

Jackson County Master Plan Executive Summary

What should Jackson County be like in the year 2010?

The process of planning gives residents, business owners and community leaders a means to create a shared image of the community they hope to enjoy in the future. It should define policies to guide decision-makers toward this future. Finally, the planning process is not complete until it sets forth actions to carry out the plan, so all interested persons and groups can work together to achieve the community's desired future.

The "Strategy for the Future" planning process has provided the opportunity for Jackson County to create a shared vision of the future. The results of this community discussion are found in the Master Plan. It imagines a Jackson County of the future where:

- Residents can find a choice of urban, suburban and rural neighborhoods, and can be assured that future development in surrounding areas will be compatible with the character of their neighborhood.
- Economic development provides jobs for County residents and healthy growth for County businesses. Commercial and industrial sites are located where transportation and other services are readily available.
- Natural resources shape development and provide amenities to the community. Open space systems with trails link major parks in the County and the metropolitan region. Floodplains, hillsides and other sensitive areas are managed to reduce safety hazards while contributing to the County's distinctive character.
- The County's communities enjoy public services and facilities that are adequate to meet the changing needs of businesses and residents. Public investments in streets, water and sewer systems and public services are made where they are most cost-effective. Coordination among all service providers -- the County, the cities and the special districts that provide water, sewer, fire and other services -- means that investments do not duplicate one another.
- Jackson County is an active participant in efforts to address concerns shared throughout the metropolitan Kansas City region. The County takes the lead in cooperative efforts with cities and other public agencies located within its borders. County government works with the private sector and community organizations to accomplish the community's goals.



==== STRATEGY FOR THE FUTURE ====

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Achieving this vision of the future requires commitment and action. The Master Plan describes the goals and policies the County will follow to achieve this vision. It creates a framework for action by the County and by the other agencies and individuals who must work together to ensure that the future quality of life in Jackson County reflects this vision.

What is the Master Plan and how does it help achieve this vision?

Jackson County's Master Plan is a guide for public and private decision-makers. It lists the County's goals for its future, establishes specific policies for achieving those goals, and recommends measures for implementing County policy. The Master Plan is not a detailed zoning map or an engineering drawing. It addresses a broad range of important public policy issues in a comprehensive fashion. The goals and policies of the Plan provide a framework for elected and appointed officials to make decisions affecting land use, economic development, public infrastructure, public services and natural resources. Private decision makers also benefit from the Plan, because it identifies County policies and priorities, thereby making public development and investment decisions more predictable.

What does the Master Plan contain?

The Plan is organized into ten major sections.

- Section I introduces the plan;
- Section II defines a vision for the future and summarizes the major initiatives of the plan;
- Section III establishes a context for planning by describing existing conditions and trends;
- Section IV describes the planning process;
- Section V addresses natural resource issues;
- Section VI guides future development of the County;
- Section VII addresses transportation system issues;
- Section VIII establishes goals and policies for water systems, wastewater treatment and disposal, stormwater management and solid/hazardous wastes;
- Section IX focuses on parks and recreation issues
- Section X guides the County's provision of other public services
- Section XI discusses the key implementation tools and prescribes an initial action program; and
- Section X defines key terms, lists background reports and provides support information for the plan.



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Sections V - X include the six Master Plan Elements that establish goals and policies relating to natural resources, community development, transportation, water and waste management, parks and recreation, and public services. These Elements describe the County's strategy to achieve its desired vision of the future.

The goals, policies and implementation measures in the Master Plan Elements are the essence of the document. Goals describe a desired state of affairs for the future. They are broad public purposes toward which the policies and implementation measures are directed. Policies are statements of County intent against which individual actions and decisions are evaluated. Implementation measures are actions recommended to carry out the policies. They aren't the only possible actions that would achieve these goals. They are intended to set an initial agenda for implementation of the Plan.

What are the major initiatives of this Master Plan?

The Master Plan contains many individual goals, policies and implementation recommendations. Together, these detailed statements provided guidance in achieving the County's vision of its future. Some of these goals reflect long-standing County policies and programs. Others identify new directions and actions to achieve effective, efficient government and a high quality of life. These new directions, or major initiatives, are listed below. These seventeen major initiatives emphasize planning for appropriate and compatible land uses, coordinating the provision of adequate public services, and managing resources. Goals, policies and implementation measures throughout the Plan provide the detailed statement of action to accomplish these initiatives.

Planning for Appropriate and Compatible Land Uses

1. Plan for urban, suburban and rural areas and provide different development guidelines for each of these areas.
2. Use area plans to detail the land uses, facilities and development guidelines for areas immediately adjacent to incorporated cities. Develop area plans with the participation of the cities.
3. Define criteria to use in evaluating rezonings and other development proposals.
4. Design for compatibility between neighborhoods and more intense uses.
5. Work with the cities to support economic development and retain vital urban centers.
6. Monitor actual development patterns and "quality of life" trends.



Coordinating Provision of Adequate Public Services

7. Define "adequate service levels" for public services - transportation, water, sewer, fire, public safety, parks and others - and ensure that adequate services are available when they are needed by new development.
8. Coordinate with other service providers to ensure efficient, cost-effective public services to residents and businesses in the County.
9. Cooperate with other jurisdictions to plan, fund, construct and maintain a County-wide network of arterial and collector streets.
10. With water, sewer and fire service providers, set standards and guidelines for facility sizing and location to serve urban, suburban and rural areas.
11. Require new development to "pay its fair share" by building or funding necessary facilities.

Managing Resources

12. Use land use planning and other tools to protect wetlands, floodplains, aquifers and wellhead protection areas.
13. Create a system of open space linkages and bike/pedestrian trails throughout the region.
14. Work with property owners to define strategies for retaining agriculture in eastern Jackson County.
15. Establish standards for development on steep slopes to reduce environmental impacts and hazards to residents.
16. Prepare a Stormwater Management Plan for eastern Jackson County.
17. Adopt standards and regulations for solid waste, recycling and hazardous waste facilities.



How should the Plan be used?

The Master Plan is a guide to action. It is not itself an implementation tool. By ensuring that individual County actions are consistent with the policies of this Master Plan, the County can effectively achieve its goals. For example, the Plan Commission and the Legislature will use the Plan's policies and Development Diagram to decide whether to approve a proposed rezoning. Zoning, subdivision, building and construction codes and standards will continue to regulate development. Some amendments to these regulations will be necessary, however, to more effectively carry out the Plan. The Master Plan defines policies and recommends measures governing the application, modification and interpretation of these development regulations.

The Master Plan should guide the preparation of detailed facility master plans for the County's water, wastewater, flood control and transportation systems. The policies of the Plan also should guide the preparation and update of capital improvement programs, and the County's annual budget.

The Plan should be a dynamic document, subject to periodic change when conditions within the County change significantly. Periodic updates of the Plan will be needed to ensure that it continues to meet the needs of County businesses and residents.

How was the Master Plan developed?

The Master Plan was developed through a lengthy process involving extensive input from County staff, local officials, public service providers and the general public through interviews and workshops. The first phase of this process involved an assessment of the issues facing the County and other service providers. The **Strategy for the Future: Needs and Opportunities Report** summarizes the issues identified by the participants in the process and recommends an initial plan of action. The second phase focused on identifying appropriate development patterns and an arterial network required to serve those patterns. The County conducted another series of workshops to obtain input from individuals and agencies throughout the County, resulting the preparation of the **Strategy for the Future: Planning Framework**. This document includes a Conceptual Development Diagram and Arterial Plan which were adopted by the Jackson County Plan Commission to help develop the overall Master Plan for the County.

The Master Plan preparation began with the definition of the County's goals and the policies to help achieve the goals. Once again, the County involved members of the public and public agencies to obtain a broad range of public input and to identify the how the Plan could best serve the residents and businesses within the County. Initial drafts of the Plan were circulated to facilitate public review of the draft Master Plan. Comments from the draft Plan review process will be incorporated into the draft that will go through the reviewed during the formal Plan adoption process.



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I. INTRODUCTION

A. PURPOSE

This Master Plan is a guide for decision-makers. It is a statement of community values, ideals and aspirations about Jackson County's natural and built environments. In addition to defining the community's view of its future, the Master Plan describes implementation strategies and actions necessary to achieve the desired future. The plan uses text and diagrams to establish policies and programs to address the many issues facing Jackson County. The plan is thus a tool for managing community change to achieve the desired quality of life.

This Master Plan is prepared under Article II, Section 16, paragraph 41 of the Jackson County Charter and §64.040 Mo.R.S.A. The Master Plan provides for the physical development and improvement of the County, including recommendations for the most desirable use of land; the most desirable density of population; a system of thoroughfares, highways and streets; parks, playgrounds and other public open spaces; the general location and extent of public utilities; for adequate drainage utilities; and other matters which are beneficial to the County.

B. CONTENT AND ORGANIZATION

The Master Plan includes twelve major sections. They introduce the Plan; define the County's vision for its future; describe existing and anticipated conditions affecting the County; summarize the process used to prepare this plan; establish goals, policies and implementation measures for six functional plan elements; describe plan implementation tools; and provide background information.

The first four sections of the Comprehensive Plan provide useful background for the reader of this document. Section I introduces the Plan, describing its purpose and organization. Section II defines the County's vision of what it should be in the year 2010. Section III summarizes existing conditions and trends that are examined in greater detail in two previous reports, the *Needs and Opportunities Report* and the *Planning Framework*. Section IV provides an overview of the process used to prepare this plan, a process which involved a broad cross-section of the County's population and thorough analysis of regional and county concerns.

Sections V through X are the backbone of the Plan. They contain six functional Plan Elements establishing goals, policies and implementation measures that will guide County actions relating to:



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Natural Resources
Community Development
Transportation
Water and Waste Management
Parks and Recreation
Public Services

Each Plan Element begins with a general introduction and a list of key planning issues relating to the Element's focus. These issues have been identified based on input from County officials, the public and a variety of other agencies; they also are influenced by the baseline study prepared for this Master Plan. Following the statement of issues, the County's goals, policies and implementation measures are listed. The goals and policies are the most important part of the Master Plan. They describe the desired future and establish the policy direction the County will follow in making decisions on development approvals, public infrastructure financing and other issues. The implementation measures are suggested strategies for achieving the County's adopted goals and policies.

Section XI provides a brief overview of the key tools that Jackson County can use to implement this Master Plan. This section is intended to give citizens and officials a single reference source for information about the tools available to the County for carrying out its Plan.

Section IX includes the Master Plan appendices. It includes a glossary of the key terms used throughout the Plan, an annotated list of background documents generated during the planning process and other information referenced in the Plan, and a list of priority roadway improvements.

C. EFFECT OF THE MASTER PLAN

Planning is not a single event -- the adoption of a particular document at a fixed point in time. Rather, it is an ongoing process involving actions by the County, the private sector, other local, state and regional public and quasi-public agencies, and the community-at-large. As conditions change, the County's Plan should be amended to take advantage of new opportunities and respond to new needs and conditions. Thus, the Master Plan is not intended to be a static document; it is intended to be a dynamic guide to help citizens and officials shape the County's future.

Standard definitions of goals, policies and implementation measures are used in all elements of the Master Plan. Goals describe a desired state of affairs in the future. They are the broad public purposes toward which policies and programs are directed. They need not be fixed in time or quantity. Since goals are general statements, more than one set of actions could be taken to achieve each goal. In this Master Plan, goals are phrased to express the desired results of the Plan; they complete the sentence "Our goal is ..."



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Policies are statements of government intent against which individual actions and decisions are evaluated. Collectively, they establish the objectives, standards and principles sought to be embodied by the plan. Policies are phrased as sentences, with the agency responsible for implementing the policy clearly identified. The wording of policies conveys the intended level of commitment to action. Policies which use the word **shall** are mandatory directives, while those using the word **should** are statements to be followed unless there are compelling reasons to do otherwise.

Implementation measures are actions recommended to carry out the policies. They aren't the only possible actions which would achieve these goals. They are intended to set an initial agenda for adopting regulatory and other programs that implement the Plan. The County will select measures for implementation in the next few years by considering the cost, urgency and benefit of each suggested measure. As a result, some projects may begin shortly after Plan adoption, while others may not begin for five or more years.

Including a program or project on the list of implementation measures does not automatically create that program. The County will need to adopt budgets, consider new ordinances and provide staff resources before new programs begin. Each of these implementation decisions will require public input and specific action by the Jackson County Executive and/or Jackson County Legislature.



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==== STRATEGY FOR THE FUTURE =====

II. VISION FOR THE FUTURE

A. VISION

What should Jackson County be like in the year 2010?

The process of planning gives residents, business owners and community leaders a means to create a shared image of the community they hope to enjoy in the future. It should define policies to guide decision-makers toward this future. Finally, the planning process is not complete until it sets forth actions to carry out the plan, so all interested persons and groups can work together to achieve the community's desired future.

The "Strategy for the Future" planning process has provided the opportunity for Jackson County to create a shared vision of the future. The results of this community discussion are found in the Master Plan. It imagines a Jackson County of the future where:

- Residents can find a choice of urban, suburban and rural neighborhoods, and can be assured that future development in surrounding areas will be compatible with the character of their neighborhood.
- Economic development provides jobs for County residents and healthy growth for County businesses. Commercial and industrial sites are located where transportation and other services are readily available.
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Achieving this vision of the future requires commitment and action. The Master Plan describes the goals and policies the County will follow to achieve this vision. It creates a framework for action by the County and by the other agencies and individuals who must work together to ensure that the future quality of life in Jackson County reflects this vision.

B. MAJOR INITIATIVES

The Master Plan contains many individual goals, policies and implementation recommendations. Together, these detailed statements provide guidance in achieving the County's vision of its future. Some of these goals reflect long-standing County policies and programs. Others identify new directions and actions to achieve effective, efficient government and a high quality of life. These new directions, or major initiatives, are listed below. These seventeen major initiatives emphasize planning for appropriate and compatible land uses, coordinating the provision of adequate public services, and managing resources. Goals, policies and implementation measures throughout the Plan provide the detailed statement of action to accomplish these initiatives.

Planning for Appropriate and Compatible Land Uses

1. Plan for urban, suburban and rural areas and provide different development guidelines for each of these areas.
2. Use area plans to detail the land uses, facilities and development guidelines for areas immediately adjacent to incorporated cities. Develop area plans with the participation of the cities.
3. Define criteria to use in evaluating rezonings and other development proposals.
4. Design for compatibility between neighborhoods and more intense uses.
5. Work with the cities to support economic development and retain vital urban centers.
6. Monitor actual development patterns and "quality of life" trends.

Coordinating Provision of Adequate Public Services

7. Define "adequate service levels" for public services - transportation, water, sewer, fire, public safety, parks and others - and ensure that adequate services are available when they are needed by new development.



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8. Coordinate with other service providers to ensure efficient, cost-effective public services to residents and businesses in the County.
9. Cooperate with other jurisdictions to plan, fund, construct and maintain a Countywide network of arterial and collector streets.
10. With water, sewer and fire service providers, set standards and guidelines for facility sizing and location to serve urban, suburban and rural areas.
11. Require new development to "pay its fair share" by building or funding necessary facilities.

Managing Resources

12. Use land use planning and other tools to protect wetlands, floodplains, aquifers and wellhead protection areas.
13. Create a system of open space linkages and bike/pedestrian trails throughout the region.
14. Work with property owners to define strategies for retaining agriculture in eastern Jackson County.
15. Establish standards for development on steep slopes to reduce environmental impacts and hazards to residents.
16. Prepare a Stormwater Management Plan for eastern Jackson County.
17. Adopt standards and regulations for solid waste, recycling and hazardous waste facilities.



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==== STRATEGY FOR THE FUTURE =====

III. CONTEXT FOR PLANNING

A. OVERVIEW

Jackson County encompasses 616 square miles near the geographic center of the United States. As Exhibit III.1 shows, it is located on the western edge of Missouri, near the confluence of the Missouri and Kansas Rivers. Development intensities in the County range from the highly urbanized, downtown areas to suburban neighborhoods and communities, rural communities, agricultural land and woodlands. This section examines the factors and trends that directly affect this diverse county's strategy for its future. Jackson County's future will be influenced by many factors, including its location, natural environment, people, economy, political institutions and infrastructure. These factors have, and will continue to affect economic trends, population growth and service demands. This section expands on many topics that are addressed in the *Jackson County Strategy for the Future: Needs and Opportunities Report* and the *Jackson County Strategy for the Future: Planning Framework*.

B. NATURAL ENVIRONMENT

Jackson County's natural environment is a valuable resource that provides both opportunities for development and constraints. The primary environmental factors affecting growth trends are: air quality, hydrology, topography and soils. The clean air, abundant water supplies, scenic rolling hills and prime agricultural lands enhance the County's quality of life. Decisions affecting growth and development will have long-term impacts on the condition of these resources for future generations. By managing growth, the County can provide for the needs of residents and businesses without sacrificing the natural assets that contributed to the region's growth. The maps, tables and text in this section describe the opportunities and constraints resulting from Jackson County's natural environment.

1. Air Quality

In 1992, the United States Environmental Protection Agency (EPA) recognized Kansas City as the largest metropolitan area to meet all the National Ambient Air Quality Standards (NAAQS).¹ This designation indicates that the metropolitan region has attained federal air pollution standards for at least three consecutive years. Federal standards address such pollutants as ozone, particulate matter, sulfur dioxide, nitrogen oxides, carbon monoxide and lead. While the metropolitan

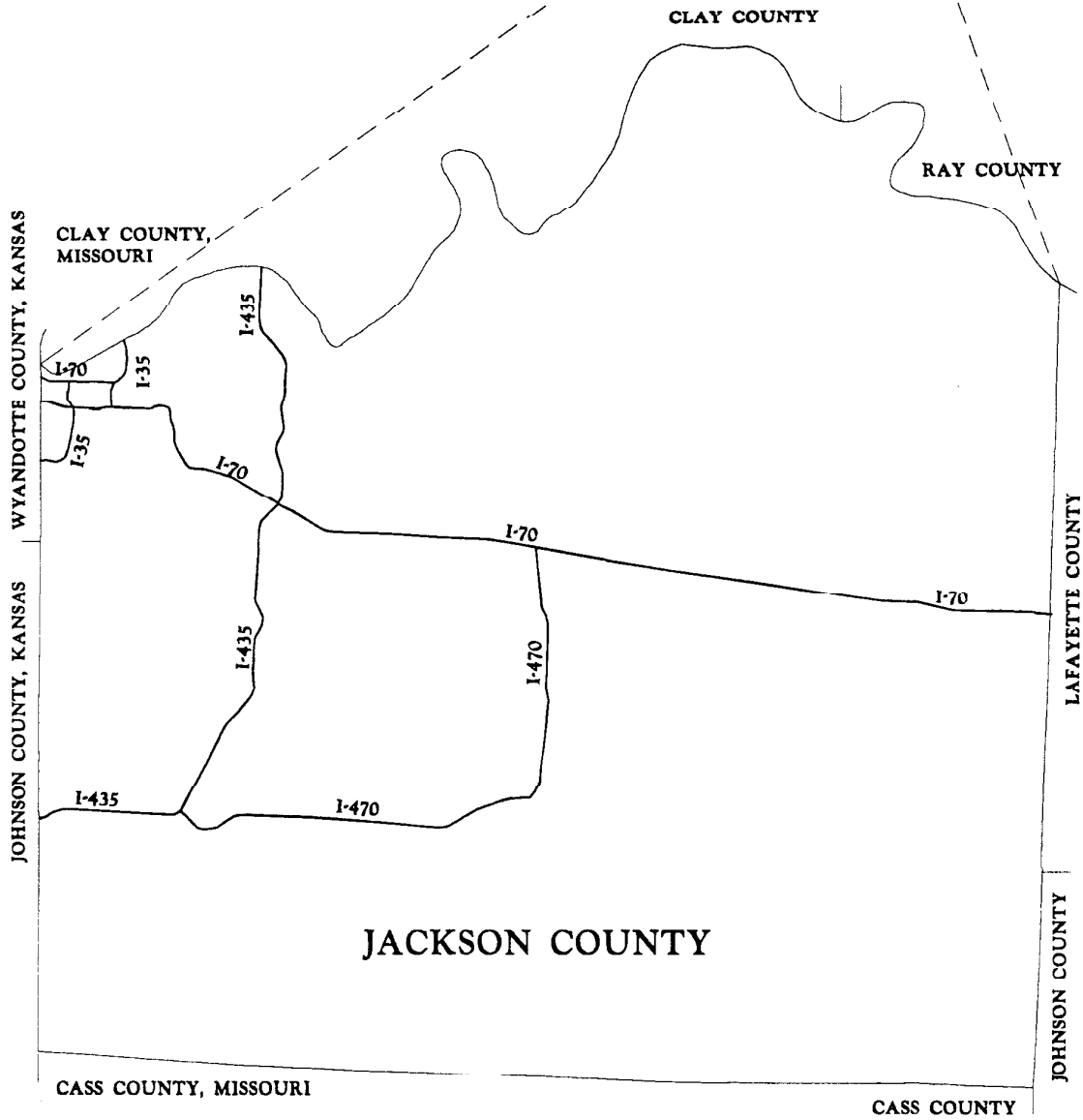
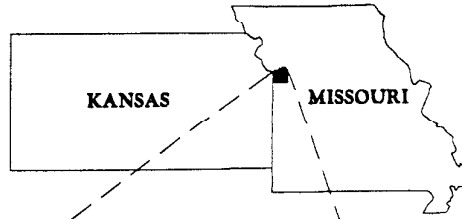
¹ Spratlin, William A., Director, Air and Toxics Division of the U.S. EPA. Letter to the Mid America Regional Council July 27, 1992.



Exhibit III.1: Jackson County, Missouri



Department of Public Works
Gordon P. Braun, Director



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area as a whole has attained federal standards, Jackson County experiences locally elevated pollution levels from various sources. Nitrogen oxides, mainly from automobile exhausts, create a brownish smog that is particularly visible during the winter months. Particulate levels are elevated near sites where certain construction, mining and agricultural activities occur.

According to the EPA, attainment of the NAAQS translates into health and economic benefits, with fewer pulmonary illnesses, healthier air and less stringent air pollution controls on new and expanding businesses and industries. In areas that do not meet federal standards, businesses often must adopt measures that will generate the lowest achievable emissions rate. Such companies also can be required to obtain emissions offsets from other area businesses that have reduced emissions.

The Mid-America Regional Council (MARC) coordinates metropolitan air quality planning and public information efforts. MARC developed the Kansas City portion of the Missouri State Implementation Plan (SIP) to help the area attain compliance with federal ozone standards and has led or participated in several other programs to promote actions which enhance local air quality.

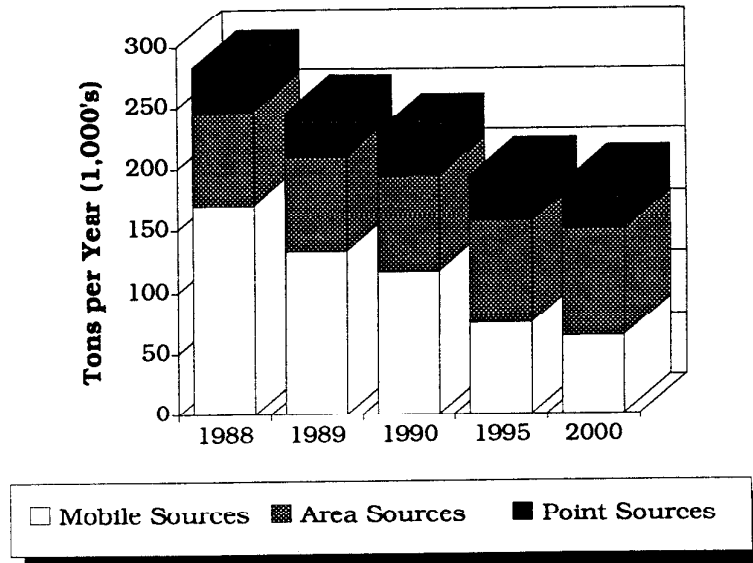
Most of MARC's efforts have focused on ozone reduction, since the metropolitan area had failed to meet federal ozone standards in the past. Ozone is a colorless toxic gas produced by various pollutants with the aid of ultraviolet radiation from the sun. Excessive ozone concentrations can cause damage to vegetation, cracking of untreated rubber, respiratory irritation and possible changes in lung functions.

Air pollutants that contribute to ozone formation are emitted from three types of sources -- mobile, point and area. The primary mobile source of pollution in Jackson County is the automobile. Factories, power plants and other heavy industrial sources are the primary point sources of pollution. Area pollution comes from smaller commercial and residential facilities. Each source emits pollutants, such as Volatile Organic Compounds (VOC's) which react in the lower atmosphere to form ozone. MARC, through the use of the Missouri SIP, monitors any change in the transportation network which may adversely affect air quality. The EPA monitors numerous air pollutants regularly to ensure ongoing compliance with federal standards.

Exhibit III.2 lists emissions of Volatile Organic Compounds (VOC's) in Platte, Clay and Jackson Counties from mobile, area and point sources from 1988 to 1990 and projects future emissions through the year 2000. Although increases in pollution are forecast for point and area sources, mobile source air pollution is expected to decrease due to stricter state and federal controls on gasoline volatility. Fast reduction in mobile sources has been the primary reason that the region has met federal standards.



Exhibit III.2: Emissions of Volatile Organic Compounds (VOC's)



Source: Executive Summary Missouri State Implementation Plan Ozone Maintenance Provisions - Kansas City, October 1990

2. Climate

Jackson County has a temperate climate with summer temperatures averaging 78 degrees Fahrenheit and winter temperatures averaging 33 degrees. Summer highs average 88 degrees and winter lows average 24 degrees. Exhibit III.3 shows the average temperature range and the mean temperature for each month of the year in Jackson County. The graph shows the average high and low temperatures and the overall average each month. July typically is the hottest month with average daily temperatures ranging from 70 to 90. January is the coldest month, with temperatures typically fluctuating from 20 to 38 degrees. The area averages nearly 36 inches of rain per year with 70 percent of that falling between April and September. Exhibit III.4 shows that June typically is the wettest month and January the driest. While an average of 22 inches of snow falls each year, annual amounts of snow are highly variable. Rainfall and humidity generally are adequate for growing soybeans, grain and other crops without irrigation.



Exhibit III.3: Average Temperatures

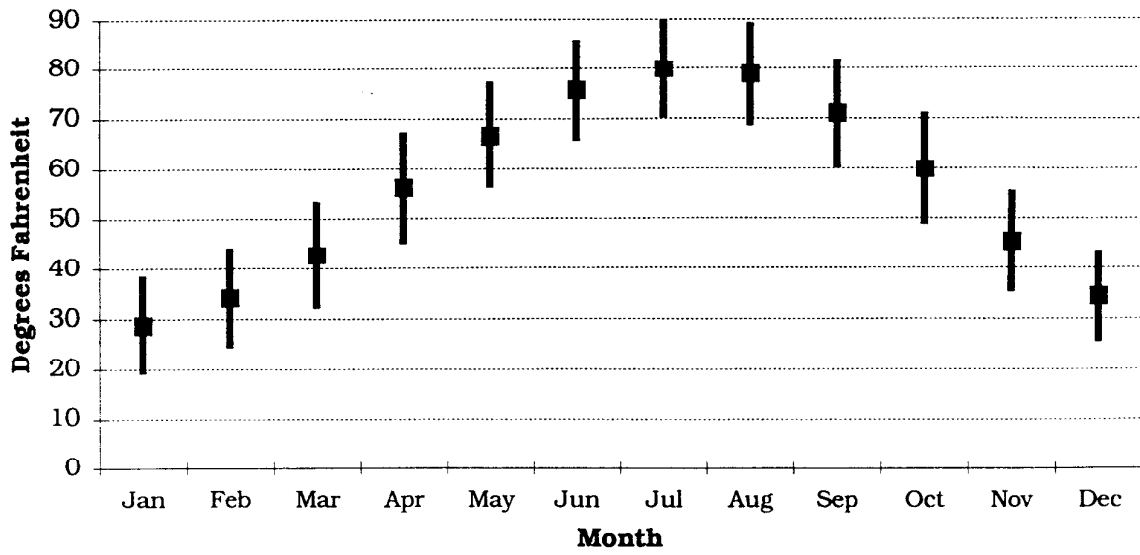
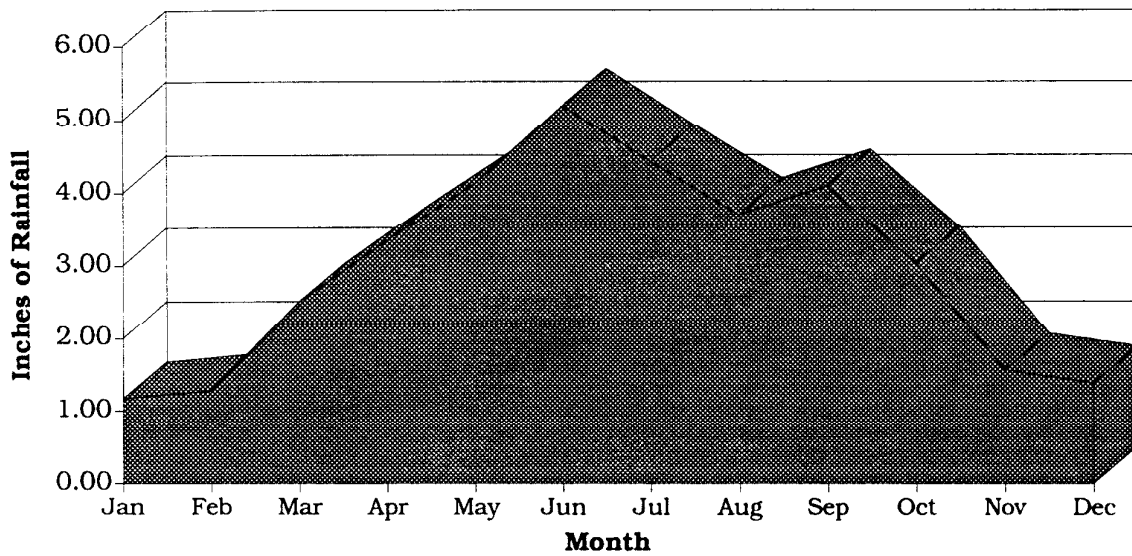


Exhibit III.4: Average Rainfall



3. Hydrology

The hydrology of Jackson County has had significant impacts on its development. The County, which is entirely within the Missouri River Basin includes two river basins and several major creek basins. These basins and significant hydrological features are illustrated in Exhibit III.5. The availability of water and drainage patterns have dictated development patterns. Growth has occurred in locations where adequate water supplies have been available. Urban growth has occurred in basins with available wastewater services. Periodic floods, local floodplain regulations and drainage projects also have affected development patterns. New growth patterns will continue to be shaped by the availability of water and wastewater service to well-drained lands located outside floodplains.

The Missouri River and associated alluvial aquifers provide an abundant supply of water to Jackson County residents.² While the Missouri River water carries an abundance of sediment, it is a reliable source of water which does not require extraordinary purification measures. Kansas City draws its water from the river. The remainder of the County is supplied by the alluvial aquifers adjacent to the river, which produce a clean, reliable and abundant supply. Outside the Missouri River's floodplain, water wells generally produce low yields and/or low quality water. Consequently, growth has been limited to those areas that can effectively be served from centralized systems tapping the river or its aquifers.

In Jackson County, water quality is greater concern than its availability.³ Safety and cost of drinking water are directly related to the quality of water in the Missouri River and its aquifers. Regional efforts will be required to minimize contamination of the river from upstream sources, but local efforts can dramatically affect the long term quality of groundwater supplies. The United States Geological Survey (USGS), the Missouri Department of Natural Resources (DNR) and the Mid-America Regional Council currently are studying the groundwater system in the Kansas City area. The study will help define the areas around Jackson County's primary water well fields with the greatest potential influence on groundwater quality. Local planning and development regulation in these wellhead protection areas can prevent inappropriate development from threatening groundwater supplies.

² See Section III.F for more discussion of the County's water supply systems.

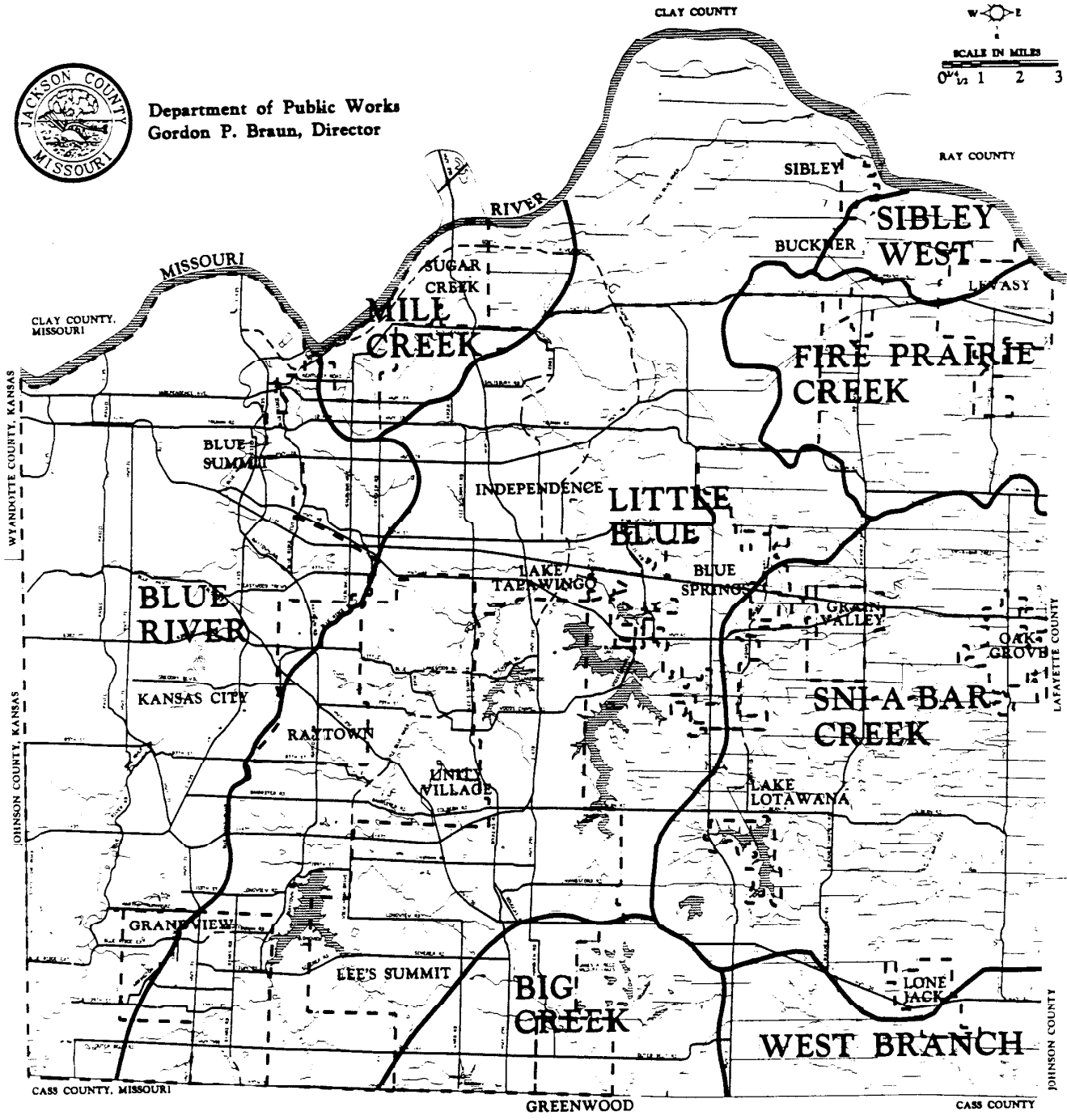
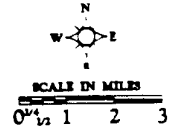
³ Distribution of adequate volumes is a related issue that is addressed in the Section III.F.



Exhibit III.5: Drainage Basins and Major Water Features



Department of Public Works
Gordon P. Braun, Director



LEGEND

- Major Drainage Divide
- City Limits



-- Jackson County Master Plan --

Several rivers, lakes and streams carry water through Jackson County. Longview Lake, Prairie Lee Lake, Lake Jacomo, Blue Springs Lake, Lake Lotowana and several smaller water bodies are significant resources for wildlife and residents. The quality of these waters directly affects their suitability for recreational use and wildlife habitats. Upstream development problems have caused the closing of Prairie Lee and Tarsney Lakes for recreational use. The long term viability of recreational waters depends on how well sediment and other pollutants can be prevented from entering the lakes.

The 1993 floods have highlighted the risks of developing within a floodplain. The County currently regulates development within the 100-year floodplain⁴ in accordance with Federal Emergency Management Agency (FEMA) guidelines. The FEMA guidelines protect people and minimize property damage caused during flooding. The guidelines permit some development within the floodplain, but prohibit floodway⁵ development. Jackson County is responsible for administering these guidelines in unincorporated areas of the County. Exhibit III.6 illustrates the general locations of the 100-year floodplain in unincorporated Jackson County. These boundaries are subject to change resulting from natural processes and development activities. Natural erosion and sedimentation produce continuous changes in the locations of water courses. Human activities can accelerate or retard these changes. Development activities also can increase the rate of stormwater runoff, which increases the width and elevation of floodplains. By monitoring floodplain changes and carefully regulating floodplain development, the County can help save lives and money.

Wetlands are transitional areas between land and water that have historically been treated as waste land to be dredged or filled. Missouri is one of seven states that have lost over 80 percent of their natural wetlands through development.⁶ Undisturbed wetlands can provide many benefits, including flood protection, wildlife habitat, erosion control, water purification and recreation. The U.S. Army Corps of Engineers regulates wetlands development through § 404 of the Clean Water Act, which establishes a permitting procedure intended to retain the environmental value of wetland areas. Exhibit III.6 illustrates the general locations of non-floodplain wetlands in unincorporated Jackson County that have been identified by the Corps of Engineers. A detailed County-wide inventory has not been conducted. Development of wetlands requires a §404 permit from the Corps. However,

⁴ The 100-year floodplain is the area with a 1 percent chance of flooding in any given year.

⁵ The floodway is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot.

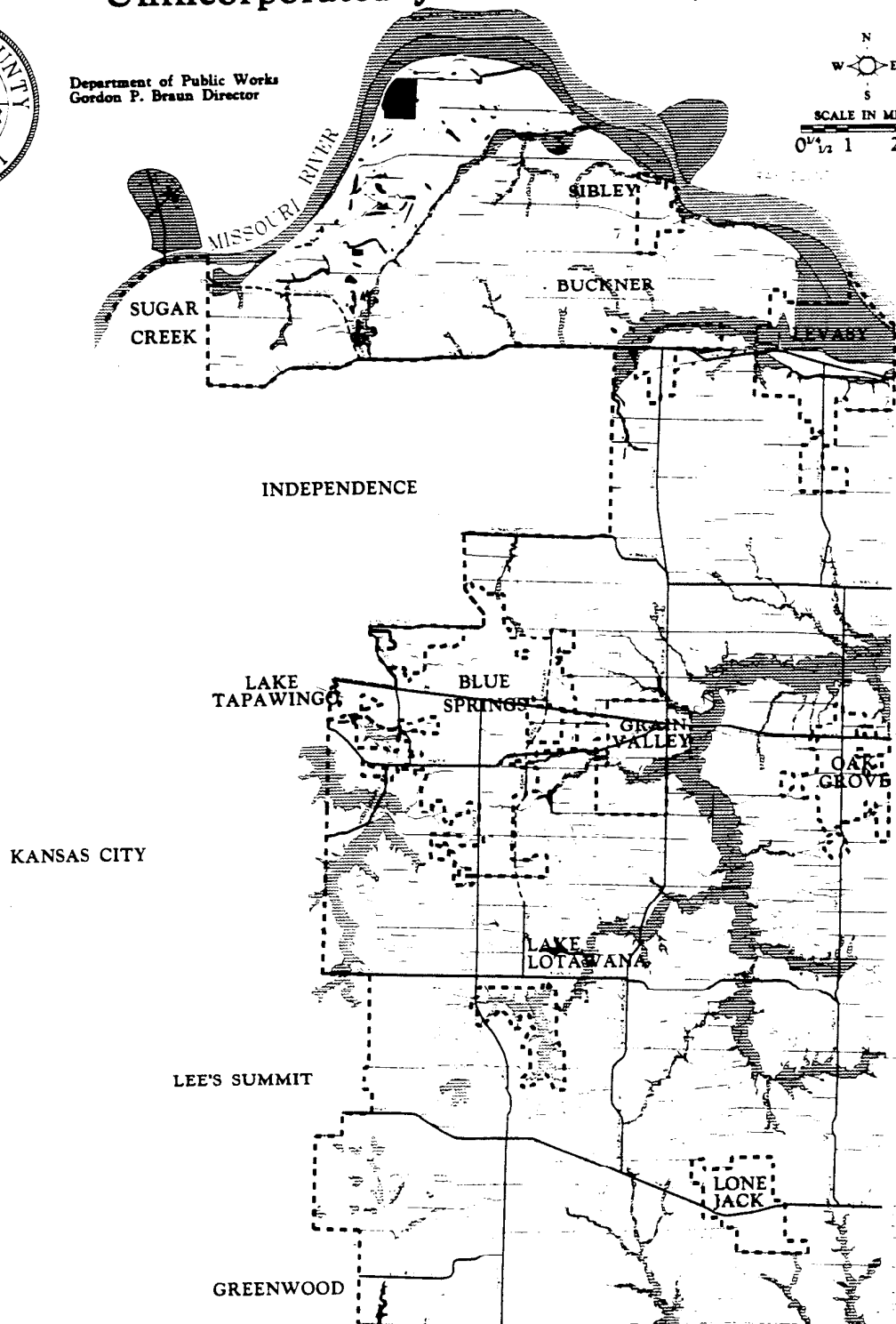
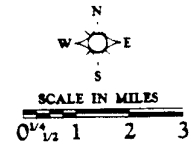
⁶ "EPA Wetland Fact Sheets." U.S. Environmental Protection Agency. EPA843-F-93-001. March 1993.



