

SOUTHWEST GROWTH AREA PLAN

DE SOTO, KANSAS



CONFLUENCE

IN ASSOCIATION WITH

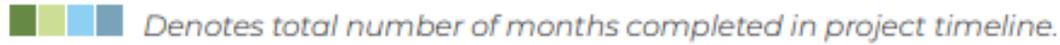


MEETING AGENDA:

- **Project Scope + Schedule**
- **Review of Public + Stakeholder Feedback**
- **Infrastructure Overview**
- **Streets + Highways**
- **Water + Wastewater Infrastructure**
- **Draft Trails Plan**
- **Draft Proposed Concept Plan**

PROJECT SCOPE + SCHEDULE

De Soto Southwest Growth Area Plan Project Schedule

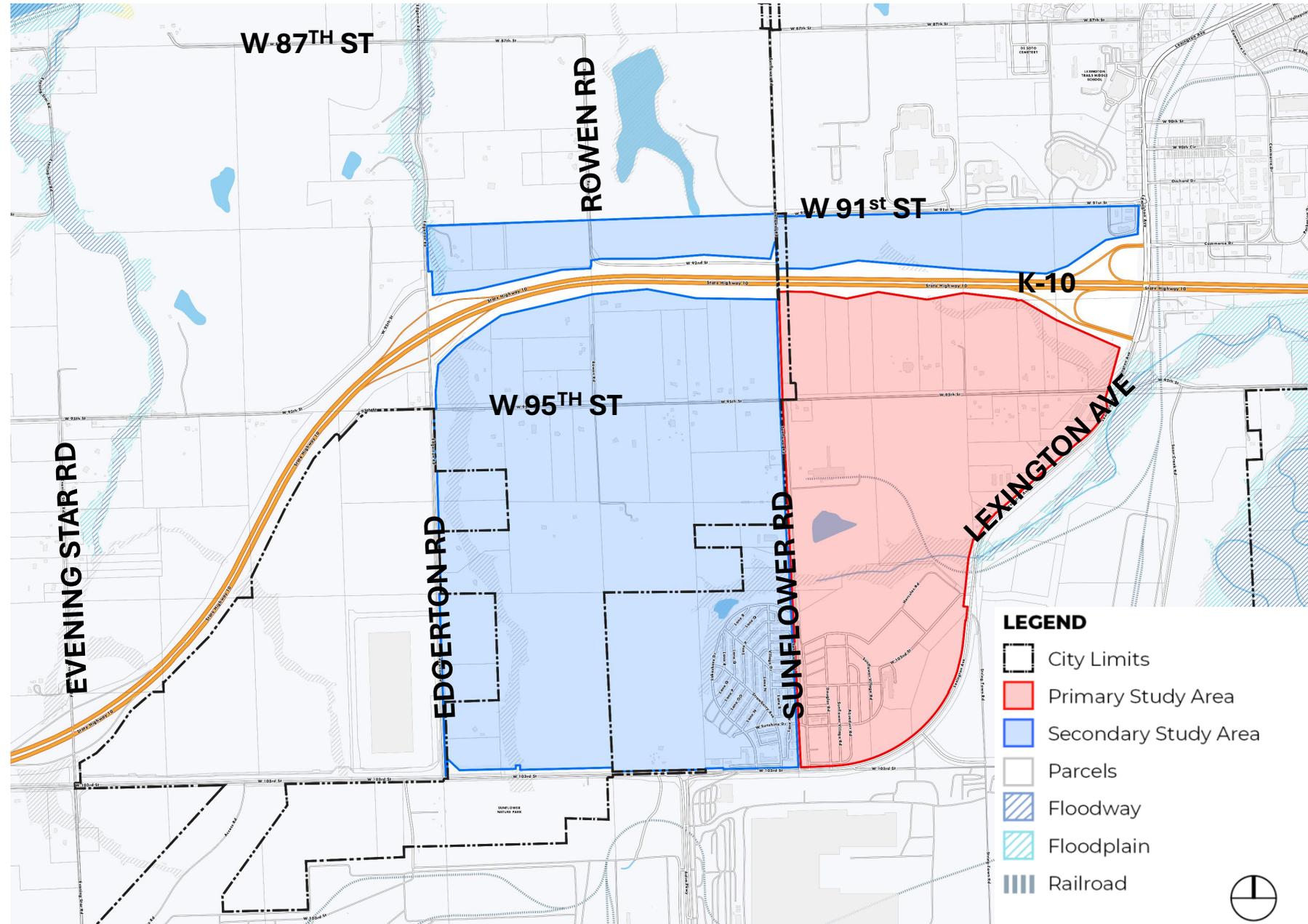
 Denotes total number of months completed in project timeline.

Phase 1: Project Kick-Off, Research + Analysis	
Project Kick-Off Meeting with City staff (<i>City Hall</i>)	October 24, 2024
Project Kick-Off with Steering Committee (SC #1) (<i>City Hall</i>)	November 21, 2024 at 6 PM
Research and Analysis	November-December 2024
Community Listening Session (<i>City Hall</i>)	December 12, 2024 at 6 PM
Stakeholder Interviews (<i>Virtual</i>)	December-January 2024/2025
Phase 2: Draft Analysis + Future Land Use Plan	
Draft Plan	January 2025
Draft Review with Steering Committee (SC #2) (<i>80% Draft</i>)	February 13, 2024 at 6 PM
Stakeholder Review (<i>Virtual</i>)	February-March 2025
Joint Workshop (JW #1) (<i>Prior to the Council Meeting</i>)	March 6, 2025 at 5:30 PM
Phase 3: Marketing Document	
Draft Marketing Document	March 3, 2025
Phase 4: Area Plan + Adoption	
Draft Area Plan	April 2025
Planning Commission Public Hearing	April 22, 2025
City Council Public Meeting	May 15, 2025

