



W 95th St

Sunflower Rd

SOUTHWEST GROWTH AREA PLAN

DE SOTO
KANSAS



Growth is inevitable, but how we shape it is up to us. This plan allows us to guide development with intention rather than being driven by external pressures or short-term demands. With a clear vision, we can ensure growth aligns with our community's values and long-term goals — preserving what makes De Soto special while creating smart, sustainable opportunities for both residents and businesses.



- MAYOR RICK WALKER



OVERVIEW

The City of De Soto's Southwest Growth Area Plan establishes a vision for economic growth opportunities that will benefit the community and its residents. The Southwest Growth Area is 1,500+ acres of land ready for development in a prime location adjacent to major roadways and recent developments, such as Flint Commerce Center and Astra Enterprise Park.

DEFINING THE STUDY AREAS

The map to the right presents the primary study area (red) and the secondary study area (blue) for the Southwest Growth Area Plan.

The primary study area is generally bounded on the north by K-10 Highway, on the west by Sunflower Road, on the south by 103rd Street, and on the east by Lexington Avenue to account for approximately 500 acres of land.

The secondary study area is generally bounded on the north by 91st Street, on the west by Edgerton Road, on the south by 103rd Street, and on the east by Sunflower Road. The secondary study area is included to better understand the flow of roadway and pedestrian connections in the study areas and general land use designations to update the Future Land Use Plan.

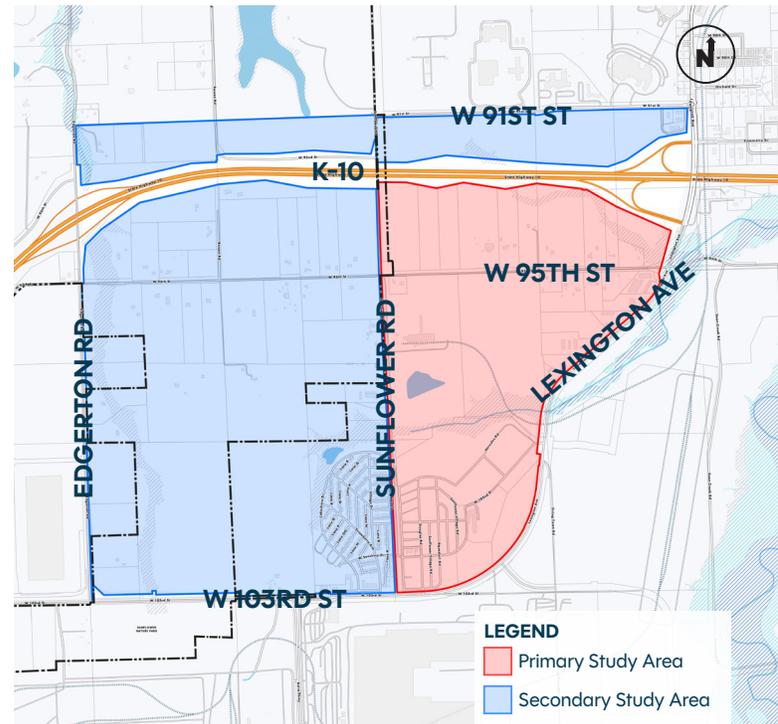


FIGURE 1. STUDY AREA BOUNDARY MAP

THERE ARE ROUGHLY 500 ACRES OF LAND READY FOR DEVELOPMENT IN THE PRIMARY STUDY AREA.