Exhibit III.6: Wetlands and Floodplains, Unincorporated Jackson County



Department of Public Works
Gordon P. Braun Director



LEGEND

-  100 Year Floodplain
-  Wetland Areas*
-  City Limits
-  Major Road



coordination between the County and the Corps in the development review process is needed to prevent inadvertent losses of wetlands.

4. Slopes

While most of Jackson County consists of gently rolling hills, there are moderately and steeply sloping areas along many of the County's creeks and rivers. Exhibit III.7 shows the limited extent of areas with moderate (15 to 30 percent) and steep (greater than 30 percent) slopes in unincorporated Jackson County. Slopes can significantly impact soil stability and drainage. In general, steeper slopes are less stable and more susceptible to erosion than flat areas. Slopes increase the velocity of stormwater runoff, which increases the potential for erosion and decreases the amount of time for stormwater to be absorbed or filtered. Steepness also affects a site's capacity to support structures. Unless properly designed, structures built on steep slopes will tend to slide down the slope over time. Limits to development intensity, proper stormwater management and careful review of foundation plans are three ways to minimize the potential risks of hillside development.

5. Soil Constraints

Jackson County's soils overlay alternating layers of shale and limestone. The underlying rock formations generally provide a stable base, except in steeply sloping areas and areas that have been undercut. The soils on top of this base vary in their ability to support development. Soils in some areas have high shrink-swell potential, which means they expand when saturated and contract when dry. These soils can cause foundations to shift and crack unless the soils are stabilized and the foundations are appropriately engineered. Soil types which limit the suitability of on-site wastewater systems pose an even greater constraint to development in Jackson County.

Wastewater disposal in most of unincorporated Jackson County is accomplished through the use of on-site systems. However, the Soil Conservation Service reports the presence of numerous soils in the County which impose severe limitations on the use of on-site systems (e.g. septic systems or lagoons). The soils listed in Exhibit III.8 are inappropriate for on-site systems due to excessively slow effluent absorption, effluent seeping or surfacing, high water tables or poor filtration characteristics.⁷ Exhibit III.9 shows that these soils are widely distributed throughout the unincorporated area of the County and are particularly prevalent in the rapidly developing Sni-A-Bar Creek basin. On-site wastewater systems in these areas have

⁷ For more information on soil types, see the Soil Survey of Jackson County, Missouri, United States Department of Agriculture: Soil Conservation Service 1989.



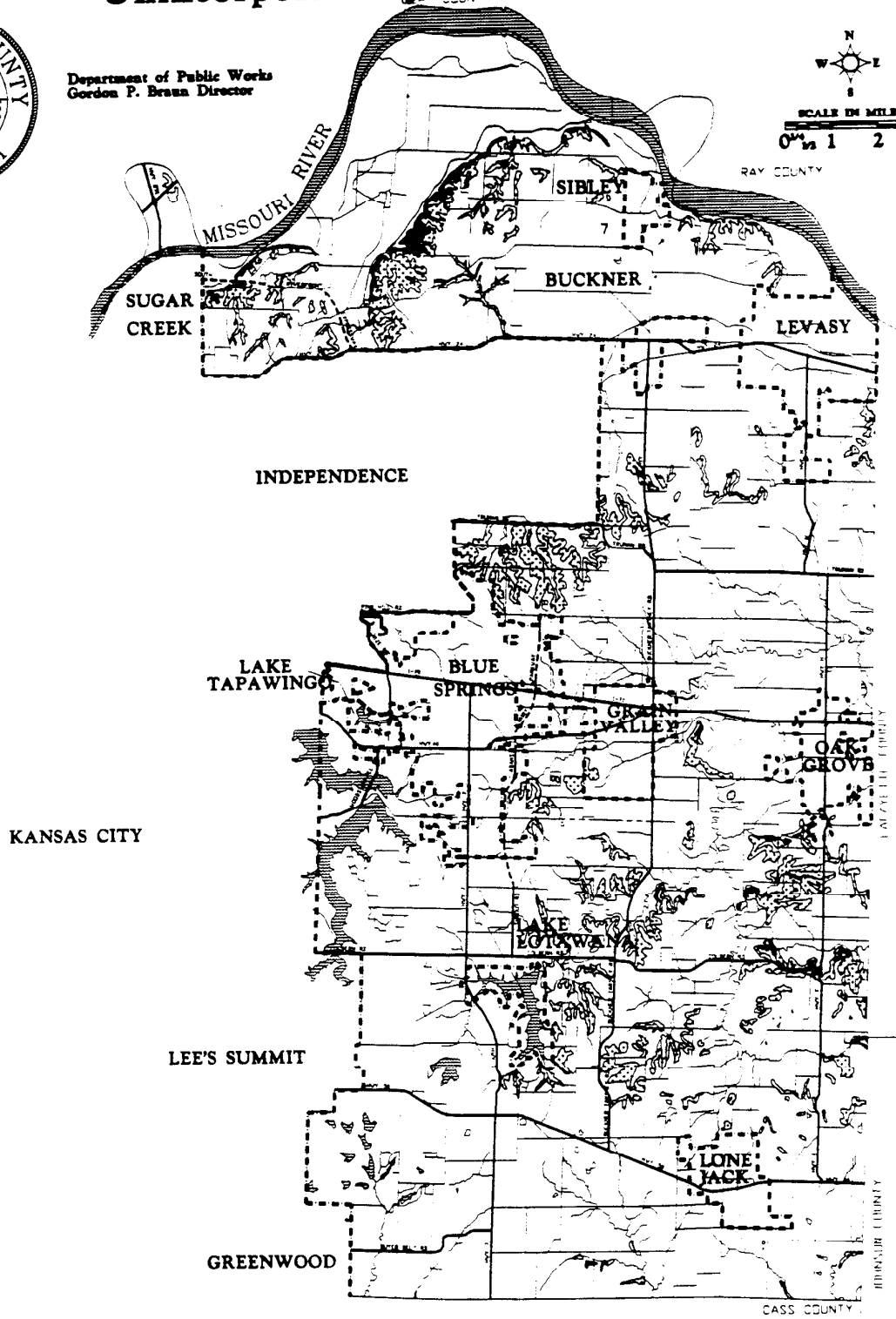
Exhibit III.7: Moderate and Steep Slopes, Unincorporated Jackson County



Department of Public Works
Gordon P. Braun Director



SCALE IN MILES
0 1 2 3



LEGEND





-  Moderate Slopes (15-30%)
-  Steep Slopes (Greater than 30%)
-  City Limits
-  Major Road



Exhibit III.8: Soils Unsuitable for Septic Systems

Soil Number	Name	Slopes
2C	Higginsville silt loam	5 to 9 percent slopes
5B	Macksburg silt loam	2 to 5 percent slopes
10D	Snead-Rock outcrop complex	5 to 14 percent slopes
10F	Snead-Rock outcrop complex	14 to 30 percent slopes
11C	Greenton silty clay loam	5 to 9 percent slopes
13B	Sampsel silty clay loam	2 to 5 percent slopes
13C	Sampsel silty clay loam	5 to 9 percent slopes
19B	Weller silt loam	2 to 5 percent slopes
20C2	McGirk silt loam	5 to 9 percent slopes
22C2	Oska silty clay loam	5 to 9 percent slopes, eroded
30	Kennebec silt loam	
31	Colo silty clay loam	
33	Zook silty clay loam	
36	Bremer silt loam	
47D	Mandeville silt loam	5 to 14 percent slopes
54E	Knox silt loam	14 to 20 percent slopes
54F	Knox silt loam	20 to 30 percent slopes
62B	Macksburg-Urban land complex	2 to 5 percent slopes
63C	Higginsville-Urban land complex	5 to 9 percent slopes
64C	Greenton-Urban land complex	5 to 9 percent slopes
65F	Snead-urban land complex	9 to 30 percent slopes
73	Leta silty clay	
82	Parkville silty clay	
83	Haynie silt loam	
87	Modale silt loam	
88	Gilliam silty clay loam	
89	Sarpy fine sand	
90	Wabash silty clay	
100C	Urban land-Harvester complex	2 to 9 percent slope



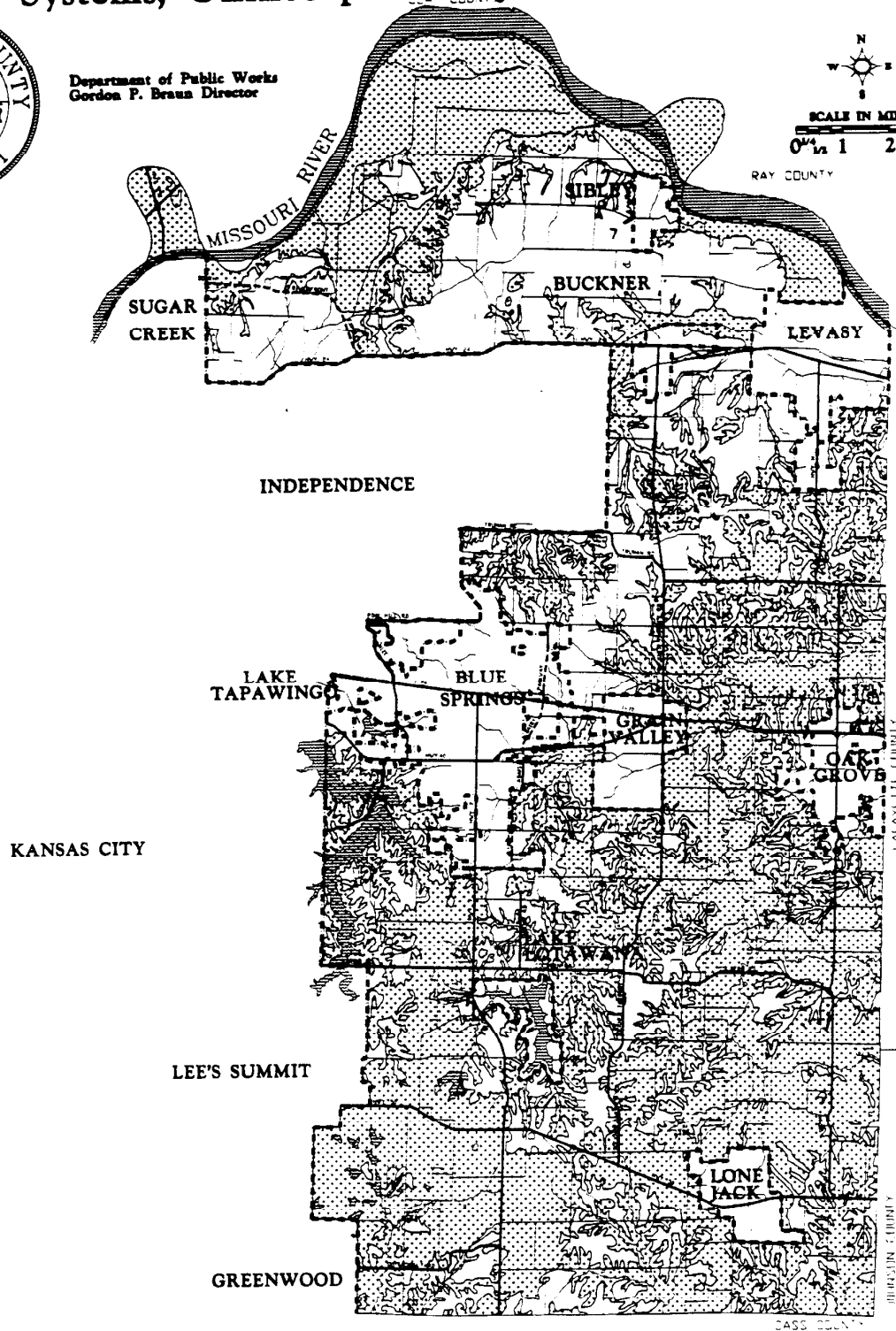
Exhibit III.9: Locations of Soils Unsuitable for On-Site Septic Systems, Unincorporated Jackson County






Department of Public Works
Gordon P. Brausa Director



SCALE IN MILES
0 1 2 3



LEGEND

-  Unsuitable Soils
-  City Limits
-  Major Road



a high potential for failure, which can result in water pollution and other public health problems.

Jackson County has experienced problems associated with inadequate wastewater service. The Tarsney Lakes community has experienced severe problems with surfacing effluent and the resulting health risks, which forced the County to close one of the lakes for recreational uses. The failure of septic systems has resulted in the proliferation of private lagoons in other development projects. Soil constraints have forced the County to operate several small sewer systems. Correcting the soil problems or designing systems to safely discharge effluent can be expensive. Centralized sanitary sewer systems are usually the most effective way to accommodate development in areas where soils are incapable of sustaining on-site systems, but retro-fitting developments can be cost prohibitive. Assuring that new development has adequate and cost-effective wastewater service is the best way to minimize long term service costs and health risks.

6. Agricultural Resources

Jackson County's abundance of prime agricultural soils⁸ will force the County and property owners to make some difficult resource decisions. While Kansas City is no longer the livestock center that it once was, agriculture plays significant roles in the culture and economy of the County. The Kansas City Board of Trade and an estimated 1,000 agricultural related businesses contribute to the regional economy. Conventions and events at the American Royal help retain urban residents' cultural links to agriculture.⁹

Jackson County farms and ranches produce an abundance of crops and livestock. Exhibits III.10 and III.11 summarize the County's agricultural production for 1991.¹⁰ Over \$11 million in crops were produced in 1991, according to the Missouri Department of Agriculture. In that same year, ranchers held nearly 24,000 head of cattle and pigs, which were worth over \$12.2 million. The exhibits do not account for other commercial crops, production of trees and other nursery stock or non-commercial agricultural production. The greatest investment in livestock in Jackson County is for beef cattle.

⁸ Prime farmland is land that the U.S. Department of Agriculture has determined is of major importance in providing the nation's short and long-range needs for food and fiber. These soils have appropriate moisture levels, pH, slopes and other characteristics to sustain high levels of crop production.

⁹ "All About Business in Kansas City." Kansas City Business Journal Supplement. June 25, 1993.

¹⁰ "1992 Missouri Farm Facts." Missouri Department of Agriculture. October 1992.



Exhibit III.10: 1991 Crop Production in Jackson County

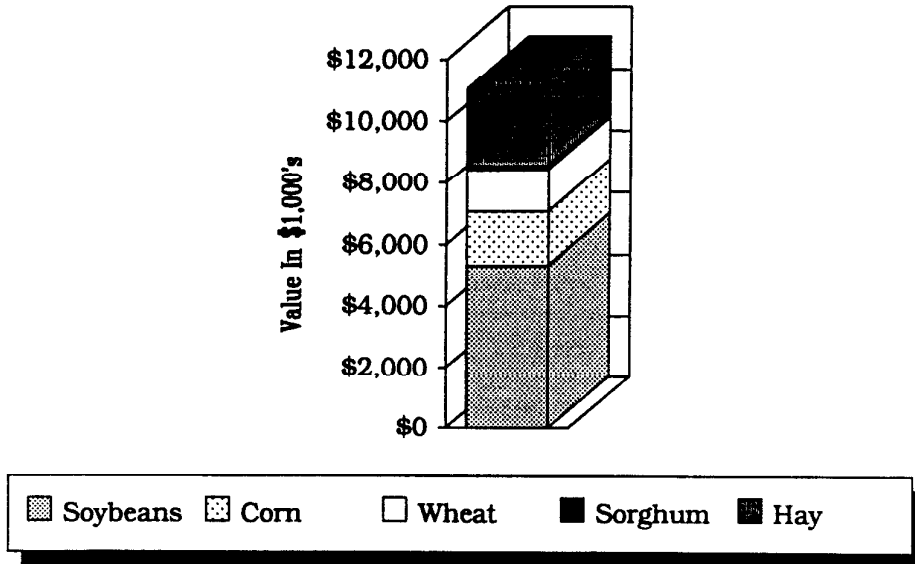
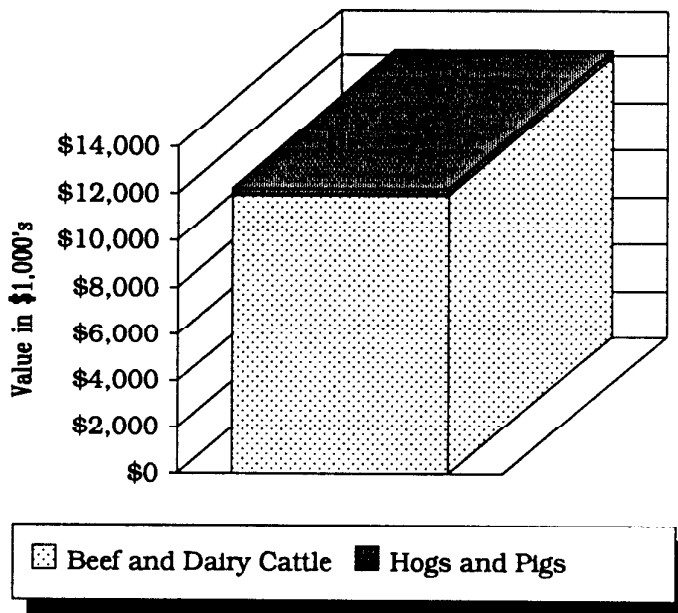


Exhibit III.11: 1991 Livestock Value



-- Jackson County Master Plan --

Throughout the United States, agricultural land is being converted to urban use at a rapid rate. In 1981, a federal interagency study of the nation's agricultural lands found that the United States loses three million acres of agricultural land from conversion to non-agricultural uses each year.¹¹ Many major metropolitan areas are establishing policies to retain valuable agricultural resources and contain urban sprawl. The experiences of these areas may be relevant to Jackson County given the rapid expansion of urban development areas.

Development pressures in the eastern part of Jackson County are resulting in the loss of prime farmland.¹² About 141,000 acres of the County meet the soil requirements for prime farmland and an additional 89,900 acres is favorable for crop production with proper erosion controls. By 1984, more than 23,000 acres of prime farmland and 50,000 acres of other cropland had been developed for urban purposes. While no estimates of prime farmland development since 1984 are available, much of the growth in the eastern half of the County has been in prime agricultural areas. Exhibit III.12 lists the prime agricultural soils identified by the Soil Conservation Service. Exhibit III.13 shows the broad distribution of these soils in the unincorporated areas of the County. The exhibit highlights the dilemma facing the County -- most unincorporated development will impact the County's supply of prime agricultural land. See Section III.C for more information on the amount and location of current agricultural lands.

To ensure that agriculture remains a viable alternative for Jackson County residents, the County must identify which land should be protected and the most effective protection methods. Any strategy for agricultural land preservation must balance property owners' development concerns with the public benefits of retaining prime agricultural land, if it is to be successful. Adopted strategies also must address a variety of factors which influence the viability of a particular tract of farmland, including parcel size, adjacent development patterns, available utilities and land value.

Preserving prime agricultural lands may be accomplished through several means. The first step is to identify the most important and productive agricultural lands. To protect these lands the County may purchase development rights, permit the transfer of development rights between parcels or promote the "clustering" of development on agricultural parcels. Exhibit III.14 illustrates how clustering and transfers of development rights can help preserve valuable agricultural land.

¹¹ "National Agricultural Lands Study," U.S. Department of Agriculture and Council on Environmental Quality. Final Report, 1981.

¹² Soil Survey of Jackson County, Missouri. United States Department of Agriculture: Soil Conservation Service 1989.



Exhibit III.12: Prime Agricultural Soils

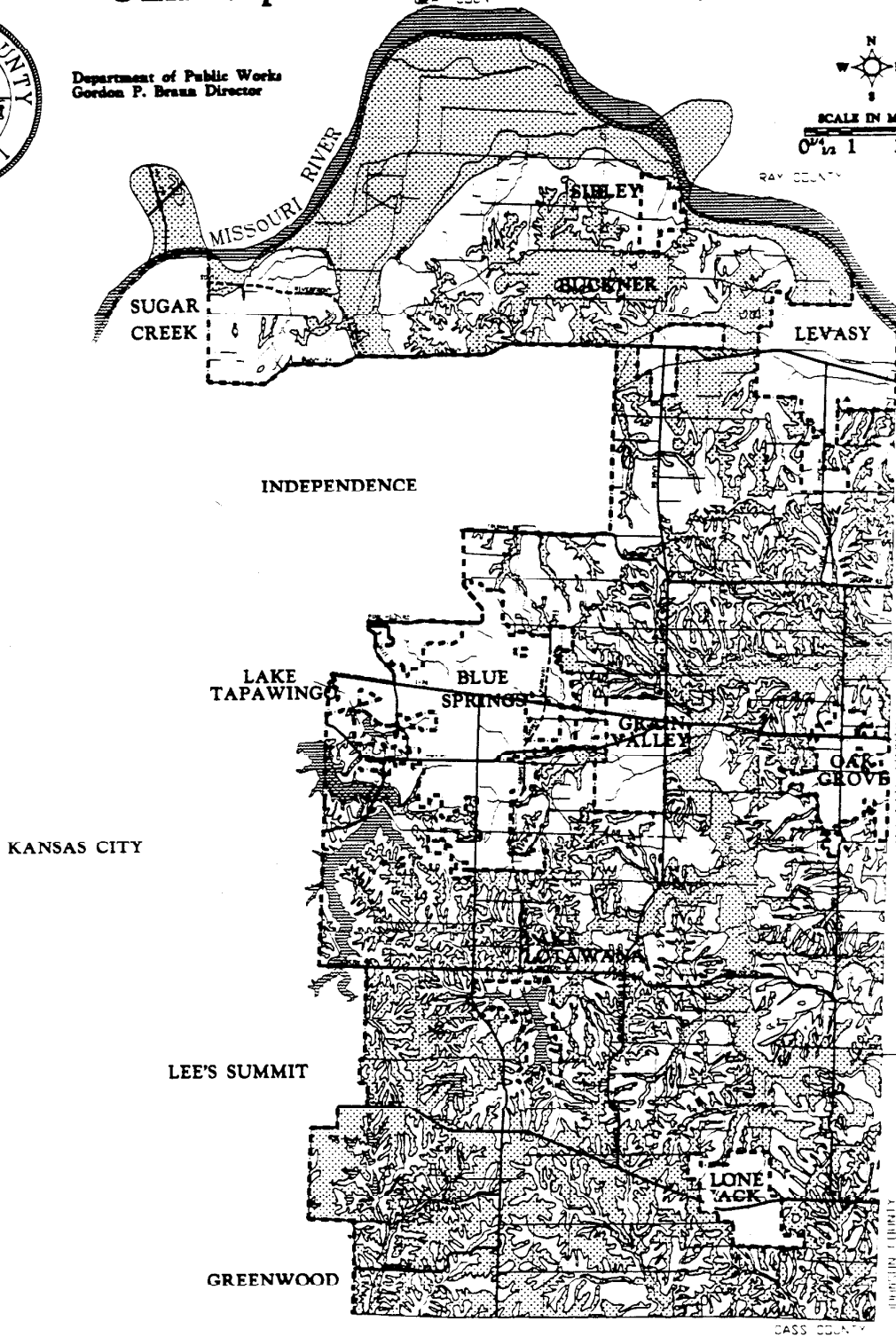
Prime Agricultural Soils	
Soil Number	Name
1B	Sibley silt loam
1C	Sibley silt loam
5B	Macksburg silt loam
6B	Sharpsburg silt loam
17B	Polo silt loam
19B	Weller silt loam
30	Kennebec silt loam
31	Colo silty clay loam
33	Zook silty clay loam
36	Bremer silt loam
38	Wiota silt loam
73	Leta silty clay
82	Parkville silty clay
83	Haynie silt loam
87	Modale silt loam
88	Gilliam silty clay loam
90	Wabash silty clay
91A	Napier silt loam
92	Cotter silt loam



Exhibit III.13: Locations of Prime Agricultural Lands, Unincorporated Jackson County



Department of Public Works
Gordon P. Braun Director



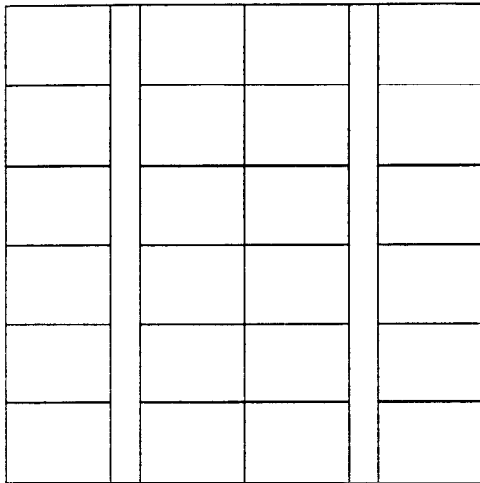
LEGEND

-  Prime Agricultural Soils
-  City Limits
-  Major Road

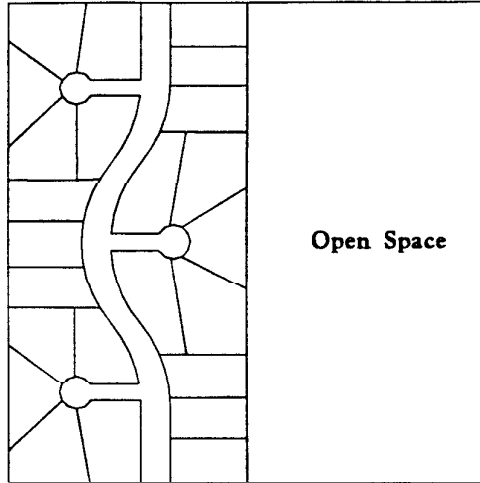


Exhibit III.14: Clustering and Transfer of Development Rights

Clustering of Lots

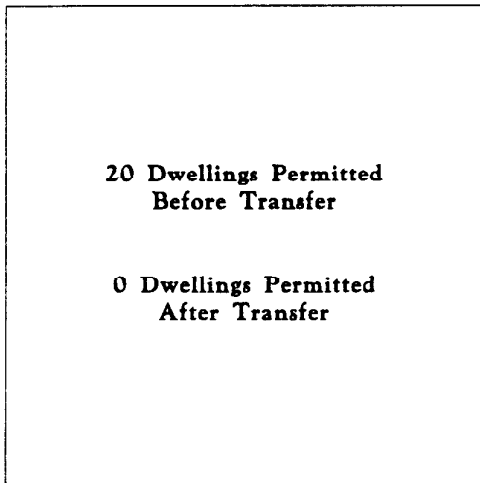


**24 Conventional Lots
No Open Space**

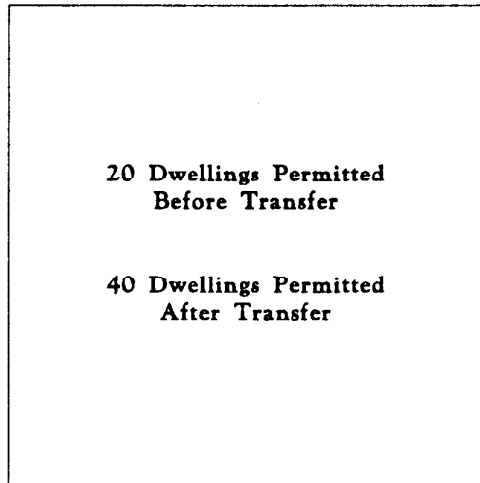


**24 Clustered Lots
50% Open Space**

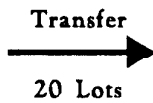
Transfer of Development Rights



Donor Site



Receiver Site



-- Jackson County Master Plan --

Clustered development concentrates the dwellings on a portion of a tract. As the exhibit shows, smaller lots and a more efficient lot pattern are used to increase the amount of open space on a parcel. Cluster development also can reduce infrastructure costs by reducing the length of utility lines and roads required to serve the property.

Transfers of development rights involve two parcels -- a donor and a receiver. TDR's enable the owner of the donor site to sell (transfer) development potential to a designated receiver site. The donor site remains as open space and the receiver site can be developed at a higher density than is ordinarily permitted. A market for development rights, an adequate supply of receiver sites, and a system for managing and monitoring transfers are required for a successful TDR program.

C. LAND USE ANALYSIS

1. Land Use

Jackson County consists of many different types of urban, suburban and rural development. Approximately 60 percent of Jackson County is incorporated in one of 17 towns and cities. Land uses in these communities range from the rural agricultural land in much of Levasy and parts of other cities to the highly urbanized downtown of Kansas City. Exhibit III.15 shows the approximate areas in each of the County's municipalities and the percentage they comprise. Most of the incorporated land is within Kansas City, Independence or Lee's Summit.

In 1993, Jackson County obtained new aerial photos of the entire County. These photos highlight the diversity of land uses throughout the County. Review of aerial photos for the 40 percent of the County which is unincorporated reveals a predominance of agricultural and open space land. As shown in Exhibits III.16 and III.17, most (70 percent) of this area is used for crops, grazing or other agricultural uses. Another 13 percent consists of undeveloped woodland areas. Parks and recreational facilities occupy nearly 9 percent of the unincorporated area, providing woodlands, playing fields, lakes and other facilities. The relatively high percentage of park land is due to the presence of several large regional park facilities operated by the County and State. Over 5 percent of the unincorporated area is used for single-family residences. Most of these residences are in urban or suburban subdivisions, with the remainder being located on rural lots. Urban subdivision with densities of greater than three dwellings per acre are located adjacent to existing cities. Suburban lots, with lot sizes ranging from 0.3 to 5 acres, are scattered throughout the County. Rural residences on 5 to 10-acre lots also are widely distributed.



Exhibit III.15: Unincorporated and Incorporated Areas of Jackson County

Area	Square Miles	Percent of County
Blue Springs	14.72	2.39%
Buckner	1.10	0.18%
Grain Valley	4.07	0.66%
Grandview	14.68	2.38%
Greenwood	4.04	0.66%
Independence	77.98	12.66%
Kansas City	157.04	25.50%
Lake Lotawana	2.22	0.36%
Lake Tapawingo	0.50	0.08%
Lee's Summit	60.35	9.80%
Levasy	7.47	1.21%
Lone Jack	2.92	0.47%
Oak Grove	3.64	0.59%
Raytown	10.00	1.62%
Sibley	1.15	0.19%
Sugar Creek	8.47	1.38%
Unity Village	1.98	0.32%
Unincorporated	243.62	39.55%
Total	615.94	100.00%



-- Jackson County Master Plan --

Less than 1 percent of the unincorporated area is used for commercial or industrial purposes, though more areas are zoned for these uses. Existing commercial uses are primarily small retail and service stores. Light industrial uses include small-scale manufacturing facilities. Heavy industrial uses include quarries and facilities with significant outdoor operations or storage. Excluding quarries, the most intensive commercial and industrial operations are adjacent to developed cities such as Kansas City (in Blue Summit), Blue Springs and Independence. The relatively low percentage of commercial and industrial land in the unincorporated areas does not represent an imbalance. Many residents of unincorporated areas shop and work in the counties, cities and towns where higher population densities provide a healthier business climate.

Exhibit III.16: Unincorporated Area Land Use Summary

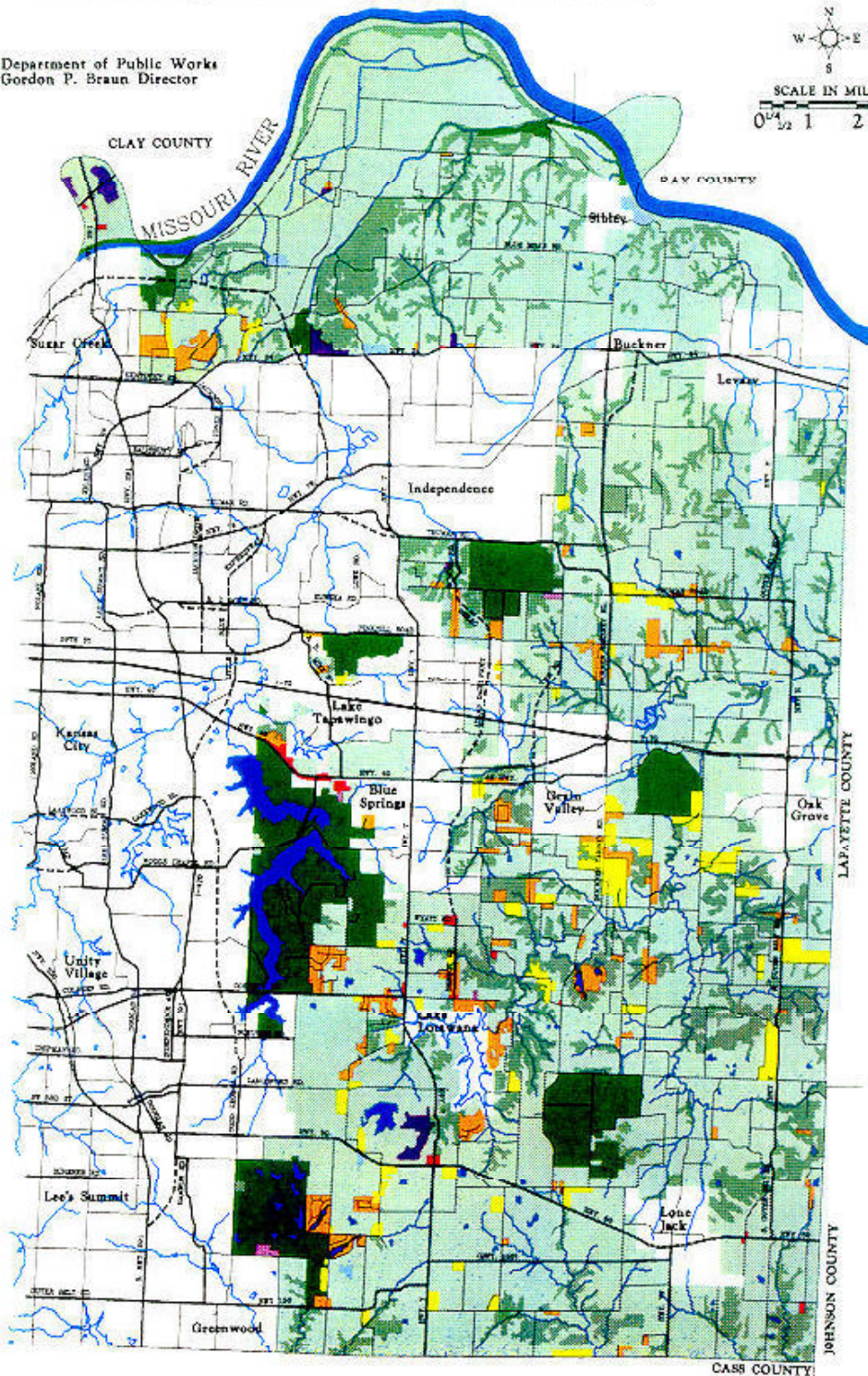
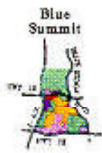
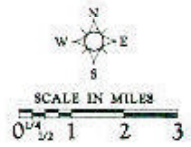
Area	Square Miles	Percent of County	Percent of Unincorporated Area
Agriculture	171.72	27.88%	70.49%
Woodlands	32.61	5.30%	13.39%
Rural Residential	5.23	0.85%	2.14%
Single Family Residential	7.18	1.17%	2.95%
Commercial	0.70	0.11%	0.29%
Heavy Industrial	0.55	0.09%	0.23%
Light Industrial	0.21	0.03%	0.08%
Park	21.08	3.42%	8.65%
Public/Quasi Public	0.79	0.13%	0.33%
Other	3.54	0.57%	1.45%
Total, All Unincorporated Areas	243.62	39.55%	100.00%



Exhibit III.17: Existing Land Use, Unincorporated Jackson County



Department of Public Works
Gordon P. Braun Director



LEGEND

- | | | | |
|--|---------------------------|--|---------------------|
| | Rural Residential | | Public/Quasi-Public |
| | Single Family Residential | | Parks |
| | Commercial | | Agriculture |
| | Light Industrial | | Woodlands |
| | Heavy Industrial | | Incorporated Area |



D. DEMOGRAPHIC AND ECONOMIC ANALYSIS

County and regional characteristics of the population and economy highlight many of the County's long and short term needs. This section examines many of these characteristics, including: population, age, race/ethnicity, household income, education levels, labor force and employment. This section summarizes and supplements data and trend analysis presented in the *Jackson County Strategy for the Future: Needs and Opportunities Report*.

1. Population Characteristics and Trends

Population. MARC estimates that 636,834 people resided in Jackson County in 1992, with 1,599,280 people living in the ten county metropolitan area.¹³ Exhibit III.18 shows that Jackson County is the most populous in the region. Neighboring Johnson County, Kansas, which has a little more than half as many people, is the second most populous county. Exhibit III.19 shows the population distribution within the County according to the 1990 Census. Approximately 3 percent of the population resided in the unincorporated areas of the County. Another 3 percent resided in cities with fewer than 5,000 people. The remaining 94 percent lived in the County's larger cities.

¹³ The ten county metropolitan area includes Jackson, Cass, Clay, Lafayette, Platte and Ray Counties in Missouri, and Johnson, Leavenworth, Miami and Wyandotte Counties in Kansas.



Exhibit III.18: Metropolitan Area Population Distribution

County	Population 1990	Percent of Regional Population
Cass	63,808	4.1%
Clay	153,411	9.8%
Jackson	633,232	40.4%
Lafayette	31,107	2.0%
Platte	57,867	3.7%
Ray	21,971	1.4%
Johnson	355,054	22.7%
Leavenworth	64,371	4.1%
Miami	23,466	1.5%
Wyandotte	161,993	10.3%
TOTAL	1,566,280	100.0%



Exhibit III.19: Jackson County Population Distribution

Jackson County Jurisdiction	Population 1990	Percent of County Population
Kansas City	341,179	53.9%
Independence	112,301	17.7%
Lee's Summit	45,985	7.3%
Blue Springs	40,153	6.3%
Raytown	30,601	4.8%
Grandview	24,967	3.9%
Oak Grove	4,561	0.7%
Sugar Creek	3,982	0.6%
Buckner	2,873	0.5%
Lake Lotawana	2,141	0.3%
Grain Valley	1,898	0.3%
Greenwood	1,505	0.2%
Lake Tapawingo	761	0.1%
Lone Jack	392	0.1%
Sibley	367	0.1%
Levasy	279	0.0%
Unity Village	138	0.0%
Unincorporated	19,149	3.0%
TOTAL	633,232	100.0%



-- Jackson County Master Plan --

Race and Ethnicity. Exhibit III.20 shows the racial and ethnic composition of the metropolitan area counties and selected cities. Asian-Americans are relatively evenly distributed throughout the urban and suburban areas. African-Americans and Hispanics comprise a greater percentage of the population in older urban areas than in suburban or rural areas. However, as Exhibit III.21 shows, outlying areas have become more racially integrated since 1980. The exhibit maps the change in the percentage of minority households for each census tract in Jackson County.

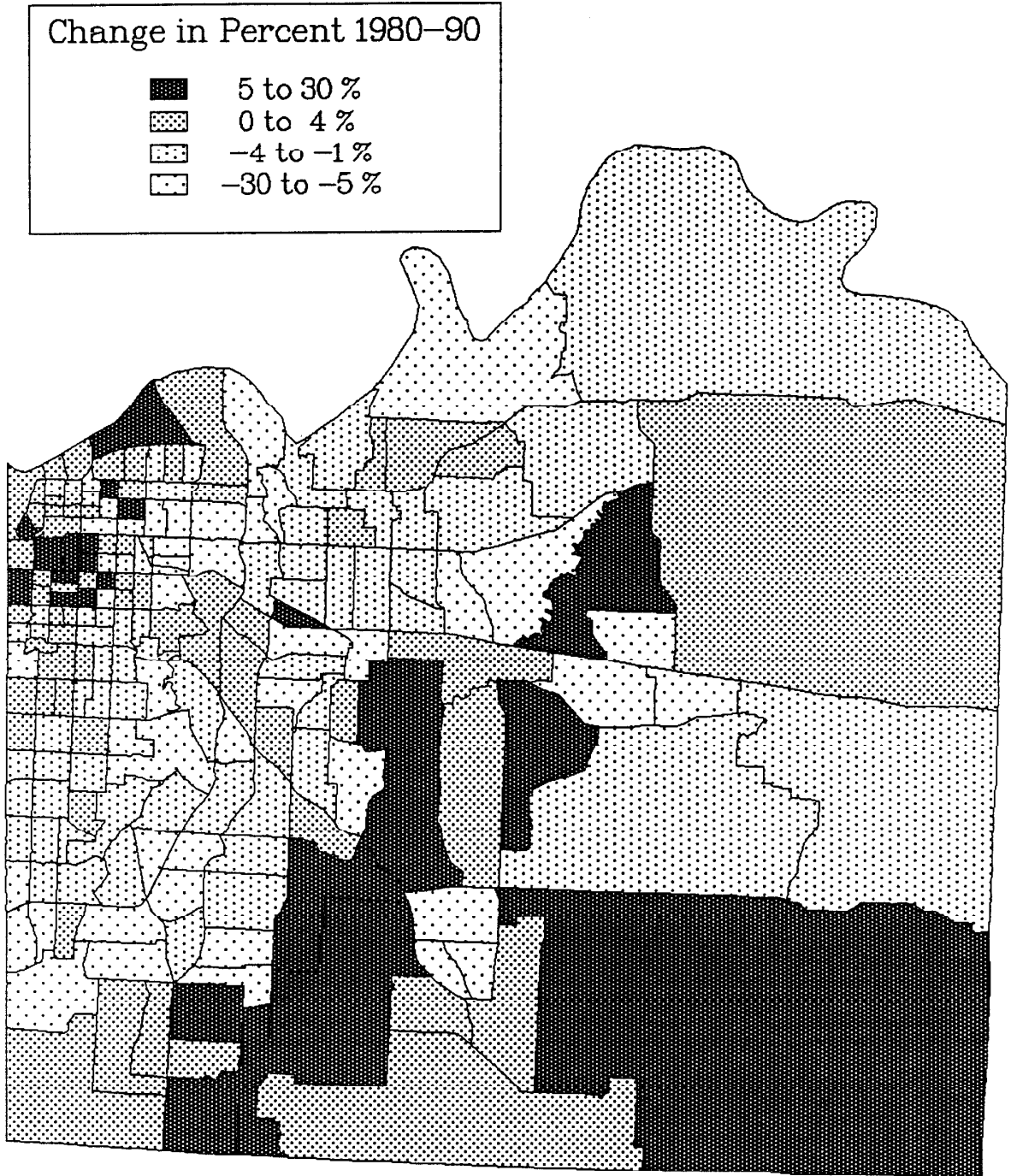
Exhibit III.20: Racial and Ethnic Composition

Jurisdiction	Total Population	% African American	% Hispanic ¹⁴	% Asian/Pacific Islander
Missouri	5,117,073	10.7	1.2	.8
Metropolitan Area	1,648,078	12.4	2.9	1.2
Jackson County	633,232	21.4	3.0	1.0
Kansas City, MO (Jackson County part)	341,179	37.2	4.2	1.2
Independence	112,301	1.4	2.0	1.0
Blue Springs	40,153	2.4	1.6	1.1
Lee's Summit	45,985	1.7	1.0	.6
Raytown	30,601	3.2	1.4	.5
Grandview	24,967	17.0	1.5	.9
Cass County	63,808	1.1	1.3	.4
Clay County	153,411	1.8	2.3	.7
Lafayette County	31,107	2.8	.7	.2
Platte County	57,867	2.1	2.0	1.4
Ray County	21,971	1.4	.5	.2
Johnson County	355,054	1.9	.2	1.6
Leavenworth County	64,371	11.1	3.4	1.5
Miami County	23,466	2.4	1.2	.2
Wyandotte County	161,993	27.5	6.8	1.2

¹⁴ Hispanics are not a racial group. They are an ethnic group which includes many races. To avoid double counting of Hispanics, the numbers in the above table have been adjusted (e.g., no Hispanics are included in the African-American or Asian columns).