OVERVIEW OF STUDY AREAS

Existing Conditions

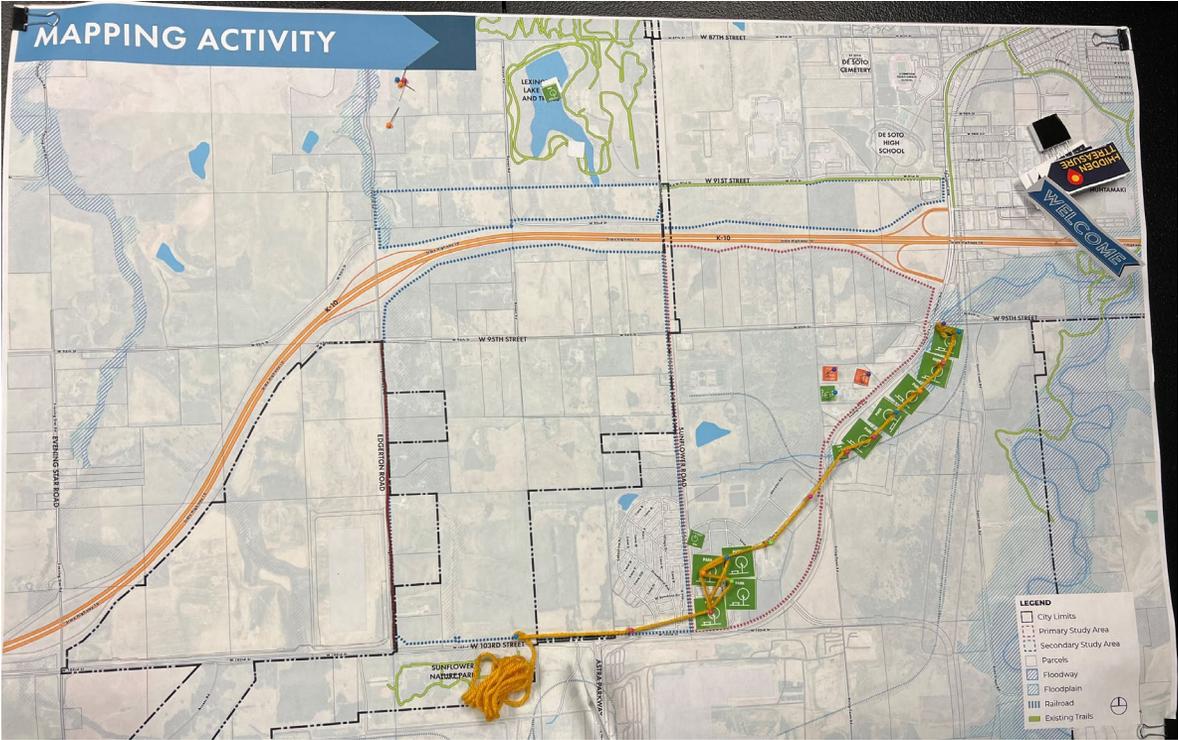
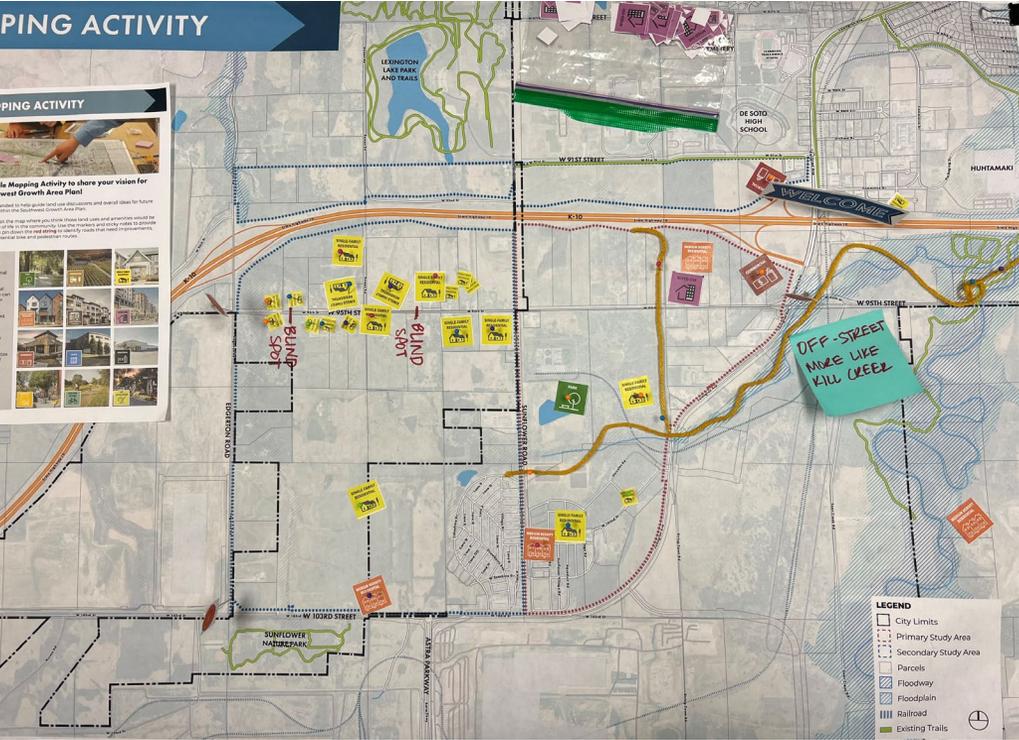
- Roughly 500 acres within the primary study area
- Gently rolling with a few natural draws
- Ridge bisects secondary study area
- Floodplain considerations for future development
- Recent developments and infrastructure improvements impacting the study areas



REVIEW OF PUBLIC + STAKEHOLDER FEEDBACK

Community Listening Session:

- December 12th at City Hall
- Approximately 45 attendees
- Event included a presentation, image voting, and mapping activity



