

Land Use Classifications

The Future Land Use Map uses a variety of designations to distinguish different uses and levels of intensity of those uses. The following descriptions provide a general understanding of the various land uses shown on the Future Land Use Map. These classifications and descriptions do not directly correlate to the zoning districts found in the Unified Development Code, rather the land use classifications could fit within one or more of the zoning districts.

Residential Land Use Designations	
Land Use Designation	Description
Low Density Residential	Low density detached single-family housing not exceeding a gross density of one dwelling unit per acre.
Suburban Density Residential	Low density detached single-family housing not exceeding a gross density of 3.5 dwelling units per acre.
Medium Density Residential	Moderate density dwellings, including attached dwellings, not exceeding a gross density of 8 dwelling units per acre.
High Density Residential	High density attached dwellings not exceeding a gross density of 16 dwelling units per acre.
Urban Residential	High density attached dwellings with a minimum gross density of 16 dwelling units per acre.
Commercial Land Use Designations	
Land Use Designation	Description
Convenience Commercial Center	Anchor-less centers with gross leasable area less than 30,000 square feet in size serving a trade area less than 1 mile in area. Convenience Commercial Centers are often located in close proximity to residential areas and should be pedestrian-friendly.
Neighborhood Commercial Center	Commercial uses consisting of retail, office, or personal services with a gross leasable area of 30,000 to 125,000 square feet intended to serve surrounding neighborhoods within a 1 to 3 mile radius. Such centers may have one anchor tenant, often consisting of a supermarket or grocery store. Neighborhood Commercial Centers usually consist of more than one tenant and encompass 3 to 5 acres of land.

Community Commercial Center	Commercial uses with a combined or total gross leasable area of 125,000 to 400,000 square feet that provides services for a 3 to 6 mile trade area radius. Uses often include general merchandise offerings with a wider range of goods than Neighborhood Commercial Centers. Community Centers often have two or more anchor tenants which could include a discount store, supermarket, or large specialty discount store and are developed on land 10 to 40 acres in size.
Regional Commercial Center	Large commercial uses with gross leasable areas in excess of 400,000 square feet that serve a larger regional market. Anchor tenants often include full-line or junior department stores, discount stores, or other similar mass merchandisers. The trade area extends from 5 to 15 miles in area and the Regional Commercial Centers encompass an area 40 acres or more in size. Regional Commercial Centers should be located along major roads and highways.
Office and Business Park Land Use Designations	
Land Use Designation	Description
Office/Employment Center	Buildings used for the conducting of business where little or no sales of product, manufacturing, or warehousing occur. Examples include both campus-type development as well as single buildings and could include both single and multiple tenants.
Office, Research & Development	Uses that combine office with research and related manufacturing or assembly with little or no sales of product. Examples may include medical research spaces, bioscience, technology, or product development testing. Research and Development uses vary widely in terms of what they do, in some cases they are predominantly office with minimal lab or production space, and in others they are more industrial in nature.
Business Park	Developments providing space for uses that may include light assembly and manufacturing, or warehousing and distribution. Settings may range from campus-like business parks to single-use buildings.
Mixed Use Land Use Designations	
Land Use Designation	Description
City Center	City Center is intended to be a unique mixed-use development in the geographic center of Lenexa. Development should be tailored to an urban environment, and thus be of a greater intensity or density, with public open spaces and pedestrian-friendly streets and include a mix of employment, shopping, entertainment, office, retail, residential, recreation, and civic uses. Parking should

	<p>primarily be provided on street or in structures, carefully integrated into the building architecture and site layout. While the mixing of uses within each building is preferred, the mixing of uses on a street is also desirable.</p>
Mixed Use	<p>Mixed Use provides the opportunity to incorporate a variety of uses such as retail, office, residential, and institutional within a single development or within close proximity to one another. Retail and office uses may be stand alone or may be on the ground floor with residential or office uses on the upper floors. Mixed use developments should include a connected street system, sidewalks, and trails as well as anticipating future transit facilities. Within the residential portions of a mixed use development there may be a mix of densities. It is anticipated that within the mixed use designation the average residential densities correspond to at least the Medium Density residential land use designation.</p>
Public and Open Space Land Use Designation	
Land Use Designation	Description
Public and Open Space	<p>Existing city, county, or state owned properties consisting of either public buildings or open space. Open space for existing public parks is included in this land use category, however, areas are not designated as future parkland. The Future Land Use Map is not intended to project where future parks may be located. The city's Parks and Recreation Master Plan provides an analysis of current and future parkland.</p>