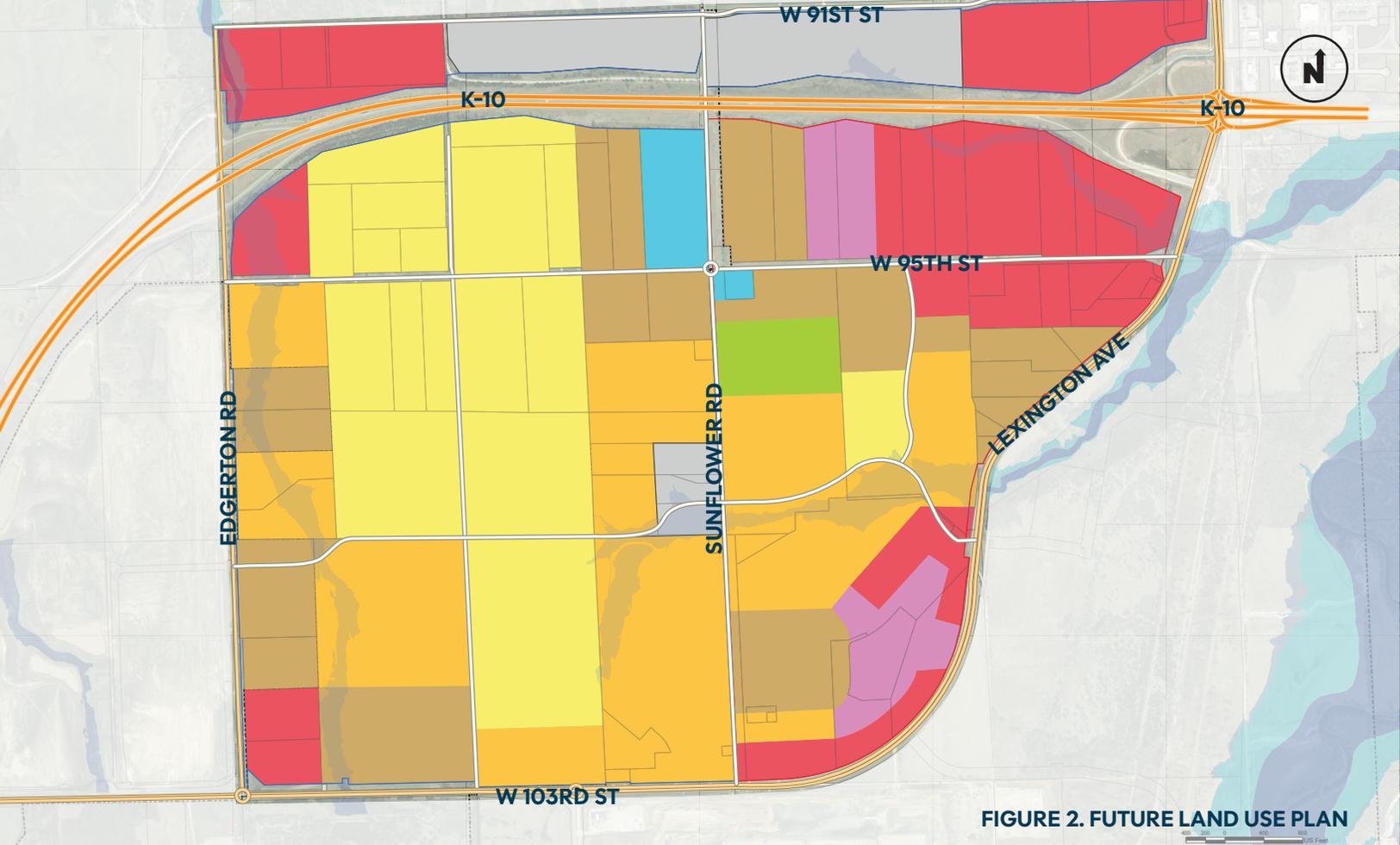


FIGURE 2. FUTURE LAND USE PLAN

FUTURE LAND USE PLAN

The Future Land Use Plan, shown above, identifies specific land use designations to better define the character, density, and connectivity of land uses throughout the study areas. These land use designations are detailed below. This proposed plan focuses more intense uses along 103rd Street, Lexington Avenue, and the stretch of W 95th Street that is within the primary study area due to higher traffic volumes and immediate roadway access. From these primary roadways, densities and intensities of uses have been gradually decreased to buffer some of the existing uses, lessen strain on infrastructure, and respond to development demand in the area. A variety of residential uses are proposed to ensure there are opportunities for residents, both current and prospective, to obtain housing that meets their needs.

UNDERSTANDING THE LAND USE TYPES

- **Public/Semi-Public** uses include community facilities, churches, and institutional/governmental uses.
- **Parks and Recreation** uses include publicly accessible parks, open space, and recreation facilities.
- **Low-Density Residential** uses typically include detached single-family dwelling units with some opportunities for horizontally attached units.
- **Medium-Density Residential** uses range from single-family detached units to cottage courts, townhomes and condos. These are typically more horizontally attached unit types.
- **Multi-Family Residential** uses include more dense uses, such as apartments and condominiums. These are often vertically attached unit types, with opportunities to have some medium-density uses intermixed.
- **Mixed Use** development types should focus on creating high-quality, planned vertically-attached structures with a variety of uses and amenities within the structure.
- **Commercial** land uses are suitable for retail, commercial, medical, financial, restaurant and similar sales and services. These structures should be no taller than two stories and should primarily be horizontally-attached.
- **Light Industrial** uses are ideal for office, warehousing and distribution with limited manufacturing activity.