REVIEW OF PUBLIC + STAKEHOLDER FEEDBACK

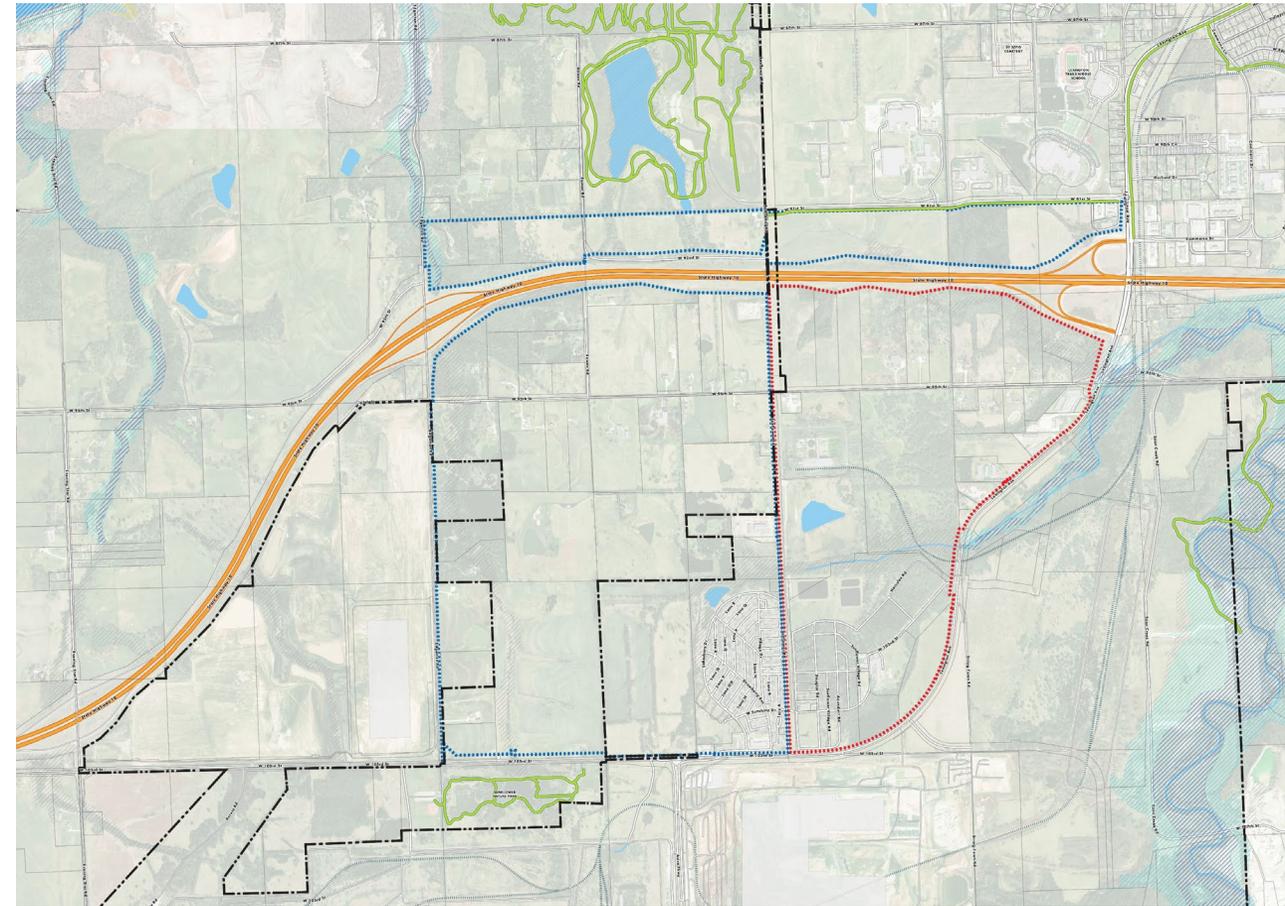
Community Listening Session:



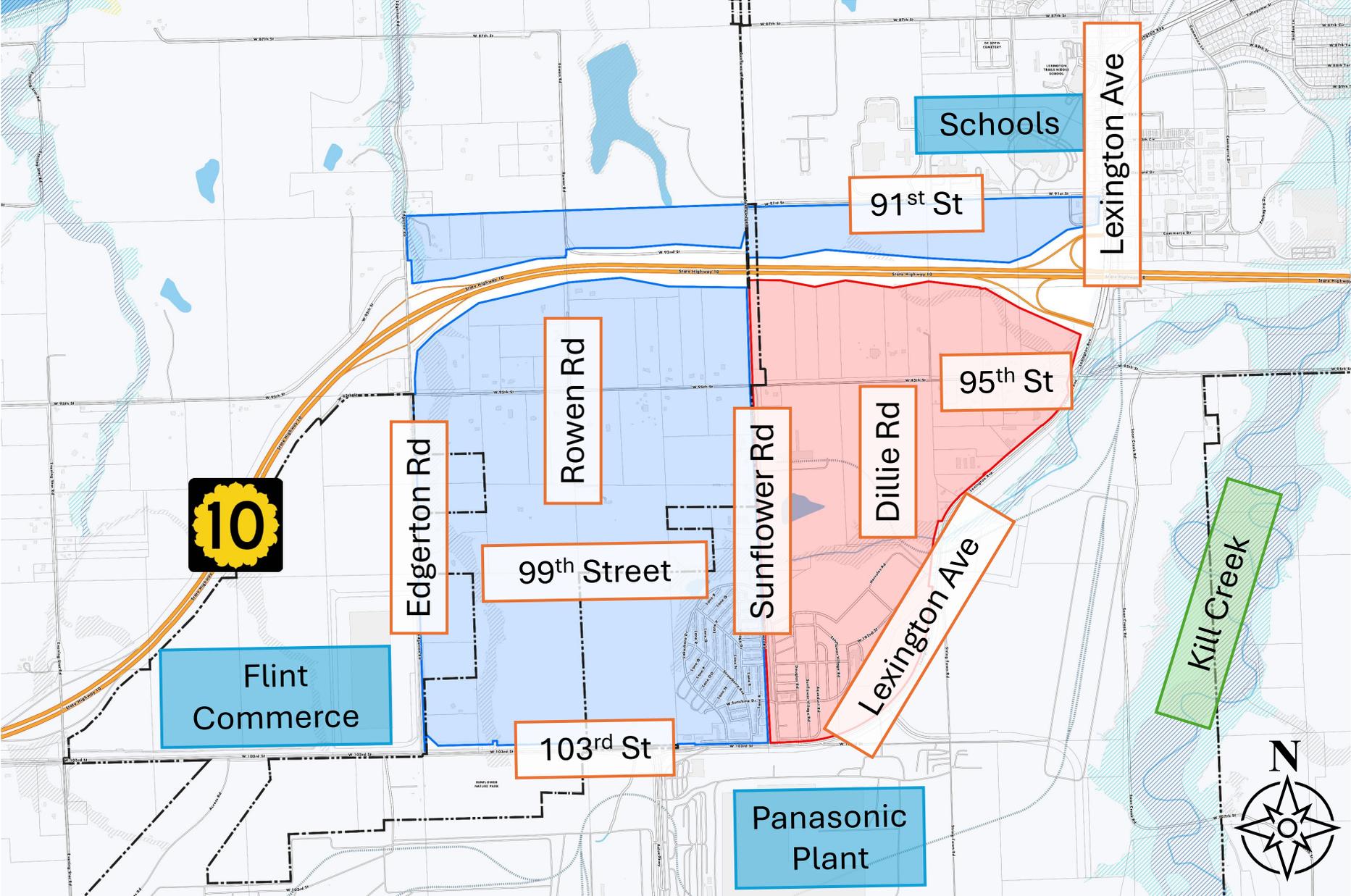
REVIEW OF STAKEHOLDER INTERVIEW FEEDBACK