Exhibit III.21: Change in Minority Households



-- Jackson County Master Plan --

Age. Exhibit III.22 shows the age and gender of Jackson County residents in 1990. The pyramid shows a relatively higher percentage of people between 25 and 40 years of age. This population includes young adults who are generally older than average college students and some of the younger "baby boomers." This group includes people who are most likely to be starting families, which is reflected by the relatively high number of young children. The relatively high number of younger children signals a demand for child care and a potential increase in elementary school enrollment.

The median age of Jackson County residents is 33.1 years. Jackson County's population is slightly older than the total U.S. population (32.9 years) and slightly younger than the state's (33.5 years). In the 1980's the median age of the County increased by 2.7 years, while the median age of the U.S. and Missouri populations increased by 2.9 and 2.6 years, respectively. Exhibit III.23 compares the percentage of people over age sixty-five in the County, region and State.

In the metropolitan area, more than one in 10 persons is 65 years of age or older. Approximately 13 percent of Jackson County's population is in this group. This compares with 14 percent for the States of Missouri and Kansas and a range of 8 percent (Platte and Douglas Counties) to nearly 17 percent (Lafayette County) for counties within the metropolitan area. Within Jackson County, the percentage of people who are 65 and over ranges from 6 percent in Blue Springs and Grain Valley to 23 percent in Unity Village. Over 7 percent of the population in unincorporated Jackson County is in this age group.

Exhibit III.22: County Population Pyramid

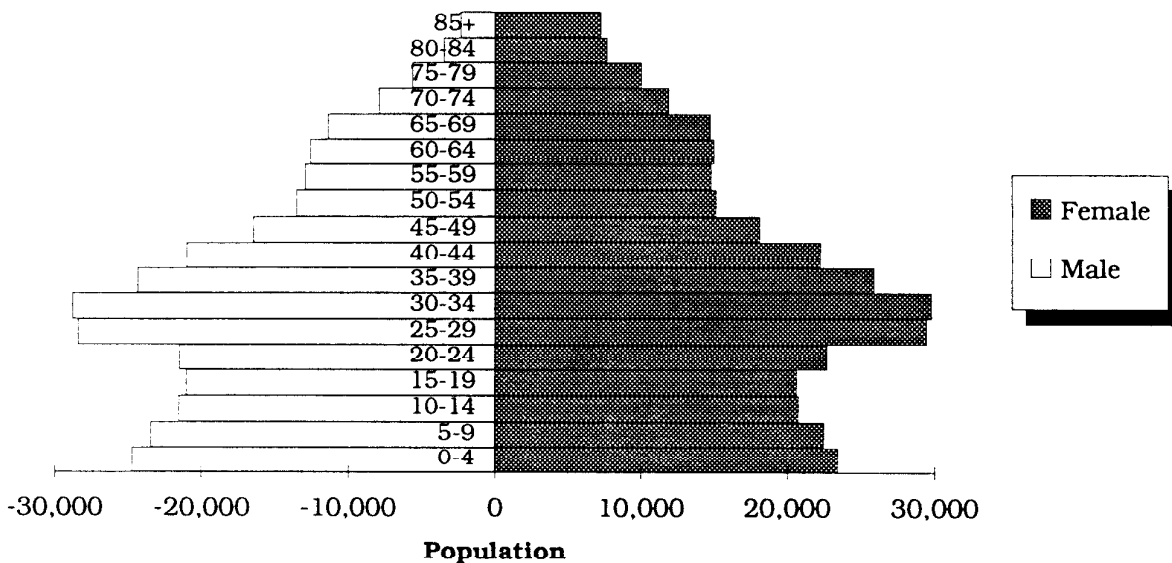
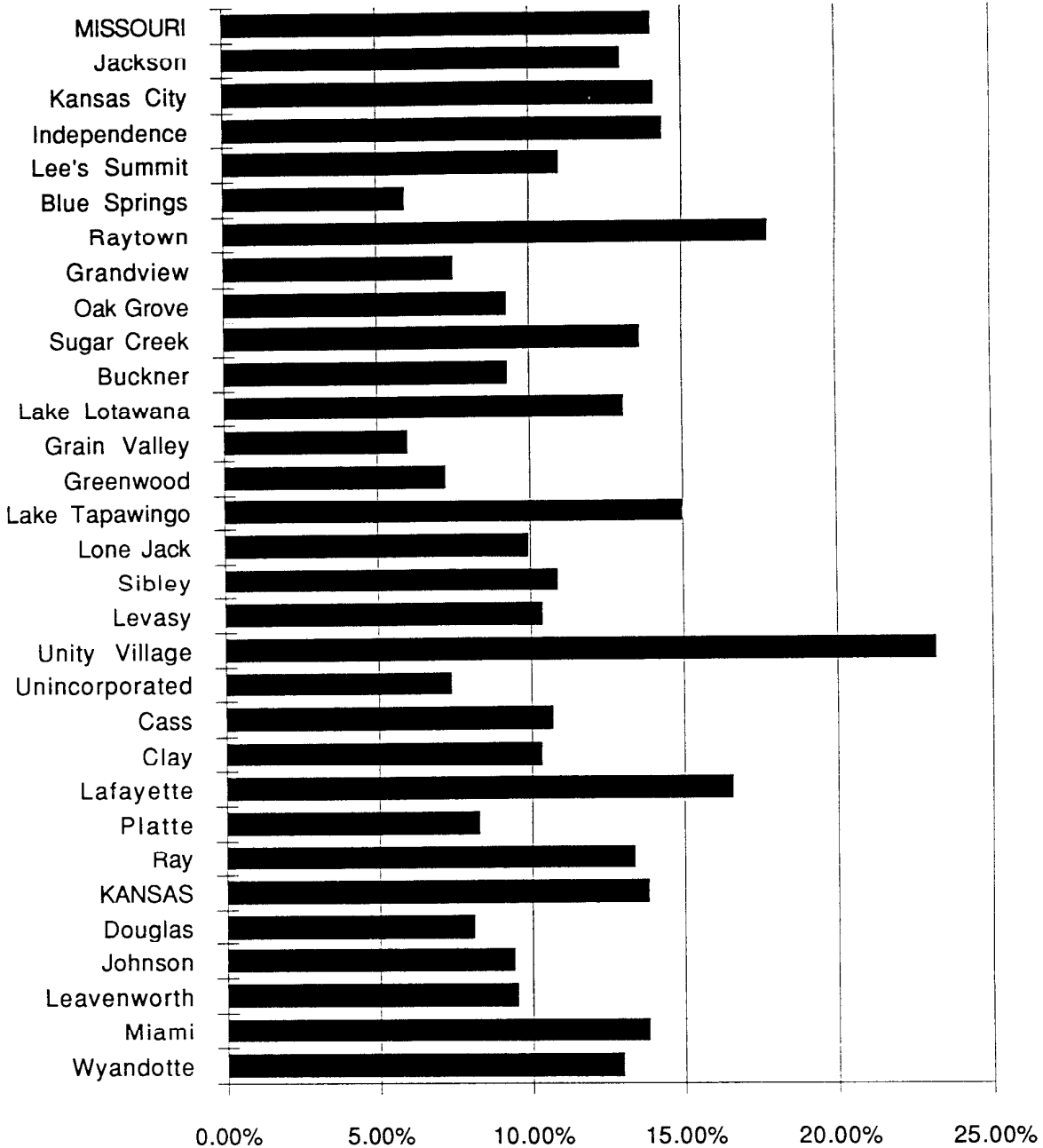
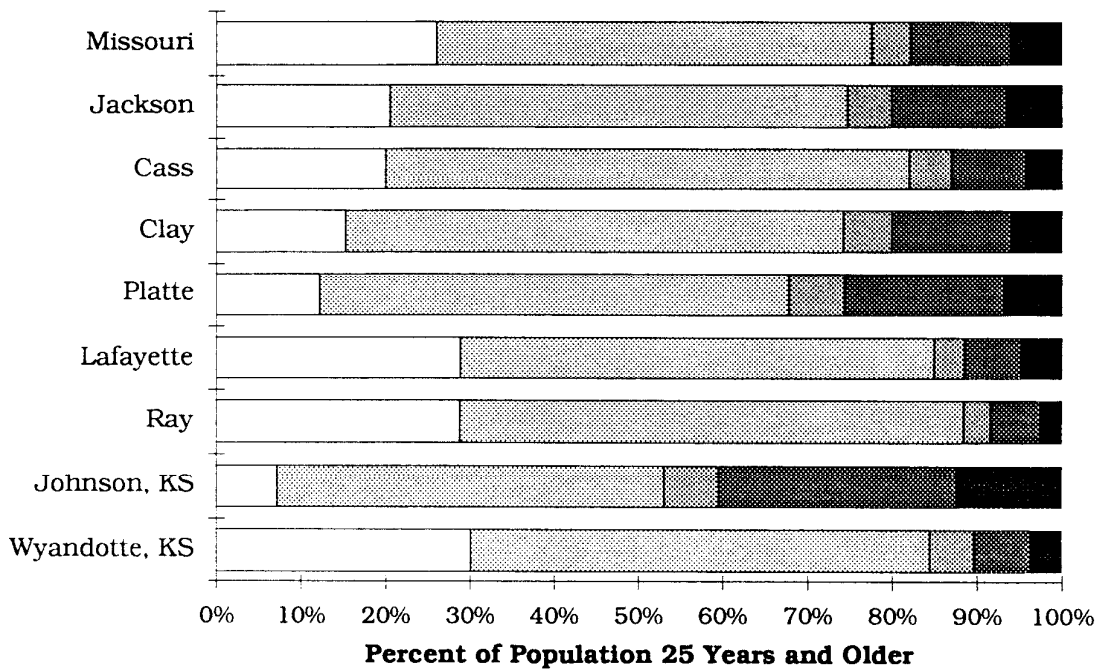


Exhibit III.23: Percentage of Population 65 and Over



Education. The education of the local population has a significant impact on household income and the types of business that a region is able to attract or maintain. Jackson County's residents increased their education level during the 1980's. The percentage of residents over age 25 who completed high school increased from 71 to 80 percent. The percentage of adults with at least a bachelor's degree increased from 16 to 20 percent. Exhibit III.24 compares the education levels attained by Jackson County residents with the State and other counties in the region. Statewide, 74 percent of residents over age 25 are high school graduates and nearly 18 percent have at least a bachelor's degree. Within the Kansas City metropolitan area, Johnson County, Kansas residents have achieved significantly higher levels of education than other jurisdictions (93 percent are high school graduates and 40 percent have earned bachelor's degrees). The levels of educational attainment for Platte, Clay and Jackson Counties all exceed state levels.

Exhibit III.24: Educational Attainment



-- Jackson County Master Plan --

Households. There were an estimated 252,202 households in Jackson County in 1990, a 4.3 percent increase since 1980. The average size of households in Jackson County has decreased from 2.60 persons to 2.46 during the last decade. Exhibits III.25 and III.26 show the household composition in the metropolitan area and in Jackson County communities. In addition to showing the total number of households in each area, the exhibits show the numbers of single parent households and households consisting of people who are 65 years of age or older and live alone.

Nearly 15 percent of the households in the metropolitan area include children with single parents. The actual number of single parent households increased by 25 percent in the last decade. More than one in five Kansas City, Missouri households with children has only one parent present. Single parent households comprise 5 to 17 percent of other communities in the County. Single parent households are more likely to need supplemental supervision for children and supplemental income. Even households with two parents require child care assistance. Countywide, both parents worked in over 64 percent of the 55,067 households with children under the age of 6. This clearly illustrates the need for child care services.

In addition to showing the number of single parent households, the exhibits show the number of seniors who live alone. This group comprises at least one in seven households in Jackson, Lafayette, Ray, Miami and Wyandotte Counties. In Jackson County, nearly 27,000 people over age 65 live alone. Over 80 percent of these single seniors are women. As these seniors age over the next two decades, demands for specialized transportation, medical and social services will increase.

Exhibit III.25: Metropolitan Area Household Composition

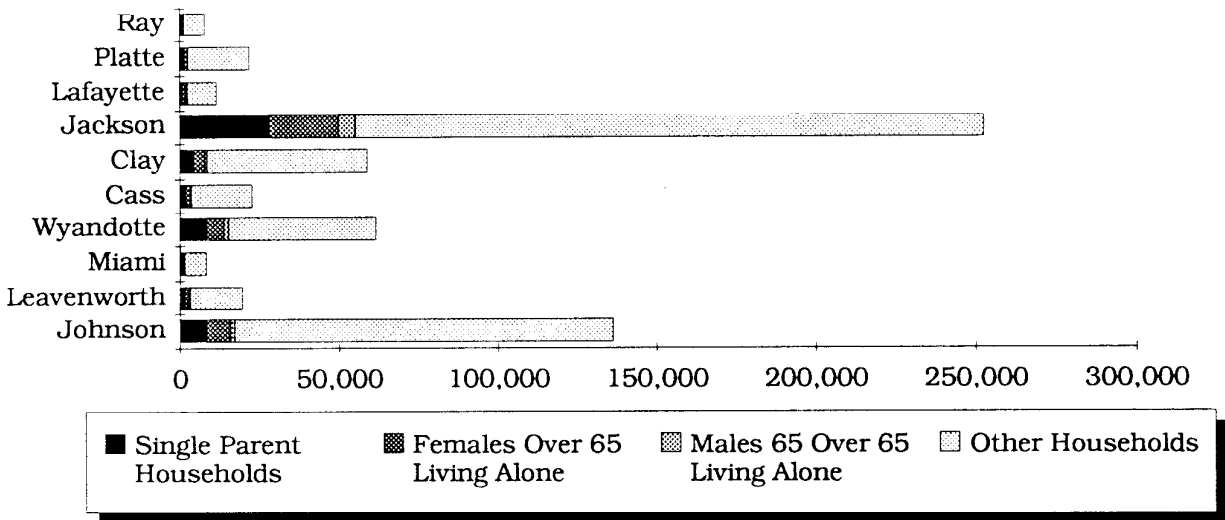


Exhibit III.26: Jackson County Household Composition

Jackson County	Number of Households	Single Parent Households		Households with Persons Age 65 or Over Who Live Alone	
		#	%	#	%
Blue Springs	13,529	1,184	8.75%	616	4.55%
Buckner	1,007	132	13.11%	107	10.63%
Grain Valley	653	78	11.94%	24	3.68%
Grandview	9,271	994	10.72%	509	5.49%
Greenwood	521	40	7.68%	27	5.18%
Independence	45,322	3,804	8.39%	4,722	10.42%
Kansas City	140,890	18,871	13.39%	16,713	11.86%
Lake Lotawana	891	49	5.50%	53	5.95%
Lake Tapawingo	310	12	3.87%	28	9.03%
Lee's Summit	17,488	1,337	7.65%	2,020	11.55%
Levasy	92	6	6.52%	9	9.78%
Lone Jack	144	8	5.56%	7	4.86%
Oak Grove	1,544	176	11.40%	139	9.00%
Raytown	12,697	882	6.95%	1,487	11.71%
Sibley	126	5	3.97%	9	7.14%
Sugar Creek	1,624	121	7.45%	182	11.21%
Unity Village	68	1	1.47%	18	26.47%
Unincorporated	6,405	424	6.62%	267	4.17%
Total	252,582	28,124	11.13%	26,937	10.66%



Income. Incomes of Jackson County families grew during the 1980's. Exhibit III.27 shows that the median household income in Blue Springs rose by over \$15,000. In Lee's Summit it grew by over \$18,000, while Kansas City experienced an increase of over \$8,400 from 1979 to 1989. Unfortunately, most of the increase was due to inflation, which was 64.8 percent over the decade. Exhibit III.28 illustrates the change of real household income experienced in Jackson County and other regional jurisdictions. Independence and Raytown experienced decreases in real household income of over \$3,500 during the last decade. Lee's Summit experienced the greatest increase in real income in the County with the average household income increasing by over \$5,200 after adjusting for inflation.

Exhibit III.27: Incomes During the 1980's

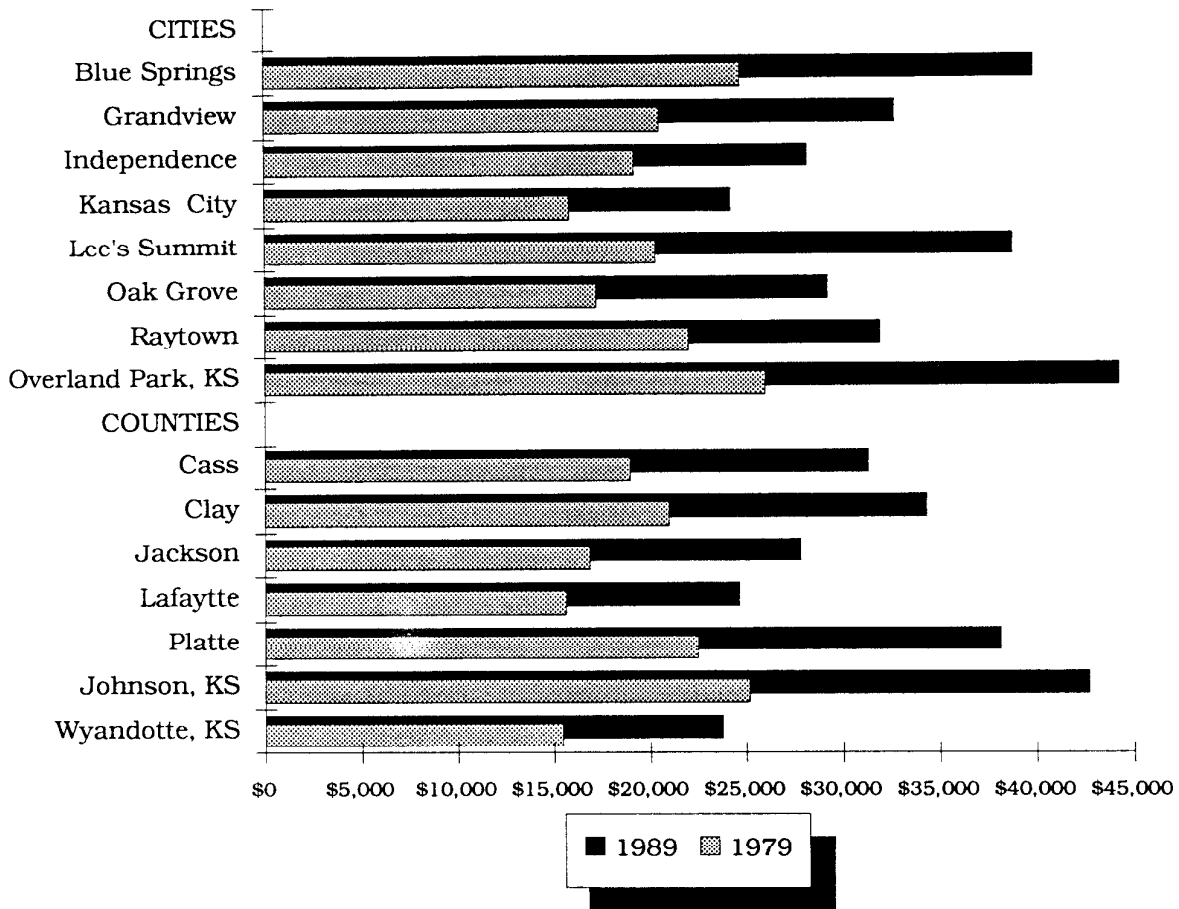
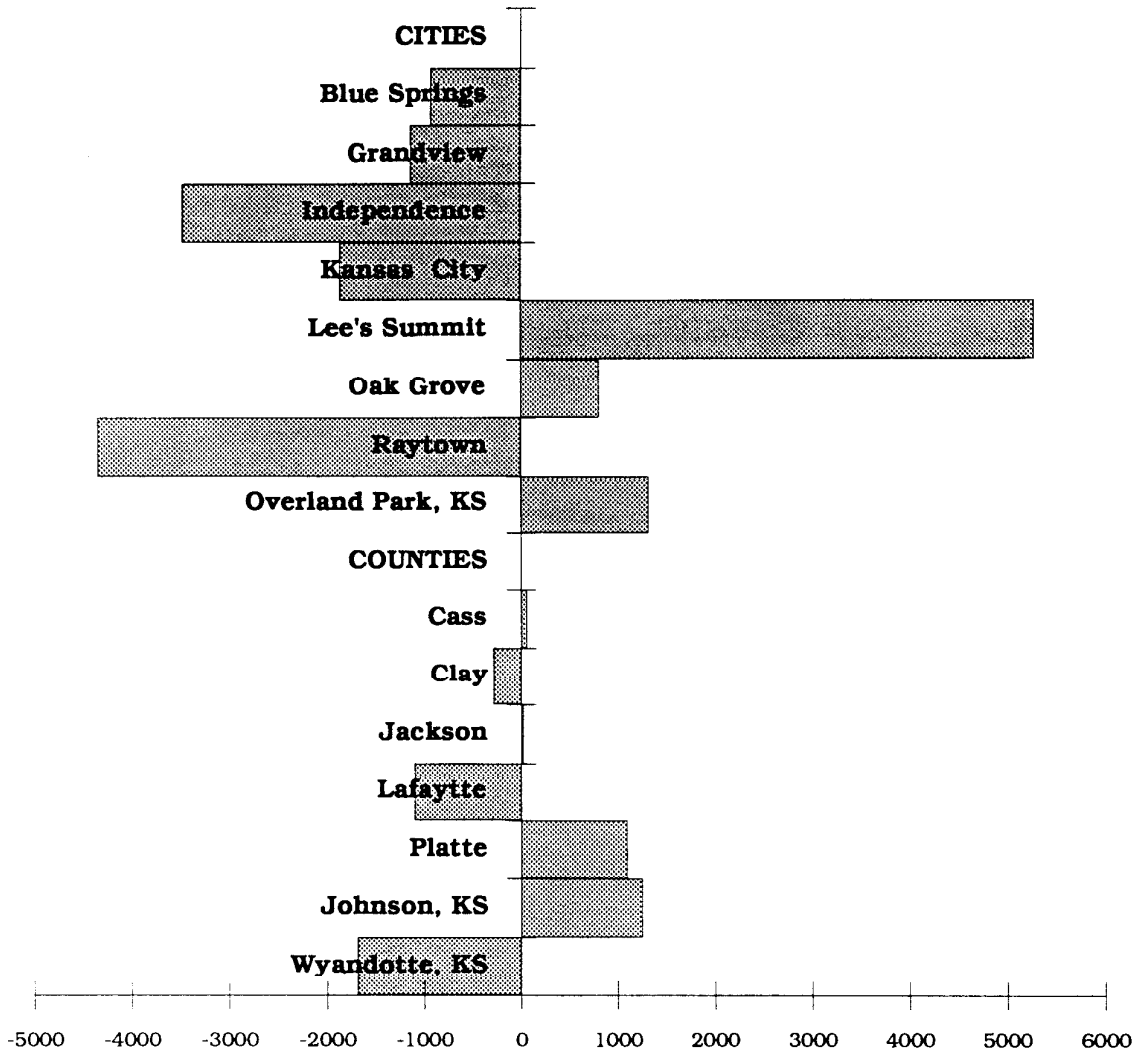


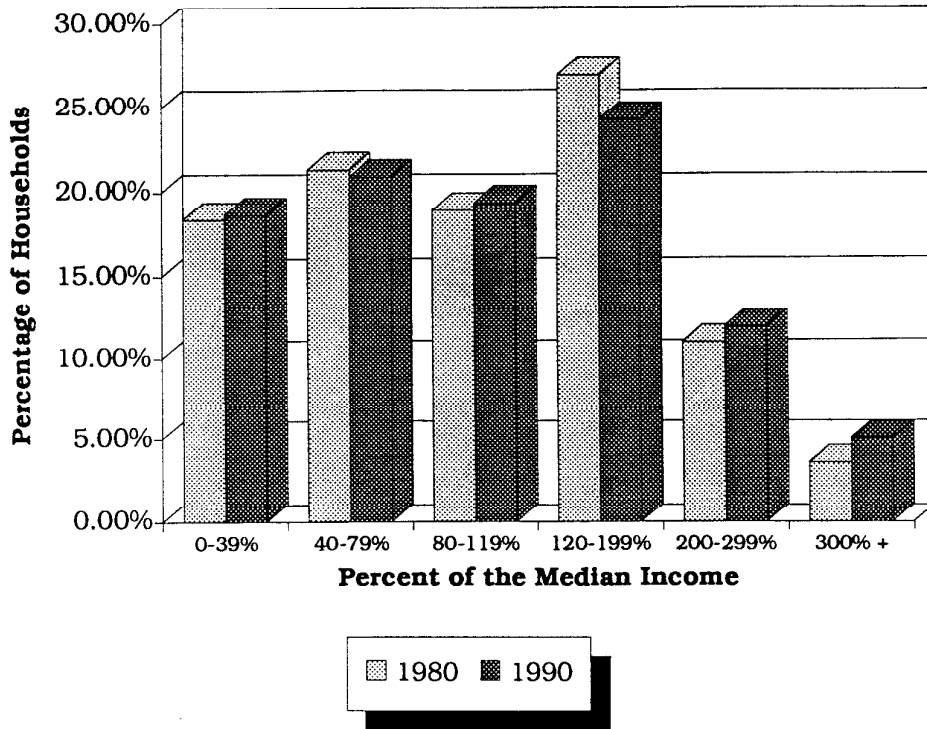
Exhibit III.28: Real Household Income Changes



Although incomes generally grew from 1979 to 1989, income disparity increased. Exhibit III.29 shows the change in household income by income bracket from 1979-1989. The group of households making over 200 percent of the median income grew over the last decade; unfortunately, the group of household making less than 40 percent of the median income grew as well. The exhibit shows that the gap between the richest and poorest of Jackson County's households widened during the 1980's.



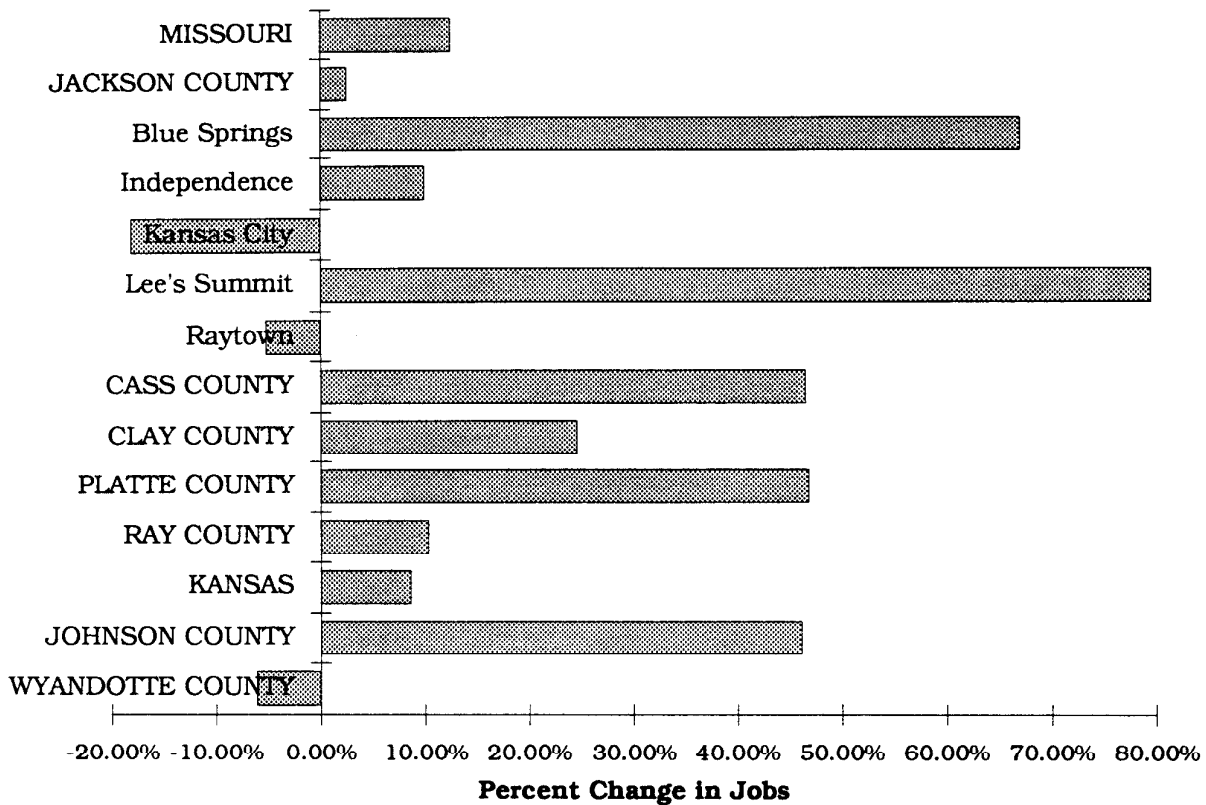
Exhibit III.29: Household Income Change



2. Employment and Labor Force Characteristics

Job growth in Jackson County was relatively flat during the 1980's. Although the 2.56 percent increase in employment did out-pace the County's population growth, it did not keep pace with the nearly 23 percent increase in the number of jobs in the Kansas City metropolitan area. Exhibit III.30 shows the change in total employment within the State, County and the region. For metropolitan area counties, the rate of employment growth in the 1980's ranged from 47 percent increases for Platte and Cass Counties to a 6 percent decrease for Wyandotte County. Johnson County gained over 60,000 jobs during the last decade and Cass County added nearly 10,000 jobs. Within Jackson County, Lee's Summit (79 percent increase) and Blue Springs (67 percent increase) increased employment opportunities at the greatest rates. Kansas City lost 35,000 jobs, a decrease of 18 percent. Raytown experienced a 5 percent decrease in employment opportunities.

Exhibit III.30: Change in Total Employment



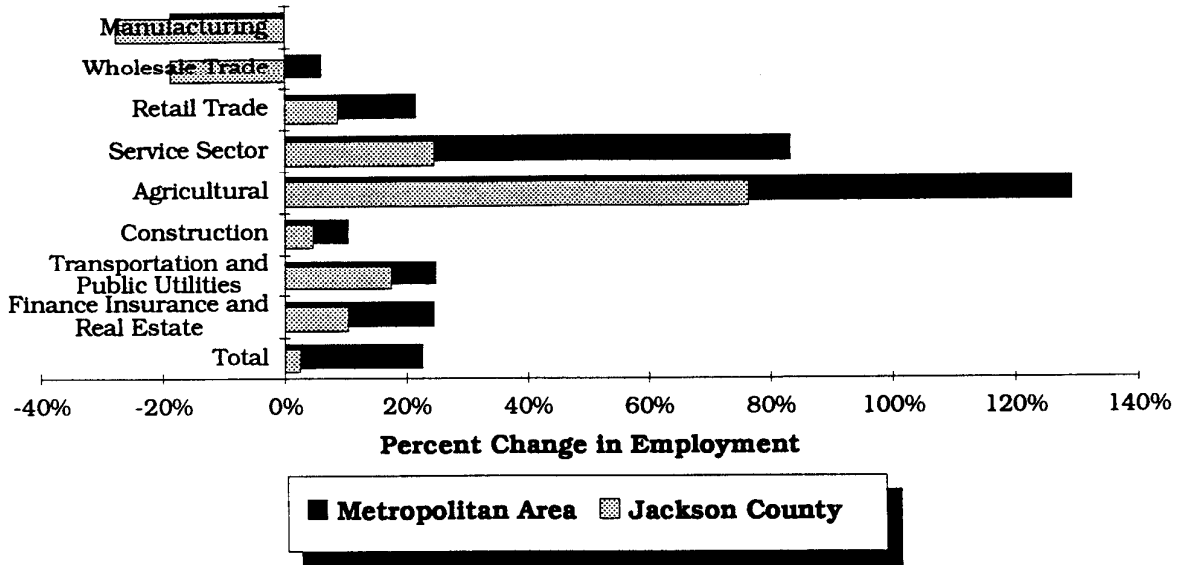
-- Jackson County Master Plan --

Exhibit III.31 compares job growth, by employment sector, for Jackson County and the metropolitan area. Like much of the rest of the nation and the metropolitan area, the County experienced a decrease in the number of manufacturing jobs and an increase in the number of jobs in the service and retail sectors. The decrease in manufacturing is partially attributable to a national trend that has made manufacturing less labor intensive, and partially to increased competition from lower cost labor markets. Jackson County also experienced a decrease in employment in wholesale trade in spite of a regional increase. The greatest percentage increase in employment at the County and regional level occurred in the agriculture sector, with the actual numbers of employees increasing by 500 and 2,000, respectively. This increase is caused by the growth in agriculture related business employment; it does not reflect a surge in the number of farmers or ranchers.

Has employment kept up with the needs of Jackson County's labor force? Changes in the labor force, employment and the unemployment rate are illustrated in Exhibit III.32. The County's labor force increased by over 8 percent between 1980 and 1990. Unemployment, which surged from under 4.5 percent in 1979 to a high of 10.2% in 1983, has remained between 5 and 7 percent of the labor force since 1984. Exhibit III.33, which compares Jackson County's unemployment rate with the region, state and nation, shows that Jackson County has higher unemployment than the metropolitan area as a whole, but lower than the state or nation.



Exhibit III.31: Employment Growth by Sector



Employment Sector	Jackson County			Metropolitan Area		
	# of Employees		% change	# of Employees		% change
	1980	1989		1980	1989	
Manufacturing	75,293	54,516	-27.59%	134,828	109,605	-18.71%
Wholesale Trade	28,432	23,135	-18.63%	51,719	54,872	6.10%
Retail Trade	57,423	62,466	8.78%	104,349	126,867	21.58%
Services	86,159	107,364	24.61%	109,057	199,821	83.23%
Agriculture	667	1,176	76.31%	1,380	3,163	129.20%
Construction	15,919	16,669	4.71%	30,865	34,092	10.46%
Transportation & Public Utility	19,849	23,330	17.54%	45,611	56,984	24.93%
Finance, Insurance & Real Estate	29,686	32,800	10.49%	45,909	57,213	24.62%
TOTAL	313,428	321,456	2.56%	523,718	642,617	22.70%
Average annual rate of employment growth			0.28%			2.30%



Exhibit III.32: County Labor Force, Employment and Unemployment Rate

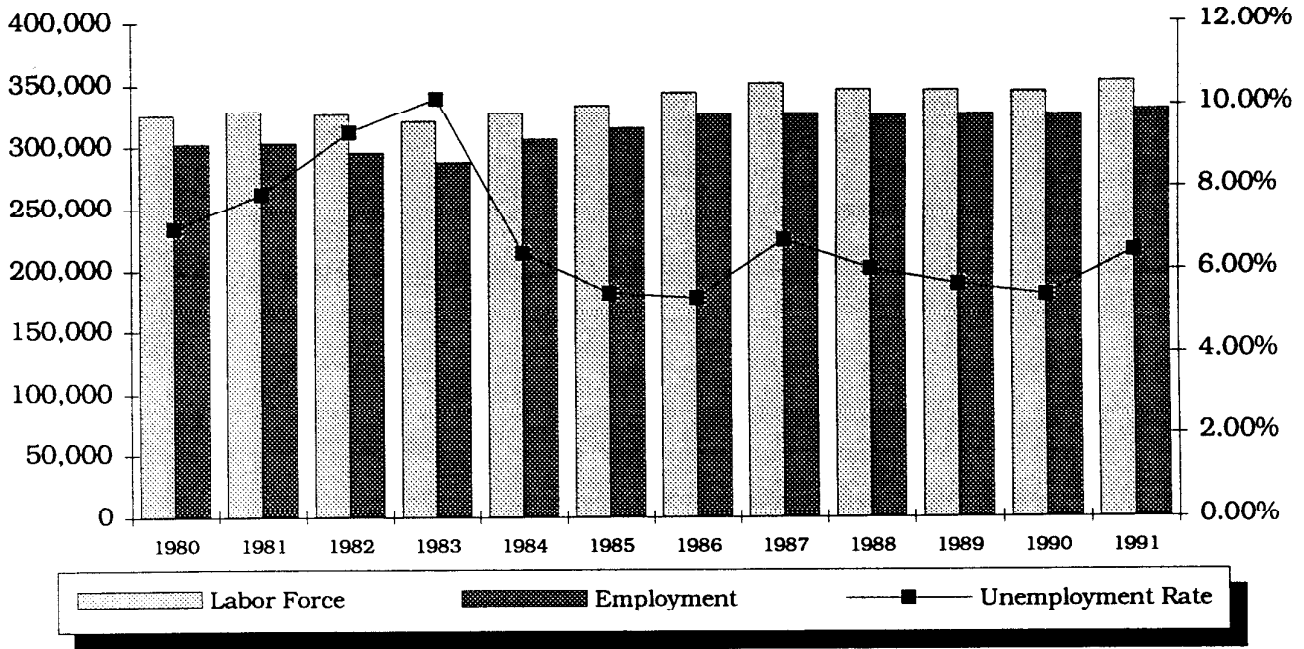
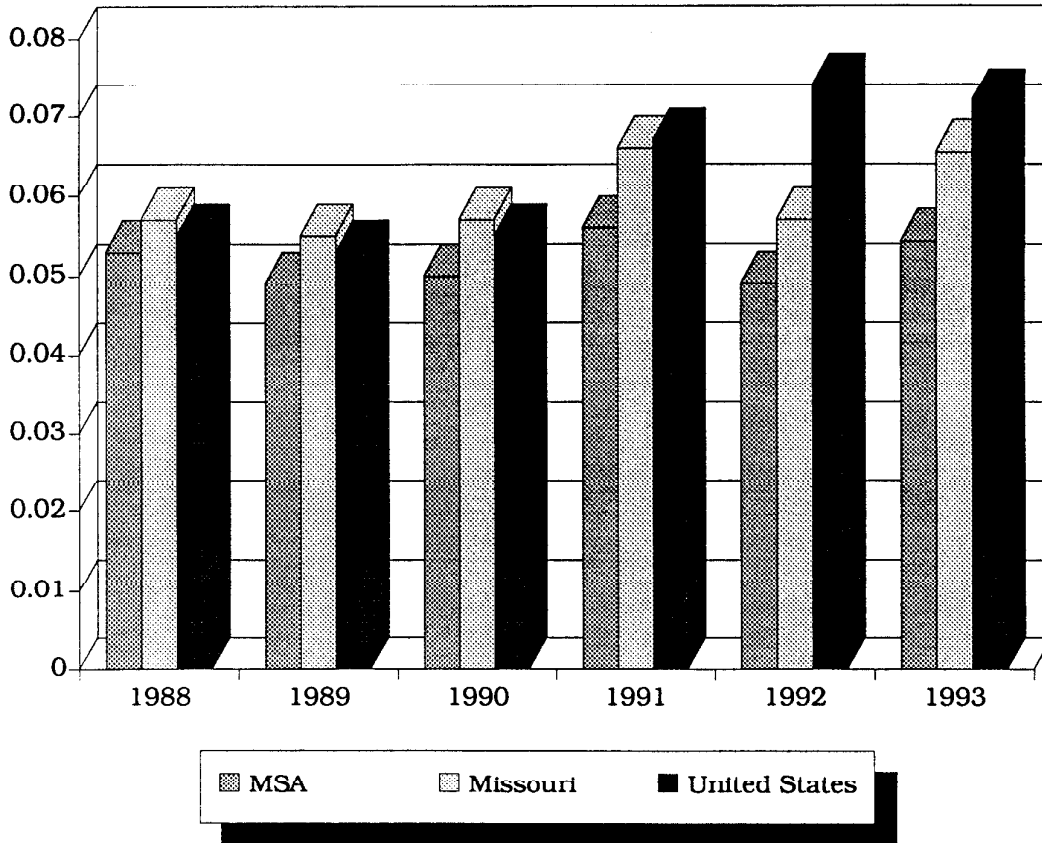


Exhibit III.33: Comparison of Unemployment Rates



3. Housing

The availability, affordability and quality of the County's housing has a significant impact on the quality of residents' lives. Analysis of the current housing situation indicates that Jackson County has a good supply of affordable housing. The trend over the last decade indicates that certain types of housing deficiencies are being remedied. The number of units lacking complete heating, plumbing and kitchen facilities has been decreased. However, much of the County's housing stock is old enough that maintenance and energy costs are concerns.

Availability. The total number of housing units and vacancy rates indicate that there are plenty of units available in Jackson County. The supply of housing in Jackson County increased faster than the population during the 1980's. The 1990 Census



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reported that there were 280,729 housing units in 1990, an increase of 18,759 housing units from 1980. Exhibit III.34 shows the changes in occupancy between 1980 and 1990 for Jackson County. During the decade, the percentage of owner occupied units declined and both the number and percentage of vacant rental units increased.