Future Land Use Star Narrative

Within the context of the Future Land Use Map, there are several areas labeled with a numbered star. The purpose of the Alternative Land Use Stars is to recognize those areas that are in transition and likely to develop, or redevelop. These areas are in need of additional study related to land use. Areas that are recognized with a star are not intended to be so designated permanently; rather the stars are used to designate the areas for further study with the Comprehensive Plan annual review process. The Alternative Land Use Stars are used only when alternative uses that may be acceptable for the subject property are not allowed in the underlying land use category. It should also be noted that the Alternative Land Use Stars provide a general location and do not encompass a specific parcel or acreage. Just as the edge of one land use category can “bleed” into another land use category, the Alternative Land Use Stars may be concentrated on a specific intersection or could encompass the entire land use category on which they are overlaid.

Designation	Description
Alternative Land Use Star 1	This is the Old Town area where there is a mixing of uses in close proximity to one another. Some buildings have vertical mixed use within a single structure and there are existing residential structures along streets such as Pflumm Road that have been converted to office or small retail uses. Any conversion or redevelopment should be sensitive to the neighboring uses with respect to the use as well as the architectural scale and character. In addition, potential land use designations should take into consideration the fact that Old Town is within the Neighborhood Revitalization District and the impact city-owned land may have on adjacent land uses.
Alternative Land Use Star 2	The northeast corner of 95 th Street and I-435 is referenced with this Land Use Star. While an office-type use may be most appropriate, another possible use could be multi-family. Development of this area is constrained by powerline and gas easements. In addition, access to this corner is limited due to its close proximity to the on and off ramps for I-435.
Alternative Land Use Star 3	This interchange is currently being redesigned to include a Diverging Diamond. Access to the interstate, as well as both east and west traffic on 95 th Street from Marshall Drive and Rosehill Road will be altered. As the improvements are being designed, further study of this area should consider how the redesigned interchange will impact land use patterns.

<p>Alternative Land Use Star 4</p>	<p>Though the northeast corner of W 83rd Street and Monticello Road is currently designated for office uses, potential alternative uses for this area could include a multi-family development serving as a transition to the Suburban Residential to the east. Another option would be to allow for low intensity commercial development with a strong buffer consisting of both landscaping and a wall or fence for the land designated Suburban Residential to the east. The properties to the west, north, and south are located within Shawnee and are designated as warehouse and industrial, commercial, and warehouse and industrial respectively.</p>
<p>Alternative Land Use Star 5</p>	<p>From a broader perspective, a Community or Regional Commercial Center would be well suited for the area around the K-7 and K-10 interchange. While Office/Research & Development and Regional Retail is designated for the west and east sides of K-7 respectively, commercial uses could be developed on either or both sides of the highway. Further study of this area should consider how much retail can be supported in this area. In addition, the issue of ensuring adequate access to this area will need to be carefully considered.</p>
<p>Alternative Land Use Star 6</p>	<p>As development pushes westward, having a Convenience or Neighborhood Commercial Center at key intersections may be an appropriate alternative to provide convenience and neighborhood type services to the area residents. While not distinguishing which corner(s) of the intersection non-residential uses should locate, such non-residential uses should not dominate all four corners.</p>
<p>Alternative Land Use Star 7</p>	<p>On the north side of 87th Street Parkway east of Interstate 435, is an area ripe for redevelopment. Two restaurants exist on pad sites, in front of an otherwise underutilized big box retailer. Existing residential development exists farther north. South of 87th Street Parkway is a large area of undeveloped property surrounded by a mix of residential densities with commercial development along the 87th Street Parkway frontage. An elementary school is also nearby, making additional residential development probable. I-435 is easily accessible, thus allowing for a wide variety of possible uses. Based on the proximity of the City Center development, continuation of a mixed use development may be a viable opportunity.</p>