Stakeholder Interviews - What we heard:

- JCPRD land ownership and impacts to potential roadways
- Flooding along 95th Street being a concern and in need of improvement with any development
- The future of the old water treatment plant; could it be creatively reused?
- Prioritize trail connections throughout the study areas to support walkability and recreation
- Desire for added density here (4+ stories, more support toward 6 stories)
- Opportunities for partnerships at a variety of levels for development that would address community desires



INFRASTRUCTURE OVERVIEW



INFRASTRUCTURE OVERVIEW

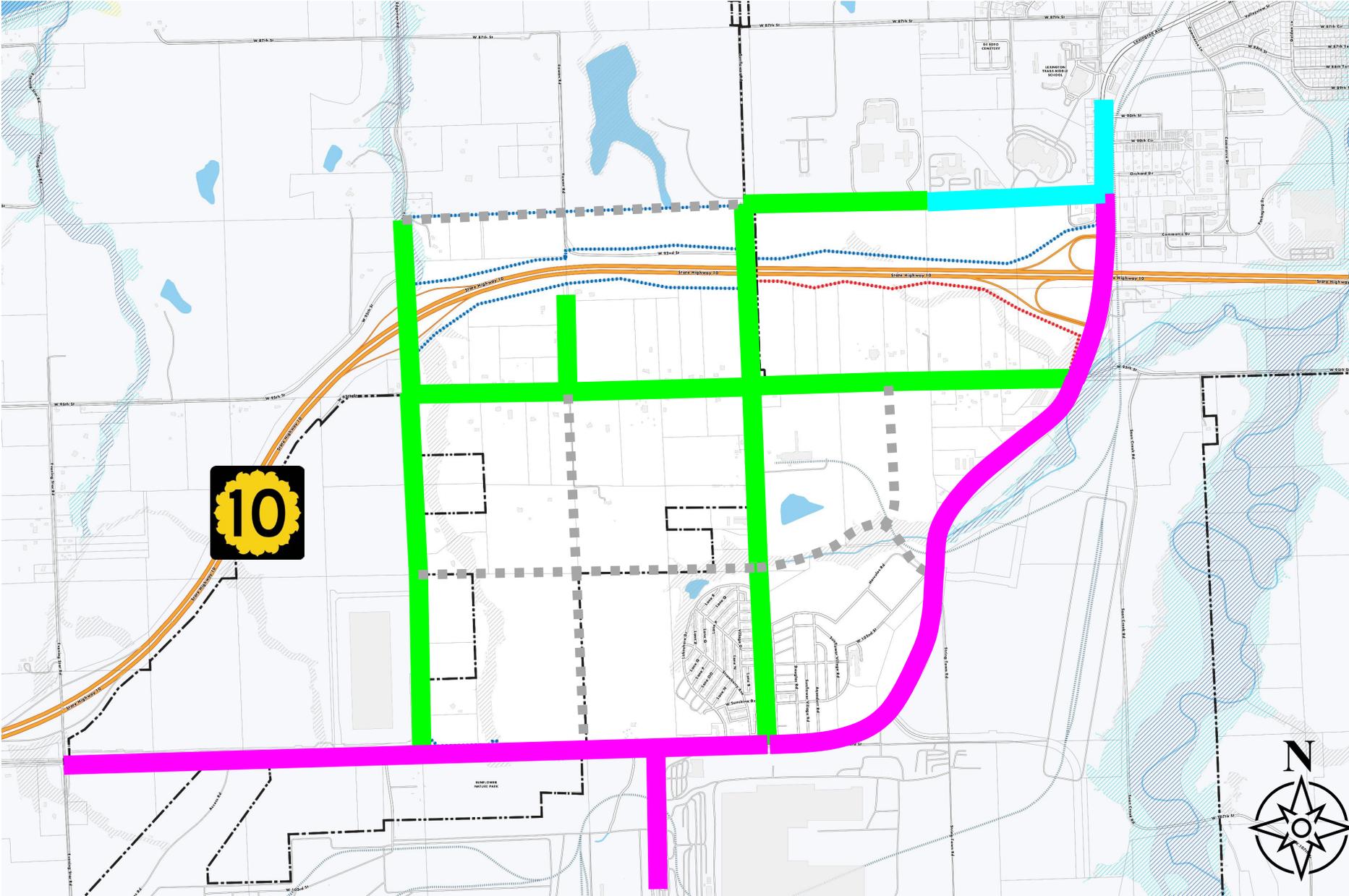
- Estimated traffic based on full build out at maximum density allowed in zoning code
- Represents full occupancy of all units
- Assumed approximately:
 - 60% traveling east to K-10 or De Soto downtown
 - 20% traveling west to K-10
 - 20% traveling south to industrial area or staying within study area