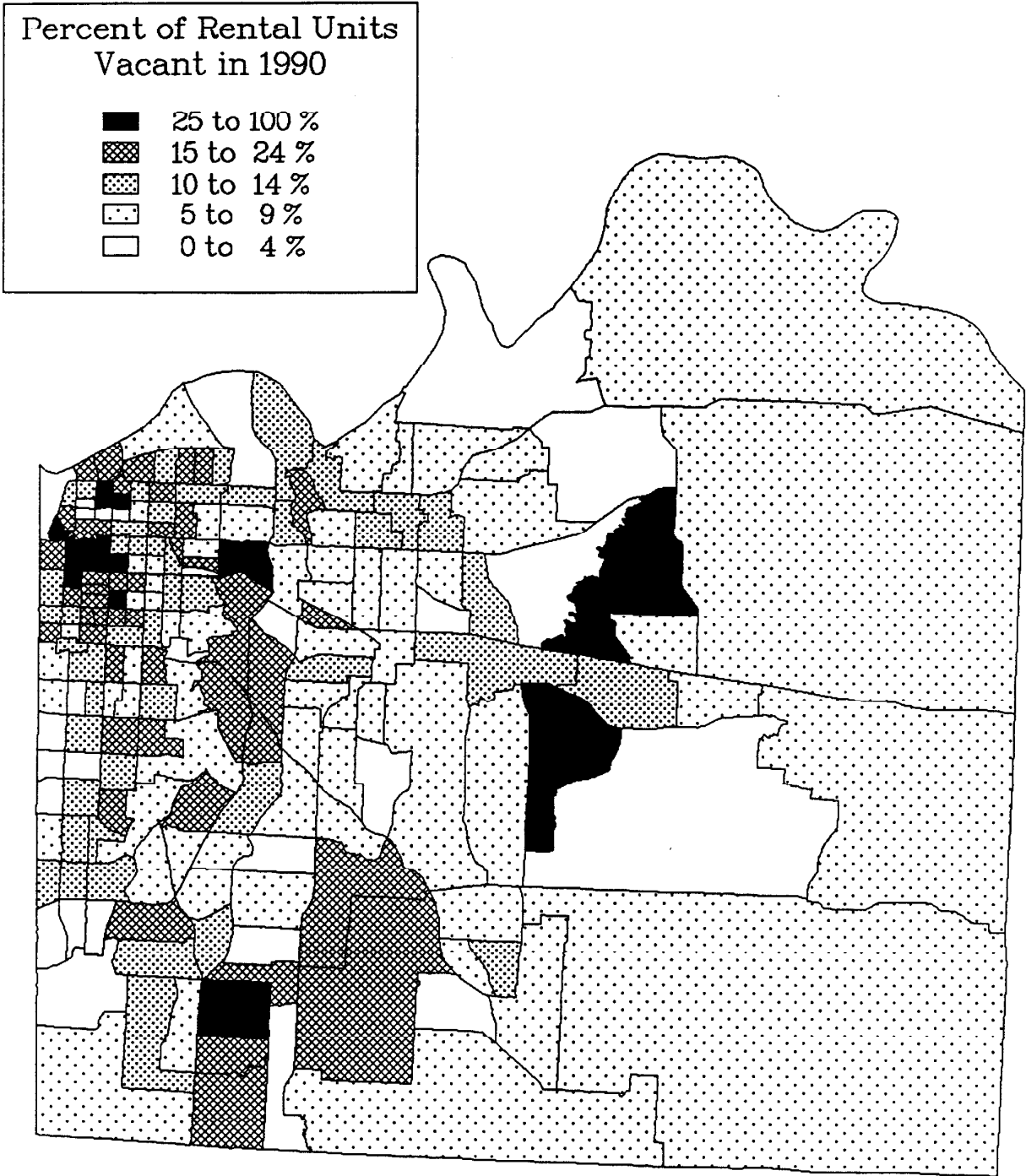
Exhibit III.34: Changes in Occupancy

	1990		1980		Change 80-90	% Change 80-90
	Units	%	Units	%		
Total	280,729	100.0	261,970	100.0	18,759	7.1
Occupied	252,582	90.0	242,085	92.4	10,497	-2.4
Owner-Occupied	154,859	55.2	149,608	57.1	5,251	-1.9
Renter-Occupied	97,723	34.8	92,477	35.3	5,246	-0.5
Vacant	28,147	10.0	19,885	7.5	8,262	+2.5
For Sale	3,788	1.3	2,785	1.0	1,003	+0.3
For Rent	14,768	5.3	10,184	3.8	4,584	+1.5
Rented or Sold (not occupied)	2,427	0.9	N/A	N/A	N/A	N/A
Seasonal Use	539	0.2	762	0.2	-223	0
for Migrant Workers	36	0.0	N/A	N/A	N/A	N/A
Other Vacant	6,589	2.3	6,154	2.3	435	0

Jackson County's rental vacancy rate in 1990 was 13 percent. A minimum vacancy rate of 5 percent is generally required to ensure an adequate supply of rental housing. Factors such as supply, location, cost and condition affect vacancy rates. Exhibit III.35 illustrates the 1990 rental vacancy rates by census tract. The exhibit shows very high vacancy rates in downtown Kansas City. The areas in southern and northern Blue Springs near the middle of the County have few rental units; so these high vacancy rates should not be considered significant. Of greatest importance is the high rental vacancy rate in the urban core and eastern portions of Kansas City. The high vacancy rates in the downtown area reflect the need for improvements to the quality of housing and/or neighborhood character to attract additional residents.



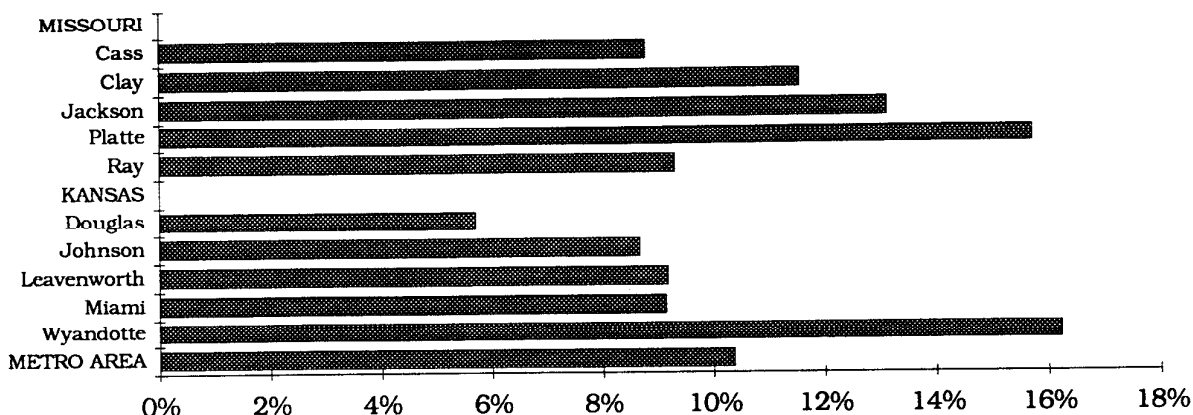
Exhibit III.35: Rental Unit Vacancy Rates



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Exhibit III.36 shows the 1990 rental vacancy rates for metropolitan area counties. Regionally, there is an adequate supply of rental property. Jackson County's rental vacancy rates are somewhat higher than in most of the region, due to high number of vacancies in downtown Kansas City. The University of Kansas' student population has kept Douglas County's rental vacancy rate below 6 percent, the lowest rate in the region. Platte and Wyandotte Counties, with vacancy rates near 16 percent, appear to have a surplus of rental units.

Exhibit III.36: Metropolitan Area Rental Vacancy Rates

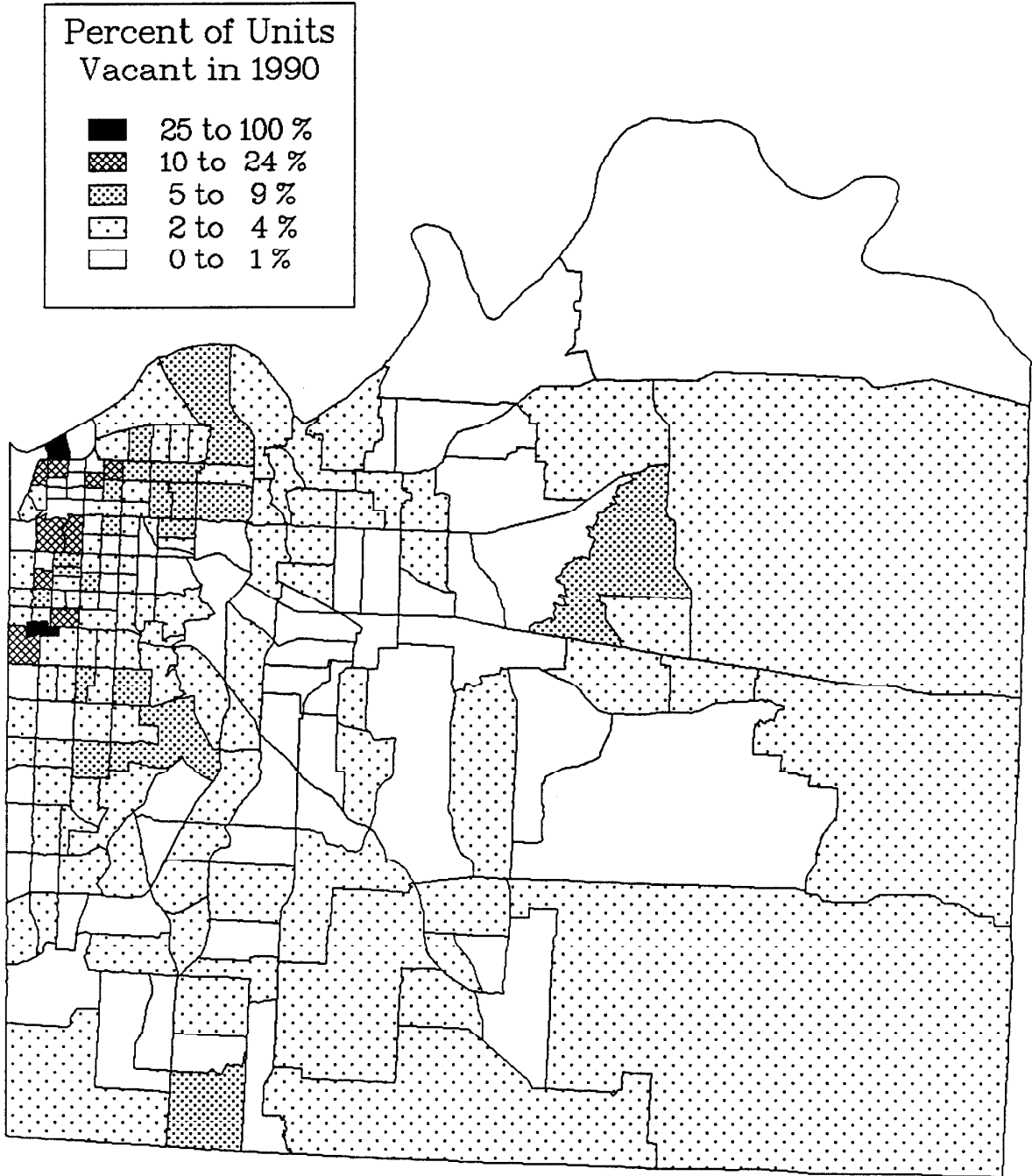


The County's vacancy rate for owner-occupied units was 2.4 percent in 1990. A minimum vacancy rate of 2 percent is required to ensure the availability of an adequate supply of owner occupied housing. Owner-occupied vacancy rates that are less than 2% generally result in price increases, unless the area is experiencing no growth. Exhibit III.37 illustrates the 1990 vacancy rates for census tracts in Jackson County. The highest owner vacancy rates are downtown Kansas City. Many parts of the County have less than a 2 percent vacancy rates. These areas include the rapidly developing areas in southern Kansas City, Lee's Summit, Blue Springs and adjacent unincorporated areas where competition for housing is high. Low vacancy rates in Sugar Creek, Atherton and several developed urban areas reflect the established nature of the area or the relatively low number of owner occupied dwellings.

Housing Quality. Overall housing quality is the product of the house's condition and facilities. The 1990 Census reports that the County is making good progress in terms of the facilities. While there is no comprehensive survey of the condition of Jackson County's housing units, the advancing age of the housing stock and changes in tenure suggest that housing quality is, and may continue to be a concern in many areas.



Exhibit III.37: Homeowner Vacancy Rates



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The Census Bureau reports that less than 2% of the County's housing stock is lacking complete plumbing, complete kitchen facilities or heating units. Throughout the 1980's, over 4,350 units, which lacked at least one of these essential facilities, were improved or removed from the market. Only 100 units in unincorporated Jackson County lack these facilities. Exhibit III.38 documents improvements in the quality of housing. If an equal number of substandard units are eliminated from the market over the next decade, homes lacking these facilities would be completely eradicated.

Exhibit III.38: Change in Housing Characteristics

Jackson County, Missouri	1980	1990	Change 1980-1990	Unincorp. Area 1990
Total Housing Units	262,356	280,729	18,373	8,725
QUALITY				
Units lacking any heating	170	9	-161	
Units lacking complete plumbing facilities	3,650	1,257	-2,393	11
Units lacking complete kitchen facilities	3,764	1,961	-1,803	57
Units more than 40 years old	80,871	91,716	10,845	1,114

The availability of facilities does not ensure that a house provides a high quality habitat. Structural, cosmetic and mechanical conditions directly affect the quality and safety of housing. These factors are particularly relevant in Jackson County, where the number of units more than forty years old increased by almost 11,000 during the last decade. Countywide, one-third of the housing units are over 40 years old. Proper maintenance and periodic renovation is necessary to ensure that older units can continue to provide safe housing. The unincorporated area has over 1,100 units more than 40 years old. Many older houses do not comply with modern building safety standards. Active enforcement of building codes is important to protect residents from hazardous structural defects and to maintain property values. To provide safe and cost-effective housing, many of the County's older homes will require upgrades to electrical, plumbing, heating and cooling systems.

Housing Affordability. Kansas City has the most affordable housing of the 70 largest metropolitan areas in the U.S.¹⁵ Metropolitan residents paid an average of 15.9 percent of their incomes for single-family homes and 20.3 percent for rental property, according to the survey. In general, incomes in Jackson County increased more rapidly than housing costs during the last decade, so housing has become relatively

¹⁵ 1993 Study of Housing Costs, Ernst & Young, and the National Real Estate Index.



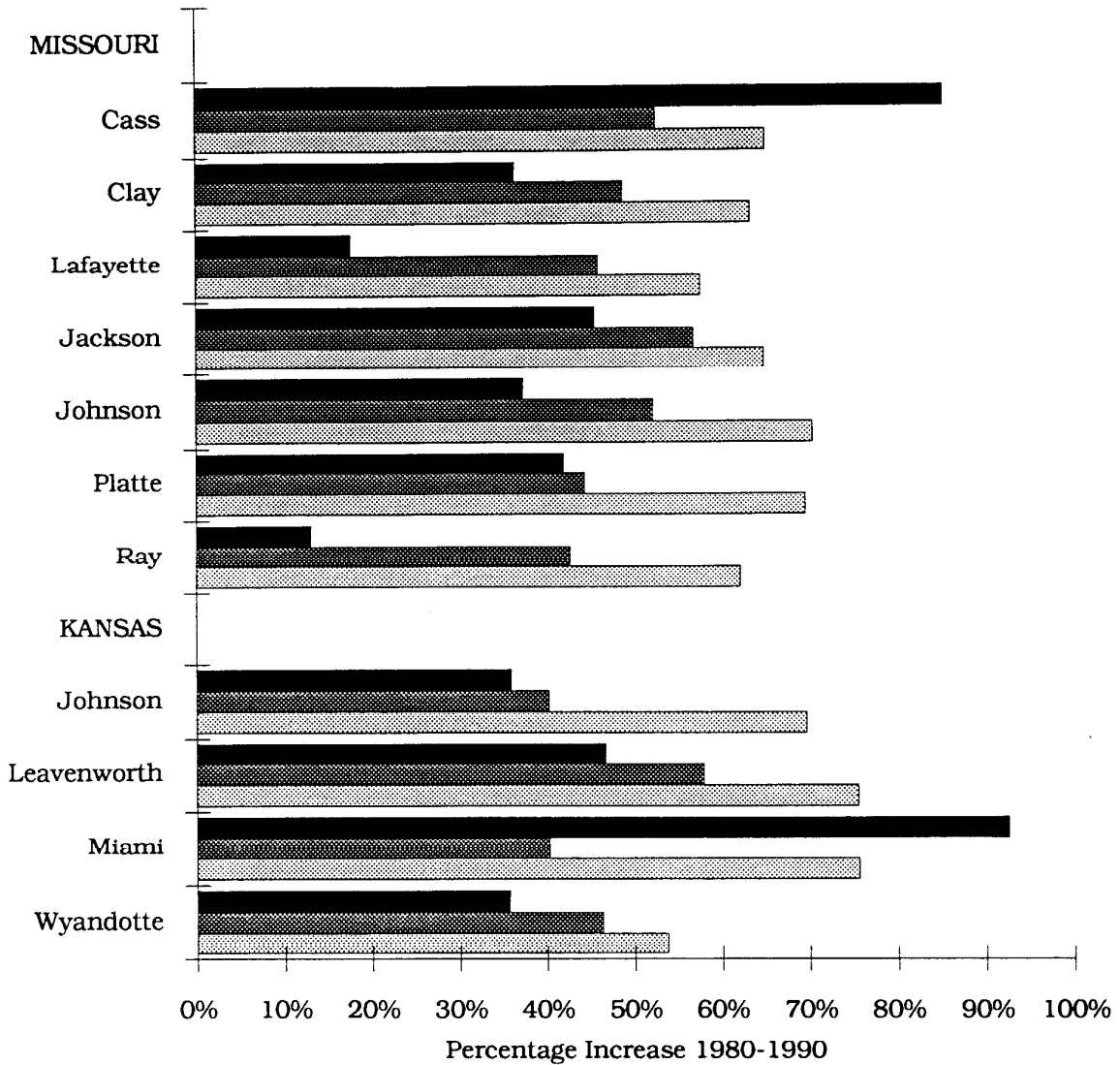
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more affordable to most County residents. Jackson County's median rent increased 46 percent, the median home value increased 57 percent, and the median household income increased 65 percent. Exhibit III.39 compares percentage increase in median home cost and median rent with the increase in median household income for counties in the metropolitan area. In all but two counties, median income growth outpaced the increases in median contract rents and median owner-occupied home value. The median rent in Cass County, Missouri and Miami County, Kansas increased at a higher rate than the median income. However, the median rent is still less than 30 percent of the median income in every County in the Kansas City metropolitan area. The federal government considers housing to be affordable if its costs do not exceed 30 percent of household income.

While housing became more affordable for most households, the number of households paying more than 30 percent of their income for housing increased by 5.6 percent. In 1990, over 56,800 households were paying more than the federally recognized ceiling of 30 percent of their income for housing. According to this standard, more than one in five households lives in an unaffordable unit. Exhibit III.40 shows the relationship between each census tract's median income and median rent. The exhibit shows that the areas with the least affordable housing for area residents are in downtown Kansas City. The median rents in these tracts range from \$146 to \$393, while median household incomes range from \$4,999 to \$14,669.



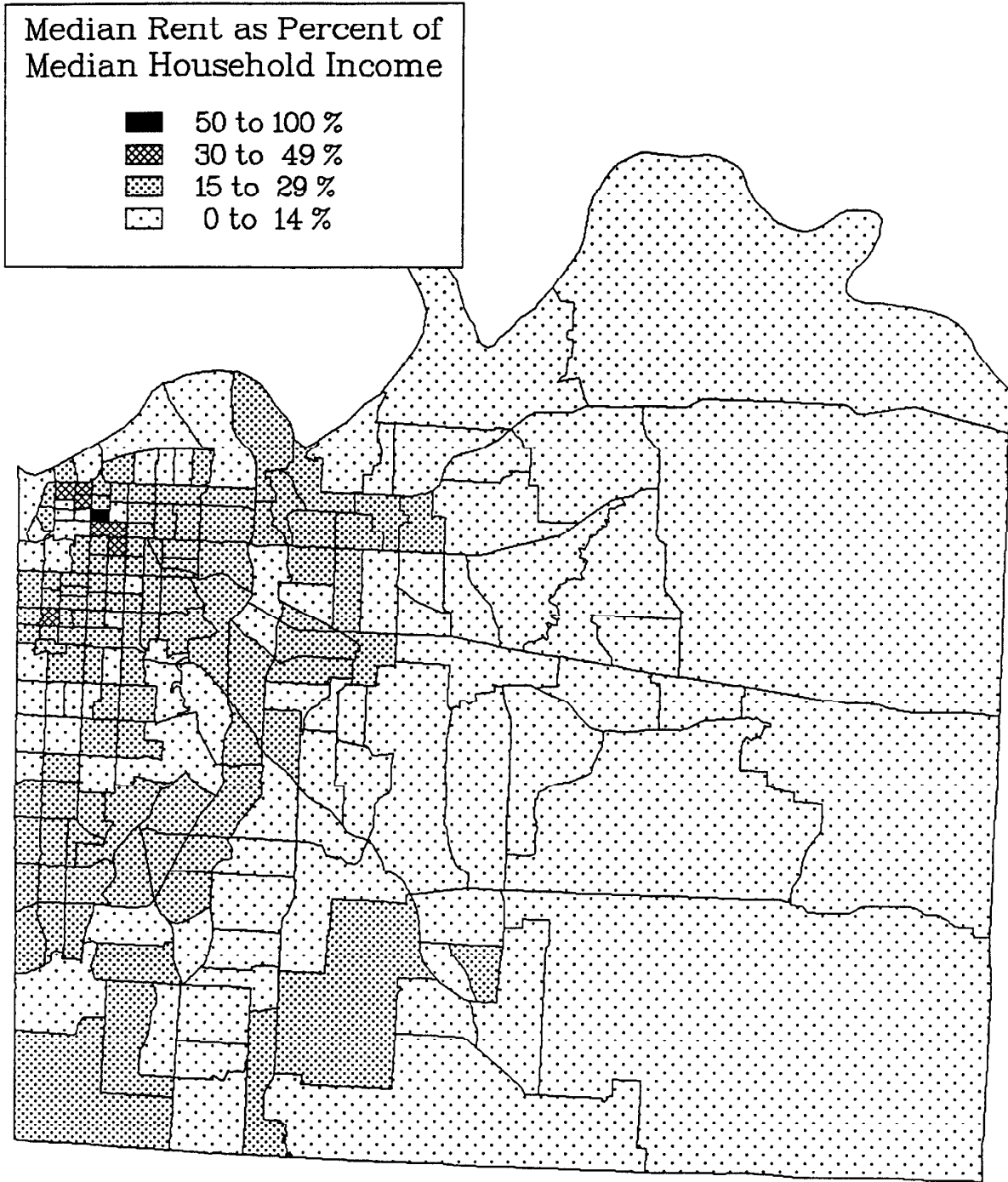
Exhibit III.39: Change in Housing Costs



Median Rent
 Median Value
 Median Income



Exhibit III.40: Median Rent Affordability



E. FISCAL RESOURCES

The economic health of an area depends on many local, regional and national factors, including the fiscal condition of local governments. The ability of a community to attract or retain residents and businesses is affected by its cost of living and quality of life. Both these factors are influenced by the way public services are funded and the levels at which they are funded. The following overview of the Jackson County budget, which describes both the source and use of funds, builds a foundation for understanding and analyzing the County's fiscal resources and its financing of public services and facilities.

Sources of Funds

The Jackson County budget for Fiscal Year 1993 identifies eight major sources of funds, which are:

- Taxes;
- Prior Year's Surplus;
- Charges for Services;
- Intergovernmental Revenues;
- Park Fees;
- Licenses and Permits;
- Court Fines and Costs; and
- Miscellaneous.

Exhibit III.41 shows the amount of County revenue from each of these sources, as well as its distribution to County funds.

While taxes are the largest source of County funds, other sources contribute over 35 percent of the County budget. Exhibit III.42 depicts the percentage of 1993 County revenues from each funding source. The County anticipates total 1993 available funds to be \$125 million, which includes a prior year surplus of \$17 million. The prior year's surplus is about 14 percent of the total revenue available to the County in Fiscal Year 1993. It is used to finish projects started, but not yet completed, in the previous year.

County tax revenues come from property taxes, sales taxes, a cigarette tax and several other minor taxes. Exhibit III.43 shows the percentage of the County's tax revenue contributed by each type of tax.¹⁶ Property and sales taxes generate the largest proportion of these revenues. Together, they account for 63 percent of the County's revenue.

¹⁶ The property tax rate is 0.54 percent of the assessed value of all real and personal property within the County. The County collects a sales tax of 0.75 percent on retail sales within the County.



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Exhibit III.41: Sources of Funds

Source of Funds	General Fund	Anti-Drug Sales Tax Fund	Special Road and Bridge Fund	Health Fund	Park Fund	Park Enterprise Fund	Assessment Fund
Taxes	\$29,644,050	\$15,000,000	\$12,078,050	\$12,430,900	\$8,644,850		
Licenses and Fees	\$492,000			\$25,000			
Intergovernmental Revenues	\$6,161,892		\$899,100		\$272,385	\$250,000	\$1,472,500
Park Fees						\$4,117,445	
Charges for Services	\$7,662,410		\$1,600		\$1,000		\$2,100,000
Court Fines & Costs	\$2,234,700	\$18,000					
Miscellaneous	\$900,300	\$500,000					
Total	\$47,095,352	\$15,518,000	\$12,978,750	\$12,455,900	\$8,938,235	\$4,367,445	\$3,572,500

Exhibit III.42: County Revenues

Taxes	\$79,081,850	63.08%
Licenses and Permits	\$517,000	0.41%
Intergovernmental Revenue	\$9,055,877	7.22%
Park Fees	\$4,846,645	3.87%
Charges for Services	\$10,444,197	8.33%
Court Fines and Costs	\$2,252,700	1.80%
Miscellaneous	\$1,409,300	1.12%
Prior Year's Surplus	\$17,766,555	14.17%
Total	\$125,374,124	100.00%



Exhibit III.43: Tax Composition

Property Tax	\$45,181,850	57.13%
Sales Tax	\$30,000,000	37.94%
Cigarette Tax	\$2,900,000	3.67%
Other Taxes	\$1,000,000	1.26%
Total	\$79,081,850	100.00%

A third revenue category is "charges for services." As the name indicates, this category includes revenue from the fees and charges users must pay to use certain County services. The services for which users are charged range from collectors' fees to sanitary sewer usage fees and include bad check collection, phone calls by inmates, recorder of deed service charges and public administrator fees. In 1993, these charges are expected to total \$10.4 million.

Intergovernmental revenues are received from jurisdictions within the County, the State of Missouri and the Federal Government. They fund mandated programs, cover the costs of services provided by the County to other entities, or provide general revenue to fund operating programs. In 1993, intergovernmental revenues accounted for approximately 7 percent of the County's budget. For example, the County anticipates receiving \$2.8 million from the Federal Government to help fund child support and school lunches. Five of the County's 13 funds receive some type of intergovernmental revenue. The General Fund receives funding from the Federal Government for child support and school lunches. The State of Missouri reimburses the County approximately \$3.3 million for housing state prisoners awaiting trial. The assessment fund receives State reimbursements and an assessment collection fee from jurisdictions within the County. The park enterprise fund receives intergovernmental funding for the sheltered (handicapped) workshop and Missouri Department of Mental Health programs. The park fund is used to maintain the County parks (mowing, shelter repair, etc.) The City of Oak Grove has a \$180,000 contract for law enforcement which is paid to the Special Road and Bridge Fund. The remainder of the intergovernmental revenue is simply payment for services provided to citizens and municipalities by the County. A large portion of this revenue pays for important public improvements and other public programs.

Park fees support the operation of active park recreation activities. The fees collected range from green fees at the Longview Lake golf course to Heritage Park programs at Missouri Town and Fort Osage. Other fees include league fees for softball and soccer, boat and motor permits, mooring fees, beach access, and marinas at each of the three County lakes.



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Revenue from other sources comprises less than 4 percent of the budget. These funds are from court fines, court costs and miscellaneous other sources.

Uses of Funds.

County funds are budgeted to serve several purposes. In addition to funding the daily administration of the County, appropriations support many other programs and projects. Jackson County supports the Truman Medical Centers, several regional parks, circuit court activities and the more typical activities of local governments, such as police activities through the sheriff and extensive public works activities. The County does not, however, directly support fire protection services as do many cities. Exhibit III.44 summarizes total County revenue expenditures for all funds by entity. The Division of Administration, the courts and the Division of Finance have the largest budgets in the County, comprising over half the total 1993 budget.¹⁷ Through improved efficiencies, most County departments are currently operating at lower costs than in 1991.

Property Taxes. One location selection factor for development is the cost of property taxes. The taxes for a property are calculated by multiplying the market value by a percentage to determine the assessed value. In Jackson County, the assessed value for residential property is 19 percent of market value; for commercial property, it is 32 percent of market value. The assessed value is multiplied by a tax rate, which is stated in dollars per thousand dollars of assessed valuation. For example, a \$100,000 home in Jackson County would have an assessed value of \$19,000. If the tax rate is \$50.00 per thousand dollars of assessed value, the annual property tax bill would be \$950 (19 x \$50). A commercial property with a market value of \$100,000, assessed at 32 percent, has an assessed value of \$32,000. If the tax rate is \$50 per \$1,000 of assessed value, the annual tax bill would be \$1,600 (32 x \$50).

¹⁷ The Division of Administration includes the following departments: Office of the Manager; Personnel; Building and General Services; Public Works; Economic Development and Corrections. Both the Circuit Court and juvenile courts are in the Court Budget Division. The Finance Division includes the following departments: Office of the Manager; Budgeting; Finance; Collections; Accounting; Department of Public Works; Assessment; Records; Purchasing and Office Services.



Exhibit III.44: County Expenditures

Application of Funds	General Fund	Assessment Fund	Recorder's Fee Fund	Prosecuting Atty Bad Check Fund	Health Fund	Park Fund	Park Enterprise Fund
Legislature	\$956,890	\$15,000					
County Executive	\$148,049						
County Counselor	\$598,127	\$137,152			\$29,256		
Division of Administration	\$13,256,635						
Division of Finance	\$5,039,769	\$3,838,914	\$485,915		\$311,890	\$6,046,300	\$4,136,612
Circuit Court	\$6,487,417						
Juvenile Court	\$11,818,209						
Public Administrator	\$809,152				\$60,000		
Prosecuting Attorney	\$2,644,860			\$265,077			
Family Support	\$2,140,880						
Sheriff	\$1,058,191						
OTRCC	\$112,874						
Kansas City Election Board	\$686,384						
Jackson County Election Board	\$1,136,469						
Non-Departmental	\$5,193,229	\$126,036			\$1,808,780	\$3,714,155	\$554,130
Medical Examiner					\$472,672		
TMC-East					\$9,374,350		
TMC-West					\$90,000		
TMC-West Jail Unit					\$862,825		
Fiscal Commission							
Homeless Assistance Commission							
Total Appropriations	\$52,087,135	\$4,117,102	\$485,915	\$265,077	\$13,009,773	\$9,760,455	\$4,690,742
Unappropriated Surplus	\$608,217	\$291,398	\$85	\$710	\$6,127	\$77,780	\$112,703
TOTAL	\$52,695,352	\$4,408,500	\$486,000	\$265,787	\$13,015,900	\$9,838,235	\$4,803,445

Application of Funds	Longview Recreation Center Fund	Special Road & Bridge Fund	Sewer Fund	Anti-Drug Sales Tax Fund	911 Emergency Fund	Homeless Assistance Fund	TOTAL
Legislature				\$37,065			\$1,098,955
County Executive							\$148,049
County Counselor							\$784,535
Division of Administration		\$11,243,305	\$204,845	\$2,436,407			\$27,141,192
Division of Finance	\$711,663						\$20,571,063
Circuit Court				\$490,702			\$6,978,119
Juvenile Court				\$1,496,605			\$13,314,814
Public Administrator							\$889,152
Prosecuting Attorney				\$7,145,543			\$10,055,480
Family Support							\$2,140,880
Sheriff		\$3,792,853					\$4,851,044
OHRCC							\$112,874
Kansas City Election Board							\$686,384
Jackson County Election Board							\$1,136,469
Non-Departmental	\$19,990	\$326,512			\$840,000		\$12,582,832
Medical Examiner							\$472,672
TMC-East							\$9,374,350
TMC-West							\$90,000
TMC-West Jail Unit							\$882,825
Fiscal Commission				\$2,647,661			\$2,647,661
Homeless Assistance Commission						\$348,000	\$348,000
Total Appropriations	\$731,653	\$15,362,670	\$204,845	\$14,253,983	\$840,000	\$348,000	\$116,157,350
Unappropriated Surplus	\$2,547	\$116,080	\$44,555	\$6,772,572	\$1,030,000	\$154,000	\$9,216,774
TOTAL	\$734,200	\$15,478,750	\$249,400	\$21,026,555	\$1,870,000	\$502,000	\$125,374,124

-- Jackson County Master Plan --

Residential Property Taxes. Exhibit III.45 compares the residential tax rates in different areas of Jackson County and the metropolitan region by using a \$100,000 home as an example for comparison. The exhibit shows the highest and lowest possible tax rates within each city or county.¹⁸ The residential property tax rate in Jackson County is determined by the tax code for the property. The Tax Code is determined by the property's inclusion/exclusion in a school district, city, fire district, levy district and other districts in addition to the county levies which are applied to all property in the county. Thus each city could have several tax codes. Each County surveyed has a similar system for calculating tax rates for residential property; for instance, Wyandotte County, Kansas uses a tax unit. There are differences in tax rates and assessed valuation percentages throughout the region. Therefore, the last two columns in Exhibit III.45, which show the range of annual property taxes, are the most relevant for comparing tax bills. These columns show that the highest taxes in Jackson County are in a tax code area within the City of Lee's Summit. Homeowners in this area pay \$1,597 in annual taxes on a home with a market value of \$100,000. Unincorporated areas have the lowest taxes in Jackson County. In some unincorporated areas, homeowners would pay only \$850 in annual taxes on a \$100,000 home.

Property owners in Jackson County generally pay less property tax than homeowners in other parts of the region. Taxes for a \$100,000 home are higher in the unincorporated parts of Clay County, Missouri and Johnson County, Kansas than in unincorporated Jackson County, but lower in Wyandotte County, Kansas. Property tax bills in Kansas cities tend to be higher than in Missouri cities. A tax unit area in Kansas City, Kansas has the highest tax burden in the region. The owner of a \$100,000 home in this tax unit would pay \$1,948 in annual property taxes. The lowest taxes for an incorporated area, is found in Sugar Creek, Missouri, where the owner of a \$100,000 home pays \$1,044 in annual property taxes.

¹⁸ Exhibit III.45 does not address special assessments and improvement districts which may increase the tax bill for properties in certain areas.



Exhibit III.45: Comparison of Residential Property Taxes

	Market Value	Assessed Value	Tax Rate PER \$1000		Annual Residential Property Taxes	
			LOW	HIGH	LOW	HIGH
Jackson County	\$100,000	\$19,000	44.73	84.03	\$850	\$1,597
Kansas City	\$100,000	\$19,000	45.43	70.93	\$863	\$1,348
Independence	\$100,000	\$19,000	58.83	63.53	\$1,118	\$1,207
Lee's Summit	\$100,000	\$19,000	59.73	84.03	\$1,135	\$1,597
Blue Springs	\$100,000	\$19,000	65.13	76.73	\$1,237	\$1,458
Raytown	\$100,000	\$19,000	60.33	62.13	\$1,146	\$1,180
Grandview	\$100,000	\$19,000	64.93	70.73	\$1,234	\$1,344
Oak Grove	\$100,000	\$19,000	71.03	73.93	\$1,350	\$1,405
Sugar Creek	\$100,000	\$19,000	54.93	73.43	\$1,044	\$1,395
Buckner	\$100,000	\$19,000	68.43	68.43	\$1,300	\$1,300
Lake Lotawanna	\$100,000	\$19,000	70.93	73.93	\$1,348	\$1,405
Grain Valley	\$100,000	\$19,000	77.13	77.13	\$1,465	\$1,465
Greenwood	\$100,000	\$19,000	76.93	76.93	\$1,462	\$1,462
Lake Tapawingo	\$100,000	\$19,000	71.63	71.63	\$1,361	\$1,361
Lone Jack	\$100,000	\$19,000	62.73	62.73	\$1,192	\$1,192
Sibley	\$100,000	\$19,000	61.83	61.83	\$1,175	\$1,175
Levasy	\$100,000	\$19,000	61.83	61.83	\$1,175	\$1,175
Unity Village	\$100,000	\$19,000	63.53	63.53	\$1,207	\$1,207
Unincorporated Areas	\$100,000	\$19,000	44.73	72.53	\$850	\$1,378
Clay County	\$100,000	\$19,000	41.90	61.20	\$796	\$1,163
Liberty	\$100,000	\$19,000	64.00	64.00	\$1,216	\$1,216
Johnson County, KS	\$100,000	\$11,500	82.44	155.14	\$948	\$1,784
Leawood	\$100,000	\$11,500	118.84	143.38	\$1,367	\$1,649
Olathe	\$100,000	\$11,500	110.56	155.14	\$1,271	\$1,784
Overland Park	\$100,000	\$11,500	94.06	130.67	\$1,082	\$1,503
Prairie Village	\$100,000	\$11,500	119.82	119.82	\$1,378	\$1,378
Wyandotte County, KS	\$100,000	\$11,500	24.58	169.35	\$283	\$1,948
Bonner Springs	\$100,000	\$11,500	149.63	149.63	\$1,721	\$1,721
Kansas City	\$100,000	\$11,500	152.57	169.35	\$1,755	\$1,948

Jackson County Assessed value =19% of Market Value
 Clay County Assessed value =19% of Market Value
 Johnson County, KS Assessed value =11.5% of Market Value
 Wyandotte County, KS Assessed value =11.5% of Market Value

Commercial Property Taxes. Exhibit III.46 compares the commercial tax rates throughout Jackson County and the metropolitan region by using a \$100,000 property as an example. Jackson County has very competitive property tax rates on commercial property. In Jackson County, the highest tax bill on a \$100,000 property is \$2,689 in a tax code area within Lee's Summit, while the lowest is \$1,431 in an unincorporated tax code area. The last two columns in Exhibit III.46, showing the range of annual commercial property taxes, are the most relevant for comparing tax bills throughout the region. The highest and lowest commercial property tax bill in the region are both found in Wyandotte County, where taxes on a \$100,000 commercial property range from \$4,234 to \$615.

The variation in taxes throughout the metropolitan area may be due to any one of several factors. The type and level of services provided by a local government affect tax rates. The cost of delivering services also may vary throughout the region. Additionally, some governments choose to undertake major improvements projects, or provide a higher level of service, which may lead to higher taxes. The cost of services, quality of services and the impact of recent development trends should be considered when comparing the taxes paid in jurisdictions throughout the metropolitan area.

Debt. Government debt overshadows many national issues. While some form of debt is often needed to lessen the fiscal impacts of major capital improvements projects, too much debt can strain local government budgets. The major cities in Jackson County and the County itself have avoided large debt burdens. This enables communities to spend more on programs and less on interest payments. Low debt-to-asset ratios also improve a jurisdiction's bond ratings, which lowers the cost of borrowing money for large capital improvements projects.

Local governments can incur several types of long-term debt and obligations. The governments may issue general obligation bonds, revenue bonds or enter into contractual lease or participation agreements. General obligation bonds are issued by promising the future general revenue of the government to retire the debt. Revenue bonds are guaranteed by the fees or revenue produced by the facility being financed, such as a revenue-generating water or wastewater facilities. These bonds do not promise City general fund revenues to pay back defaulted loans though jurisdictions may choose to cover defaulted revenue bonds with transfers of general fund revenues to protect their bond ratings. Contractual obligations such as leases, leasehold revenue bonds, lease/purchase agreements and participation agreements are usually guaranteed by the future revenue of the jurisdiction. Although local governments are statutorily authorized to enter into these and other types of debt, only the amount of bonded debt is regulated



Exhibit III.46: Comparison of Commercial Property Taxes

	Market Value		PER \$1,000		PER \$1,000	
	Assessed Value		Tax Rate (LOW)	Tax Burden (LOW)	Tax Rate (HIGH)	Tax Burden (HIGH)
Jackson County	\$50,000	\$9,500	44.73	\$425	84.03	\$798
Kansas City	\$50,000	\$9,500	45.43	\$432	70.93	\$674
Independence	\$50,000	\$9,500	58.83	\$559	63.53	\$604
Lee's Summit	\$50,000	\$9,500	59.73	\$567	84.03	\$798
Blue Springs	\$50,000	\$9,500	65.13	\$619	76.73	\$729
Raytown	\$50,000	\$9,500	60.33	\$573	62.13	\$590
Grandview	\$50,000	\$9,500	64.93	\$617	70.73	\$672
Oak Grove	\$50,000	\$9,500	71.03	\$675	73.93	\$702
Sugar Creek	\$50,000	\$9,500	54.93	\$522	73.43	\$698
Buckner	\$50,000	\$9,500	68.43	\$650	68.43	\$650
Lake Lotawanna	\$50,000	\$9,500	70.93	\$674	73.93	\$702
Grain Valley	\$50,000	\$9,500	77.13	\$733	77.13	\$733
Greenwood	\$50,000	\$9,500	76.93	\$731	76.93	\$731
Lake Tapawingo	\$50,000	\$9,500	71.63	\$680	71.63	\$680
Lone Jack	\$50,000	\$9,500	62.73	\$596	62.73	\$596
Sibley	\$50,000	\$9,500	61.83	\$587	61.83	\$587
Levasy	\$50,000	\$9,500	61.83	\$587	61.83	\$587
Unity Village	\$50,000	\$9,500	63.53	\$604	63.53	\$604
Unincorporated	\$50,000	\$9,500	44.73	\$425	72.53	\$689
Clay County Liberty						
Johnson County, KS	\$50,000	\$5,750	82.44	\$474	155.14	\$892
Leawood	\$50,000	\$5,750	118.84	\$683	143.38	\$824
Olathe	\$50,000	\$5,750	110.56	\$636	155.14	\$892
Overland Park	\$50,000	\$5,750	94.06	\$541	130.67	\$751
Prairie Village	\$50,000	\$5,750	119.82	\$689	119.82	\$689
Wyandotte County Kansas	\$50,000	\$5,750	24.58	\$141	169.35	\$974
Bonner Springs	\$50,000	\$5,750	149.63	\$860	149.63	\$860
Kansas City	\$50,000	\$5,750	152.57	\$877	169.35	\$974

Jackson County Assessed value = 19% of Market Value
 Clay County Assessed value = 19% of Market Value
 Johnson County, KS Assessed value = 11.5% of Market Value
 Wyandotte County, KS Assessed value = 11.5% of Market Value

-- Jackson County Master Plan --

by the State of Missouri.¹⁹ Therefore, cities may be within the bonded debt limits of the state, but face budget constraints due to contractual obligations.

