Urban Planning and Land Use

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To: Unified Government Board of Commissioners

From: City Staff

Date: November 23, 2004

Re: **91ST STREET CORRIDOR PLAN (040336)**

GENERAL INFORMATION

The 91st Street Corridor Plan has been developed by a group of interested citizens to facilitate improvements along 91st Street between Parallel Parkway and Leavenworth Road. The group has been working on this plan for the better part of a year. Ten to fifteen persons attended most of the meetings. The participation is significant considering the size of the area included in this plan. The plan focuses on four key priorities:

1. Creation of a gateway to the area and enhancing the gateway to Wyandotte County Lake
2. Facilitating street and storm water improvements
3. Housing development and rehabilitation
4. Development of a community center

The gateway theme would accomplish two objectives. First it will enhance the area's image and secondly, foster pride in the area. The 91st Street Corridor has not been improved as others nearby have been improved and the plan puts forward an argument for necessary improvements. The area has some newly remodeled housing largely because of the tornado, but others need improvements as well. There is also developable land adjacent to the corridor. It is the thought of those putting the plan together that the combination of new and rehabilitated housing will greatly improve the area. Finally, the plan proposes a

community center. This could be a public facility, but will more likely be done by a private or charitable organization.

This is a very unique citizen initiated process. They are to be commended for taking their future into their own hands and working to make it better than it might otherwise be. The leaders worked with staff in developing the text and language of the plan. We hope efforts such as these will be a significant part of the upcoming City-Wide Master Plan Process.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend adoption of this plan.

STAFF RECOMMENDATION

Staff recommends adoption of this plan.

ATTACHMENTS

November 8, 2004 City Planning Commission Minutes
Plan

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	November 8, 2004	November 23, 2004
	Adoption	

STAFF CONTACT: **Rob Richardson**

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** the 91st Street Corridor Plan as meeting all the requirements of the City code and being in the interest of the public health safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** the 91st Street Corridor Plan, as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

040336 91ST STREET CORRIDOR PLAN

Mr. Rob Richardson, Director of Planning, stated that the plan before the Commission has been put together by a group of citizens in the 91st Street Corridor. They have four basic themes that they want to accomplish:

1. Create a gateway that enhances 91st Street from Parallel to Leavenworth Road and thus enhance the gateway to Wyandotte County Lake.
2. Facilitate street and stormwater improvements.
3. Facilitate housing development and rehabilitation.
4. Development of a community center.

He stated that a private developer would probably come back with a community center. As far as the public improvements, they know that it will take time. He further stated that they are to be commended for taking this grass roots approach to the planning effort. They have involved the Planning staff and worked with them. The staff has helped them with some of the language in the plan. Rev. Bass is the pastor of the church on 91st Street and he has been leading the planning effort.

Rev. Bass stated that he would like to thank Mr. Richardson and his staff for their support. The 91st Street Corridor was developed for this specific purpose to participate in the Prairie-Delaware-Piper Master Plan. They recognize that they are part of the plan, but they are on the easternmost periphery. There was some concern in the community that unless they were more vigorous, they would not be able to enjoy some of the progress that other parts of the plan were enjoying. He stated that they have the four specific priorities that Mr. Richardson outlined. He showed the Commission a PowerPoint presentation on the plan and the area. There has been repair work and street improvements on 90th Street, up and down Parallel, and around the Wyandotte County Lake. He stated that the residents wondered why there were no improvements scheduled for 91st Street. He further stated that they have no control over the schedule of street improvements, but they would like it to be known that they would like for it to be slated as soon as it can. He stated that many of the homes are being rebuilt that were destroyed during the tornado. They want to harmonize with the master plan in Western Wyandotte County. He further stated that they would like to see some type of gateway at 91st and Parallel Parkway to beautify the area. 91st Street is the primary artery that transports traffic to Wyandotte County Lake and they think that it should be beautiful when people come through there. He stated that part of their request is that they can enjoy some of the design standards that some of the other housing developments enjoy. They would like to propose and adopt some type of design standards for this area so new construction would conform with the character of the area. They would not like to see trailer homes developed in this area. There are about 100 acres of vacant land that could

accommodate development. Rev. Bass stated that they have about 40 acres of their own that could be developed.

Commission Member Huey stated that she was in Denver and Littleton and what they are proposing is very similar to what is being proposing this evening. They have a walking trail that connects all the neighborhoods and it leads to a community center. It was beautiful and nice to know that you could walk and come full circle and have access to the community center.

