

LITTLE BLUE VALLEY AREA PLAN

DRAFT VISION, GOALS AND GUIDING PRINCIPLES (SEPTEMBER 8, 2011)

DRAFT VISION STATEMENT:

The Little Blue Valley will be a livable suburban community that retains its natural beauty and rural character as it grows. The area's historical and environmental resources, scenic vistas, and "small town" charm will be preserved and enhanced through high-quality, sustainable development. The infrastructure and transportation systems will be provided in a strategic and targeted manner to strengthen existing neighborhoods and foster new development. The community will provide a high quality of life for its residents by offering diverse choices for housing, transportation, services, employment, culture, and recreation in a secure and desirable environment.

4 PRIMARY OBJECTIVES:

THE FOLLOWING OBJECTIVES SUPPORT THE VISION STATEMENT AND ARE THE CORE COMPONENTS OF THE PLAN. THESE ARE THE MOST IMPORTANT GOALS TO ACCOMPLISH THE PLAN VISION AND ARE THE GUIDING FRAMEWORK FOR THE DETAILED RECOMMENDATIONS TO FOLLOW:

1. **Maintain the Area's Rural Character**
2. **Create and Maintain Desirable Neighborhoods**
3. **Promote Sustainability - Create a Sustainable Community**
4. **Foster New Development**

DRAFT CHAPTER GOAL STATEMENTS:

THESE CHAPTER GOAL STATEMENTS SUPPORT THE VISION AND PRIMARY OBJECTIVES AND WILL GUIDE THE RECOMMENDATIONS OF EACH CHAPTER (**supporting public input in bold**):

LAND USE AND DEVELOPMENT

GOAL - Provide a framework for the future development of the Little Blue Valley resulting in predictable, orderly development patterns; creating quality, compatible development which fits the neighborhood context and maintains the rural character of the area; and integration of land use with transportation and infrastructure systems.

- Ensure compatible development.
 - Ensure commercial development near major intersections
 - Develop guidelines (transitions, open space, rural character, etc..). Strengthen area plan implementation.
 - Explore application of zoning tools (e.g. conservation development).

Establish guidelines to preserve rural character.

Gentle Transitions – From the rural areas to more dense areas.

Raise the bar for new development - Ensuring that new development maintains a higher-level of quality.

Thoughtful development while ensuring Neighborhood Sustainability - Keep commercial and high density development at MAJOR intersections (i.e. Hwy 350/Noland) ONLY.....Keep the commercial development more neighborhood oriented.

More family oriented development.

- Foster new development.
 - Identify development opportunities and prioritize key improvements.
- Revitalize struggling commercial corridors.

Knobtown - We need whatever incentives possible to rid the blight.

- Enhance “public spaces”.
- Integrate “green” elements in new development.

Green Space - Maintain the green space adjacent to the Little Blue River.

Require new development to contain green spaces

Native Tree Planting -

- Integrate transit, walking and biking.

Transit Stations - Should be near the major highways in conjunction with mixed use properties.

Create vibrant, walk able, mixed use activity centers

Require new developments to connect to trail

TRANSPORTATION

GOAL – Create an interconnected multi-modal transportation system that integrates with land use patterns, connects neighborhoods and businesses, reduces automobile dependency and increases transportation choice.

- Complete the major street system – Strategically complete gaps
 - Emphasize east-west connections.
 - Designate a future collector street system to support major streets.
 - Identify strategies to better connect development nodes.
 - Improve safety and capacity of roads.

East-West Connectors - Between Raytown and Lee's Summit.

Improve Noland and 350 hwy Intersection.

Traffic Lights – 51st and Norfleet and also 51st and Noland Road.

Railroad Bridge on 51st Street.

Arterial Street Impact fee - raise money for construction costs.

Traffic signal at Pryor and Bannister/ Noland Road / 51st & Norfleet.

Improve the intersection of Noland Rd and eastbound Little Blue Rd.

- Improve transit usage (integrate with development).
 - Continue to coordinate with planning for commuter rail on I-70 and Rock Island corridors.

ATA service - ATA line that went to downtown KC 2 or 3 times daily...
- Coordinate land use planning with the transportation system.

Bus lines first - We need to plan and implement public transportation first then develop around them.
- Explore strategies to improve Walkability.
- Create a system of bike routes and multi-use trails.
 - Connect neighborhoods to regional trails (Katy Trail, Little Blue Trace).

Bicycle Lanes - Provide bike lanes throughout the Little Blue Valley area
Developers contribute land to trails and connections
Repurpose the abandoned railroad tracks - Use for a recreational trail.
Connect neighborhoods to Little Blue Trace and Katy Trail.