The fiscal impact of debts and obligations depends on a community's ability to generate revenues from property taxes, sales taxes and various other fees and assessments. Exhibit III.47 compares the total long-term obligations²⁰ and total gross general revenues of several jurisdictions within the metropolitan area, including Jackson County, through an obligation-to-revenue ratio.²¹ The obligation-to-revenue ratio is calculated by dividing the total obligation by the total gross general revenue. These values are expressed as percentages. Grandview's total debt is \$8,165,000, and its total revenue is \$10,341,000. The obligation-to-revenue ratio is 0.79:1, or 79 percent when expressed as a percentage. By comparing the obligation-to-revenue ratios, one may quickly assess the debt burden of the jurisdictions. The obligation-to-revenue ratios vary widely within the region, ranging from 0 percent in Raytown, Missouri which has no debt, to 522 percent in Olathe, Kansas. Jackson County's obligation-to-revenue ratio is 20 percent. The County has \$20,701,000 in total debt and annual revenues of \$102,768,000. Johnson County, Kansas has an obligation-to-revenue ratio of 77 percent. The Cities of Lee's Summit and Grandview have the highest ratios in Jackson County. Both cities have obligation-to-revenue ratios of 79 percent.

Debt is often a necessary tool for funding large projects, but public decision-makers must balance the issuance of debt with future resources. They should ensure that the debt burden does not result in unreasonably high tax rates or the reduction of services. Jackson County has maintained a relatively low debt burden. As demands for new infrastructure increase, the County will have to evaluate the most effective way to fund capital improvements.

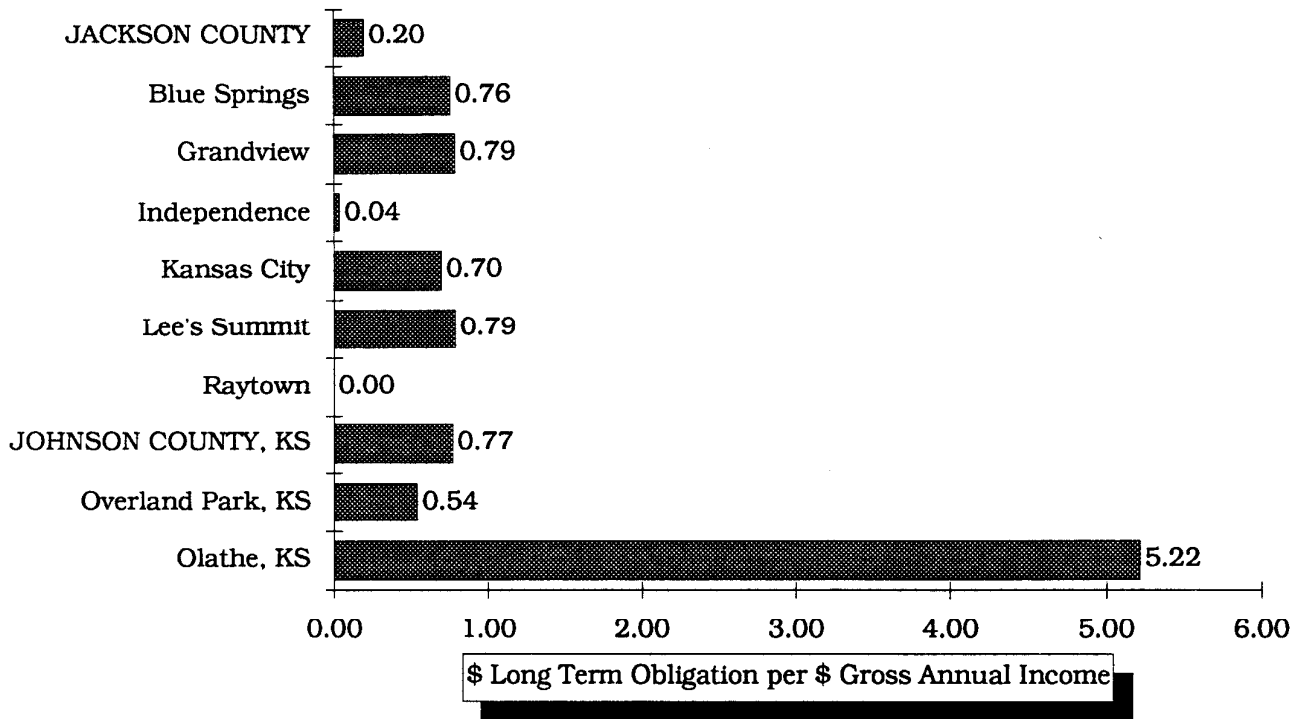
¹⁹ Article VI, Sections 26(b) and (c) of the State Constitution (adopted February 27, 1945) provides that any county of city, by vote of two-thirds of the qualified electors thereof voting hereon, may incur indebtedness for county or city purposes not to exceed 10% of the value of taxable tangible property therein as shown by the last completed assessment for state and county purposes.

²⁰ Obligations include all bonded debt and other contractual obligations.

²¹ Data for the exhibit was obtained through conversations with city and county financial managers, based on data from the last fiscal year.



Exhibit III.47: Comparison of Long-Term Debt and Current Revenues



F. FACILITIES AND SERVICES

This section of the Context for Planning examines the major public facilities and utilities which serve the residents and businesses of Jackson County. These facilities can act as catalysts for growth and development. The location and capacity of the County's transportation, water and wastewater systems shape future development patterns. Other services and facilities, such as fire protection and public safety, are necessary to serve development but have less impact on development patterns. Careful planning for these facilities will help the County provide adequate, cost-effective services to future residents and businesses. The information in this section summarizes and supplements information provided in earlier *Strategy for the Future* documents.

1. Transportation

The Jackson County Public Works Department has assumed an active role in countywide transportation planning and improvement programs. Current efforts include:

- participation in MARC's regional transportation planning process
- coordination with municipalities in identifying a countywide arterial network and the County Urban Road System
- development of community compatible design standards based on road classifications and location;
- initiation of a traffic monitoring program;
- implementation of a pavement management system;
- roadway improvements programming; and
- initiation of a regional bicycle trail system plan.

This Master Plan supports these accomplishments and establishes additional linkages between existing transportation planning and land planning programs.

Regional Transportation Planning. The Intermodal Surface Transportation Efficiency Act (ISTEA) assigns responsibility for planning regional metropolitan transportation networks to designated Metropolitan Planning Organizations (MPO's) and establishes a rational process for local planning of federally funded transportation projects. Jackson County staff members actively participate in a number of ISTEA committees at MARC, the MPO for the Kansas City area. Through this participation, the County is able to help identify and obtain financial support for high priority projects throughout the County.

Municipal Coordination. Jackson County is taking the lead in coordinating inter-jurisdictional transportation issues. The County has consolidated the arterial street plans of each community into the single map shown in Exhibit III.48. By identifying existing and proposed arterials across jurisdictional boundaries, the map will facilitate local and regional transportation planning efforts.



Exhibit III.48: Arterial Road Network

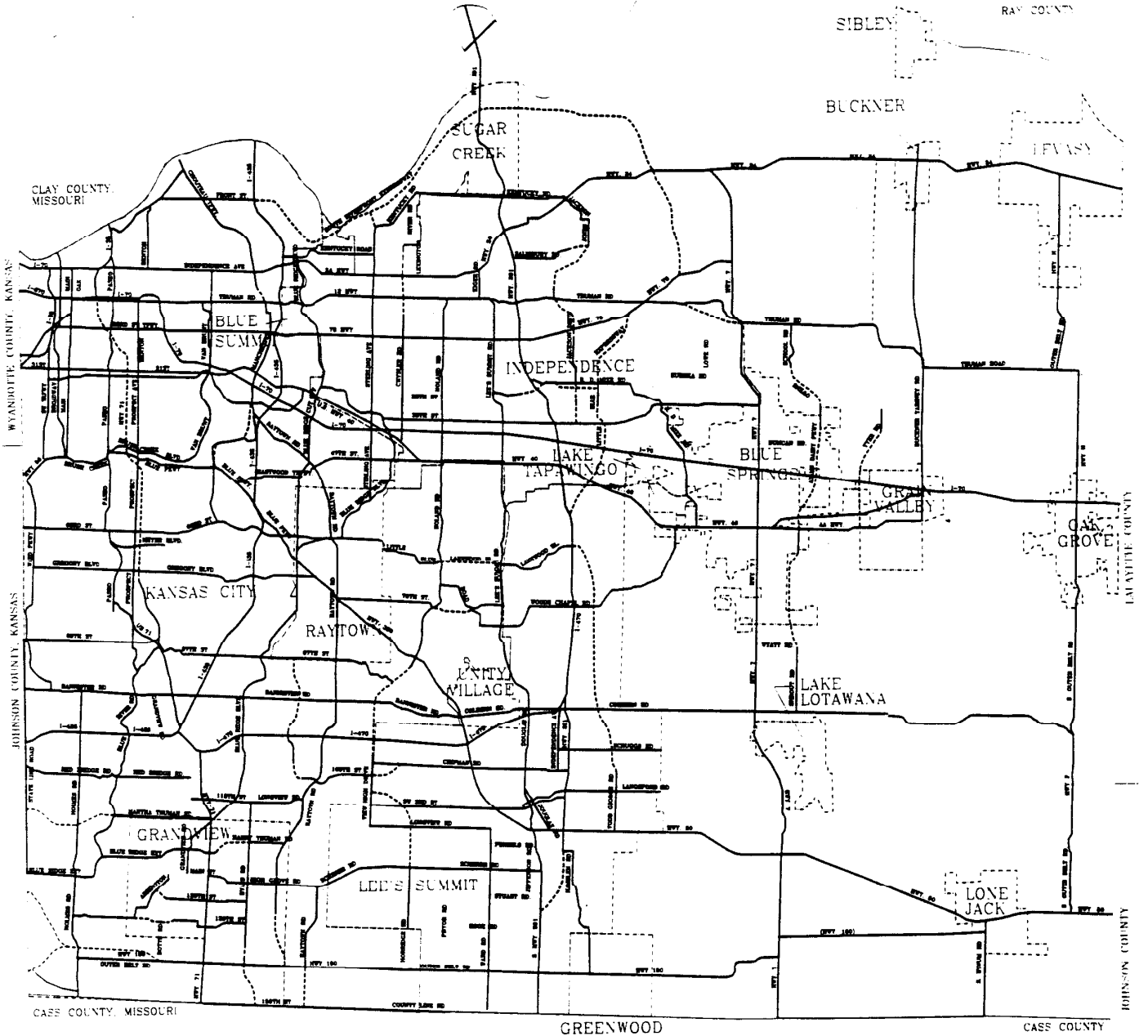
LEGEND

- Existing County Major Arterials and Freeways
- - - Proposed County Major Arterials and Freeways
- City Limits

CLAY COUNTY



SCALE IN MILES
0 1/2 1 2 3



Department of Public Works
Gordon P. Braun, Director



-- Jackson County Master Plan --

The County recently coordinated with individual towns and cities to update the County Urban Road System (CURS). The County allocates funds for the construction and maintenance of all road segments on the CURS system, regardless of their location in the County. This system of major roadways, which is illustrated in Exhibit III.49, provides important linkages throughout the County.

Roadway Design Standards. Jackson County has reviewed each community's design standards for roadways and has developed minimum standards for various types of roads to ensure that extra-territorial roads are compatible with the roadways in adjacent communities. Design standards are based on location and the functional classification assigned by the County.

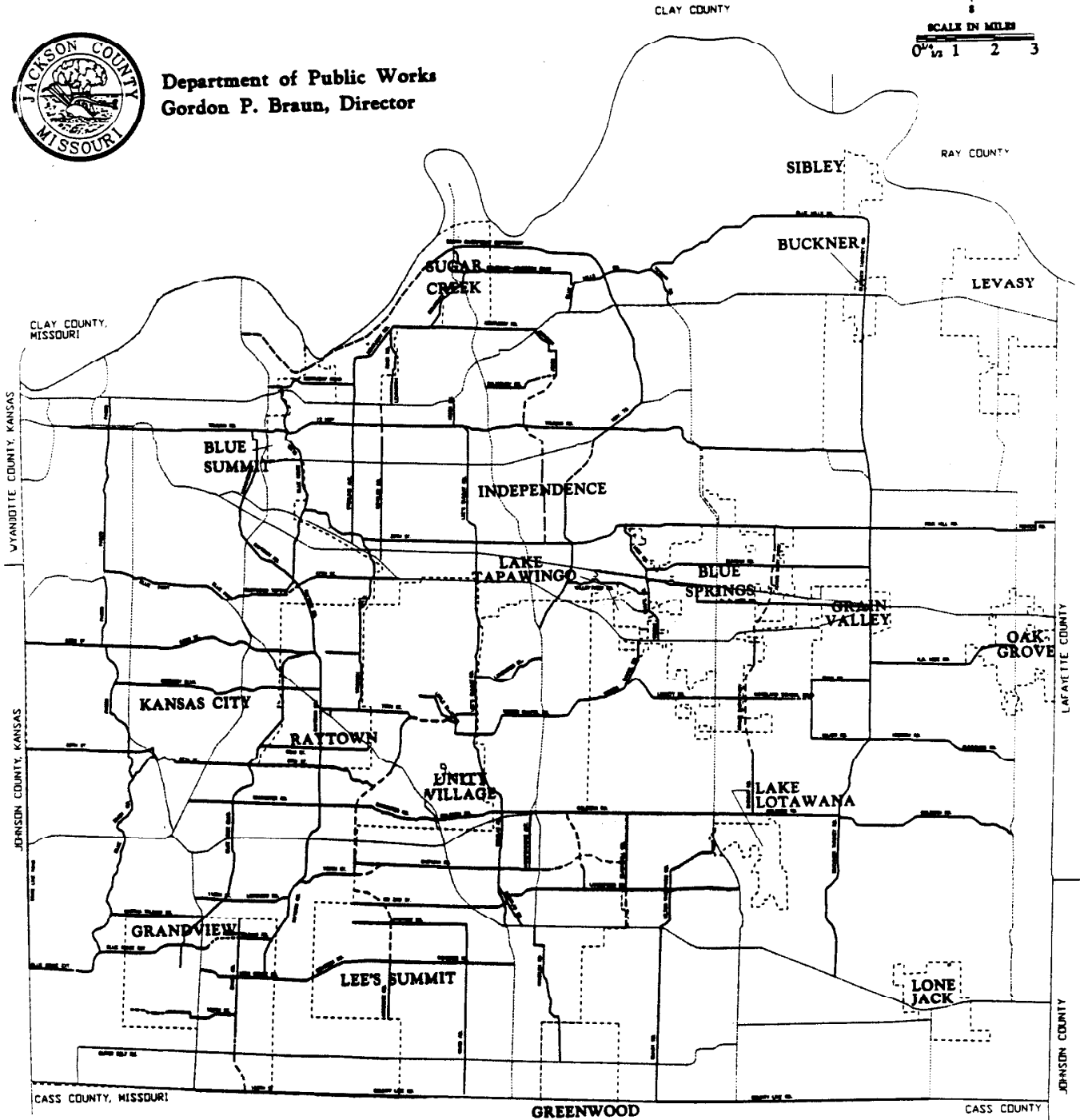
Four basic functional road classifications are used by the County -- major arterial, minor arterial, collector and local roads. The characteristics of these roadway types are summarized in Exhibit III.50. Major arterial roads provide continuous linkages between communities and urban centers, carrying high volumes of traffic at high speeds. Minor arterial roads provide continuous linkages between major arterial roads or small communities, carrying moderately high volumes of traffic at moderate speeds. Collector roads link arterial roads and local streets, carrying moderate volumes of traffic at low speeds. The name arises from these roads' function of collecting traffic from neighborhoods. Local roads provide access between individual parcels and collector streets. These roads carry low volumes of traffic at low speeds. Exhibit III.51 lists the general design standards that the County uses for each class of roadway.



Exhibit III.49: Jackson County Urban Road System



Department of Public Works
Gordon P. Braun, Director



LEGEND

Proposed	Existing	
-----	=====	County Urban Road System Segments
---	---	Other Major Roadways
- - - - -		City Limits

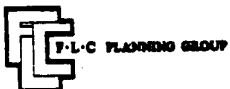


Exhibit III.50: Functional Street Classifications

Road Classification	Function	Character of Roadway	Funding
Major Arterial	Link communities and urban centers; carry high volumes of traffic at high speeds.	Continuous traffic flow; access tightly controlled; where required, traffic signals are timed to maximize traffic volumes at design speeds.	State funds used for major arterials throughout County; County funds used for construction and maintenance of arterials in unincorporated areas and CURS segments in cities.
Minor Arterial	Link major arterials and/or small communities; carry moderately high volumes of traffic at moderate speeds.	Continuous traffic flow; controlled access points; traffic signals as required for safety.	State funds used for construction and maintenance throughout County; County funds used for construction and maintenance of minor arterials in unincorporated areas and CURS segments in cities.
Collector	Link arterial and local roads; carry moderate volumes of traffic at low speeds; collect traffic from local neighborhood roads.	Continuous roadway through single neighborhood; designed to carry traffic within neighborhoods, but generally not between neighborhoods; access from individual residential lots is limited.	County funding of upgrades and maintenance to County standards in unincorporated areas; Developer funding of roads within subdivisions; County may fund construction of off-site collectors if sufficient resources are available.
Local	Provide access to individual lots; carry low volumes of traffic at low speed.	Discontinuous; designed to discourage use by through traffic; stop signs at most intersections.	County funding of maintenance to County standards in unincorporated areas.



Exhibit III.51: County Road Design Standards¹

Road Type	Lanes - Width	Shoulder	ADT	Minimum R-O-W ²	Design Speed MPH	Posted Speed MPH	Other Improvements	Other Comments
Arterial	5 - 12'		>8,000	100'	50	45	Curb, sidewalks on both sides	no on-street parking
Minor Arterial	- Urban		6,000 to 8,000	100'	50	45	sidewalks on both sides	no on-street parking
	- Rural	6' each side					hike/bike trail ³	
Collector	- Urban		4,000 to 6,000	80'	40	35	Curb, sidewalks on both sides	controlled parking
			1,000 to 4,000				hike/bike trail ³	
	- Rural	6' each side	1,000 to 6,000					
Local	- Urban		under 1,000	60'	30	25	Curb, sidewalk on one side	parking permitted
	- Rural	4' each side					35	speed limit affected by development patterns

¹ Actual road design will depend on existing conditions. Other design and construction standards will be consistent with ASHTO and Jackson County design guidelines.

² Additional right-of-way may be required due to topography, road alignment or other conditions.

³ Hike/bike trails are required along streets identified in the Master Plan.

-- Jackson County Master Plan --

Road network planning is a dynamic process. Changes in development patterns result in the reclassification of individual roads. Minor differences in community priorities and standards necessitate ongoing coordination on individual roadway projects. The establishment of compatible urban road standards will facilitate intergovernmental coordination and minimize safety and maintenance problems where roads cross jurisdictional boundaries.

Traffic Monitoring. The County has initiated a program to monitor traffic counts and evaluate actual demands on the road system. Updated traffic counts will enable the County to evaluate demand trends and levels of service (LOS). LOS is an important indicator of the need to upgrade roadways. Exhibit III.52 defines the different levels of service includes references to volume-to-capacity ratios. These ratios will enable the County to determine LOS by comparing existing traffic counts with design capacity as traffic counts become available.

Pavement Management System. Jackson County has implemented and continues to refine a pavement management system to identify road conditions and assess the need for repairs. Six criteria currently are used to assess the need for improvements to existing roads and the most appropriate types of improvements. These include:

- Type of road distress
- Pavement condition
- Average daily traffic
- Functional classification
- Construction cost
- Life cycle cost analysis

Ongoing refinement of the pavement management system data base will enhance the County's ability to project roadway improvement needs and improve the County's ability to provide more cost-effective maintenance of County roadways. Linkage of the system to the County's mapping system would enhance the usefulness of this system.



Exhibit III.52: Roadway Levels of Service

Level of Service	Quality of Traffic Operation
A	Free flow and minimal delay. Most vehicles arrive during the green phase and do not stop at all. Volume to Capacity (V/C) ratios generally are less than 0.60.
B	More vehicles stop than for LOS A, resulting in some delay at intersections. Queues develop occasionally that may not be cleared during the first green light phase (some drivers must wait through a red light). V/C ratios generally range from 0.61 to 0.70.
C	This is the typical design level for roadways. Traffic flows are stable; traffic queues are not cleared during approximately 30 percent of the green light phases. Backups may develop behind turning vehicles. V/C ratios generally range from 0.71 to 0.80.
D	The influence of congestion becomes more noticeable. Traffic volumes are approaching unstable flow; approximately 70 percent of the green light phases do not clear waiting queues. Delay may be substantial (waiting through two cycles of the traffic signal), but the queues occasionally clear during peak hour. V/C ratios generally range from 0.81 to 0.90.
E	Unstable flow; roadway is operating at capacity with long queues the entire peak hour. V/C ratios generally range from 0.91 to 1.00.
F	Forced flow; jammed intersections; long delays are expected, with most drivers having to wait through more than two cycles of the traffic signal. V/C ratios exceed 1.0.
<p>Source: Adapted from <u>Highway Capacity Manual, 1965</u>, in Froda Greenberg, with Jim Hecimovich, <u>Traffic Impact Analysis</u> (Chicago: American Planning Association, 1984) and <u>Highway Capacity Manual, Special Report 209</u> Transportation Research Board, National Research Council, 1985.</p>	

Roadway Improvement Program. The County maintains a roadway improvements program that plans for needed roadway improvements over a five year period. The most recent update of this program was the 1991 "3- and 5- Year Roadway Improvement Program." Annual update of this program will improve the County's ability to prepare annual budgets and project long range budgetary needs.

Bicycle Trail System Plan. The County has helped spearhead a project to identify a regional bicycle trail system. MARC is overseeing two federally-funded studies, which will identify appropriate trail systems in the Kansas City metropolitan area. Integration of the Missouri and Kansas studies will ensure that all jurisdictions in the region can be linked to a continuous trail system.



The Transportation Element of this Master Plan identifies key transportation issues faced by Jackson County, defines the County's goals and policies, and recommends refinements to the transportation programs described above.

2. Water Systems

Most of Jackson County's businesses and residents are served by its numerous municipal water suppliers and public water supply districts. Exhibit III.53 shows that most of the County is within a water district or municipality. These water systems obtain water from Kansas City, Independence, Community Water Company and Tri-County Water Authority. Kansas City pumps water from the Missouri River. It supplies water to areas within its boundaries and to several other municipalities, including Blue Springs and Lee's Summit. Independence sells its groundwater within the City and to consumers in Blue Springs, Lee's Summit and Water Districts 13, 14 and 15. Community Water Company pumps water from its Atherton wells to Water Districts 15 and 16. Tri-County Water Authority sells its groundwater to Water Districts 12 (Greenwood) and 13 (Lake Lotawana) in Jackson County and other consumers in Cass County.

Until recently, water service has been the primary constraint to growth in unincorporated Jackson County. Because of the lack of adequate groundwater supplies in most of the County, expansion of public water supply district systems has been a catalyst for growth in many unincorporated areas. Exhibit III.54 shows that the network of water lines in eastern Jackson County provides potable water to a large area. However, the limited size of many of these water lines limits these systems' capacities to provide sufficient volumes for normal or emergency flows for urban development. While available emergency water supplies depend on factors other than line size (e.g., water pressure, system friction and competing demands), the two and four-inch water lines throughout much of eastern Jackson County are inadequate to provide emergency fire flow under ideal conditions. Six-inch water lines generally are considered to be the minimum size to provide adequate fire flow for low intensity residential neighborhoods, but competing demands dead end lines and excessive pipe length can necessitate larger sizes.

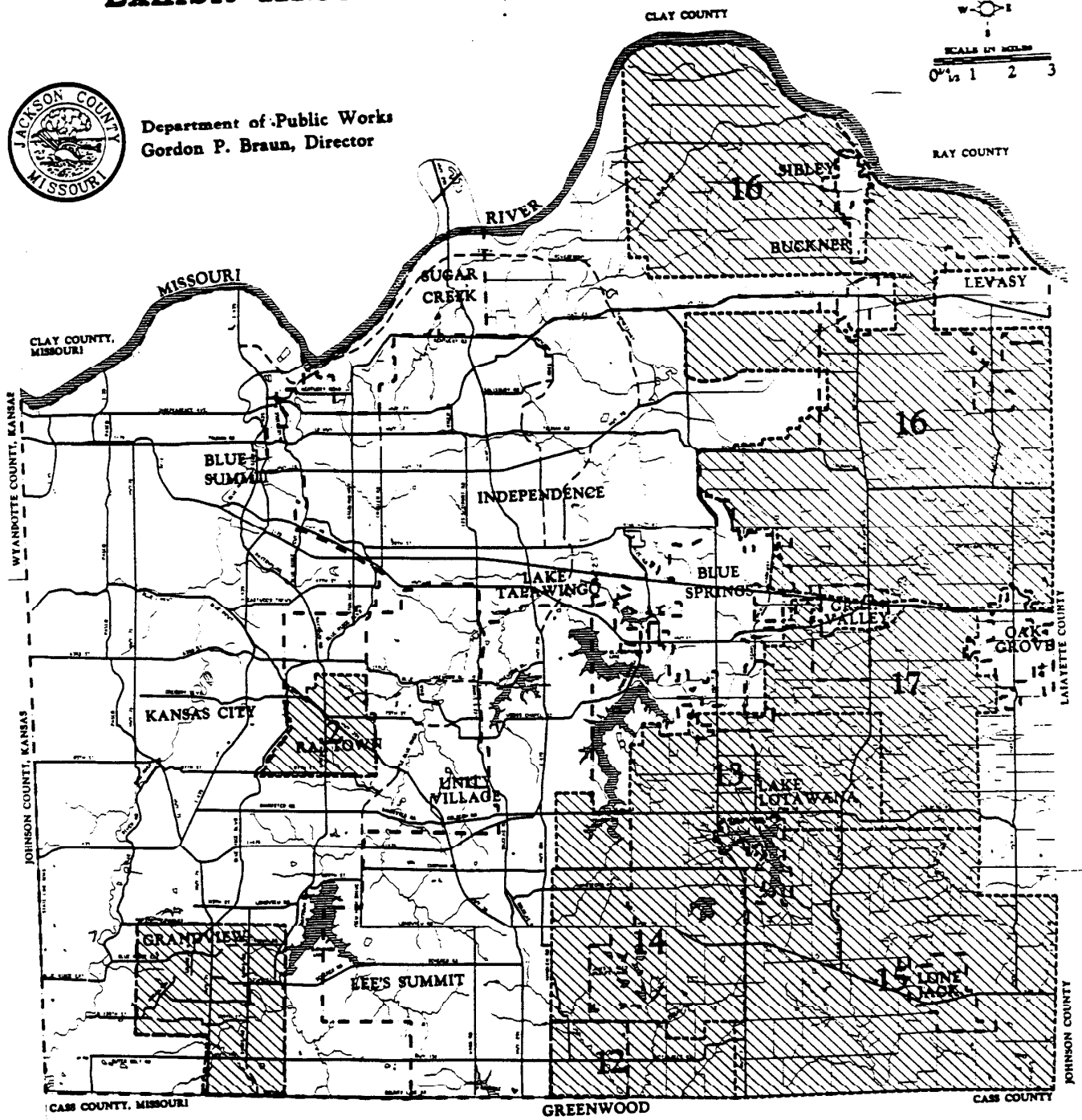
Water systems in Jackson County have developed without much coordination between the County, cities, water districts and fire protection districts. Consequently, supply problems have occurred when systems have not been adequate to support approved development. Road and wastewater problems have resulted from expansions of water systems that were not coordinated with the County. Water service area conflicts have resulted from the growth of cities into areas with rural water systems operated by the water districts. Urban and suburban development have occurred in some areas that do not have adequate supplies of water to fight fires.



Exhibit III.53: Public Water Supply Districts



Department of Public Works
Gordon P. Braun, Director



LEGEND



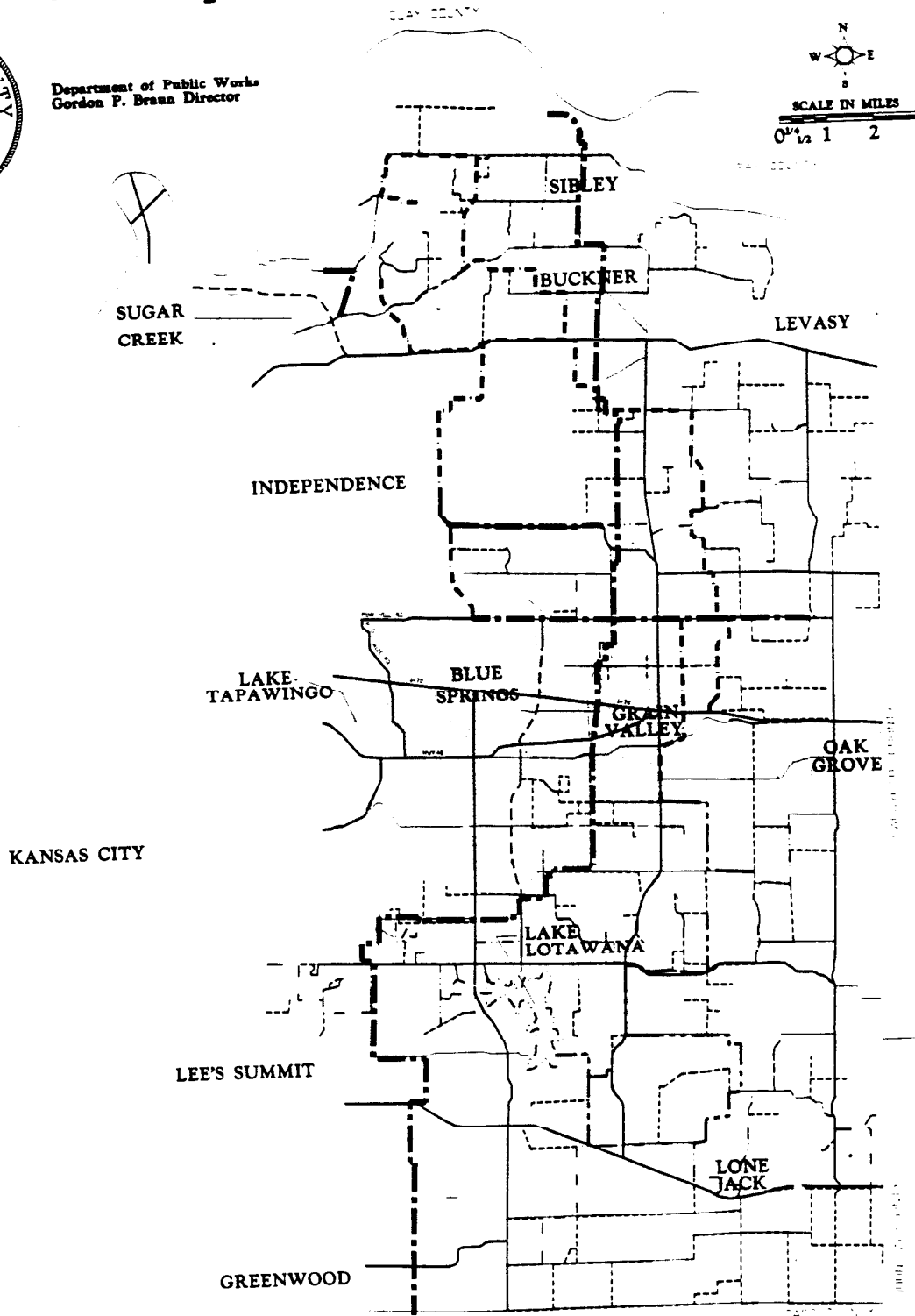
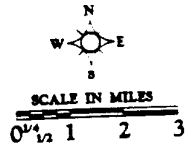
-  Water District
-  City Limits



Exhibit III.54: Primary Water Lines, Unincorporated Jackson County



Department of Public Works
Gordon P. Brann Director



Legend

	2-4" Waterline
	6" Water Line
	8" Water Line
	10-12" Water Line
	16" or Larger Water Line
	Incorporated Area

-- Jackson County Master Plan --

Recent efforts of the County have begun to address these coordination issues. County workshops with service providers have highlighted the need for improved coordination. As a result of these workshops, the water and fire protection districts have begun to identify urban and suburban fire protection needs and to develop a rural fire protection strategy. The identification of Urban Development Tiers in the Community Development Element of this Master Plan and the adoption of minimum level of service standards will help service providers plan for appropriate capacities. Service area issues can be resolved through coordinated planning efforts with individual cities and adjacent water supply districts.

The Water and Waste Management Element of this Master Plan identifies key water issues, defines the County's goals and policies, and recommends specific strategies to address water service issues.

3. Wastewater Systems

Jackson County residents rely on a combination of centralized and on-site wastewater treatment and disposal systems. Most municipalities and some unincorporated urbanized areas rely on centralized systems. The remainder of the County relies on on-site septic or lagoon systems. Except for the operation of two small sewage treatment facilities serving the Carriage Oaks and Trophy Estates subdivisions, the County is not a wastewater service provider. The Little Blue Valley Sewer District (LBVSD) provides wholesale collection and treatment service throughout the service area shown in Exhibit III.55. This exhibit also shows the District's major interceptors. Collection lines connecting retail customers to the system are not shown in the exhibit.

The LBVSD, which was approved by voters in 1968, has been instrumental in replacing several small systems and establishing an affordable regional system required to support the rapid growth of Blue Springs and Lee's Summit. Recent legislation has enabled the District to expand its service area to include areas outside the Little Blue River Basin. The expansion of LBVSD or the creation of new districts may be an effective way to serve areas of the County which are not suitable for on-site systems. However, the lack of existing collection systems means that any district probably would have to provide retail service to individual property owners.



4. Fire Protection

Fifteen fire protection districts provide fire suppression and prevention services in Jackson County. The boundaries of these districts, which are illustrated in Exhibit III.56, roughly correspond with corporate boundaries. Portions of unincorporated Jackson County do not have adequate fire protection. Exhibit III.57 shows the locations of the fire stations serving the districts in eastern Jackson County and a three-mile service radius around each facility. In addition to the problems of long travel times to fires, firefighters often must contend with the lack of adequate water supplies to fight fires. The County recently has initiated efforts to jointly develop standards to ensure that fire fighters have access to adequate water supplies for fighting fires. The Water and Waste Management Element of this Master Plan describes fire flow standards for Urban, Suburban and Rural Development Tiers. Additional fire protection service policies and recommendations are listed in the Public Services Element.

5. Public Safety

The Jackson County Sheriff's Department deputies provide many important services throughout the County. Deputies regularly patrol the unincorporated areas of the County and respond to calls for assistance. In 1992, the County responded to 6,640 calls with an average response time of 10 minutes. The County's seven investigators consistently achieve case clearance rates at or above the national average. The County provides 911 communications services for unincorporated Jackson County and the following municipalities: Buckner, Grain Valley, Greenwood, Lake Lotawana, Lake Tapawingo, Levasy, Oak Grove, Sibley and Unity Village. The Department provides security at the County Courthouses in Kansas City and Independence. Teams of deputies serve all of the County's criminal warrants, as well as the probate warrants for the mentally incapacitated. Additionally, the Department regularly works with other law enforcement agencies in drug interdiction and other activities.

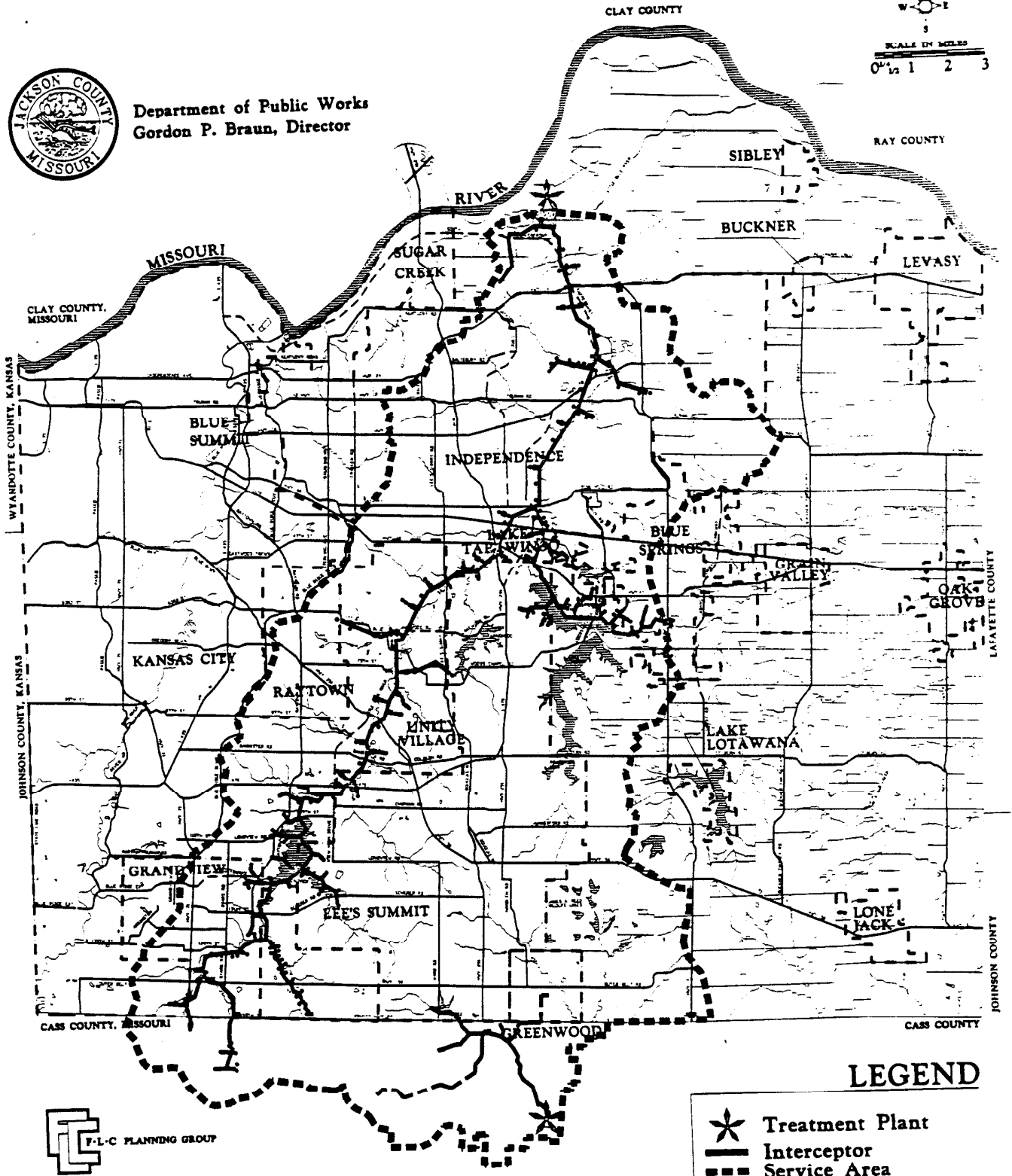
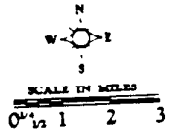
Sheriff's Department is expanding its outreach programs for citizens. The County encourages schools to participate in its Drug Awareness and Resistance Education program. The Department regularly works with residents to develop and support neighborhood watch programs. Currently being evaluated is the creation of a "Citizens Academy" to increase public understanding of the vital services provided by law enforcement agencies and to foster positive public relations.