Commission Member Walker stated that she is pleased to see them present this plan. When the master plan was discussed, 91st Street was designated as the eastern boundary. She thanked them for their efforts. Rev. Bass stated that they are confident that the City has good intentions for 91st Street. Chairman Ratliff asked what are their timelines? Rev. Bass stated that they will continue to work with staff to develop some realistic timelines and the next time that they meet, they would like to propose some realistic projections in terms of the tax revenues that could be generated, job increases, etc.

There were 20 persons present in support of this plan.

Mr. Joe Vaught, 9231 Leavenworth Road, stated that he commends the committee for their work on this plan. He has been invited to the meetings and he has been unable to attend because of other obligations. He would like to point out a few things about 91st Street. This is the entrance to the jewel of the metropolitan area, Wyandotte County Lake. It is outstanding and this is the worst entrance of any major park in the metropolitan area. There have been opportunities to make it better. When 90th Street was done, 90th and 91st Streets should have been aligned. It will always be unusual and aggravating. He gave them the opportunity to trade property at the entrance of 91st (Lakeside Drive-In) for some surplus property and the Parks Board did not do it. There will be a commercial development at that corner. There is still a possibility that they can have a nice entrance to the park. He stated that his property was damaged by the tornado also and he had 50 trees go down. He is still cleaning up trees. The property along 91st Street and east of Marshall Creek has trees down and it is very ugly. He stated that he is pleased that they have done this and would recommend that the Planning Commission approve this plan. He would also urge the Unified Government to take a look at 91st Street. It should be next on the plan as far as widening and doing something with the street.

Ms. Betty Robinson, 2328 North 91st Street, stated that when the Woodlands first opened, traffic used to back up on 91st Street halfway up the hill. They talked about doing something about 91st Street with the staff and putting in sewers. She stated that she does not know what happened, but 99th Street was done instead and 91st Street was dropped. The Commission heard tonight about the progress on 99th Street and the new housing. That is what happens when the streets and properties are taken care of. She further stated that recently the City put in

sidewalks on 90th Street from Parallel to State Avenue. The sidewalks go past cornfields. Previously the trees and weeds where trimmed back by the Unified Government. There is dumping going on because the trees and the weeds are not maintained. Today she noticed a couch and chair that had been dumped there. She would ask the Commission to approve all parts of the plan because it is really needed. She stated that since she retired in 1992, her taxes tripled and when that happens someone should cut the weeds and trees that hang over the street.

Mr. Scott Robinson, 2328 North 91st Street, stated that there are a lot of things going on and a lot of things not going on and 91st Street is in the latter category. Somehow 91st Street is being left out of the improvements and he cannot understand how they can pay such high taxes and nothing is done in their area. He further stated that his church is building a new church and if their dignitaries drive down 91st Street, they will wonder why they built a church there.

Commission Member Davis stated that there are different processes that involve infrastructure that do not involve the Planning Commission. He stated that there are a lot of bad streets in the County and each one has to be prioritized. He stated that it is good that they have a plan. He stated that the Commission reviews the CMIP once a year and the staff continues to analyze the plan throughout the year. He stated that they need to input into the different processes. He stated that the key to the plan is going to be funding and follow through. He complemented them for what they have accomplished to date. Mr. Davis asked if 91st Street has good gravity flow sewers? Mr. Richardson stated that it is possible, but not necessarily easy. Mr. Richardson stated that the staff has talked about using the CMIP process and hopefully the Commission will have more than one opportunity to review the plan. Mr. Davis stated that it is a very complicated process. Chairman Ratliff stated that he thinks the Parks Board should be involved in the process. The biggest thing will be following through with the Governing Body.

Mr. Richardson stated that the staff recommends approval.

On motion by Mr. Locke, seconded by Mrs. Walker, the Planning Commission voted 8 to 0 to recommend adoption of this plan.

91st STREET CORRIDOR

COMMUNITY DEVELOPMENT PROPOSAL

In Coordination and Compliance With
THE PRAIRIE, DELAWARE, PIPER MASTER PLAN

SUBMITTED BY

The 91st Street Corridor
Redevelopment Group
2600 N. 91st. Street
K.C. Kansas 66109

Rev. M.D. Bass
Chairman

URBAN PLANNING
NOV 2004
AND LAND USE

91st STREET CORRIDOR COMMUNITY DEVELOPMENT PROPOSAL

Background

Residents who have settled, built homes and worshipped along the one-mile stretch from Parallel Parkway to Leavenworth Road have watched 91st Street evolve from a narrow, dirt road to become part of a major arterial network conducting bumper-to-bumper traffic to The Woodlands racetrack.