	Daily Trips Leaving Sites	Daily Trips Entering Sites	Total Daily Trips
Primary Study Area	19,800	19,800	39,600
Secondary Study Area	28,300	28,300	56,600
Total	48,100	48,100	96,200

STREETS AND HIGHWAYS

Current number of lanes

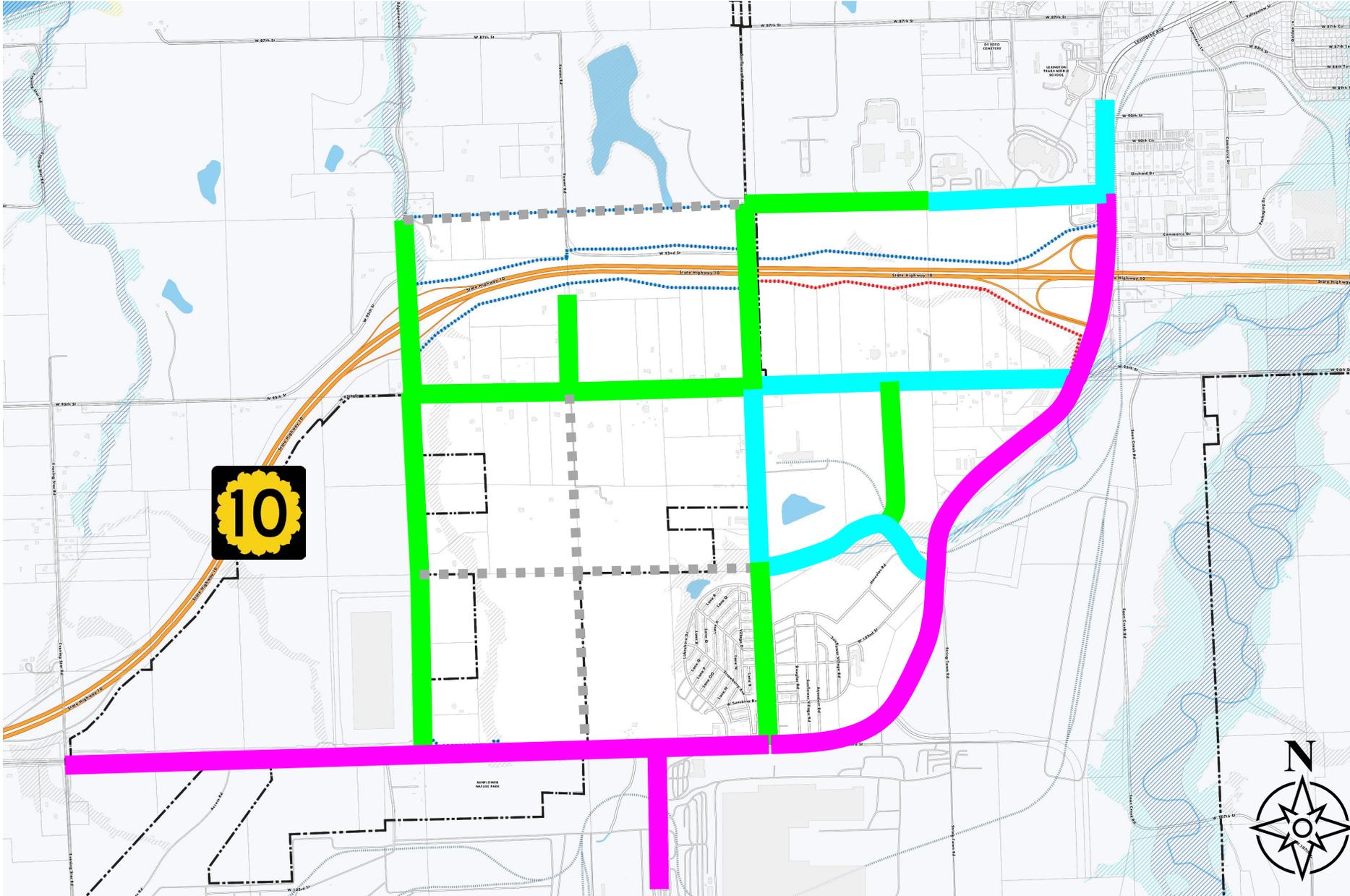
- 2-lane undivided road (no turn lanes)
- 2-lane divided road with left-turn lanes
- 4-lane divided road with left-turn lanes