Exhibit III.55: Little Blue Valley Sewer District



Department of Public Works
Gordon P. Braun, Director



LEGEND





-  Treatment Plant
-  Interceptor
-  Service Area
-  City Limits

Exhibit III.56: Fire Districts

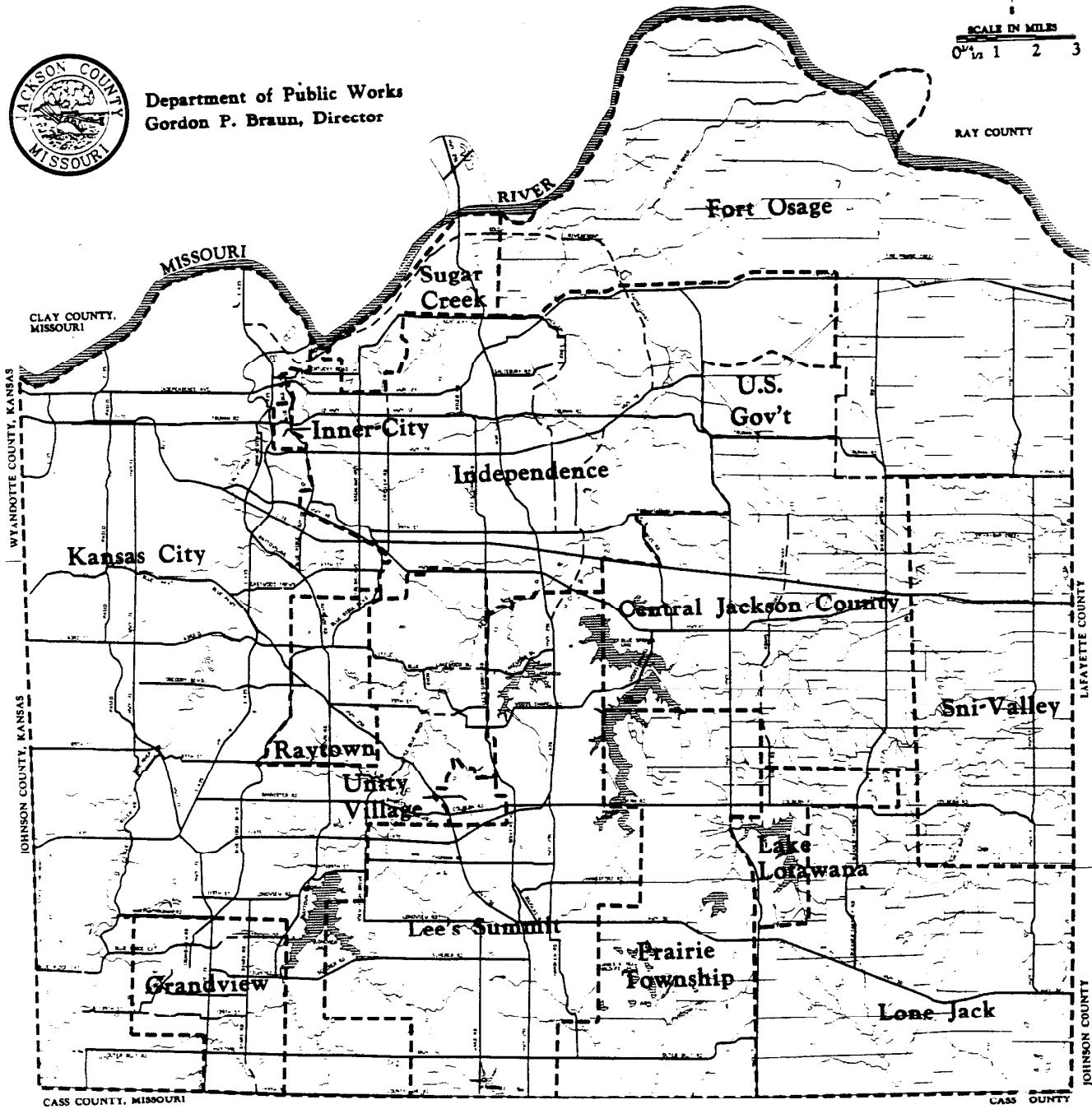


Department of Public Works
Gordon P. Braun, Director

CLAY COUNTY



RAY COUNTY



LEGEND

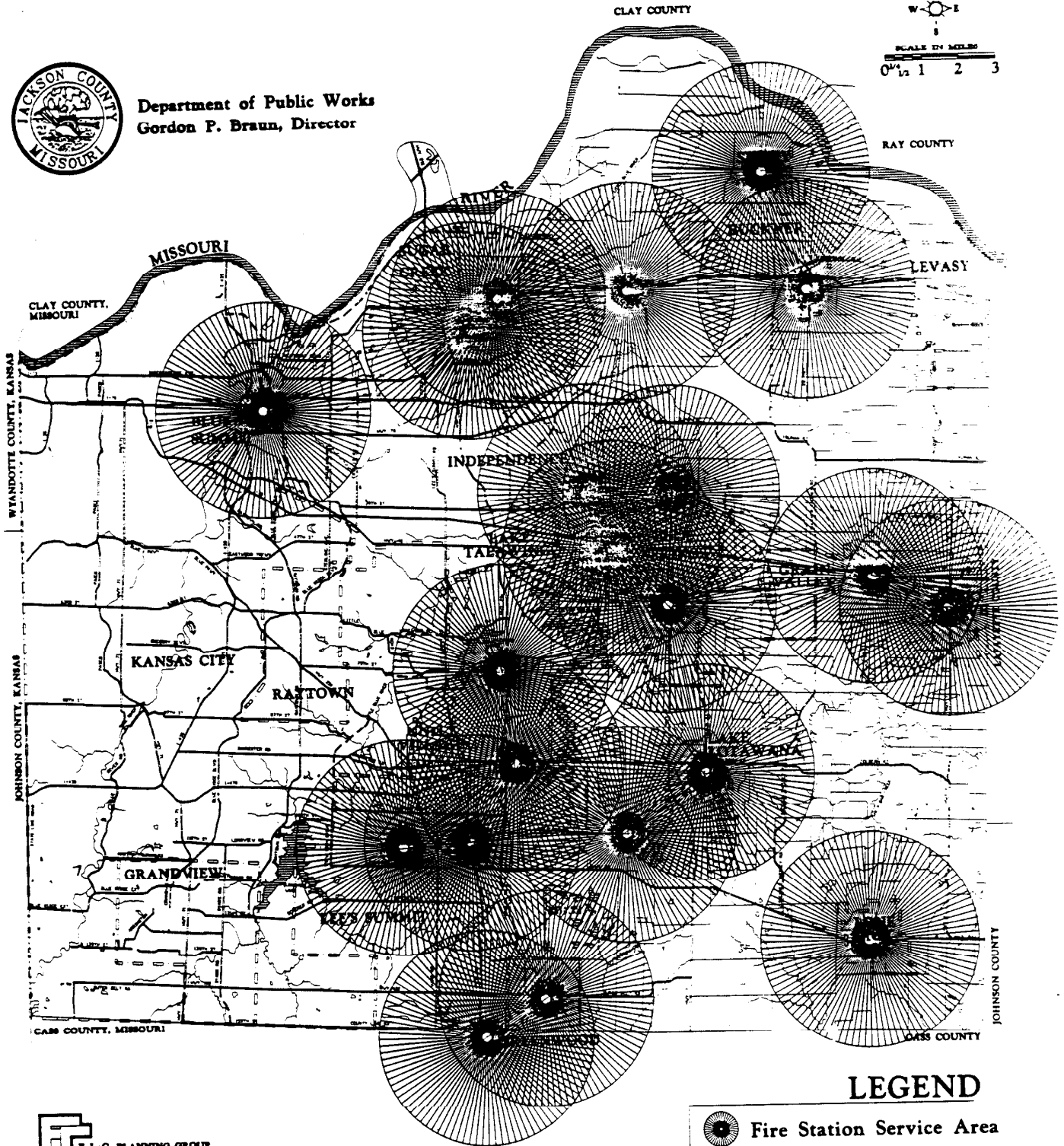
--- District Boundary



Exhibit III.57: Fire Stations and Service Areas



Department of Public Works
Gordon F. Braun, Director



LEGEND
● Fire Station Service Area
- - - City Limits

-- Jackson County Master Plan --

The Sheriff's Department is pursuing certification by the Commission on Accreditation for Law Enforcement Agencies (CALEA). The Department anticipates reaching this goal in the next three years. CALEA has developed over 900 standards in nine topic areas with the support of the International Association of Chiefs of Police (IACP), the National Organization of Black Law Enforcement Executives (NOBLE), the National Sheriffs' Association (NSA) and the Police Executive Research Forum (PERF). Certification will provide the following benefits:

- A thorough evaluation of agency management, use of resources and policies;
- Objective standards and guidelines for measuring agency performance and developing budgets;
- Improved coordination with other law enforcement agencies through requirements for mutual aid agreements and participation in state and federal information systems;
- Reduced liability risks and insurance costs;
- Improved citizen communications through required and recommended programs;
- Preferred status on applications for federal grants; and
- An ability to develop and attract better qualified staff.

The Department is working closely with communities and other law enforcement agencies to improve the quality and cost-effectiveness of its services. Forfeiture funds from criminal offenders are being used to establish a regional training center to provide specialized continuing education for officers from each of the area's police departments. The creation of a regional firearms course also is being explored. To minimize the high cost of services for smaller communities, the County offers contract services. The City of Oak Grove currently contracts for services 24 hours per day. In 1992, Deputies responded to 1,649 calls for assistance in Oak Grove.

Recommended goals, policies and programs for the Sheriff's Department are listed in the Public Services Element of this Master Plan.

6. Parks and Recreation Facilities and Services

As one of the oldest county parks departments in the United States, the Jackson County Parks System traces its beginning to 1922 with the development of Hayes Park near the banks of the Missouri River. A program of constant expansion and improvement since 1926 has seen the system grow from its original 32 acres to over 22,000 acres, making it one of the largest county park systems in the country.

In 1927, Harry S. Truman, Presiding Judge of the Jackson County Court, created the first County Parks Department. In 1932, a Master Plan was completed and



-- Jackson County Master Plan --

operations transferred to the County Highway Department. The ambitious plan called for the building of a series of lakes and recreational parks. Provisions for the development and preservation of a scenic natural parkway where people could drive and enjoy nature were also included.

Two decades passed before the county lake phase of the 1932 Plan was put into action. Under the leadership of Judge Harry M. Fleming, a \$3 million bond issue was passed, the Jackson County Parks Department was re-established as a separate entity, and work began on Lake Jacomo. Residents of Jackson County were fishing and boating on their new lake in 1959.

As a result of recommendations contained within the 1962 major Park System study for Jackson County, an active program of park land acquisition was launched in the 60's and 70's producing the bulk of the park system current land holdings. During this same period, the development of the "living history" museum of Missouri Town was also launched.

Twenty years later, in conjunction with the U.S. Army Corps of Engineers and the Little Blue Trace Flood Control Project, development of Longview Lake was begun. Its completion in 1986 added over 4,800 acres of parkland and a 930-acre lake to the park system inventory. This lake-related park development was further augmented in 1989 with the addition of the 720-acre Blue Springs Lake set in over 2,500 acres of parkland.

The period of 1984-1992 saw a flurry of construction activity within the parks as our direction and emphasis shifted from land acquisition to development. The \$4.5 million 27-hole Longview Golf Course opened in 1986, along with Longview Lake Marina. Frank White, Jr. Softball Complex was begun in 1988. This \$1.1 million facility includes five irrigated and lighted fields, a two-story restroom/concession pavilion and an eight-station batting cage.

In 1990, the Longview Recreation Center opened its doors as the County's first indoor recreation facility. The center is a joint venture between the Metropolitan Community Colleges of Kansas City and Jackson County. The facility offers basketball and volleyball leagues, swimming, spa, running track, weight room and exercise equipment, aerobics, daycare and meeting facilities. It is available for public use either through individual classes or on a membership basis.

In 1991, construction was underway on the Blue Springs Lake Marina. This facility, along with Longview Lake Marina, are thought to be the finest public marinas in the state. Our newest recreation facility is the \$1.4 million Adair Park girls softball complex. This park features six lighted and irrigated softball fields, two concession buildings, three shelters and an eight-station batting cage. This



-- Jackson County Master Plan --

development is one of the finest girls facilities in the area and has hosted Big Eight college and national tournaments.

Today a staff of approximately 201 full-time and 223 seasonal employees manage and maintain over 22,000 acres of open space in 35 different parks in order to serve the park and recreational needs of the residents of Jackson County. Exhibit III.58 shows the locations of most of the County's parks and recreation facilities. Exhibit III.59 lists the types of facilities at each park.

The Parks and Recreation Department classifies its parks in the following of seven categories:

- Regional Parks
- Area Parks
- Community Parks
- Historic Sites
- Nature Reserves
- Park Reserves
- Special Recreation Facilities

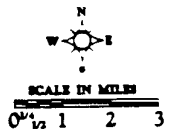
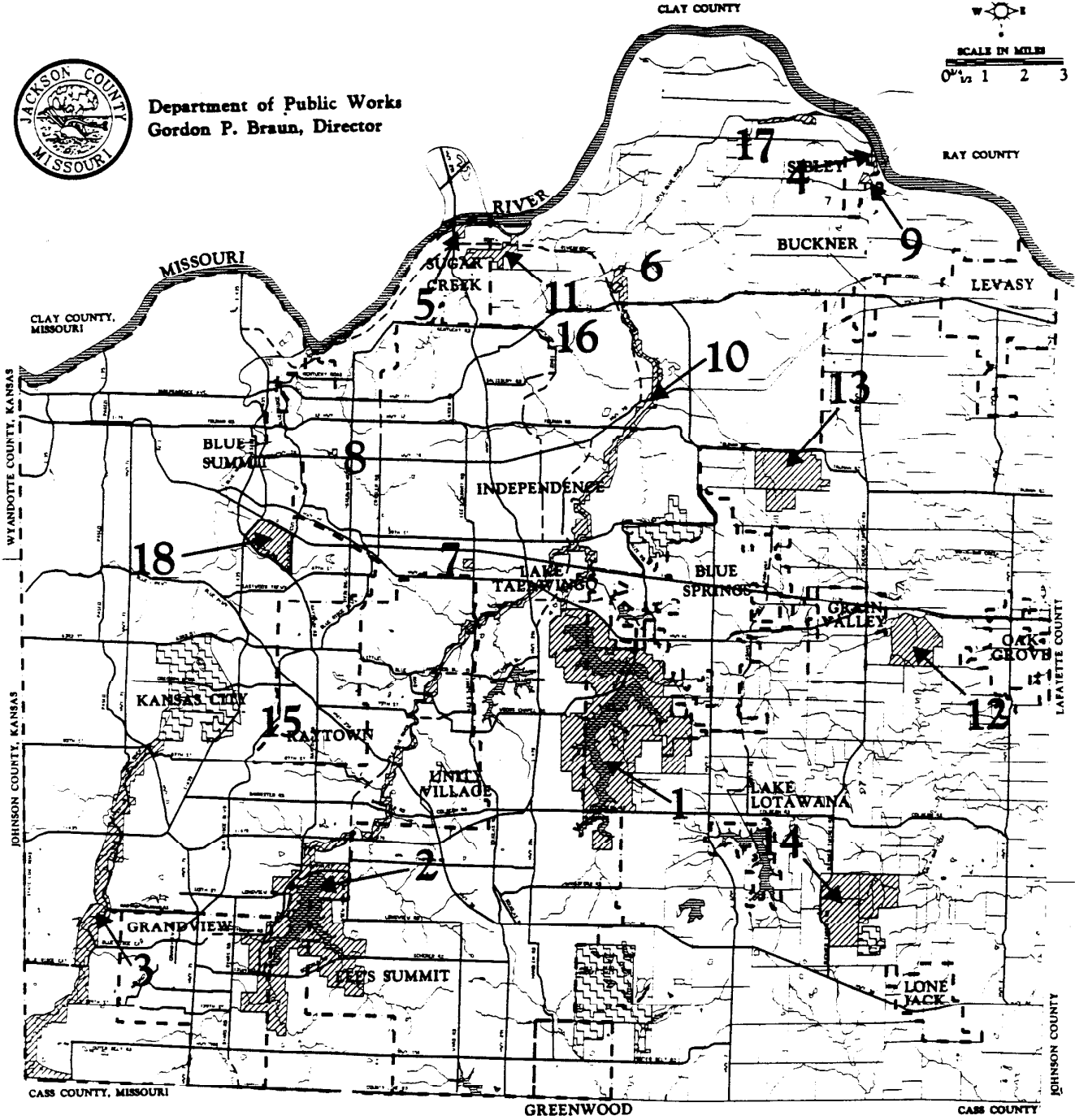
The following sections classify and describe each County facility.



Exhibit III.58: Park Facility Locations



Department of Public Works
Gordon P. Braun, Director



Legend



COUNTY PARKS	
	County Parks
	Other Major Parks
1. Fleming Park	7. Adair Park
2. Longview Lake Park	8. Hill Park
3. Blue River Parkway	9. Hayes Park
4. Fort Oage Park	10. Little Blue Trace Reserve
5. La Benite Park	11. River Bluff Reserve
6. Fort Oage Sports Park	12. Monkey Mountain Reserve
	13. Landahl Reserve
	14. Blue & Gray Reserve
	15. Cave Springs Park
	16. Salem Park
	17. Mouth of the Little Blue
	18. Sports Complex Park

Regional Parks

Regional Park development has constituted the major thrust of county parks development in the last decade. Regional parks are generally over 2,000 acres in size and centered on a major water feature, providing a variety of recreational opportunities. The County's regional parks, which are described below, attract users from surrounding counties as well as Jackson County.

Fleming Park

Total Land Area: 7,809 acres

Total Lake Area: 1,844 acres

Location: 3 miles south of I-70 on Woods Chapel Road

Fleming Park covers over 7,800 acres of recreational park land and is located approximately 15 minutes east of Kansas City adjacent to Interstate 470. Originally known as Lake Jacomo, the park was renamed Fleming Park in honor of Judge Harry M. Fleming who helped guide the development of Lake Jacomo during the 1950's. This park encompasses three lakes and is the largest of the Jackson County parks. Over 1,300,000 visitors use Fleming Park each year. The park complex contains a large number of recreational features including:

- | | |
|------------------------------------|---------------------------------|
| 1. Lake Jacomo | 12. Motor Campgrounds (2) |
| 2. Prairie Lee Lake | 13. Marinas (2) |
| 3. Blue Springs Lake | 14. South Boat Dock - Jacomo |
| 4. Park Administration Complex | 15. Sailboat Cove Area |
| 5. Audobon Library | 16. Beaches (2) |
| 6. Missouri Town 1855 | 17. Picnic Shelters (20) |
| 7. Kemper Outdoor Education Center | 18. Archery Range |
| 8. UMKC Environmental Lab | 19. Model Plane Flying Field |
| 9. Hoofed Animal Enclosure | 20. Restrooms |
| 10. Organized Camping Area | 21. Water Slide |
| 11. Fleming Park Meeting Hall | 22. Water Skiing (Blue Springs) |

These areas are served by an exclusive system of utilities and a 15-mile road network.



-- Jackson County Master Plan --

Longview Lake

Total Land Area: 4,852 acres

Total Lake Area: 930 acres

Location: One mile south of I-470 on Raytown Road

Longview Lake is part of the U.S. Army Corps of Engineers Little Blue River Project for flood control, recreation and other water resource development. The former O'Donnell Park owned by Jackson County has been merged with Longview Lake.

Opened to the public in 1986, Longview Lake recorded almost 1,000,000 visitors during its first year of operation. The lake features:

1. Group Picnic Shelters (14)
2. Family Picnic Area (adjacent to Nature Trail)
3. Four-Mile Nature Trail
4. Six-Mile Bicycle Trail
5. Public Campgrounds consisting of 118 campsites with electrical hookups and shower facilities
6. Swimming Beach
7. Marina
8. Multi-Lane Boat Ramps
9. Radio Control Model Airplane Field
10. Horse Park with bridle trail and facilities for equestrian events
11. Primitive Camping Area
12. Provisions for unlimited horsepower boating
13. Water Skiing
14. Longview Recreation Center
15. Frank White Softball Complex

Jackson County Parks and Recreation Department has also developed its first golf facility at Longview Lake. Longview Lake Golf Course is a public, 27-hole golf facility on the east side of Longview Lake. Located adjacent to historic Longview Farm, the facility boasts an 18-hole Championship Course, a 9-hole Par 3 Executive Course, driving range, and complete clubhouse facilities.



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Blue River Parkway

Total Land Area: 2,319 acres

Locations: Southwest of Swope Park along Blue River

Blue River Parkway is a linear park that begins at Kansas City's Swope Park and extends southward approximately 12 miles to the Kansas-Missouri State Line. Located along the Big Blue River, canoeing, fishing, hiking, horseback riding and picnicking are favorite activities on the parkway. Blue River Parkway also contains the Alex George Recreation Park, and a concentration of playing fields including:

1. Kenneth Road Polo/Soccer Complex
1 polo field, 4 soccer fields and 1 practice field
2. 140th Ballfield Complex
4 softball fields
3. 128th & Blue Ridge Soccer Fields
4 soccer fields
4. 122nd Soccer Fields
5 soccer fields
5. 99th Football Fields
5 football/soccer fields
6. I-435 Ballfield Complex (under long-term lease to Kansas City)

Area Parks

The County operates several area parks which serve the recreational needs of residents in the surrounding communities and neighborhoods. These facilities include:

Truman Sports Park

Total Land Area: 220 acres

Location: Intersection of I-70 and Highway I-435

Truman Sports Park focuses on physical fitness, having four lighted racquetball/handball courts and an exercise trail. Kansas City maintains the courts while Jackson County is responsible for general maintenance.



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La Benite Park

Total Land Area: 160 acres

Location: North I-70 at M-291 and the Missouri River

La Benite Park, located at M-291 and the Missouri River, provides a scenic picnic and camping area along the Missouri River bottom lands. Boaters and fisherman have access to the river via the boat ramp and clear shoreline.

Fort Osage Park

Total Land Area: 264 acres

Location: Sibley, Missouri

Located on bluffs overlooking the Missouri River, this park features the reconstruction of the historic Fort Osage, a museum, and a nature area at the confluence of the Little Blue River and the Missouri River (this area was formerly Mouth of the Little Blue Park). It contains a unique Loess Bluff and a portion of the Lewis and Clark Trail.

Community Parks

Jackson County currently owns and administers a number of parks designed to serve neighborhood groups in municipalities throughout the County. The Parks and Recreation Department will work to help local neighborhood groups and municipalities to integrate the following parks into local park systems as conditions dictate.

Hill Park

Total Land Area: 20 acres

Location: North of Missouri 78 in Independence

This neighborhood park provides playfields, picnicking and playgrounds. It is also of some historical interest since it contains the burial site of Frank James.

Adair Park

Total Land Area: 40 acres

Location: South of I-70 on Lee's Summit Road

Contains 6 lighted, irrigated softball fields for Girls Organized Softball Leagues. The park also contains batting cages, 2 restroom/concession facilities, two picnic shelters and a nature area with trails.



Hayes Park

Total Land Area: 32 acres
Location: Sibley, Missouri

Hayes Park is adjacent to Fort Osage Park. It provides picnic and playfield facilities as well as overflow parking for events at Fort Osage.

Vest Pocket Parks

The Vest Pocket Park program was initiated to provide neighborhood parks in the inner-city areas where recreational space is limited.

This system, located in Kansas City, consists of parks in the following locations:

- 1314 Garfield - .20 acres
- 2522 Chestnut - .16 acres
- 2022 Cleveland - .28 acres
- 3016 E. 19th Terr. - .41 acres
- 3000 Holly (Primitive Garcia Memorial Park) - .28 acres
- 3rd & Gillis (Stasi Memorial Park) - 5.1 acres
- 31st & Benton (Leon Jordan Memorial Park) - .88 acres
- 57th & Forest (Ann Lyons Friendship Park) - .43 acres
- 2403 Woodland - .39 acres
- 26th & Olive - .10 acres
- 3449 Wabash - .24 acres
- 23rd & Holly (Kios Ridge) - .34 acres

Oppenstein Brothers Park

Total Land Area: .6 acre
Location: 12th and Walnut

Located at 12th and Walnut Streets in Kansas City, this downtown Vest Pocket Park was dedicated in 1981 to the memory of the Oppenstein Brothers. The park offers a relaxing site for lunch breaks to employees in the downtown businesses district.

Unique to the park is a fountain donated by the City of Fountains Foundation. Titled the "Raintree Thicket," the 18½ feet high stainless steel structure resembles the growth pattern of trees, and serves as the park's centerpiece.



Historic Sites

The Historic Sites, in addition to their role of preserving Jackson County's heritage, provide a wide spectrum of recreational and educational opportunities to Jackson County residents. Of particular note are the "living history" programs which replicate the day-to-day living conditions at several of the following historic sites.

Missouri Town 1855

Location: Fleming Park

Missouri Town 1855 is a pioneer village typical of western Missouri in the 1850's. The buildings include houses, barns, a schoolhouse, a church, tavern and blacksmith shop. Located on the east side of Fleming Park, Missouri Town 1855 is a "living history village" where craftsmen, docents, and musicians depict the life of early settlers. Native gardens, livestock and artifacts of the era are just a sampling of what the visitor will find. An annual special event at the village is the Missouri Town 1855 Festival of Arts, Crafts and Music, held the first full weekend in October.

Fort Osage

Location: Fort Osage Park

Fort Osage, a registered national historic landmark, is a reconstructed early 1800's frontier fort with blockhouses, stockades, a trading post and exhibits. There is always an effort to provide period activities at the Fort, including canoe making, skinning and preserving animal hides, working in native gardens, and heritage-based special events such as the annual spring "River Days." Support groups include the Fort Osage Historical Society, the Daughters of the American Revolution, and the newest group, Friends of Historic Fort Osage.

William M. Klein Park (Cave Spring Park)

Total Land Area: 36 acres

Location: Blue Ridge Boulevard north of I-470

Cave Spring was a popular campground on the Santa Fe Trail and is listed on the National Register of Historic Places. The park is a project of the Cave Spring Association, a not-for-profit organization founded in 1975.

The thirty-six acre William M. Klein Park on Gregory Boulevard, just west of Blue Ridge Boulevard, is the location of the Cave Spring Interpretive Center. Staffed by



-- Jackson County Master Plan --

a group of dedicated volunteers, the center offers changing special exhibits, nature hikes, and special activities reflecting its natural and historical heritage.

Truman Farm

Total Land Area: 5¼ acres
Location: Grandview, Missouri

The Truman Farm Home located in Grandview, Missouri, is the home where Truman resided during his early childhood and then again as a young adult. The home is authentically furnished and is open to visitors on a regular basis as scheduled.

Truman Courtroom and Office

Location: Independence Courthouse

The Harry S. Truman Courtroom and Office has been restored to reflect the period when President Truman began his political career as Presiding Judge of the Jackson County Court. Located in the Independence Square Courthouse, visitors can view the highly-acclaimed "The Man From Independence" sound and light show on the life of Harry S. Truman.

Salem Historic Site

Total Land Area: ½ acre
Location: Intersection of Highway 24 and Blue Mills Road

Salem Park is a small roadside park containing a marker commemorating the route of the Santa Fe Trail.

Nature Reserves

The Nature Reserves seek to preserve and conserve the natural environment while exposing Jackson County residents to that environment through compatible uses such as camping, hiking and trail riding. To the extent possible, these properties will be kept in their natural state. The development, maintenance, and operations of the following areas is under the direction of the Natural Resources Division.



-- Jackson County Master Plan --

Little Blue Trace Nature Reserve

Total Land Area: 1,856 acres

Location: Bordering the Little Blue River from Longview Lake north to Blue Mills Road

In 1985, the department completed the purchase of Little Blue Trace Nature Reserve, which borders the Little Blue River from Longview Reservoir north to Blue Mills Road. A system of hiking and bicycle trails through the area serve the park. Development plans for recreation facilities along this trail system include shelters, ballfields, and soccer fields.

River Bluff Nature Reserve

Total Land Area: 263 acres

Location: On the bluffs overlooking La Benite Park

This area provides for hiking and group camping. The park also contains a section of the Lewis and Clark Trail.

Monkey Mountain Nature Reserve

Total Land Area: 855 acres

Location: East of Grain Valley on Old Highway 40

This 855-acre area is currently a conservation project designed to increase wildlife habitat, reestablish turf, and practice soil revitalization. The department has developed trails at the park for use by hikers and horseback riders.

Park Reserves

These areas are being held in trust for future development as parks. They will be developed as Area Parks as financing and public demand permit. Prior to their development, the following parks will be treated much like Nature Reserves and will support low-impact uses such as hiking and camping.

William L. Landahl Park Reserve

Total Land Area: 1,397 acres

Location: 2 miles west of Missouri 7 on Truman Road

At dedication ceremonies on February 21, 1988, Lake City Park Reserve was renamed William L. Landahl Park Reserve in honor of former Jackson County Parks and Recreation Department Director William L. Landahl.



-- Jackson County Master Plan --

Activities at Landahl Park have increased greatly over the past several years. In 1981, the Missouri Department of conservation opened a center for target shooting and outdoor education. The Conservation Department operates the center to provide a safe practice area for hunters and marksmen.

Landahl Park is also popular with cross-country skiers. Two major trails, with optional one-mile loops, are located within the park.

Blue and Gray Park Reserve

Total Land Area: 1,733 acres

Location: 7 miles south of I-70 on Buckner Tarsney Road

Nestled in the oak-hickory hardwood timbers of eastern Jackson County, Blue and Gray is popular with horseback riders, hikers and cross-country skiers for its beautiful terrain. Because of the great interest in horseback riding at Blue and Gray, a parking lot with pull-thru capability for large trailers, shelter house, and restrooms have been added at this otherwise undeveloped park. The natural setting of the area offers a great opportunity to study wildlife and enjoy the wilderness. There are also facilities for organized group camping.

Special Recreation Facilities

This is the newest category within the County's inventory of facilities. Indoor recreation facilities are of two types: (1) temporary facilities leased or rented from private or public agencies; and (2) permanent facilities wholly or partially owned or financed by the County.

Temporary Facilities

These facilities are utilized on a temporary basis for recreation competition and/or educational programs. Facilities currently in use include:

1. Trails West State School, 4800 Grandview Road, Kansas City, MO 64137
2. St. Johns Center, 72nd Paseo, Kansas City, MO 64132
3. R.J. DeLano School, 3708 Linwood, Kansas City, MO 64129
4. Roger T. Sermon Center, 201 N. Dodgion, Independence, MO
5. Crittenton Center, 10918 Elm, Kansas City, MO 64134
6. Jackson County Board of Services for Developmentally Disabled, Kansas City, MO 64138
7. Swope Park, Bandstand, Meyer Blvd. & Swope Parkway, Kansas City, MO



Permanent Facilities

Longview Recreation Center

This sports facility provides basketball and volleyball leagues, swimming, spa, running, weight room and exercise facilities, aerobics and day care. It operates in conjunction with sports and recreational programs of Longview Community College. Public memberships are available for individual or families at competitive monthly rates. Facilities are also available for group rental.

Longview Marina

Location: Longview Lake

This 235 slip marina features a full range of supplies, services and boat rentals to lake users. Demand for the facilities has been so great that overcrowding is the principal area of concern.

Longview Golf Course

Location: Longview Lake

Completed in 1986, Longview is already considered by many to be one of the finest 18-hole championship courses in the region. The clubhouse features a pro shop, snack bar, locker rooms, and banquet facilities. Golfing facilities also include a driving range, chipping green, and putting green, and an Executive Par 3, 9-hole course.

Jacomo Marina

Location: Fleming Park on Lake Jacomo

The marina concession area has been recently renovated and now carries a full line of supplies for lake users, as well as a broad range of boats to rent.

Blue Springs Marina

Location: Fleming Park on Blue Springs Lake

This facility features a 262 slip, full service marina including rental boats, concession sales, restrooms and gas dock.



South Boat Dock

Location: Fleming Park on Lake Jacomo

Facilities include 300 boat slips available for seasonal rental, restroom facilities and launching ramp.

7. Other County Facilities

Jackson County operates numerous other facilities in locations throughout the County. The Truman Medical Center, Truman Sports Complex and the County Courthouses in Kansas City and Independence are the most visible of these facilities. The Juvenile Justice Center and the County Correctional facility are maintained under the supervision of the County Courts. Exhibit III.60 shows the locations of the County's facilities, excluding the parks shown in the previous exhibit. The broad distribution of these facilities has resulted in some communications problems. These multiple locations also make it more difficult to monitor building maintenance and condition. Recent efforts to increase interdepartmental coordination have improved communications, but the physical distance between departments creates the need to reinforce and support these efforts on an on-going basis. This increases the importance of maintaining an up-to-date, long-range facilities maintenance plan.

8. Waste Facilities and Services

The 1990 overhaul of Missouri's solid waste management law sparked radical changes in the way that communities must dispose of their wastes. The chief objective of the new law (commonly called Senate Bill 530) is to reduce by 40 percent the amount of solid waste generated for disposal by 1998. One of the key elements of the law was the prohibition of yard waste disposal in sanitary landfills.

In response to the new law, counties and cities in the Missouri portion of the Kansas City metropolitan area forged an alliance to address solid waste issues on a regional basis. Local government representatives of Cass, Clay, Jackson and Platte Counties formed a Solid Waste Management District (SWMD) through MARC. Through the SWMD, Jackson County is developing a regional solid waste management plan that addresses regional needs.

When completed, the solid waste management plan will address: waste collection, source reduction, recycling, material processing, yard waste management and final waste disposal. Some of the strategies that are currently being explored are the establishment of a regional materials recovery facility (MRF), an industrial/



-- Jackson County Master Plan --

commercial/institutional recycling program, an organic composting facility and various educational strategies.

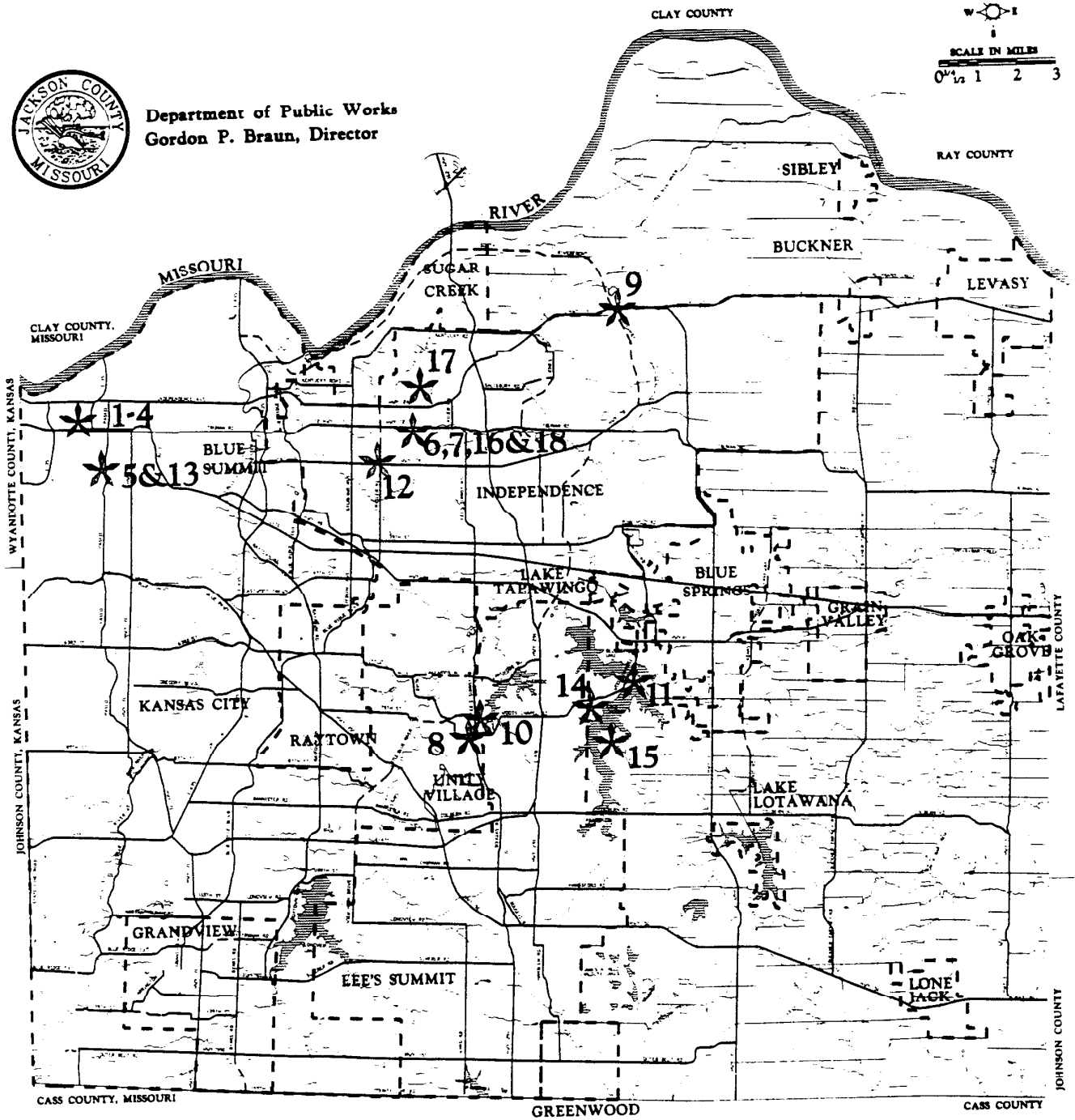
Regardless of the success in reducing waste generation, the Kansas City area will continue to rely on landfills as a primary means of waste disposal. In 1991, area landfills were estimated to have buried 1.97 million tons of waste, with over 1.2 million tons coming from the SWMD. The County's Solid Waste Management Plan estimates that over one million tons of waste were landfilled in Jackson County alone in 1988. Exhibit III.61 shows the locations of existing and proposed landfills in Jackson County. Several of these landfills are nearing capacity. Increasing residential development throughout the County will hinder efforts to identify additional disposal sites. By supporting effective waste management techniques, the County can help residents and businesses defer the high cost of establishing new facilities or exporting wastes.



Exhibit III.60: Jackson County Facility Locations



Department of Public Works
Gordon P. Braun, Director



Legend

County Facility Location

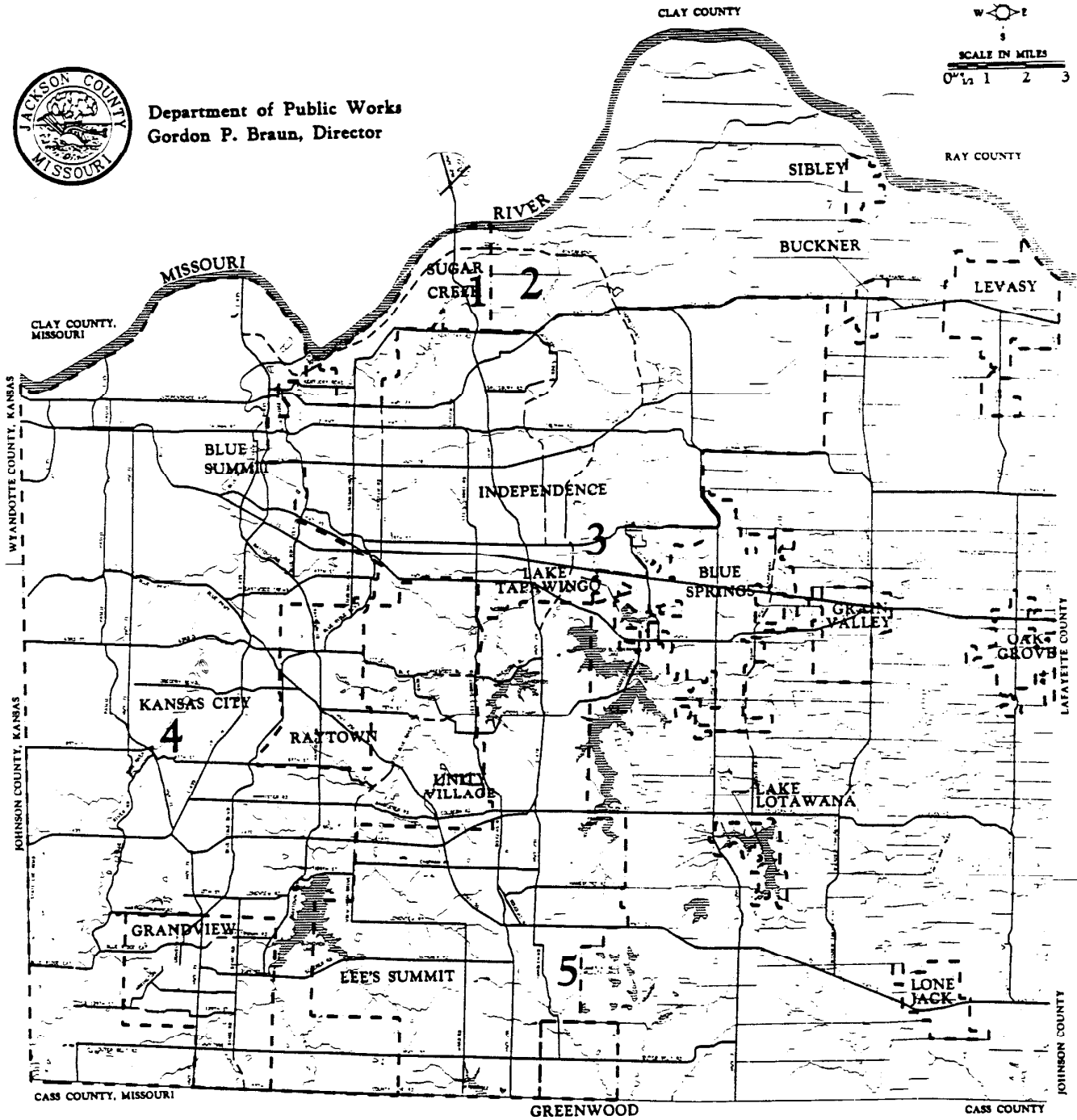
- | | | |
|---------------------------------|----------------------------------|-----------------------------|
| 1. Jackson County Courthouse | 7. Independence Courthouse Annex | 13. Halfway and Group Homes |
| 2. Community Justice Center | 8. Truman Medical Center East | 14. Sheriff's Department |
| 3. Detention & Courts Building | 9. McCune Home for Boys | 15. Missouri Town |
| 4. Election Commission Building | 10. Hilltop School for Girls | 16. Examiner Building |
| 5. Juvenile Justice Center | 11. Lake Jacomo Parks Department | 17. Voting Machine Storage |
| 6. Independence Courthouse | 12. Public Works Service Center | 18. Health Department |



Exhibit III.61: Jackson County Landfill Locations



Department of Public Works
Gordon P. Braun, Director



LEGEND

1. Rumble
2. Courtney Ridge
3. Woods Chapel Road
4. Southeast
5. Lee's Summit



Hazardous wastes are a significant by-product of our society. Manufacture, storage, transport and disposal of these wastes yield serious potential impacts to the public health and welfare. The high cost of cleaning up improperly handled wastes is well-documented. The known health impacts are equally dramatic. Because of the magnitude of the potential public costs resulting from hazardous wastes, communities across the County are more closely scrutinizing proposed facilities. Jackson County currently lacks adequate regulations for the review of hazardous waste facilities.

G. PROJECTIONS FOR GROWTH

What will Jackson County's population be in the year 2010? A myriad of technical, environmental, social, economic and political factors will have an unknown impact on future growth rates. Based on past trends, the total population of the County is unlikely to change significantly. Depending on the projection method, the County may enjoy modest growth or a slight decline in population. For this analysis, four population projection methods are used to examine potential changes in population.

The Mid-America Regional Council (MARC) projects that the region's population will increase by 14.1 percent between 1990 and 2010 (increasing from 1,571,500 to 1,793,790 people). This projection is based on a complex model that examines numerous socio-economic factors. The model assumes that the economy drives population growth and that the region will enjoy a nearly 26 percent increase in the number of jobs in the region. This projection is consistent with recent regional trends.