As the driving force for commercial and residential growth in western Wyandotte County, the ***Prairie, Delaware, Piper Master Plan*** is not only spurring progress in ***Village West*** and a number of housing development initiatives, it is also stirring the imagination of residents along 91st Street who, for years, have enjoyed the *"exceptionally rich scenic view and attractive rural landscapes."* The Plan shares their sentiments, that *"the quality of life that the current residents enjoy should be maintained."* In January, 2004, residents in the area began meeting to discuss the Master Plan and any provisions it might contain for progress along 91st Street. With no changes scheduled for 91st Street in the Capital Improvements Plan; but with improvements completed on 90th street, around Wyandotte Lake, and currently under way along Parallel Parkway, residents agreed to initiate planning that would ensure their inclusion in the progress of western Wyandotte County.

Prior to January, 2004, hardly any of the residents were aware of the Master Plan. Likewise, there was no community development strategy for participating in the progress occurring elsewhere in the area. The ***91st Street Corridor Redevelopment Group*** was formed to help articulate the relevance and impact of that plan, and to develop an area plan that conformed to its guidelines and provisions. The following is proposed to work in coordination and compliance with the ***Prairie, Delaware, Piper Master Plan:***

Study Area

Though it is considered a *Minor Arterial Roadway*, 91st Street is still a major traffic conduit for park visitors, and hereafter is identified as ***The Gateway To Wyandotte Lake.*** Page 3 of the Master Plan refers to the study area as *"bounded by...91st Street on the east."* This proposal more specifically includes all land space – vacant and otherwise - adjacent to 91st Street between Parallel Parkway on the south and Leavenworth Road on the north. It includes contiguous extensions on to Haskell, Georgia, Webster and Leavenworth Road.

Development Priorities

I. A ***"Gateway"*** (pg. 44), located at the 91st & Parallel entrance

II. Street repairs and improvements

III. Housing rehab and development

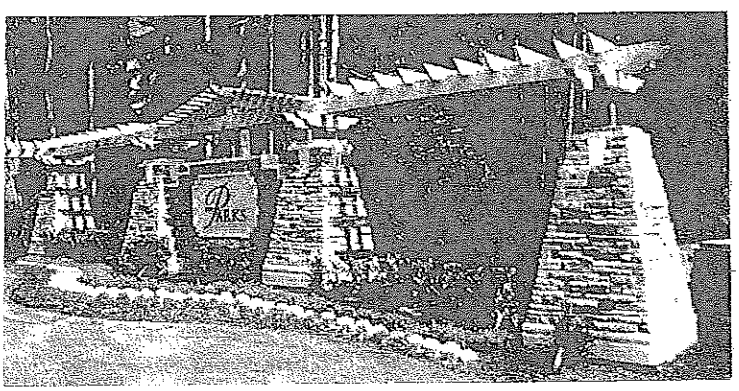
IV. Community Center

PRIORITY I: GATEWAY

Parallel Parkway is part of the Master Plan's recommended "Major Arterial Network" for the County. Vigorous development activity has spawned street improvements along Parallel with obvious continuity from *Village West* eastward. Evidence of those improvements follows the Plan's guidelines for *"parkway landscaping and community/gateway monuments that reflect the character of the Prairie Delaware Piper area" (pg.38).*

91st Street is a primary arterial branch connecting traffic on Parallel Parkway with Wyandotte Lake. On both corners, 91st at Parallel seems marred by two privately owned lots full of weeds, tall grass and debris. The northwest corner is cordoned off with sagging posts, rusting cable and an uninviting sign announcing the Park. The intersection's traffic signal box stands in the middle of the northeast corner. This proposal seeks to *enhance the quality and appearance* of this area by *establishing a Gateway that will identify and distinguish the intersection at 91st & Parallel as* ***The Gateway to Wyandotte Lake,*** *with appropriate monument structure and special landscaping.* Residents are open to a range of design options, and anticipate partnerships with the property owners, the Parks Department, the Unified Government and private business in planning and development.

The proposed Gateway will not only preserve the character of the area, it will improve its image with this distinguishing feature that is consistent with plan recommendations for nearby sub-divisions. Property owners and park visitors alike will benefit from the value added to improved neighborhood perceptions; and the city's tax base should improve as prospective development is encouraged by these improvements.



PRIORITY II: STREET IMPROVEMENTS

Between Parallel and Leavenworth Road, 99th Street is the last major artery going west before Interstate 435. Major improvements were made to this street to relieve traffic congestion along 91st Street generated by once flourishing activities at the Woodlands. The tornado of 2003 destroyed the newly constructed housing development between Parallel and Georgia, which has since been restored, and now distinguished the area as a quiet and scenic thoroughfare.