STREETS AND HIGHWAYS

Proposed number of lanes with the maximum build out of the primary study area

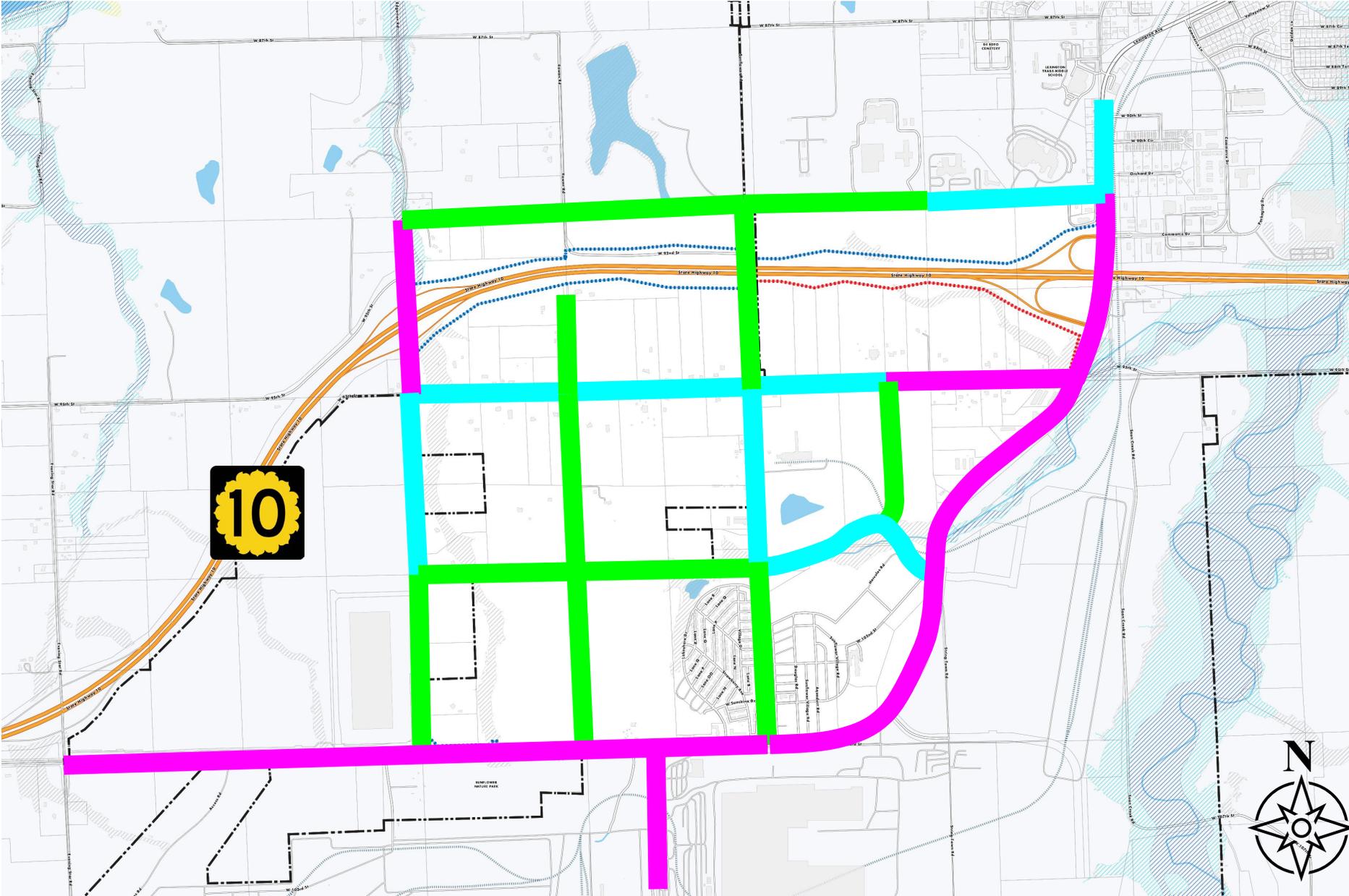
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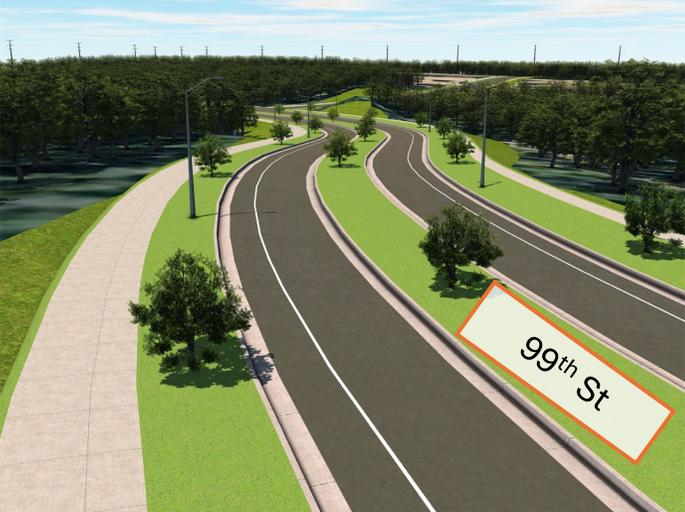
STREETS AND HIGHWAYS

Proposed number of lanes with the maximum build out of the primary and secondary study area

- 2-lane undivided road (no turn lanes)
- 2-lane divided road with left-turn lanes
- 4-lane divided road with left-turn lanes