As Exhibit III.62 shows, Jackson County's population has remained relatively constant since 1960. The County's population experienced a 5 percent increase in the 1960's, a 4 percent decrease in the 1970's, and a less than 1 percent increase in the 1980's. While growth in Jackson County has been relatively flat, population in the ten counties of the metropolitan area increased by a total of 9 percent during the 1980's (from 1,433,464 to 1,566,280). As shown in Exhibit III.63, growth rates varied widely among the counties, with population changes ranging from a 6 percent loss in Wyandotte County, Kansas to a 31 percent increase in Johnson County, Kansas.

MARC does not have a current projection for Jackson County's growth rate, but projections for Jackson County population change from other sources range from a decrease of 4.2 to an increase of 1.3 percent by 2010. If Jackson County maintains the same share of MARC's projected regional growth that it had in the 1980's, the County's population will reach 641,390 by the year 2010, a population increase of 1.3 percent.



Exhibit III.62: Jackson County Population Growth, 1960-1990

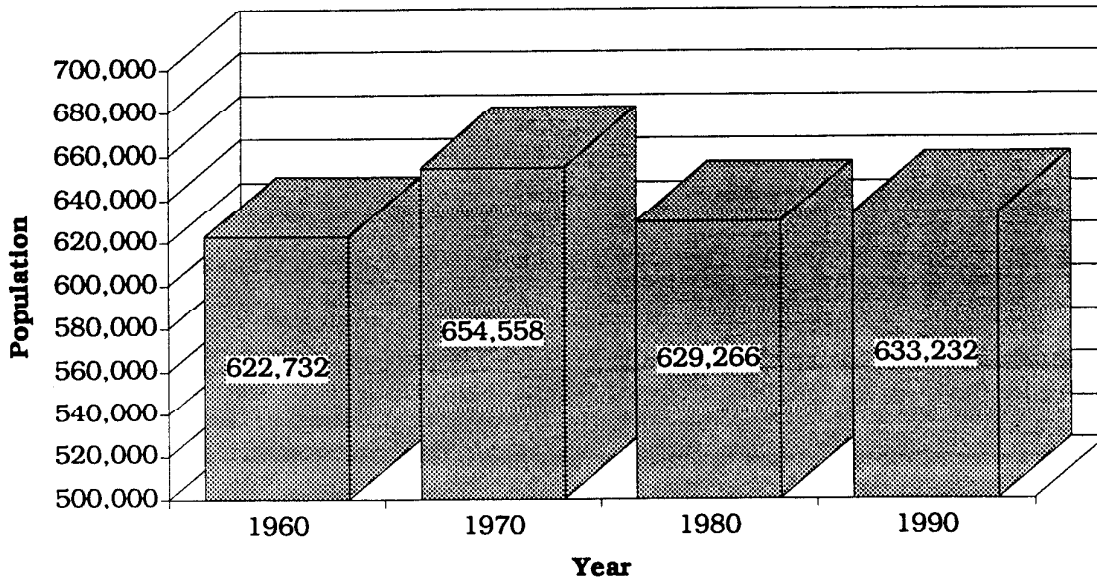


Exhibit III.63: Kansas City Metro Area Population Growth, 1980-1990

County	Population		Population Change	
	1980	1990	#	%
Cass	51,029	63,808	12,779	25.04%
Clay	136,488	153,411	16,923	12.40%
Jackson	629,266	633,232	3,966	0.63%
Lafayette	29,931	31,107	1,176	3.93%
Platte	46,341	57,867	11,526	24.87%
Ray	21,378	21,971	593	2.77%
Johnson	270,269	355,054	84,785	31.37%
Leavenworth	54,809	64,371	9,562	17.45%
Miami	21,618	23,466	1,848	8.55%
Wyandotte	172,335	161,993	(10,342)	-6.00%
TOTAL	1,433,464	1,566,280	132,816	9.27%



-- Jackson County Master Plan --

Other analysts of regional trends are less optimistic about Jackson County's growth. According to The Kansas City Business Journal²², Jackson County will lose population in the next two decades. The Journal projects that the County's population will be 603,907 in 2010, reflecting a population decrease of 4.2 percent. Population projections based on linear and exponential models²³ fall between the regional share and Kansas City Business Journal projections. Using census data since 1960, these models project that the County's population will increase by approximately 1.1 percent to a total of 640,250 people.

Exhibit III.64 shows that each of the projections results in relatively little change in the overall population of the County. However, as Exhibit III.65 shows, the population changes have varied dramatically from one community to another within Jackson County. In the 1980's the population in the Jackson County portion of Kansas City decreased by over 8 percent, while during the same period, the population of Lee's Summit increased by 60 percent. Exhibit III.66 maps the change in population for Jackson County census tracts. It dramatically illustrates the positive growth in the newer urban and suburban fringe areas and the loss of population in the urban cores of Kansas City and Independence.

If current trends in the location of growth continue, there will be significant changes in demand for services and infrastructure. Infrastructure in older urban areas will be underutilized. With a declining population, these areas may have trouble funding infrastructure rehabilitation. Meanwhile, demands for new infrastructure in rapidly urbanizing areas will require significant public investment.

MARC is in the process of projecting future population and employment growth for subareas of each county in the region. The agency will use these projections to evaluate demands for arterial road improvements. When completed, these sub-area projections also will be useful for the County and its service providers. These projections can be used in conjunction with the building permit and utility connection data to help phase transportation, water, and wastewater improvements in developing areas of the County.

²² "All About Business in Kansas City." Supplement to Kansas City Business Journal. June 25, 1993.

²³ The linear population projection model assumes that the population of an area changes by the same number of people each year. The exponential model assumes that the population changes at a constant rate. Because of the decline in population in the 1970's these models project virtually the same population for the years 2000 and 2010.



-- Jackson County Master Plan --

Which projection(s) should the County use? Different projections are often used for different purposes. For instance, when sizing a sewer interceptor or other major capital facility, the prudent approach is to assume higher growth rates. However, when projecting revenues from future growth, a conservative administrator will assume a slower growth projection. The range of possible future populations is provided in this analysis to help establish the parameters for the County's planning process. Implementation of this Master Plan will consider this range of projections, supplemented by MARC's subarea projections when those become available.

Exhibit III.64: Jackson County Population Projections

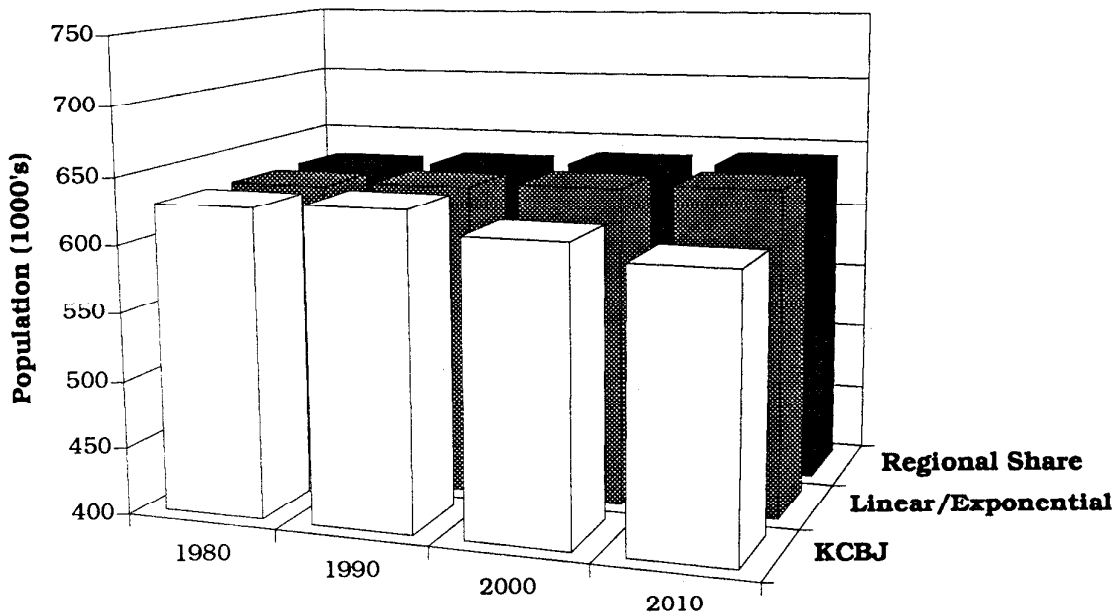
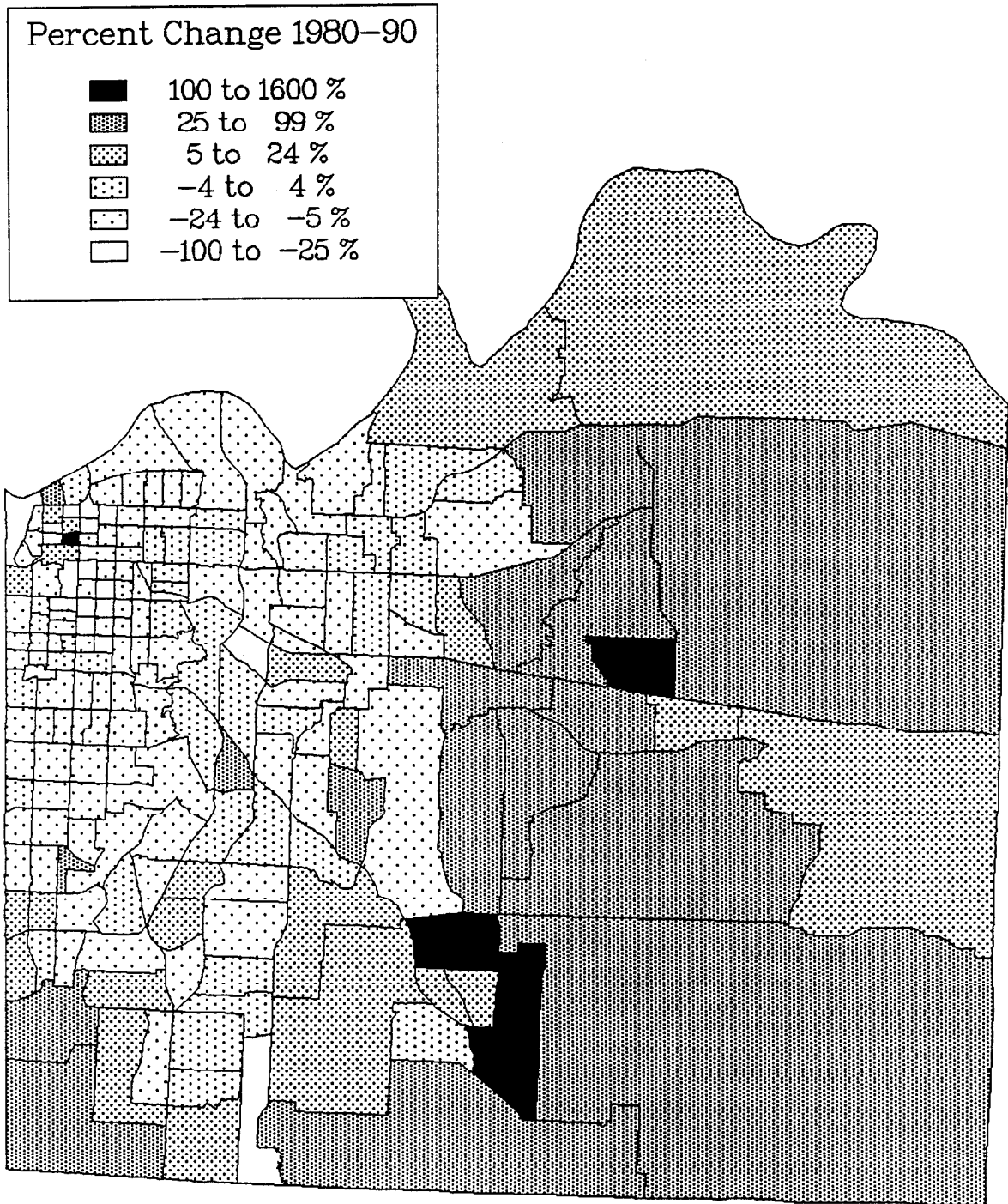


Exhibit III.65: Population Growth by City, 1980-1990

Jackson County Jurisdiction	Population		Population Change	
	1980	1990	#	%
Kansas City	371,860	341,179	-30,681	-8.25%
Independence	111,797	112,301	504	0.45%
Lee's Summit	28,741	45,985	17,244	60.00%
Blue Springs	25,936	40,153	14,217	54.82%
Raytown	31,831	30,601	-1,230	-3.86%
Grandview	24,561	24,967	406	1.65%
Oak Grove	4,067	4,561	494	12.15%
Sugar Creek	4,305	3,982	-323	-7.50%
Buckner	2,848	2,873	25	0.88%
Lake Lotawana	1,875	2,141	266	14.19%
Grain Valley	1,327	1,902	575	43.33%
Greenwood	1,315	1,505	190	14.45%
Lake Tapawingo	925	838	-87	-9.41%
Lone Jack	420	392	-28	-6.67%
Sibley	382	367	-15	-3.93%
Levasy	235	279	44	18.72%
Unity Village	202	138	-64	-31.68%
Unincorporated	16,639	19,068	2,429	14.60%
Total	629,266	633,232	3,966	0.63%



Exhibit III.66: Change in Population - Percent by Census Tract



IV. THE PLANNING PROCESS

A. INTRODUCTION OF THE PLANNING PROCESS

This Master Plan is a result of an on-going process -- it did not begin with the drafting of this Plan, nor will it end with the Plan's adoption. This process has given residents, elected officials and administrators the opportunity to shape a Strategy for the Future of Jackson County. Exhibit IV.1 illustrates the overall process for preparing this Master Plan and suggests future actions which will help achieve the Plan's goals. This Master Plan is the culmination of the first three steps shown in the exhibit. These steps are summarized below. Implementation of the Plan during the next 15 to 20 years will involve many of the steps listed in the final block of the exhibit. As the exhibit shows, the County has sought public input at each phase of the planning process. The planners and attorneys of Freilich, Leitner & Carlisle (FL&C) have assisted the County throughout the process, preparing reports, facilitating meetings and conducting various studies.

B. PUBLIC INPUT

Jackson County has sought the involvement of as many interests as possible throughout the planning process. The County has conducted numerous workshops for the general public, as well as representatives from local, regional and state agencies. The County has delivered regular status reports to the public through press releases, press conferences, newsletters and other notices. Jackson County's commitment to public involvement has ensured that this Master Plan defines a shared vision of the future and a balanced strategy which truly reflects the diverse needs and desires of Jackson County's residents.

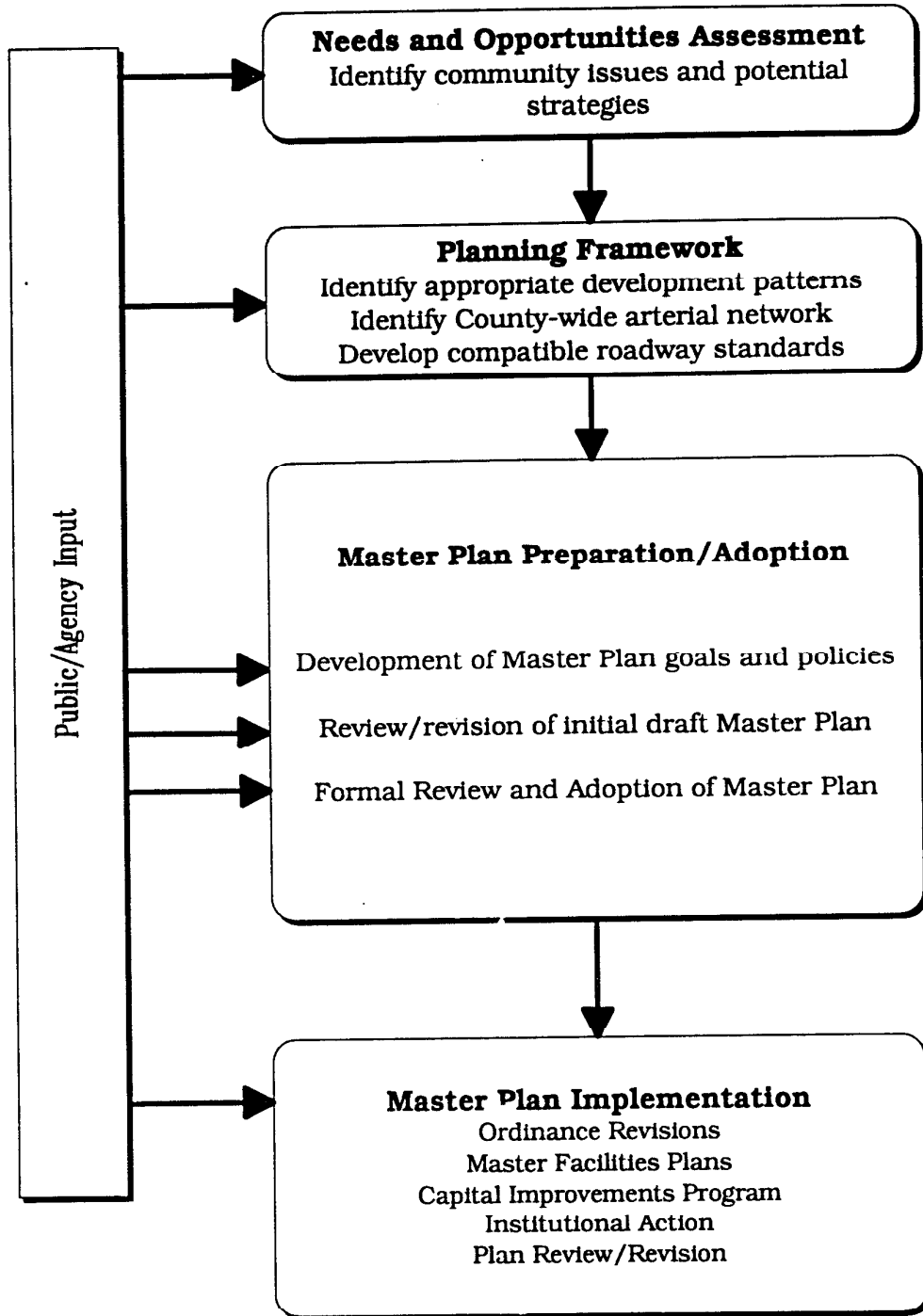
C. NEEDS AND OPPORTUNITIES REPORT

Formal process for preparing this Master Plan began with an assessment of existing conditions, trends and issues. Interviews with key County personnel, workshops with representatives from the County's numerous jurisdictions, and the review of existing plans and data highlighted existing needs and opportunities to meet those needs. Representatives from cities, towns, water supply districts, fire protection districts and other local, regional and state agencies identified community concerns and discussed alternative roles for Jackson County in local and regional issues. A consensus for strong County leadership emerged from this initial assessment.

The ***Needs and Opportunities Report*** outlined the broad spectrum of issues facing the County and set priorities to address those issues. Administrative, appointed and elected officials from various agencies reviewed the report's recommendations in a series of



Exhibit IV.1: Jackson County Planning Process



workshops. Their responses shaped the remainder of the planning process. The County has already implemented many of the report's recommendations (e.g., recommendations for improved administrative and inter-agency communications). Other recommendations have been refined and included in this Master Plan.

D. PLANNING FRAMEWORK

An overall framework for future County development was prepared in the second phase of this planning process. **The Planning Framework** included two key planning tools -- a Conceptual Development Plan and an Arterial Plan. The Conceptual Development Plan described general development trends and planned land use patterns throughout Jackson County. It used these general development areas to distinguish parts of the County with different growth patterns, community characteristics and facility demands. The Arterial Plan identified an overall arterial network and established appropriate minimum standards for arterial, collector and local roads in urban, suburban and rural areas. Each of these elements of the **Planning Framework** incorporated existing plans and standards from the County's cities and towns. On March 18, 1993, after a series of workshops with the general public and representatives from affected cities, towns and service districts, the Jackson County Plan Commission adopted the Planning Framework by resolution as an interim guide for development decisions.

E. PREPARATION OF THE MASTER PLAN

The Master Plan document was developed throughout 1993. Input from public and administrative workshops, Plan Commission workshops, and basic data analysis was used to shape the County's Master Plan. FL&C helped the County draft and refine the Plan's six elements, which include the key issues, goals, policies and implementation strategies. Collectively, these elements will help decision-makers guide the County to a healthy and prosperous future. The Plan's elements are: Natural Resources; Community Development; Transportation; Water and Waste Management; Parks and Recreation; and Public Services. Additional sections of the Master Plan provide background information and guidance for its use and future amendment.

Jackson County's Master Plan is a product of many people with a variety of interests. As in other phases of this process, the County involved as many people as possible in the development of the Plan Elements. Personal invitations, press conferences, presentations to civic clubs and newsletters were used to encourage involvement in the development of the Plan. After completion of an initial draft Master Plan, the County invited the owners of each parcel in unincorporated Jackson County to participate in workshops to discuss the Plan's provisions. Comments from these workshops were incorporated into the Plan prior to the Plan Commission's formal public hearing.



F. PLAN ADOPTION

The adoption of this Master Plan is the first step in its implementation. Jackson County's Plan adoption process involved careful consideration and deliberation by both the Plan Commission and the Legislature.

After extensive involvement in the Master Plan preparation process, the Plan Commission conducted a public hearing on draft Plan on November 18, 1993. The Commission directed the staff and consultant to make some clarifications in the Plan to address concerns voiced during the hearing. On December 16, 1993, the Plan Commission unanimously adopted Resolution #93-02 which approved the Master Plan.

On January 10, 1994, the Legislature referred consideration of the Master Plan to the Legislature's Land Use Committee to consider the Commission's recommendation for adoption. At the Legislature's January 18 public hearing on the Plan, the Land Use Committee recommended that the Legislature adopt the Plan. The Legislature unanimously approved an ordinance adopting the Jackson County Master Plan at that meeting.



V. NATURAL RESOURCES ELEMENT

Overview

The Natural Resources Element addresses the conservation of natural resources. It is intended to guide public and private decision-makers in matters affecting the County's environment.

This Element lists key issues, goals, policies and implementation measures. Key issues are intended to focus the reader on the natural resource issues that will have the greatest impact on the County's future. Goals describe a desired state of affairs for the future. They are broad public purposes toward which policies and programs are directed. Policies are statements of government intent against which individual actions on decisions are evaluated. They are statements of objectives, standards and principles embodied by the Plan. Implementation measures propose specific actions which Jackson County may choose to take in achieving the goals of the Master Plan.

Natural Resources Key Issues

Identifying natural resources which should be protected. Jackson County enjoys a wealth of natural resources, including clean air, an abundant water supply, excellent agricultural soils and valuable wildlife habitat. The County must determine which of these resources should be protected and which areas can be developed to sustain a healthy environment. By identifying which resources should be protected, the County can establish an appropriate balance between development and resource conservation.

Defining the County's role in management of these resources. Resource conservation is the responsibility of many agencies, including the U.S. Environmental Protection Agency, the U.S. Army Corps of Engineers, the Missouri Department of Natural Resources and numerous other federal, state and local agencies. Duplication of other agencies' work is a poor use of limited fiscal resources. How should the County participate in managing these resources? In many instances, coordination is the most appropriate role for the County. In some instances, more active participation is appropriate. By clearly defining its role in natural resource management, the County can ensure that its natural resource management efforts are effective and cost-efficient.

Establishing appropriate protection strategies for each identified resource. The County can use a variety of strategies to manage its natural resources, including incentives, capital investments, and



development regulations. For example, the County may use its zoning regulations to prevent inappropriate floodplain development. It may employ a combination of incentives and capital investment strategies to help preserve prime agricultural soils. Once the County has identified which resources should be protected, it must determine the best way to protect them.

Natural Resources Goals and Policies

Goal 1: To maintain and enhance the air quality in Jackson County.

- Policy 1.1 Jackson County should monitor federal, state and regional air quality studies and programs affecting the County.
- Policy 1.2 The County should support the design and implementation of an air quality monitoring program which monitors both stationary and mobile sources.
- Policy 1.3 The County should promote energy efficient construction techniques and encourage the use of clean energy sources through educational efforts.
- Policy 1.4 The County should support legislation that encourages the use, ownership and production of electric or other alternative energy vehicles.
- Policy 1.5 The County should encourage the use of public transportation, alternative transportation modes such as bicycles and other transportation practices that minimize air pollution by reducing vehicle trips and vehicle miles traveled. [Note: Additional policies and implementation measures focusing on transportation-related air quality issues are listed in the Transportation Element.]
- Policy 1.6 The County shall work with local jurisdictions and MARC to educate residents about actions to reduce residential air pollutant emissions, by making educational materials available at County offices.



Goal 2: To protect floodplains, identified wetlands and other hydrological features from inappropriate development.

- Policy 2.1 Jackson County shall protect significant aquifer recharge features and identified wellhead protection areas from land use activities that are likely to degrade groundwater quality or significantly reduce recharge. [Note: The USGS and MARC currently are coordinating a project to define wellhead protection areas.]
- Policy 2.2 The County shall protect wetlands and floodplains from urban encroachment. The County should attempt to recover and redevelop these areas so that they may serve their natural purposes. Exhibit V.1 identifies the general locations of the County's floodplains and larger wetland areas. Review of developments affecting wetland areas should be coordinated with the U.S. Army Corps of Engineers.

Goal 3: To maintain and enhance the quality of water in Jackson County's lakes, rivers and streams.

- Policy 3.1 Jackson County should monitor studies of the quality and quantity of groundwater and surface water resources, and develop strategies to address concerns identified in the studies.
- Policy 3.2 The County should promote development of regional strategies to manage point and non-point source contamination of water supplies.
- Policy 3.3 The County should adopt design and construction standards for new development that protect water quality by minimizing erosion and sedimentation.



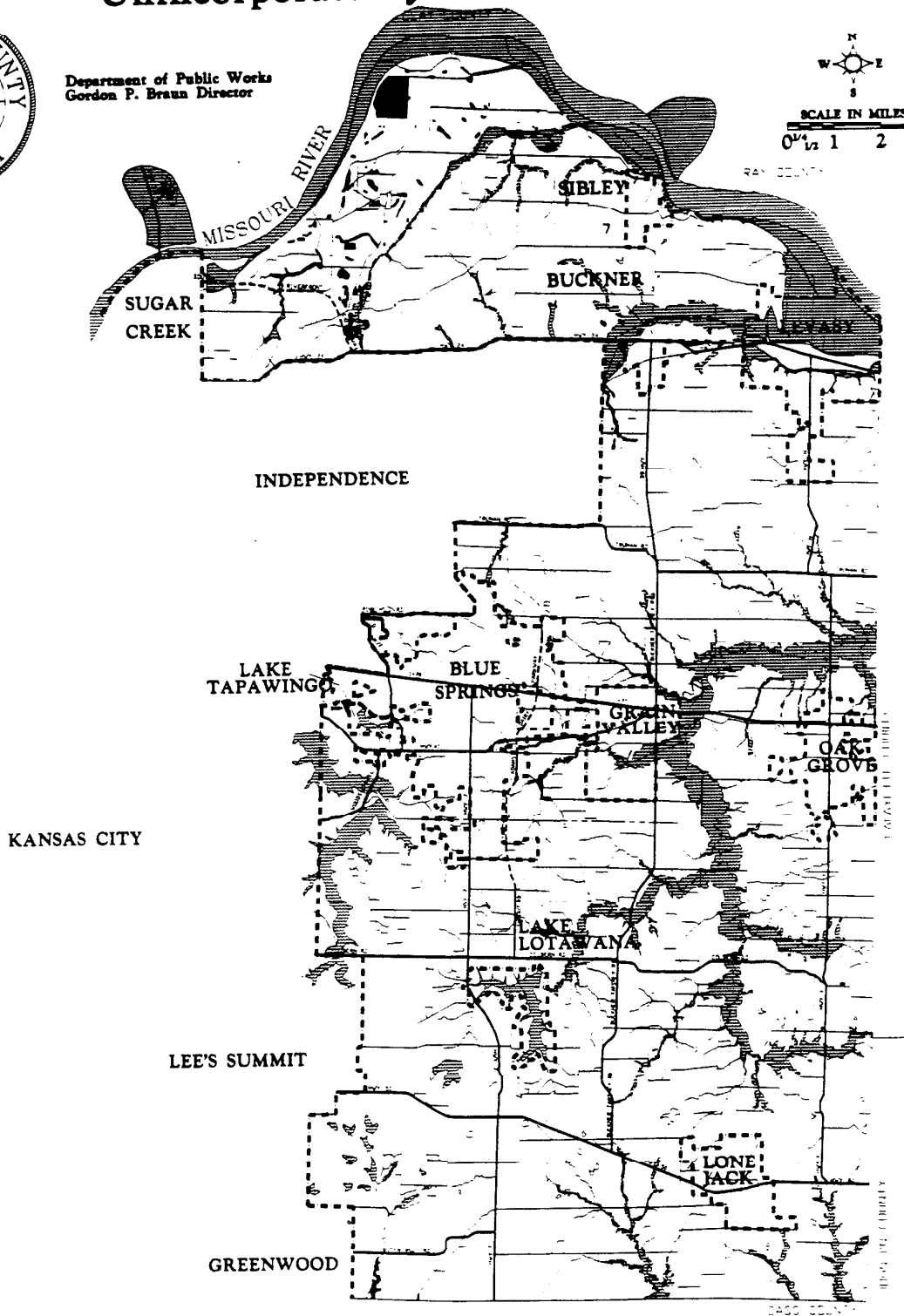
Exhibit V.1: Wetlands and Floodplains, Unincorporated Jackson County







Department of Public Works
Gordon P. Braun Director



SCALE IN MILES
0 1/2 1 2 3



LEGEND

-  100 Year Floodplain
-  Wetland Areas*
-  City Limits
-  Major Road



F-L-C PLANNING GROUP

Goal 4: To manage hillside development to minimize impacts on natural resources and protect future residents from safety hazards.

- Policy 4.1 Jackson County should use its zoning regulations to ensure appropriate density and design of development located on moderate (15-30 percent) and steep slopes (greater than 30%). The general locations of these slopes are illustrated in Exhibit V.2. Application of hillside development policies to an individual development proposal will be based on site-specific slopes analysis.
- Policy 4.2 The County should require an engineered foundation for all buildings intended for human occupancy that are constructed on slopes greater than 30 percent. The County may require an engineered foundation on slopes from 15 to 30 percent. The County shall use site-specific analysis during the subdivision review process to identify areas where slopes or fill create potential stability risks.

Goal 5: To retain prime agricultural lands for their contributions to the economy and the rural character of eastern Jackson County.

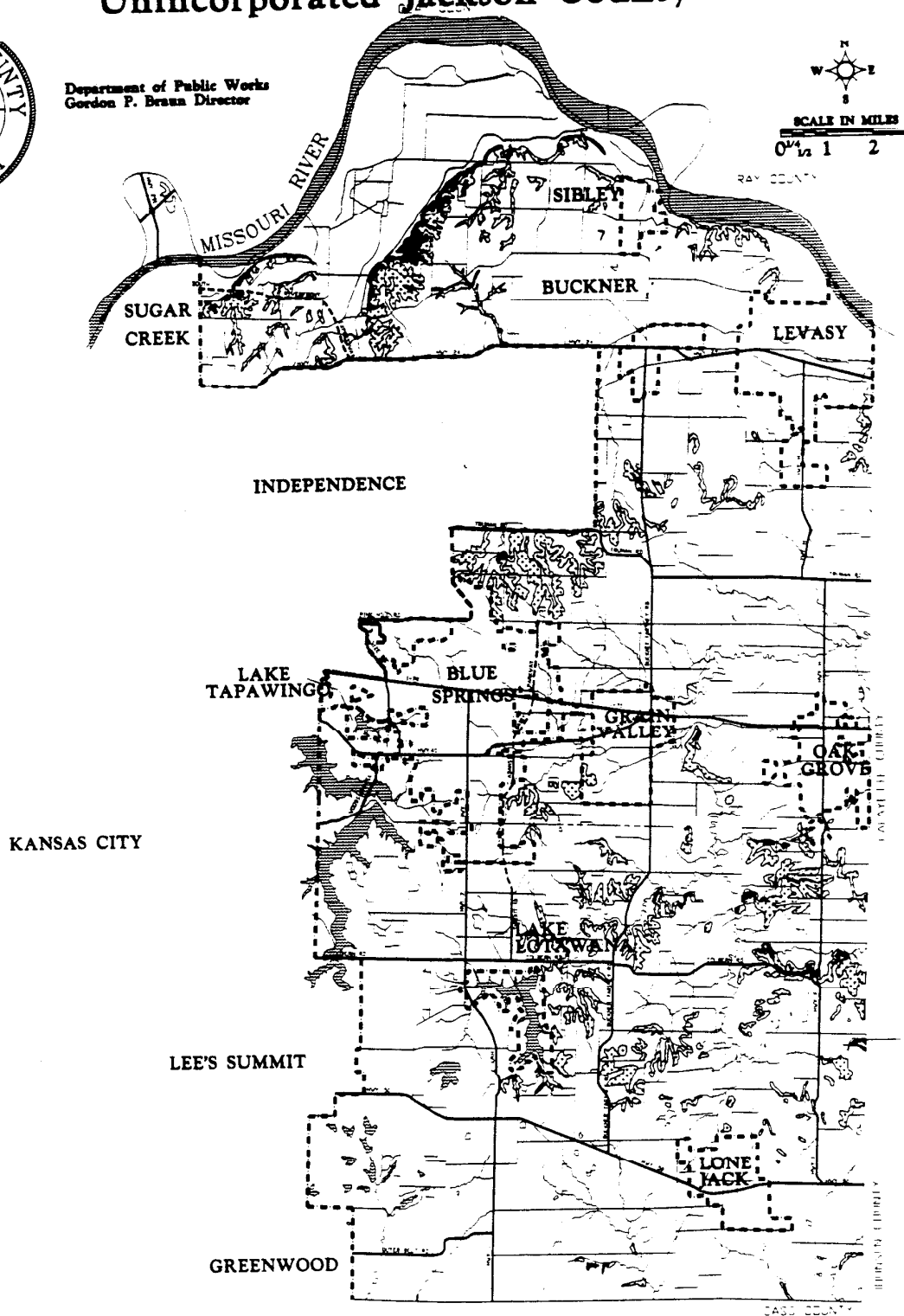
- Policy 5.1 Jackson County should work with property owners to identify the most effective ways to support and retain agricultural uses. Preservation priorities should be based on consideration of historic use, soil suitability, agricultural significance, prevailing parcel sizes and geographic associations. Exhibit V.3 illustrates the general locations of prime agricultural soils. This map is intended to identify large prime agricultural areas on which the County should focus its conservation efforts. The County should consult Soil Conservation Service studies and/or site specific analyses to determine more precise boundaries of prime agricultural lands.
- Policy 5.2 The County recognizes agriculture's benefit to local economies and supports strategies to enhance long-term agricultural productivity in crop and livestock production and in industries closely related to agriculture.



Exhibit V.2: Moderate and Steep Slopes, Unincorporated Jackson County



Department of Public Works
Gordon P. Brann Director



LEGEND





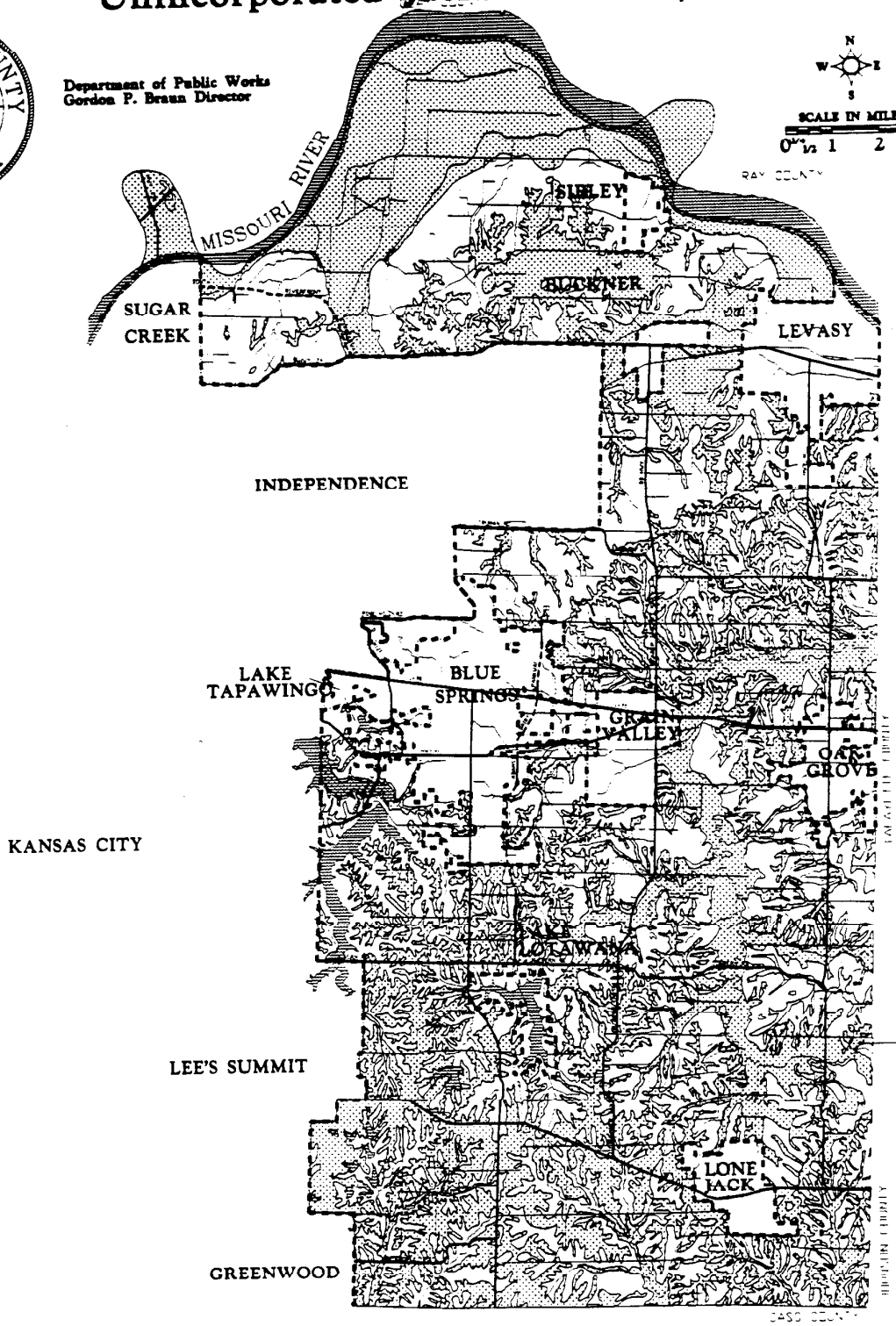
-  Moderate Slopes (15-30%)
-  Steep Slopes (Greater than 30%)
-  City Limits
-  Major Road






Exhibit V.3: Locations of Prime Agricultural Lands, Unincorporated Jackson County



Department of Public Works
Gordon P. Braun Director



LEGEND

-  Prime Agricultural Soils
-  City Limits
-  Major Road



-- Jackson County Master Plan --

- Policy 5.3 Where development is proposed on prime agricultural lands, the County should encourage the clustering of dwellings to preserve a significant portion of the land for continuing agricultural uses.
- Policy 5.4 The County shall require buffers and/or open space between agricultural uses and residential developments to minimize the negative impacts of one use on the other.
- Policy 5.5 The County should coordinate its programs to preserve agricultural lands with those of other entities organized for this purpose.

Goal 6: To ensure that development is compatible with the underlying soils.

- Policy 6.1 Jackson County shall limit unsewered development on soils that are unsuitable for on-site disposal systems. Exhibit V.4 illustrates the general locations of these soils. The exhibit is intended for wastewater system and land use planning purposes; the County shall base its regulatory decisions on site-specific studies.
- Policy 6.2 The County shall require sanitary sewer systems in areas incapable of supporting septic systems required for new development without extraordinary engineering measures.
- Policy 6.3 The County should establish guidelines for design of foundations in areas of high soil instability.

Goal 7: To encourage the preservation of open space areas throughout the County.