90th Street is the next major arterial roadway going east. It was widened and paved from State Avenue to Parallel Parkway the summer of 2004, with new curbs and sidewalks extending from end to end. This $758,000 Capital Project terminates at the 91st & Parallel intersection, however, and continues with another $750,000 Capital Project picking up again at 91st at Leavenworth Road and completely repaves the entire 7-mile perimeter of Wyandotte Lake.

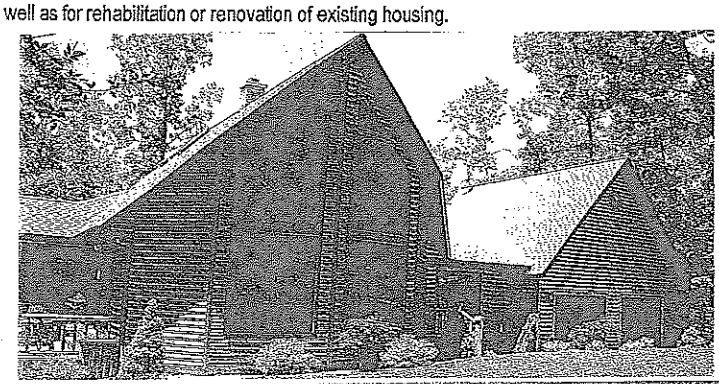
91st Street remains a narrow, patched thoroughfare, with chipping asphalt, clogged storm drains, low-hanging tree limbs, and nothing in the long or short-range Capital Improvement Plan for significant upgrades. Without disturbing the rural character of the area, or encroaching upon existing easements, residents propose at least a repair of 91st Street, including paving and attention to drain facilities that will allow water runoff from the streets to be disbursed appropriately. Such repair should include design features that secure the outer edges of the street and provide for landscaping that addresses low-hanging trees and un-groomed terraces. As a ***Gateway***, residents would also like to have 91st street included in regular street-cleaning schedules

PRIORITY III: HOUSING REHAB & DEVELOPMENT

As part of the *study area* for The Master Plan, the Corridor is part of Area 1, and is described as one of the *Lower Density Development Areas*, yet *"ready for immediate development."* It is more specifically defined as *Suburban Residential.* Nearly three-dozen structures aligned this one-mile stretch until some were damaged or completely destroyed in the tornado of 2003. Practically all of the damaged homes have been replaced or repaired, setting the tone for new construction in the area. Homes that were destroyed or damaged west of 91st Street along Georgia have also been repaired or completely rebuilt with distinguished, *upscale* character.

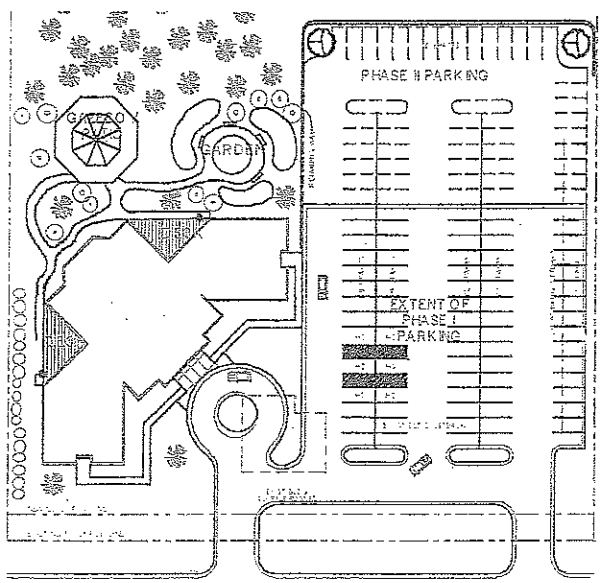
There is considerable opportunity for low-density housing development that conforms to the rural character of the area. Its sloping terrains and tree clusters provide attractive features for developers whose designs appeal to prospective homeowners who prefer their homes to exist *"in harmony with their natural surroundings."*

This proposal requests the application of design standards that will preserve the integrity of the area and discourage construction that is inconsistent with its character. It also requests assistance with the identification and allocation of resources which will allow for home beautification initiatives as well as for rehabilitation or renovation of existing housing.



PRIORITY IV: COMMUNITY CENTER

In concert with Plan recommendations, a Community Service and Retreat Center is included as part of this proposal because of its location and its intention to *"Hospice With Hope; Sanctuary With Dignity.* This private initiative will partner with local, State and National entities to provide community service to Wyandotte and surrounding counties.