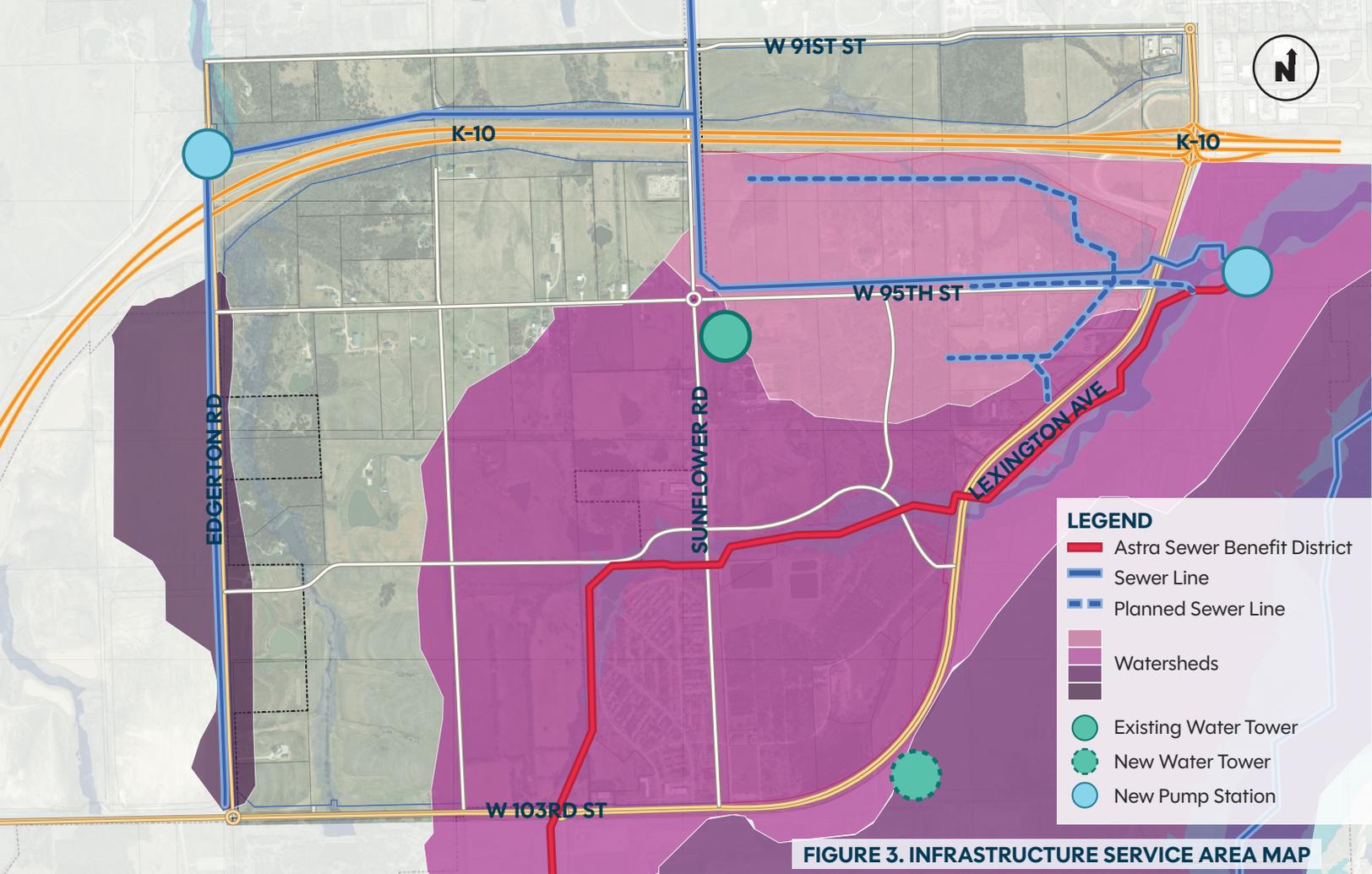


FIGURE 3. INFRASTRUCTURE SERVICE AREA MAP

The City of De Soto, the State of Kansas, and private utility providers have made significant investments in the study area. Many of the costliest infrastructure improvements needed to develop the area have been completed or are actively being constructed. These include transportation, water, wastewater, and private utility improvements that will support growth in the area for the long term.

TRANSPORTATION

The backbone of the transportation network in the area—Lexington Avenue—has recently been improved. This includes a four-lane road with a divided median, improved intersections configured for future traffic signals and roundabouts, bicycle lanes, and a trail. This road is configured to handle traffic from the developed area for the foreseeable future.