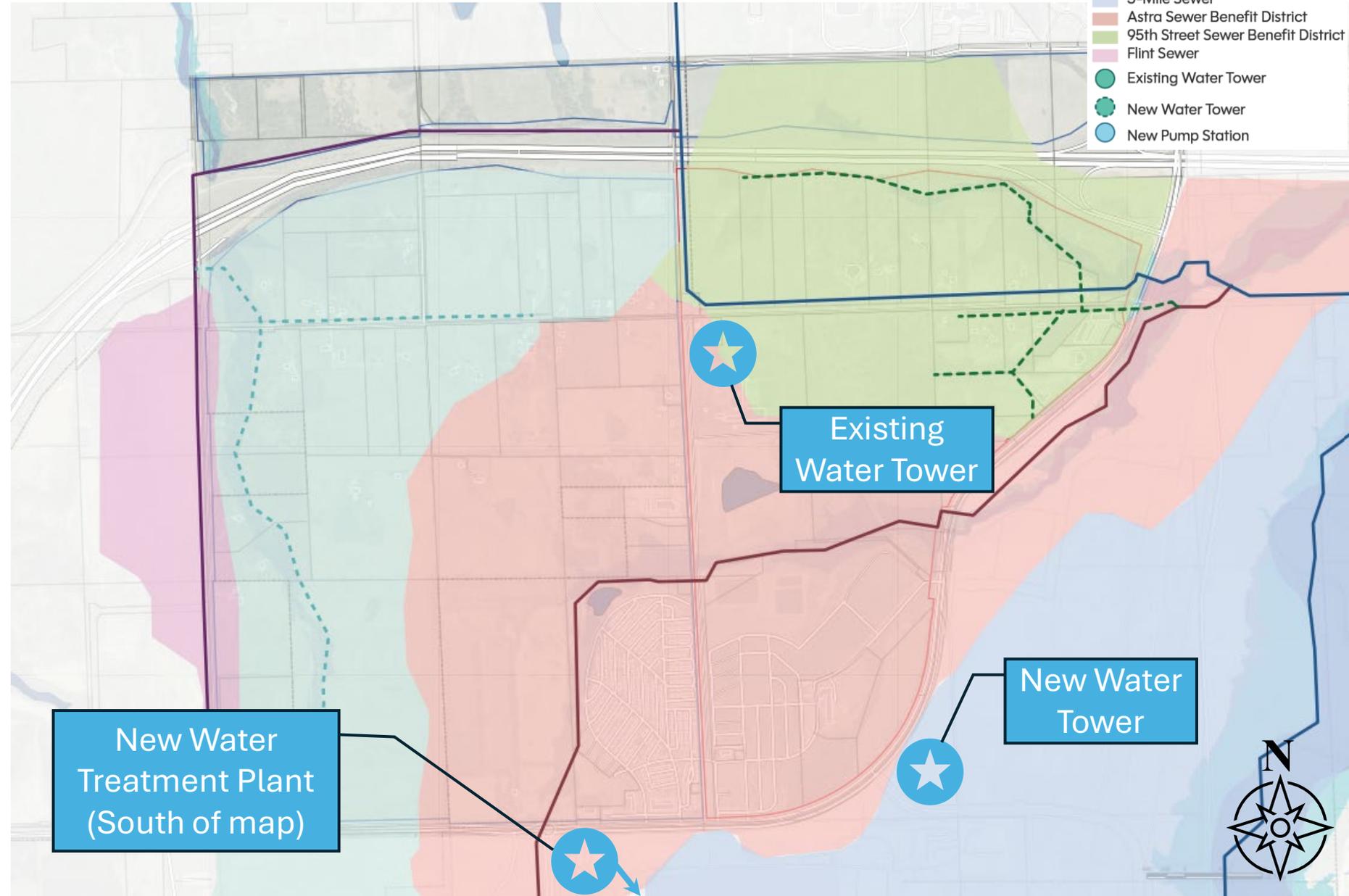


STREETS AND HIGHWAYS

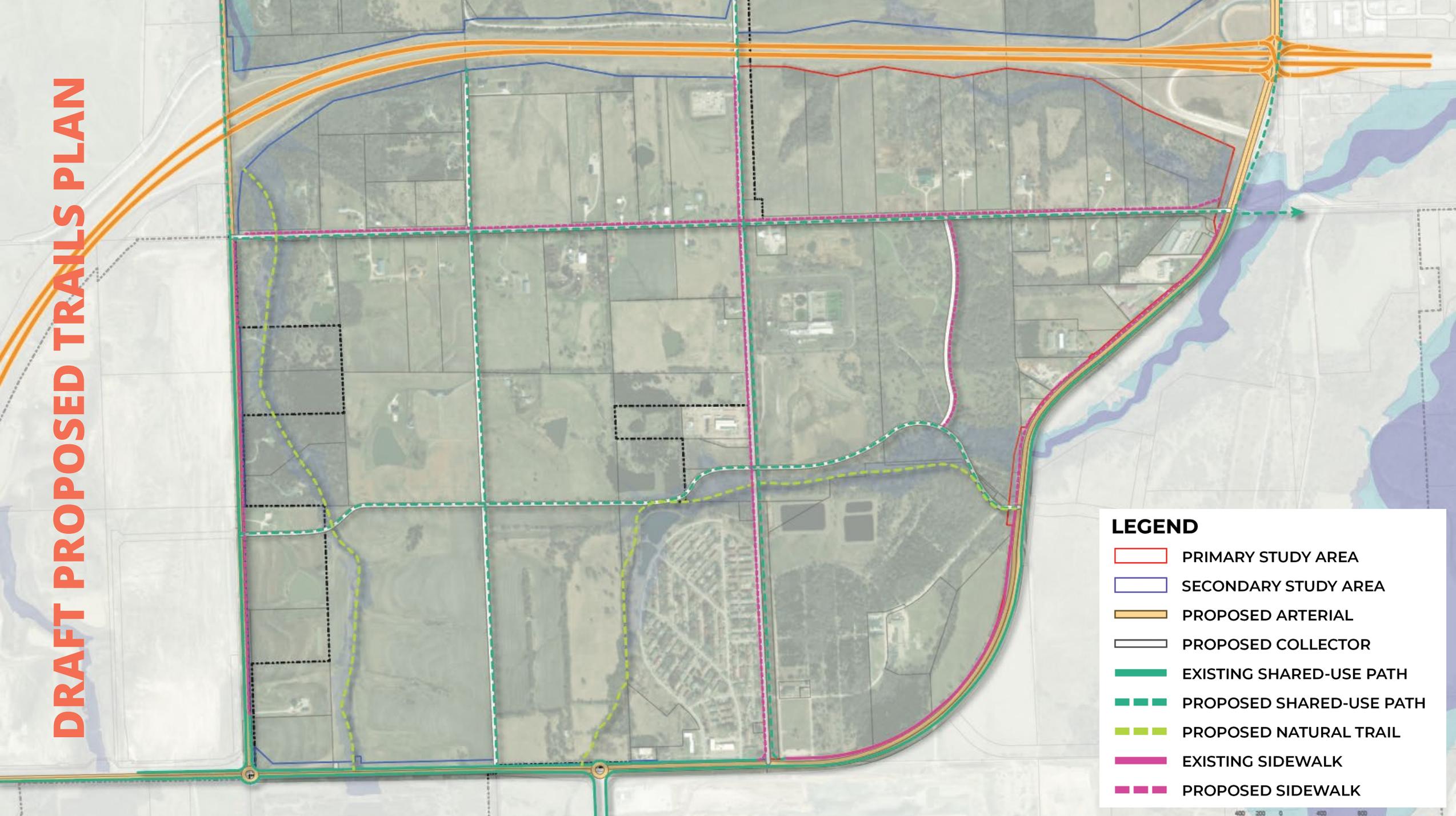


WATER AND WASTEWATER INFRASTRUCTURE

- Existing and new water towers and treatment plan will serve entire area with public water
- All of the primary study area will have sanitary sewer access when projects are completed