CONSIDERATIONS

Preservation of Neighborhood Character: Every feature of this proposal will be designed to highlight and preserve the existing character of this neighborhood as outlined in the Master Plan. Every effort will be made to preserve the rural character and to leave the density undisturbed in housing development planning. In addition to design standards and other efforts to preserve the character of the area, residents participate in the Unified Government's preservation easement agreement for the *"protection of the riparian corridor, wetlands, scenic, resource, environmental and other values, in the area of the Little Turkey Creed and/or Marshall Creek."*

Zoning Compliance: None of the proposed features of this proposal can be considered hostile to existing zoning provisions. If anything, variances may be required where agricultural uses are stipulated to permit zoning for a Community Center.

Conformance With Community Plans: In addition to commercial and housing development to the west and northwest of the planning area, other development plans for the immediate area include the YMCA at 89th and Parallel, multi-family units at 91st & Parallel, Oak Ridge Family Life Center, and *Shampooch* at 91st and Leavenworth Road. Nothing in this proposal is considered to be unreasonable, outside the scope of or repugnant to the Master Plan as presented to the at large community.

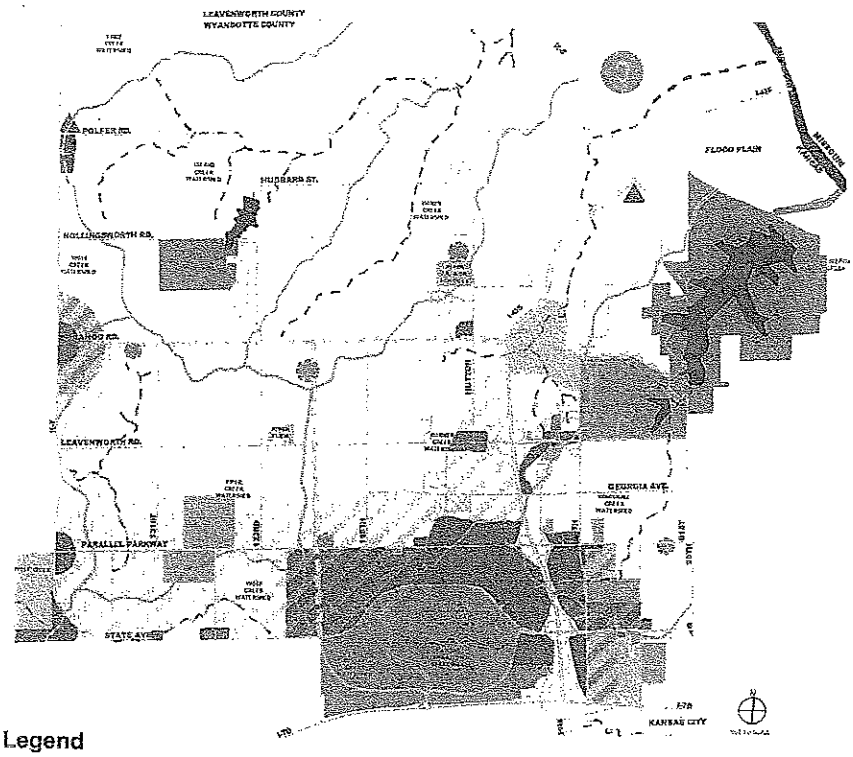
Economic Impact: In addition to value-added perceptions resulting from area upgrades, economic impacts are expected to be calculated in terms of employment generation in both the construction trades and additional property tax revenue

Public Health, Safety: The most immediate improvement to public health and safety is seen in the improvement to the streets. Repair of water drains will remove the effect of standing water in the warmer months.

IMPLEMENTATION AND TIME LINE

The 91st Street Corridor intends to engage the community development process and to access the appropriate and available resources in order to initiate and implement this proposal in a timely manner. This proposal envisions an implementation schedule that stages projects that can be launched immediately (the Gateway, for example). Other initiatives (street repairs and improvements) are requested to follow as soon as possible to harmonize with improvements currently under way in the immediate area.

Map 10: Future Land Use



Legend

- LOW DENSITY RESIDENTIAL
- SUBURBAN RESIDENTIAL
- MIXED RESIDENTIAL
- OFFICE
- BUSINESS PARK
- PLANNED COMMERCIAL
- PUBLIC / SEMI-PUBLIC
- OPEN SPACE
- ENTERTAINMENT
- SMALL COMMERCIAL
- POTENTIAL OPEN SPACE
- PARKWAY
- CREEK
- WATERSHED