Further roadway improvements planned for the area include constructing 95th Street west of Lexington Avenue as a two-lane road with a divided median that could be easily expanded to a four-lane road when needed. Sunflower Road is also recommended for improvements as a two-lane road, and 99th Street is recommended as a two-lane median divided collector

road extending west from the new Fire Department driveway to Sunflower Road and ultimately to Edgerton Road. Each of these roads would also include bike lanes and trails adjacent to them. These roadway improvements would serve traffic from the planned developments and provide a high-quality network of bike lanes and trails for people walking and biking. They are planned as attractive corridors with landscaping and streetlights that will improve the overall quality of life in the area.



FIGURE 4. LEXINGTON AVE. IMPROVEMENTS



FIGURES 5-8. 3D MODELS OF PROPOSED ROADWAY IMPROVEMENTS ALONG W 95TH STREET AND LEXINGTON AVENUE

WATER AND WASTEWATER

The water and wastewater facilities service the study area and have also been recently expanded to serve growth. To serve the area, a modernized and expanded water treatment plant is being constructed roughly 1.5 miles south of the study area. Water system enhancements will also include a new water tower along 103rd Street to supplement the existing water tower at 95th Street and Sunflower Road, and a new 12-inch water main along Lexington Avenue. As new roadways are built through the area, they will be built with accompanying water mains that can serve new developments.

Sewers in the area are also being actively improved. The City of De Soto is upgrading the Wastewater Treatment Plan at 79th Street and Sunflower Road to serve new developments in the study area. A new sewer main is being constructed now to extend service from the plan to the study area, known as the 5-Mile Sewer project. This will provide service to the Panasonic Battery Plant and other developments south of the plant. Two new Sewer Benefit Districts have also been formed to provide sewer mains that serve the study area. One benefit district will provide sewer access

along the tributary that runs through the center of the site area, and the other will provide sewer access along 95th Street. Once these improvements are completed, properties in the study area will have access to interceptor sewer mains.

PRIVATE UTILITIES

In addition to public utilities, private utility providers have invested a significant amount of money in the study area. This includes new electric lines and substations constructed by Eversource. These improvements will provide a stable and resilient electricity supply for the area, which is a key issue for growth today. Electricity demand in the region is increasing after decades of flat growth, which makes the availability of electricity through these transmission and distribution lines a key benefit for the study area. Atmos Energy is also expanding the natural gas pipeline network in the study area, with a new 4" gas main planned along 95th Street along with distribution mains on other arterial roads in the area.

De Soto Southwest Growth Area Plan



LEGEND

- Proposed Arterial
- Proposed Collector
- Public/Semi-Public
- Parks and Recreation
- Low-Density Residential
- Medium-Density Residential
- Multi-Family Residential
- Mixed-Use
- Commercial
- Light Industrial

400 200 0

FIGURE 9. DETAILED CONCEPT PLAN

DETAILED CONCEPT PLAN

The detailed concept plan shown on the opposite page presents one scenario for land development and build-out. This plan was developed using current market conditions and best practices to provide one idea for how the Southwest Growth Area might develop. This plan is not concrete and should remain flexible and adaptable to market changes and the needs of the community.

TIMELINE FOR BUILD OUT

While it is difficult to determine an exact date for full build out of the study area, it can be assumed that this will take, at minimum, thirty years to fully develop. Strategic growth, land assembly, utility support, and many other factors will come into play with the feasibility of development over time.

GUIDING PRINCIPLES OF THE PLAN

As mentioned above, this plan is rooted in current market conditions and best practices for development. These form the guiding principles of the Southwest Growth Area including but not limited to:

Create a walkable and well-connected development that supports the mobility of residents and visitors of the Southwest Growth Area.

Encourage density through a variety of uses and building types. This further supports the walkability of the area and diversifies the amenities and services provided in the area.

Preserve De Soto's unique character through intentional development and strong support for local businesses in the study area, ensuring the city retains its small-town feel as it grows.

Explore opportunities for civic and/or healthcare hubs throughout the study areas and adjacent parcels. Some uses suitable for the area could include a community center or medical facility. Public-Private Partnerships may be viable in these instances as well.



FIGURE 10-13. 3D MODELS OF CONCEPT PLAN



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QUICK LINKS:

Scan the QR codes to be directed to its associated links and information.



2019 Comprehensive Plan



Adopted Future Land Use Plan



Zoning Map



Current Projects



Development Inquiry Form



Economic Incentives Policy