECOMMENDATIONS

Plan recommendations are based upon the findings presented in the preceding chapters of this report and are the result of extensive public involvement. In order to be successful, a comprehensive plan must reflect the community's values. Therefore, this report's direction, focus, analysis and final recommendations reflect those values.

Adoption of the Land Use Plan is only one step in the comprehensive planning process. Upon adoption, this Plan will serve as a guide to development in unincorporated Platte County. Additionally, this Plan provides a list of recommendations to address the long-term issues affecting the future of the County. These recommendations are provided below.

### INFRASTRUCTURE RECOMMENDATIONS

#### **1. Adopt a concurrency standard for public facilities.**

The County should adopt a concurrency standard to require property owners to show adequate facilities exist to support a proposed project, considering both existing and programmed infrastructure. Adequacy standards should be developed initially for roads and then possibly for sewer, water and schools.

#### **2. Require infrastructure stub-outs in the Subdivision Regulations.**

The County should require infrastructure stub-outs in the subdivision regulations to ensure all current and future developments have access to infrastructure.

#### **3. The County should require new developments with a certain number of lots to connect to central sanitary sewer systems.**

The County should determine a threshold for developments within the unincorporated area before they are required to connect to sanitary sewer systems. It is recommended that developments with five or more lots be required to connect to central sewer systems. Decentralized sewage treatment (package plants) as a means for providing sewer service for new development should be restricted to a temporary situations or other unique situations where the use is of such a nature to require method package plants, i.e. power plant, snow creek, etc.

#### **4. Amend Subdivision Regulations to require all new residential homes located on lots of less than 2 acres to be connected to central sewer systems.**

#### **5. Amend road requirements to conform to the *Roads Master Plan*.**

Road requirements should be amended to require property owners to develop access and connections between the proposed and adjacent developments when feasible. The County should work with the Special Road District to develop a more uniformed road construction standards and road classifications.

## 8. PLAN RECOMMENDATIONS

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### LAND USE RECOMMENDATIONS

**1. Amend the existing lot split exclusions.**

Existing tracts of 20 acres or less may be subdivided into two tracts if the principal tract is at least 10 acres and if the intent of the Agricultural Policy Area is maintained.

**2. Adopt shadow plat requirements.**

The County should adopt shadow plat requirements for the Low Density and Suburban Policy Areas to help ensure efficient and orderly growth. Shadow platting requires a landowner developing land outside of municipal services areas to prepare a concept plat for the entire area in which it is located. The concept plat is a proposed subdivision scheme showing future lots and is consistent with the anticipated future subdivision and density requirements. This requires landowner cooperation and serves as a guide for future development in the unincorporated area. Property owners wishing to subdivide will be required to show future lot lines, road connections and utility easements over the entire tract of land even if they are only platting a small piece of the property. In this way, shadow platting helps ensure consistent growth over the long-term.

**3. The County should amend the Subdivision Regulations to require historic structures to be shown on plats.**

The County should amend the subdivision regulations to require historic structures (including but not limited to structures listed on the National Register of Historic Places) be shown on plats.

**4. The County should develop and implement strategies to address areas where zoning is in conflict with long range planning and existing and planned infrastructure capacities.**

**5. Consolidate residential zoning districts.**

The County should consolidate residential zoning districts. Currently, there are numerous residential districts delineated by size (square footage) and intensity (dwelling units per acre). Many of these districts share similar characteristics such as density, the amount of traffic it generates and the physical size and nature of structures. Many of these categories could be combined into logical districts including but not limited to rural residential, low-density residential, medium-density residential and high-density residential.

**6. Create an agriculture zone with a minimum lot size of 10 acres.**

The County should consider creating a new agriculture zone with a minimum lot size of 10 acres to take into account the demand for small agricultural operations.

**7. Amend zoning regulations by creating a new Ordinance addressing agri-tourism related businesses including but not limited to wineries, orchards, pumpkin farms, etc.**

Platte County has a growing agri-tourism industry. The County should amend the zoning regulations to address the unique needs of agri-tourism related businesses. These uses still must meet the minimum infrastructure standards contained within the plan. Review term limits and other provisions within special use permits to determine if the existing Zoning Ordinance limits the ability of agri-tourism businesses to effectively operate and grow.