INFRASTRUCTURE

GOAL – Ensure a sustainable and well maintained infrastructure system that supports existing neighborhoods and strategically accommodates new growth.

- Proactive and Strategic Investment
 - Identify areas without adequate infrastructure and provide strategies for future improvements.
- Promote “green” solutions.

Maximize the use of green infrastructure - Typically, infrastructure (roads and sewer) consists of concrete. But a new, more sustainable alternative is using the natural environment in place of concrete.

Preserve riparian zone - Incorporate characteristics of streams and rivers (stream setback) in design guidelines. This will protect and preserve the riparian zone.

Minimize impervious surfaces
More native plants
- Lead Development with Public Infrastructure
 - Require developers to make other necessary improvements
 - Focus improvements to connect key nodes

Improve infrastructure first then develop - The idea of letting developers pay into road funds and park funds a minimal amount is a burden on the tax payers. The amount they pay to "NOT" make the necessary improvements never equals what the real cost are
- Provide infrastructure for existing neighborhoods

Move away from septic and onto sewer
Storm sewers not adequate

- Improve coordination with adjacent communities and within City.
 - Avoid digging same hole twice.

Multi municipality planning and cooperation - All surrounding cities adjoining the borders of the Little Blue Valley Area Plan are vital in developing, approving and implementation of any infrastructure maintenance or future developments.

- Create infrastructure maintenance strategies.

PUBLIC SPACES

GOAL – Create an attractive public realm which enhances area identity and livability, supports a wide variety of activities and reinforces connections between neighborhoods.

- Create and promote visually attractive streets and corridors.
 - Focus on improving appearance of key “image” streets through streetscape enhancements and infill development.

Bridge Appearance - reconstruct RR bridge at 350 hwy so it has more decorative appearance
 - Encourage development which enhances these corridors and discourage uses which may detract from the appearance or character of the corridor.
- Create a system of Great Streets (Image Streets) and revitalized boulevards.
 - Identify and designate key “Image Streets”
 - Primary Image Streets – These are the most important image streets in the community and aesthetic/streetscape enhancements should be a priority on these corridors:
 - Noland Road
 - 350 Hwy
 - 40 Hwy
- Activate the Public Realm and Increase Recreational Opportunities
 - Integrate trails into public parks and open space and connect to neighborhoods.
 - Determine recreation needs.
 - Conduct a survey to determine the demand for additional community center or other indoor recreational facilities.
 - Program parks to meet neighborhood needs.
- Reinforce and Enhance Area Appearance and Identity
 - Create a hierarchy of gateways (see Public Realm Framework) to provide a visual “point of reference” or “announcement” as well as a visual transition from one area to another.
 - Implement district and neighborhood gateways as recommended in previous plans.
 - Integrate gateways into new developments and emerging new districts.
 - Create a visually contiguous roadway system through design that respects surrounding land uses.
 - Remove and/or reduce visual clutter.
 - Enhance the individual character of area districts and neighborhoods.
 - Identify existing unique districts. Create new unique districts as development occurs.
 - Construct district/neighborhood markers.
 - Identify individual landmarks, iconic buildings and features and preserve/enhance them.
 - Explore the application of historic landmark designations, historic districts and overlay zoning tools.

- Implement the Development Guidelines to preserve/enhance the character of neighborhoods.

NEIGHBORHOOD LIVABILITY

GOAL – Develop and maintain the services and amenities necessary to support clean, safe, attractive and desirable neighborhoods. Preserve the unique rural character of existing neighborhoods and recreate it in new neighborhoods.

- Preserve and Enhance Neighborhood Character
 - Create guidelines for development to ensure compatibility.

Requirements for new building - incorporate trees into their plans.

Density of Neighborhoods - Neighborhoods should be carefully planned with density standards strictly adhered to.
- Improve neighborhood safety and crime prevention.

Satellite Police Station - Crime has increased in our neighborhood.

Additional Police Presence.
- Enhance area and neighborhood identity.
 - Identify districts with a special or unique character.
- Reduce trash, illegal dumping and litter.
- Location/need for new parks and community centers.
 - Access to existing parks and trails

Community Center for neighborhood children.

Park - I would like to see a park in the neighborhood with walking trail.
- Increase Trail Connections (retrofit existing, plan in new)

Little Blue Trace trail and others future trail plans - start with the idea of planning around the Little Blue Trace Trail.
- Improve city service delivery.
 - Code enforcement, etc...

Strict Code Enforcement – help maintain the aesthetics of commercial buildings and residences

Eye sore Properties - Suggest a reclamation process where delinquent or unoccupied structures could be condemned and taken back into the park system.
- Track Indicators for Housing and Neighborhood Livability
- Market Area Neighborhoods