DRAFT PROPOSED TRAILS PLAN

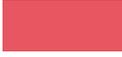


LEGEND

- PRIMARY STUDY AREA
- SECONDARY STUDY AREA
- PROPOSED ARTERIAL
- PROPOSED COLLECTOR
- EXISTING SHARED-USE PATH
- PROPOSED SHARED-USE PATH
- PROPOSED NATURAL TRAIL
- EXISTING SIDEWALK
- PROPOSED SIDEWALK

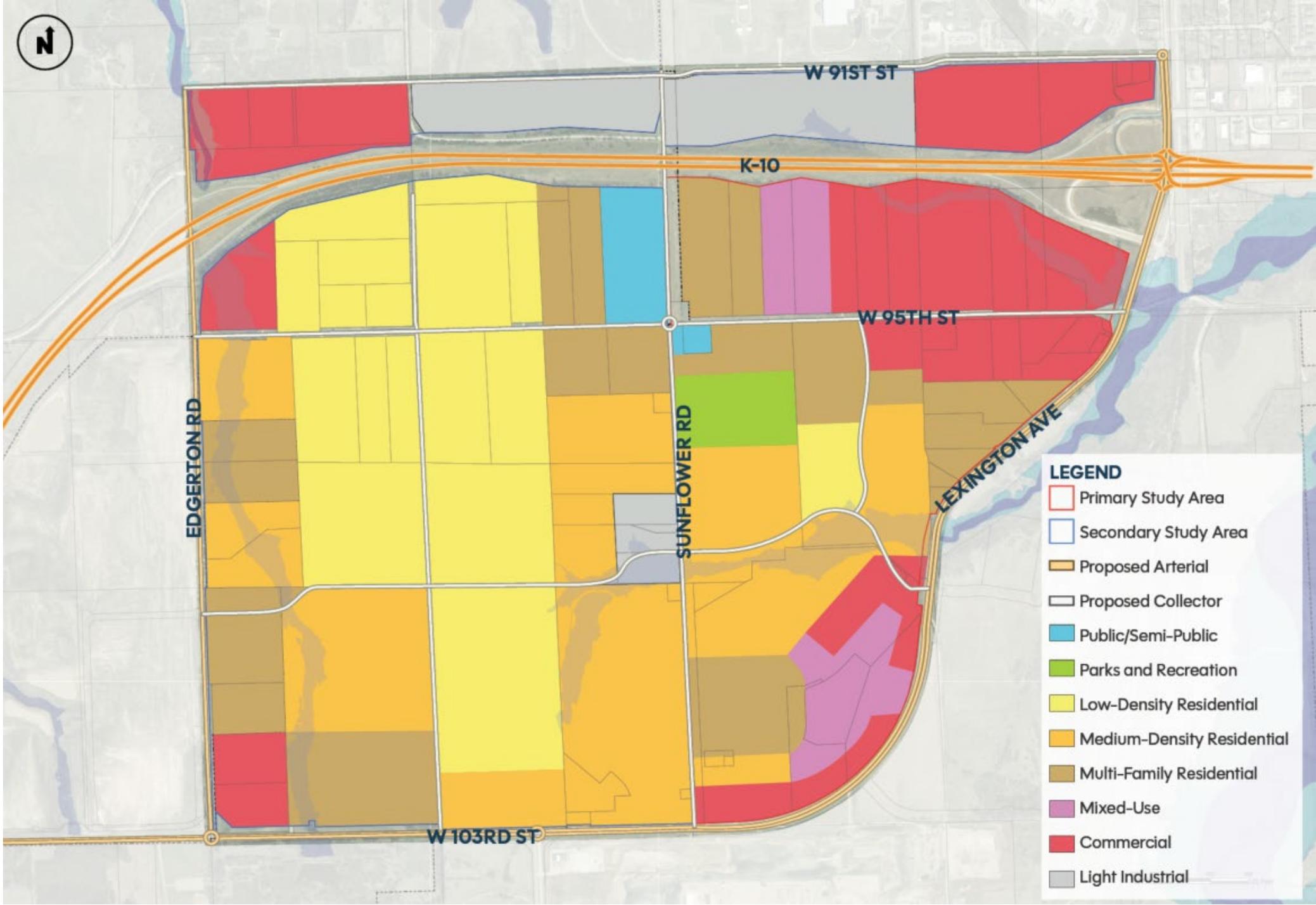
DRAFT PROPOSED CONCEPT PLAN

Land Use Categories:

-  Public/Semi-Public
-  Low-Density Residential
-  Medium-Density Residential
-  Multi-Family Residential
-  Mixed-Use
-  Commercial
-  Business Park/Light Industrial
-  Parks + Recreation



DRAFT PROPOSED CONCEPT PLAN



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K-10

W 95th St

Sunflower Rd

Lexington Ave



DRAFT PROPOSED CONCEPT PLAN



Sunflower Rd

Lexington Ave



DRAFT PROPOSED CONCEPT PLAN



Lexington Ave

W 95th St



DRAFT PROPOSED CONCEPT PLAN



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K-10

W 95th St

Sunflower Rd





THANK YOU