**8. Review conservation district regulations.**

The County should review conservation district regulations for compatibility and applicability with land use plan policies. Amended regulations should provide incentives to promote the rural character and open space within the county. The conservation district should be amended to be more applicable to suburban style development.



## 8. PLAN RECOMMENDATIONS

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### 9. Continue restrictions on development in the floodplain.

The County should limit development within the areas designated by the Federal Emergency Management Agency (FEMA) as 100-year floodplain.

## RURAL CHARACTER AND DESIGN RECOMMENDATIONS

### 1. Adopt countywide design guidelines.

The County should adopt context-sensitive design standards for use by new development for all portions of unincorporated Platte County. These design standards should be tailored to ensure the character of the development is consistent with surrounding natural and built environment. Guidelines should address building design, orientation and site design.

### 2. Identify natural resources in areas proposed to be developed.

The County should require an inventory of natural resources in areas proposed to be developed to determine the potential impacts on natural systems including stream systems, riparian corridors, stream buffers, wetlands, steep slopes, forest cover, floodplains, important habitats and other features of special significance.

### 3. Review Special Use Permits within the Agricultural Zoning District.

The County should review special use permits and conditions within the Agricultural Zoning District to address potential land use conflicts.

### 4. Develop Specific Corridor Preservation Guidelines.

Work with local jurisdictions and agencies including but not limited to MoDOT and the MARC to define and coordinate common standards and criteria to preserve and enhance identified corridors. Standards and criteria should be specific to each corridor. For example, Highway 45 may have a parkway-type character through the Parkville area and a rural highway character through Weston.

## INTERGOVERNMENTAL AND INTERAGENCY COOPERATION

### 1. Consider use of Intergovernmental Agreements

Consider the formation and adoption of interlocal agreements between Platte County and interested municipalities to more effectively coordinate land use and infrastructure decisions within identified growth areas. Key issues that may be addressed within these agreements include but are not limited to the following:

- Stormwater management and water quality
- Regional and local transportation network
- Regional and local recreational opportunities

### 2. Coordinate with Special Districts and Service Providers

The County should work with the various special districts and service providers to provide residents, property owners, developers and others a single reference with key information including but not limited to the latest jurisdictional boundaries, contact information, standards, fees, etc.

## 8. PLAN RECOMMENDATIONS

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### GENERAL RECOMMENDATIONS

**1. Establish a biennial “growth monitoring” report.**

This report should include a documented summary with maps, graphs and charts to document development and changing conditions within unincorporated Platte County. When necessary, updates to the plan and base regulations (zoning and subdivision) should be undertaken.

**2. Review staff report format and questions.**

The County should review the staff report format and questions to ensure that all information is presented in a clear, consistent and understandable manner.

**3. Incorporation of the Land Use Plan into staff reports.**

County staff should continue to utilize the Land Use Plan as a resource for staff reports. This means citing specific policies and examples from the plan when making recommendations to the Planning Commission and County Commission.

**4. Develop a policy summary for developers and property owners.**

The County should consider developing a policy brochure for developers and property owners to use as a guideline for development within the County. This brochure should include various illustrations and examples to explain County land use policies in a simplified manner. In addition, this guide could include a summary of development standards and requirements from the various special districts and service providers. This summary will not supercede regulatory provisions.

**5. The County should promote the continual education of staff and elected officials with the best development practices.**

The County should strive to provide opportunities for staff and elected officials to stay up to date on the latest methods and development practices around the country. This includes sending staff and officials to local, state and national professional conferences, as well as, planning commissioner workshops and work sessions.

**6. Utilize the County’s Geographic Information System (GIS) to monitor and evaluate development patterns to determine if and what public facilities, infrastructure and services are needed.**

The County should continue to update the existing County GIS database to provide public officials, staff, residents and other with latest information. In addition, the County should continue to share information with local jurisdictions, agencies, special districts and service providers.