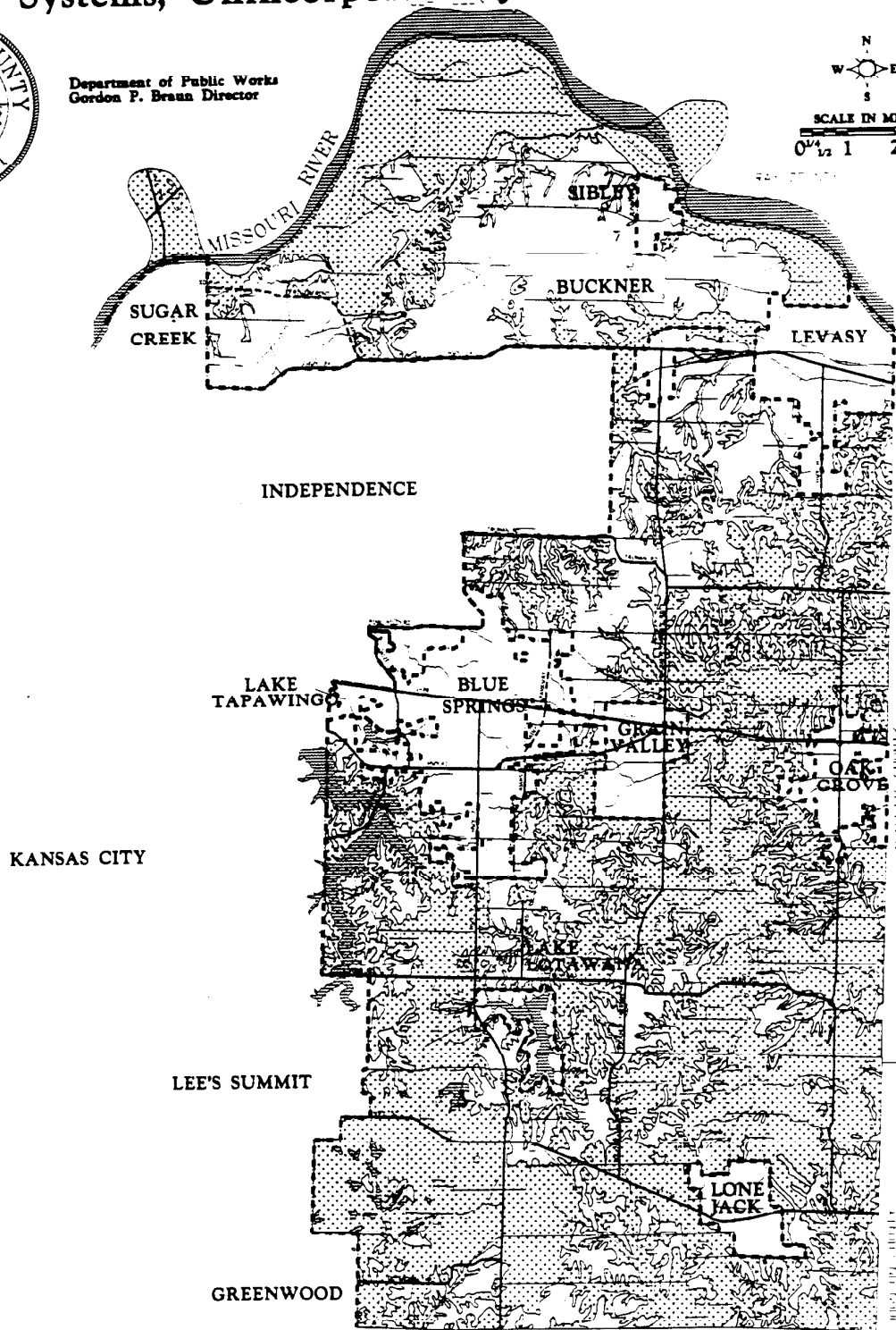
- Policy 7.1 Jackson County should preserve a system of open space areas and linkages that preserve natural resources, provide outdoor recreational opportunities, create links between major recreation and open space areas and create boundaries between developed areas.





Exhibit V.4: Locations of Soils Unsuitable for On-Site Septic Systems, Unincorporated Jackson County



Department of Public Works
Gordon P. Braun Director



LEGEND

-  Unsuitable Soils
-  City Limits
-  Major Road



-- Jackson County Master Plan --

- Policy 7.2 The County should establish an open space acquisition program that identifies acquisition area priorities based on capital costs, operation and maintenance costs, accessibility, needs, resource preservation, ability to complete or enhance the existing open space linkage system and unique environmental features.
- Policy 7.3 The County should consider a range of techniques, including fee simple acquisition, acquisition of development rights, transfer of development rights, density bonus transfers and other open space acquisition measures, to implement Policy 7.1.
- Policy 7.4 The County should ensure that areas acquired as part of the open space system are managed to provide a permanent open space system with appropriate public access.
- Policy 7.5 The County shall assist State and or Federal efforts to acquire open space land for natural resource preservation.

Implementation Measures - Natural Resources (NR)

The following implementation measures propose specific actions the County may choose to take in achieving the goals of the Master Plan. They are intended to set an initial agenda for adopting regulatory and other programs that implement the Plan. The County will select measures for implementation in the next few years by considering the cost, urgency and benefit of each suggested measure. As a result, some projects may begin shortly after Plan adoption, while others may not begin for five or more years.

- NR1: Provide educational materials to contractors to help implement Unified Building Code provisions for the use of energy-efficient construction materials and techniques.
- NR2: Monitor the MARC/USGS/DNR Missouri River Groundwater Protection Study and adopt appropriate land use controls to minimize inappropriate development in identified wellhead protection areas and contributing zones. Special zoning and stormwater management provisions may be implemented through overlay zoning.
- NR3: Adopt provisions to protect wetlands as part of the County's development regulations. Establish a process for including the U.S. Army Corps of Engineers in the review of development requests affecting wetland areas.



-- Jackson County Master Plan --

- NR4: Adopt standards for development on moderate and steep slopes as part of the development regulations, including limits on densities on moderate and steep slopes and design/construction standards. Require an engineer's approval of plans for commercial, industrial and residential buildings constructed on moderate or steep slopes.
- NR5: Conduct workshops with the agricultural and development communities to identify interest in alternative ways to preserve prime agricultural land. One such alternative is the adoption of clustering provisions which concentrate development on a portion of a tract while preserving the balance for agricultural uses. Another alternative which should be evaluated is a system of transferable development rights. This system would enable the owners of prime agricultural land to transfer density from the prime land to other tracts. Other alternatives may be considered following input by the agricultural and development communities. Adoption of "right-to-farm" legislation also should be evaluated.
- NR6: Establish buffering standards to minimize the impacts of agricultural activities on residential neighborhoods. These standards should be a part of the County's development regulations.
- NR7: Adopt provisions within the development regulations that require percolation testing of all proposed lots which will not be served by centralized wastewater collection and treatment system. Acceptable test results should be required prior to final plat submittal.
- NR8: Develop an open space plan after completion of the regional trail system study. The open space plan should identify additional open space parcels that should be secured and establish priorities for open space acquisition. Include open spaces that complete or complement the proposed trail system and areas with identified wildlife resources as high priority open spaces. Obtain funding for proposed acquisitions through public and private grants to the greatest extent possible. Use County funding to improve and maintain open spaces, and to acquire additional rights-of-way or land connecting existing trail segments.



-- Jackson County Master Plan --

NR9: Support efforts to establish a State or Federal wildlife refuge in the Jackass Bend area.



VI. COMMUNITY DEVELOPMENT ELEMENT

Overview

The Community Development Element addresses the physical development and improvement of the County. It is intended to guide public and private decision-makers in matters affecting land use and development.

This Element lists key issues, goals, policies and implementation measures. Key issues are intended to focus the reader on the community development issues that will have the greatest impact on the County's future. Goals describe a desired state of affairs for the future. They are broad public purposes toward which policies and programs are directed. Policies are statements of government intent against which individual actions on decisions are evaluated. They are statements of objectives standards and principles embodied by the Plan. Implementation measures propose specific actions which Jackson County may choose to take in achieving the goals of the Master Plan.

Community Development Key Issues

Identifying an overall development pattern for the County.

Jackson County provides a choice of urban, suburban and rural environments for residents and businesses. To maintain this diversity and effectively serve each type of development, the County must identify an overall pattern of development. This pattern should recognize the existing and planned growth of the County's many communities. It should be flexible enough to provide property owners with development alternatives to accommodate changing market demands, but detailed enough so that service providers can effectively anticipate future facility demands. The Development Diagram in this Element provides this general guide.

Ensuring that development patterns promote healthy, stable residential neighborhoods and sustainable business districts. While the character and viability of neighborhoods and business districts change over time, land use compatibility promotes neighborhood stability. By ensuring that adjacent land uses are compatible, the County can minimize conflicts between dissimilar land uses. The County can accomplish this by identifying appropriate locations for various land uses and establishing site development standards that promote compatibility.



Linking development decisions with adequate service provision.

The availability of adequate facilities and services is a vital component of the County's quality of life. Inadequate roadways, water systems and wastewater systems can be a nuisance and/or threat to the health and welfare of County residents. By linking development decisions with requirements for adequate facilities and services, the County can minimize future service deficiencies.

Maintaining a vital, diverse economy that supports the needs of all County residents.

The health of the local economy depends on a myriad of factors, most of which are beyond the control of County government. The County can foster a healthy economy by supporting public and private economic development efforts. The diversity of the regional economy has protected it from the dramatic booms and busts experienced by some other regions of the U.S. Through continued communication with the business community and regional economic development agencies, Jackson County can identify the most effective strategies to develop and maintain a diverse and stable economy.

Coordinating development in the County with the development of communities.

Nearly 97 percent of Jackson County's population resides within an incorporated city or town. Development on the fringes of these communities can be an asset or a hindrance to orderly urban growth. By coordinating development decisions in fringe areas with affected municipalities, Jackson County can promote orderly urban growth and minimize service inefficiencies resulting from the proliferation of small unincorporated pockets within incorporated communities.

Development Areas

Jackson County has a wide variety of existing communities and development patterns. This Master Plan groups these distinctive geographic parts of the County into four broad development areas. This allows similar policies and programs to be used in similar areas, while distinguishing different areas and using special policies to address their growth. Exhibit VI.1 lists these development tiers and summarizes the intent of each area. It indicates the types of non-residential development planned in each area



and the services required for development. It also describes the gross²⁴ density of residential development expected in each of the areas, whether urban, suburban or rural. Exhibit VI.2 shows the way to calculate density for most parcels. The development areas are described in more detail in the following paragraphs.

Urban Development Tier. (UDT) This area is intended for the most intense residential and non-residential development in the County. Such development is planned in Jackson County's cities and in developing areas adjacent to the cities.

Typical residential densities are three dwelling units per acre (DU/A) or more; all non-residential development types of development are permitted at appropriate locations. The maximum intensity of development permitted on any parcel within the UDT will depend on the applicable zoning regulations and the levels of services available. Within incorporated cities, the plans and regulations of the cities will establish the specific uses and intensities allowed.

Full urban services will be required for any development in the UDT, including approved public water and wastewater systems, urban road improvements, and urban service levels for public safety, fire and emergency medical assistance. Curbs and sidewalks should be provided along urban roads in accordance with adopted design standards. Service providers (cities, County or special districts) should plan and construct facilities in these areas to meet the needs of development at these urban intensities.

The UDT generally should be developed at intensities that are high enough to take advantage of the public investment in infrastructure and facilities, but development at non-urban intensities may be permitted under certain conditions. Compact development patterns typically make more efficient use of urban water, wastewater and transportation facilities than low density development, and thus should be encouraged. Development at suburban or rural intensities may be appropriate in these areas if such development supports a County goal (such as environmental preservation) and does not prevent orderly growth at urban intensities within the Urban Development Tier.

²⁴

"Gross" density includes all land on the site. Some communities use "net" density, which excludes rights-of-way and certain easements from the site acreage.



Exhibit VI.1: General Development Areas

Area Type	Intent	Typical Residential Densities	Other Land Uses	Service Provision
Urban Development Tier (UDT)	Provide for more intense, urban development in cities and urbanizing areas	The density in urban areas is 3 DU/A or greater. Lots are one-third of an acre or smaller.	All non-residential land uses may develop here, if they are in appropriate locations and have adequate services.	Full urban services are required, including connection to public water and wastewater systems. Roads are built to urban standards.
Suburban Development Tier (SDT)	Provide for larger lot, suburban development in growing parts of Jackson County's incorporated and unincorporated areas.	Density is between 3 DU/A and 0.2 DU/A. Lot sizes are between 0.33 and 5 acres.	All non-residential land uses may develop here, if they are in appropriate locations and have adequate services.	Connection to organized water system is required. Connection to organized wastewater system may be required. Roads built to urban standards under specified conditions.
Rural Development Tier (RDT)	Maintain the opportunity for a rural lifestyle in this County in the future.	Density is 0.2 DU/A or less. Lot sizes are 5 acres or larger.	Small neighborhood commercial uses serve local needs. Rural employment centers may be planned in the future.	Limited water service may be provided. No wastewater services provided. All roads built to County's rural standards.
Environmental Conservation Tier (ECT)	Provide appropriate protection from environmental hazards; protect sensitive open spaces; provide major parks; emphasize other environmental features	Uses are limited as appropriate to address particular environmental issues.		Limited services are required as appropriate for approved uses.
Outlying Communities	Provide for continuing growth of the smaller cities and towns in eastern Jackson County as distinct communities, separate from the larger urban/suburban development areas.	Residential densities generally reflect continuation of historic development patterns.	Non-residential uses should locate in community centers or outlying industrial parks where services are adequate.	Levels of services depend on the community's character. Urban services generally required for non-residential development.



Exhibit VI.2: Calculation of Density

Calculation of Density

The density of residential development is a measure of the concentration of dwelling units. Residential density typically is expressed in terms of dwelling units per acre (DU/A). The following example illustrates a common way to calculate residential density for a 50 acre site with 100 dwelling units.

$$\begin{aligned} \text{Density} &= \frac{\text{Number of Dwelling Units}}{\text{Gross Acres in Site}} \\ &= \frac{100 \text{ dwelling units}}{50 \text{ Gross Acres}} \\ &= 2 \text{ dwelling units per acre (DU/A)} \end{aligned}$$

Suburban Development Tier. (SDT) This tier is intended primarily for lower density residential development and is located at the edges of urban and urbanizing areas. Non-residential uses generally serve the needs of residents in the surrounding neighborhoods. However, low intensity employment centers may be permitted if access is adequate and the use is compatible with surrounding development. Suburban residential lot sizes typically are between one-third of an acre and five acres in size, with some neighborhoods approaching urban intensities and others being more rural in character. Suburban areas are shown within incorporated cities where the cities plan these densities, and in unincorporated areas where this development exists or where planned infrastructure will support it.

Levels of service depend on the density of a development and its location. All lots should be connected to an approved public water supply system. Connection to a public wastewater system is not needed for lots that are two acres or larger unless:

- soil conditions preclude the use of on-site systems;
- an organized sewer collection system with adequate capacity is reasonably accessible to the site; or
- the County determines that the scale of the proposed development warrants the organized collection and treatment of wastewater.

Public service providers should plan and construct appropriate centralized facilities, but less capacity will be needed than in urban areas.

Minimum road standards in the SDT vary with the density of development. In general, urban road standards should be applied to all developments with densities of one or more dwellings per acre. Less dense developments may be



developed with rural roads unless existing or proposed development creates the need for urban level roads passing through such development.

Rural Development Tier. (RDT) This tier is intended for residents who enjoy a rural lifestyle, open spaces and few neighbors. The County's policies will be designed to retain this rural character rather than to support new urban development in these rural areas. Most developed parcels in the RDT are used for residential, agricultural or related purposes. Some service commercial uses to meet the needs of local residents also are appropriate, including some home occupations. Properties in the RDT are generally at least five acres, except where land has previously been subdivided into smaller lots. Many parcels, particularly those used for agriculture, are much larger than five acres.

Service levels are much lower in the RDT than in the urban or suburban tiers. Individual parcels may be served by a well rather than by a public water supply, though the County may require the provision of water lines as a condition of subdivision approval. Rural residents use on-site wastewater treatment and disposal systems. Rural road standards do not require curbs or sidewalks. Road drainage generally is accommodated in swales adjacent to roads. Other public services are provided at rural levels, if at all. Expansions of centralized sewer systems will not be planned in rural areas.

Environmental Conservation Tier (ECT). This tier includes public parks and other land which, because of its environmental characteristics or importance to a regional open space system, should experience little or no development. The Development Diagram depicts the location of public parks, 100-year floodplains, wetlands and steep slopes in this tier. These areas include potential additions to the region's open space and trails network. Development may occur only if it does not affect sensitive environmental features, is not unnecessarily subject to damage from natural hazards, and does not affect valuable open space land. Appropriate land uses are based on the particular environmental issue affecting the tract. For instance, no buildings will be permitted in floodways, but bridges and other structures may be appropriate. Similarly, the County will strongly discourage the construction of wastewater treatment plants, lift stations and other potential sources of water pollution upstream of reservoirs and recreational water bodies. Low intensity residential or recreational uses may be acceptable in these areas.

Public services provided in the ECT should meet the needs of planned land uses while protecting the identified environmental resources. For example, County parks will require services and facilities to meet the needs of park users. Floodplain and wetland areas will require few public services. Standards for roads passing through environmental areas will be consistent with connecting road segments, but stricter drainage standards may apply for road segments near



sensitive water features. Disruption of natural open spaces for public services should be minimized.

Outlying Communities. Jackson County's outlying communities offer distinct environments for residents and businesses that should be retained in accordance with the residents' desires. Communities such as Sibley, Buckner, Levasy, Grain Valley, Oak Grove, Lake Lotawana and Lone Jack offer rural, small town environments preferred by residents and business owners. Instead of continuing the County's urban expansion to include these communities, this designation suggests that these cities and towns may remain distinct from the growing urban area, separated by rural development or environmental areas. Each of these communities may choose to grow in different ways. Some communities may pursue commercial growth, others may prefer to be bedroom communities, and others may seek a balance of commercial and residential growth. Coordination between the County and these outlying communities is important, because the County's decisions on public investment and development proposals will have a direct impact on the growth of these communities. Joint city-county planning will be essential to the provision of appropriate services and facilities in these communities.

Development Diagram

The Development Diagram, found in Exhibit VI.3, shows the planned development patterns for the County. Policies that refer to a "Development Diagram" apply to this diagram, as adopted and subsequently amended by the County. The County's official copy of the Development Diagram, available at the Jackson County Courthouse, provides the definitive reference for use in determining the intended boundaries of each land use area. The Development Diagram, together with the goals and policies contained in the Master Plan text, establishes the County's policy direction and acts as a guide for decisions affecting the County's future development.

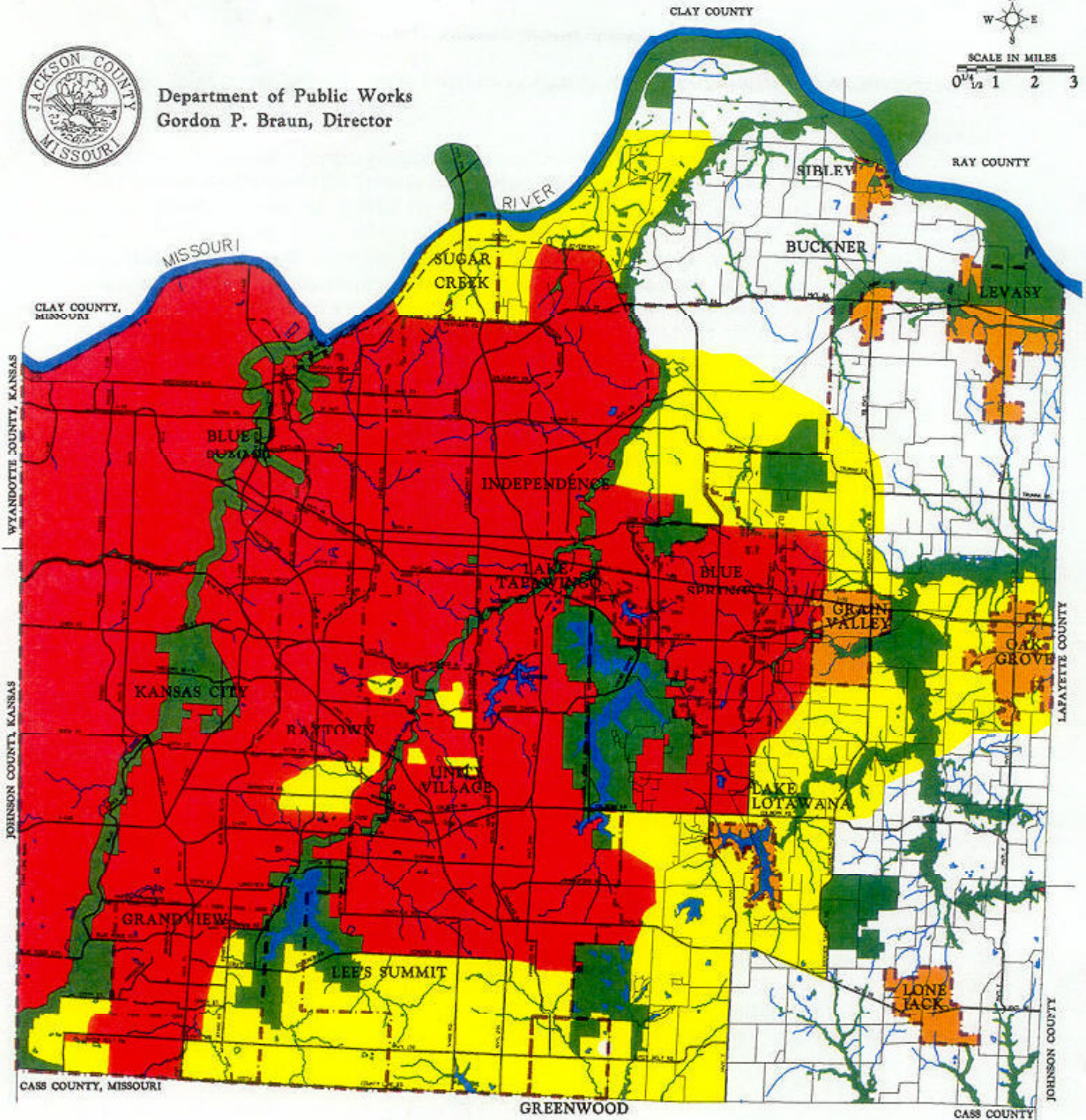
The Development Diagram is not the County's official zoning map. It is a guide to future land use patterns. The Land Use Element, and all other aspects of the Master Plan, are implemented primarily through development regulations (e.g. zoning and subdivision ordinances), or through programs which fulfill other policy objectives, such as programs that establish capital improvement priorities or raise revenues to finance public facilities and services. The zoning ordinance text and map determine which specific development requirements apply to a particular property.



Exhibit VI.3: Development Diagram

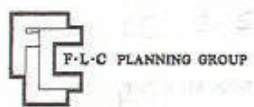


Department of Public Works
Gordon P. Braun, Director



LEGEND

- Urban Development Tier
- Suburban Development Tier
- Rural Development Tier
- Outlying Communities
- Environmental Conservation Tier
- Water Features
- City Limits



Community Development Goals and Policies

Development Patterns

Goal 8: To provide a choice of environments and locations for residential and non-residential development in Jackson County.

- Policy 8.1 Jackson County recognizes the need for diverse development opportunities and shall plan for urban, suburban and rural development in appropriate areas of the County.
- Policy 8.2 The County should allow different types of future land uses and intensities, and should work with service providers to plan for public services and facilities appropriate to the planned land uses.
- Policy 8.3 The County should use its development regulations to establish an appropriate balance of residential and non-residential development in Urban, Suburban and Rural Development Tiers. This balance should provide sufficient opportunities for commercial and industrial development to support a healthy economy, meeting the employment, service and retail needs of area residents.

Goal 9: To use the Master Plan Development Diagram to graphically depict the County's desired form and character.

- Policy 9.1 Exhibit VI.1 describes the types of development that are appropriate in each area. Exhibit VI.3 is the Development Diagram. Jackson County shall use these exhibits, Master Plan policies and adopted development regulations to evaluate public and private development proposals and identify needed capital improvement projects.
- Policy 9.2 The County should approve requests for rezoning, special permits, the division of land, other new development proposals or public projects that are consistent with the Development Diagram, the policies contained in this Community Development Element and the other elements of this Master Plan.
- Policy 9.3 A residential proposal's density should be considered consistent with the Land Use Diagram if the density of the project is within



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the range specified in Exhibit VI.1 for the property, excluding non-residential development areas and land within floodways.

Policy 9.4 Within a residential land use category's density range, the following principles should influence the actual density that may be achieved on a specific parcel:

- a. densities will be lower for development affected by moderate slopes, steep slopes or floodplains;
- b. the site's topography and efforts to preserve vegetation may reduce achievable densities;
- c. the need to provide adequate setbacks, access and traffic circulation according to established standards may influence maximum achievable densities;
- d. outstanding project design will help achieve maximum densities;
- e. inclusion of amenities or designs that enhance the community's desired character can be used to achieve higher densities; and
- g. provision of established levels of service and compliance with design requirements, is essential to achieve higher densities.

Policy 9.5 Non-residential development proposals should be evaluated according to the types of uses proposed, suitability to the site's natural conditions, propensity to degrade air or water quality, compatibility with surrounding uses and ability of existing or planned infrastructure to provide adequate service to the uses. Non-residential development proposals should be considered consistent with the Development Diagram if the uses are comparable to those described in Exhibit VI.1. The County's Zoning Ordinance should describe which districts are appropriate in each development area.

Policy 9.6 Proposals to allow alternative uses should be considered by the County through the Master Plan amendment process.

Policy 9.7 In instances where land uses or densities have been established or previously approved, but which would not be consistent with the land use category shown on the Development Diagram for the site, the Master Plan shall not be interpreted to prevent development or continuation of such uses, except as may be authorized under rules established in the County's development regulations.



Goal 10: To balance the demand for expanding urban and suburban development areas with the efficient provision of public facilities and services.

- Policy 10.1 In reviewing rezoning requests and plan amendments, Jackson County should consider issues of community character, compatibility of use, environmental impact, resident security and safety, and efficient service provision.
- Policy 10.2 The County should encourage future patterns of development and land use that reduce infrastructure construction and maintenance costs, and make efficient use of existing and planned public facilities.

Urban Development Tiers

Goal 11: To identify particular locations in Jackson County for development as Urban Development Tiers, with appropriate land uses, public facilities and services.

- Policy 11.1 The Development Diagram (Exhibit VI.3) designates certain areas of the County as Urban Development Tiers (UDT's). The policies listed here apply to all unincorporated UDT's.
- Policy 11.2 Urban Development Tiers are those where development of an urban character (as defined in Exhibit VI.1) exists or is developing. New development in these areas may be approved by Jackson County if it is consistent with Exhibits VI.1 and VI.3 and other Master Plan policies, if services are available at the appropriate urban levels, and if it is consistent with the County's other applicable development regulations.
- Policy 11.3 Urban development, for purposes of this Master Plan, includes residential land developed at densities greater than three dwelling units per acre. Urban development also includes commercial, industrial, public and recreational uses, in accordance with the County's Master Plan policies and development regulations. Exhibit VI.1 indicates the intent of UDT's and the types and intensity of land uses permitted in these areas.
- Policy 11.4 The County may approve proposals for rural or suburban residential development in UDT's if the County finds that a lower density is necessary to address the site's environmental



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characteristics or if the development is compatible with planned urban uses in the area and will not interfere with the provision of urban facilities and services for future urban development.

- Policy 11.5 The County should encourage the development of a mix of uses that meets local and commercial service needs, thereby reducing transportation system demands.
- Policy 11.6 The County should review the design of all multi-family development non-residential projects to provide future residents with a safe and functional living environment, while maximizing project compatibility with surrounding uses, existing and planned. The design review process should address issues including, but not limited to, site design, circulation and access, landscaping, energy conservation, grading and lighting.
- Policy 11.7 The County should provide for the use of flexible design techniques within Urban Development Tiers. Techniques such as planned developments and clustering should be considered when site design or neighborhood compatibility concerns can best be addressed by a project with a mix of uses or densities.

Suburban Development Tiers

Goal 12: To identify Suburban Development Tiers (SDT's) in Jackson County to provide opportunities for suburban development with appropriate land uses and services.

- Policy 12.1 The Development Diagram (Exhibit VI.3) designates certain areas of the County as Suburban Development Tiers (SDT's). The policies listed here apply to all designated SDT's.
- Policy 12.2 Suburban Development Tiers are those where development of a suburban character (as defined in Exhibit VI.1) exists or is developing. New development in these areas may be approved by Jackson County if it is consistent with Exhibits VI.1 and VI.3 and other Master Plan policies, if services are available at appropriate suburban levels and if it is consistent with the County's other applicable development regulations.
- Policy 12.3 Suburban Development, for the purposes of this Master Plan, includes residential development at densities between 0.2 and 3 dwellings per acre. Non-residential development may include



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commercial uses that primarily serve local residents, medium to low intensity employment centers, public uses and recreational uses, in accordance with the Master Plan policies and development regulations. The County may permit the establishment of very low intensity industrial uses if they are compatible with adjacent development and public facilities.

- Policy 12.4 Jackson County may approve proposals for rural development in SDT's if the County finds that a lower density is necessary to address the site's environmental characteristics or if the development is compatible with planned suburban uses in the area and will not interfere with the provision of suburban facilities and services for future suburban development.
- Policy 12.5 Jackson County shall consider neighborhood commercial developments in SDT's through the rezoning and design review processes. Neighborhood commercial development may be appropriate in SDT's if:
- a. the proposed uses are intended to primarily serve local residents from the surrounding area;
 - b. the site is located at the intersection of major arterial or collector streets;
 - c. adequate facilities and services are available or will be provided as part of the development; and
 - d. the proposed development will be compatible with surrounding land uses.
- Policy 12.6 The County should review the design of all non-residential projects to provide future residents of Suburban Development Tiers with a safe and functional living environment, while maximizing project compatibility with surrounding uses, existing and planned. The design review process should address issues including, but not limited to, site design, circulation and access, service provision, landscaping, grading and lighting, as may be set forth in the development regulations.



Rural Development Tiers

Goal 13: To identify Rural Development Tiers (RDT's) in Jackson County to provide opportunities for rural development with appropriate land uses and services.

- Policy 13.1 The Development Diagram (Exhibit VI.3) designates certain areas of the County as Rural Development Tiers (RDT's). The policies listed here apply to all designated RDT's.
- Policy 13.2 Rural Development Tiers are those where development has not occurred, has occurred at rural intensities, or is planned at rural intensities. New development in these areas may be approved by Jackson County if it is consistent with Exhibits VI.1 and VI.3, if services are available at appropriate rural levels and if it is consistent with the County's other applicable development regulations.
- Policy 13.3 When determining the maximum density of rural development, the County shall consider the availability of services, access to the properties, natural resources and environmental constraints on the property, and the cumulative impacts of development within the RDT. No new lot should be smaller than five (5) acres unless it is part of a cluster development.
- Policy 13.4 The County should plan and provide for services and facilities to RDT's at established rural service levels. Appropriate service levels are defined in the *Transportation and Water and Waste Management Elements* of this Master Plan and in the County's Development Regulations.
- Policy 13.5 The County shall consider neighborhood commercial developments in RDT's through the rezoning and design review processes. Neighborhood commercial development may be appropriate in RDT's if:
- a. the proposed uses are intended to serve local residents from the surrounding rural area;
 - b. the site is located at the intersection of an arterial and collector street or two arterial streets;
 - c. adequate facilities and services are available or will be provided as part of the development; and
 - d. the proposed development will be compatible with surrounding land uses.



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- Policy 13.6 The County should permit non-residential uses associated with agricultural production in RDT's if they are compatible with adjacent land uses.
- Policy 13.7 The County may approve proposals for rural industrial uses, if such proposed uses provide significant employment opportunities for County residents, have safe and adequately designed access, satisfy requirements for normal and emergency water demands, have adequate wastewater supplies and are compatible with existing or planned land uses in the vicinity.

Environmental Conservation Tier

Goal 14: To identify areas with significant environmental or open space features as Environmental Conservation Tiers (ECT's) to ensure that development is compatible with these environmental resources and constraints.

- Policy 14.1 The Development Diagram (Exhibit VI.3) designates certain areas of the County as Environmental Conservation Tiers (ECT's). The policies listed here apply to all designated ECT's.
- Policy 14.2 Environmental Conservation Tiers include public parks, areas within the 100-year floodplain, identified wetlands, and areas of moderate and steep slopes. These areas are depicted on the Development Diagram (Exhibit VI.3) and in the exhibits found in the Natural Resources Element of this Plan. Application of these policies to a particular property shall be based on site-specific analysis. Facility requirements should be applied to ensure adequate service to the specific uses proposed for a property in this Tier.
- Policy 14.3 The County shall evaluate development proposals in the ECT's in accordance with the goals and policies of the Natural Resources Element of this Master Plan.
- Policy 14.4 The County should manage parks and open space development to provide recreational opportunities which are consistent with the conservation of natural resources and the goals and policies of the Parks and Recreation Element of this Master Plan.



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- Policy 14.5 The County should strongly discourage the construction of buildings within the 100-year floodplain through its zoning ordinance.
- Policy 14.6 The County should monitor environmental studies and periodically evaluate the need to modify ECT boundaries or include other sensitive environmental areas (such as designated wellhead protection areas) in the ECT's as these resources are identified.
- Policy 14.7 The County should use its zoning ordinance to prevent the establishment of inappropriate land uses in identified wellhead protection areas. These include uses involved in the manufacture, storage, transfer or disposal of hazardous substances.
- Policy 14.8 The County should help coordinate regional environmental protection strategies and support community actions to protect sensitive environmental features.
- Policy 14.9 The County should participate in efforts to expand and enhance the regional system of open spaces and trails, and should evaluate areas shown in ECT's as potential additions to this system.

Activity Nodes and Urban Corridors

Goal 15: To establish appropriate development standards for activity nodes and urban corridors in unincorporated areas.

- Policy 15.1 Jackson County should promote economic development within activity nodes and urban corridors at appropriate locations.
- Policy 15.2 The County should support the development of commercial uses at activity nodes. Major activity nodes should be located at the intersections of arterial streets in Urban Development Tiers. Minor activity nodes, which primarily support the commercial demands of area residents, may be established in Suburban and Rural Development areas. Employment centers may be established at minor activity nodes if they are appropriately scaled and compatible with adjacent land uses. Minor activity nodes should be located at the intersections of major streets where adequate utilities are available and commercial uses can



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be developed in a manner that is compatible with adjacent development. Minor commercial nodes range from 10 to 20 acres in size.

Policy 15.3 The County should use its zoning authority to encourage the development of a mixture of residential and commercial uses at urban intensities along the I-70 corridor and along other major arterial streets that the County identifies as appropriate for development as urban corridors.

Policy 15.4 The County should adopt design guidelines to ensure that development along urban corridors is compatible with other existing and planned development, and consistent with the long-term ability of adjacent arterials to safely and expediently carry high volumes of traffic.

Non-Residential Development

Goal 16: To ensure that commercial and industrial development in unincorporated areas is compatible with existing neighborhoods in the County.

Policy 16.1 Proposed non-residential structures adjacent to residential neighborhoods shall be designed and located to protect the privacy of neighborhood residents.

Policy 16.2 The County shall use design standards and guidelines to ensure that non-residential uses include appropriate setbacks, parking and loading facilities, screening and landscaping, and other design features to minimize impacts on the surrounding neighborhoods. Jackson County should use design standards and guidelines to ensure that non-residential uses do not channel traffic through local residential streets.

Policy 16.3 The County should encourage the design of commercial and industrial projects to incorporate natural features of the site.

Policy 16.4 The County should adopt site plan requirements, performance design standards and guidelines for development of heavy industrial uses (including mining, waste management and other industrial uses that involve outdoor processing activities) to ensure compatibility with nearby land uses, to provide effective



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circulation and service provision, and to minimize environmental impacts of such development.

- Policy 16.5 The County shall protect areas zoned for industrial use from encroachment by residences and other incompatible uses. The County shall use site plan requirements and performance standards to ensure compatibility between proposed industrial development and adjacent land uses.
- Policy 16.6 The County should encourage joint public-private development of non-residential and mixed-use projects in and around public facilities such as airports and activity nodes at arterial roadway intersections. Such joint development projects should be designed to promote economic development of these locations, while returning revenue to the County and other public entities responsible for developing these major facilities and providing other supportive infrastructure and services.
- Policy 16.7 The County shall encourage the design of new commercial developments in urban areas as integrated centers, or compatible infill, rather than as small individual strip development projects.
- Policy 16.8 The County should encourage a pattern of alternating land uses along major arterials with "nodes" of commercial development separated by other uses such as residential, institutional or office.

Development Coordination

Goal 17: To help incorporated communities by planning and managing extra-territorial growth so each community can maintain its desired community character, land use patterns and levels of service.

- Policy 17.1 Jackson County should use its planning and regulatory authority to promote mutually compatible development patterns in the areas surrounding County municipalities.
- Policy 17.2 New development outside the jurisdiction of incorporated communities may be approved by Jackson County if it is consistent with the existing character of the community, if services are available at the appropriate levels and if other policies of the Master Plan have been met. The County shall



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solicit comments on all public and private development proposals from affected communities.

- Policy 17.3 Jackson County shall meet with its cities to define appropriate Spheres of Influence for each community. The Sphere of Influence should include unincorporated areas that are adjacent to cities, the development of which will affect, and be affected by, development patterns and infrastructure demands within the cities' boundaries. Within a Sphere of Influence, the County and city should work together to establish coordinated development standards, service requirements and capital improvement programs.
- Policy 17.4 The County may adopt Area Plans to establish special goals and policies affecting areas adjacent to incorporated communities. The County should define boundaries for Area Plans through discussion with affected communities. The Area Plans shall be part of the Jackson County Master Plan.
- Policy 17.5 The County may adopt Area Plans to establish special goals and policies affecting remote development centers in unincorporated areas.
- Policy 17.6 Jackson County shall adopt or modify Area Plans with the participation of the residents and property owners of the affected area, and with the involvement of affected organizations or interest groups.
- Policy 17.7 The Development Diagram (Exhibit VI.3) identifies certain outlying communities in eastern Jackson County. The County should work with leaders of these communities to plan for desired extra-territorial growth.
- Policy 17.8 Jackson County may assist outlying communities in providing appropriate services and facilities as defined in the Master Plan, adopted Area Plans, the County's Development Regulations and any applicable intergovernmental agreements.



Goal 18: To provide a development review process that is open to the public, consistent, predictable and designed to achieve the goals of the Master Plan.

- Policy 18.1 Jackson County should evaluate its development review and approval processes and revise as needed to ensure that:
- adequate opportunity for public input is provided at appropriate times during the development approval process;
 - consistency and predictability are maximized for all parties involved in the processes;
 - adequate opportunity for review by affected agencies is provided;
 - the process is expedient; and
 - these processes help to achieve the goals and implement the policies of the Master Plan.

The County should periodically review and amend its development regulations and procedures to implement this policy.

- Policy 18.2 The County shall ensure that adequate public notice is provided at appropriate phases of the development process and that hearings provide the public with the opportunity for meaningful input on public decisions.

- Policy 18.3 The County should maintain policies and regulations that promote consistency and predictability in the development process. *[Note: this policy is not intended to diminish the County's ability to modify its policies or regulations to meet changing conditions.]*

- Policy 18.4 The County shall adopt a unified development code which incorporates zoning and subdivision regulations in a consistent, easy-to-use format.

Growth Management

Goal 19: To ensure that public facilities are designed and phased to adequately meet the needs of new development.

- Policy 19.1 Jackson County shall require the provision of adequate public facilities in unincorporated areas. The County should help



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coordinate utility provision for new development and resolve facility deficiencies in areas that are already developed.

- Policy 19.2 The County should require public facilities in new developments to be designed to accommodate demands resulting from planned land uses. Construction of facilities sized to meet demands at full build-out of planned land uses on adjacent property under separate ownership may be developed in phases if the County finds that phasing is in the best interest of the County as a whole.
- Policy 19.3 When determining the adequacy of public facilities to serve development, the County shall consider the development potential of adjacent land, particularly those lands under the same ownership as the parcel to be developed.
- Policy 19.4 Required on-site improvements shall be in place prior to issuance of building permits for a residential subdivision and prior to occupancy for major commercial or industrial projects.
- Policy 19.5 Required off-site improvements shall be constructed or funded as a condition of development approval.
- Policy 19.6 Where existing and planned public facilities are not adequate to serve an entire development project, the County shall require a phasing plan to ensure that adequate facilities will be available concurrently with demands for those facilities. The County shall require phased projects to be designed so that each phase is able to function effectively it is completed.
- Policy 19.7 The County should use development agreements, where appropriate, to phase construction of required public improvements concurrently with development creating demand for those improvements.
- Policy 19.8 The County should require the provision of facility capacity in excess of that required by a proposed development in Urban or Suburban Development Tiers, if such oversizing is necessary to serve planned development in the facility's service area. Jackson County should develop a process to reimburse developers providing excess facility capacity. Funding for such reimbursements should be based on fees from subsequent developments that benefit from the oversized facilities.



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Goal 20: To establish an equitable system for funding the costs of new public infrastructure.

- Policy 20.1 New development should be required to fund its fair share of the costs for public facilities needed to serve it.
- Policy 20.2 The developer of a tract shall be responsible for installation of on-site improvements, as well as the provision of on-site and off-site easements and rights-of-way.
- Policy 20.3 Costs for system improvements in Suburban and Rural Development Tiers should be borne by the development creating the need for those improvements. A portion of the costs of system improvements in UDT's may be borne by the County if the Legislature determines that said improvements further the goals of this Master Plan. Under special circumstances, the County may participate in the costs of system improvements for SDT's.
- Policy 20.4 The County may enter into joint facility financing agreements, create special districts, levy taxes, or establish user/development fees to finance system improvements in unincorporated areas as authorized by State law. Any joint financing of facilities with a private landowner shall be based on a development agreement with specific allocations of capacity.
- Policy 20.5 Jackson County should investigate alternative methods for financing infrastructure construction and rehabilitation. Appropriate use of Road and Bridge Fund monies for planning, design and construction should be continued; sources for other capital funds should be evaluated and actions to enable County use of such funding sources should be identified and initiated.
- Policy 20.6 When improvements are a condition of development approval, Jackson County shall require security for those improvements at the time of approval. Security may include cash escrow, letters of credit, performance bonds, or other alternatives specifically approved by the County Counselor.



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Goal 21: To support community goals and objectives through coordination on growth management decisions affecting individual communities.

- Policy 21.1 Jackson County shall solicit input from affected communities and other service providers on all growth management decisions, including Master Plan amendments, capital improvement programs, public improvement projects, zoning decisions and subdivision plats. Other service providers may include school districts, water districts, fire districts and utility companies.
- Policy 21.2 Jackson County shall conduct periodic workshops with service providers to discuss capital improvement plans. These workshops also should be used to identify existing and pending service problems, as well as potential solutions to those problems.
- Policy 21.3 Jackson County should reduce service inefficiencies resulting from small unincorporated areas through joint service agreements with surrounding cities and/or support for annexation.

Goal 22: To support community efforts to maintain vital urban centers that support the local and regional economies.

- Policy 22.1 Jackson County should support legislative initiatives that strengthen communities' abilities to maintain strong urban centers.
- Policy 22.2 The County should support community efforts to maintain vital urban centers through the disbursement of funds for key transportation corridors identified as CURS segments.
- Policy 22.3 The County should support joint service opportunities that enhance the safety and vitality of the County's urban centers.

Goal 23: To manage Jackson County's growth by monitoring and evaluating changes in its quality of life, including its natural resources, economy, public services, fiscal condition and community character.

- Policy 23.1 Jackson County shall monitor all subdivision activity, and record the types and locations of lots approved by the County. Jackson



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County shall monitor all building and development permits and record the types and locations of development projects.

- Policy 23.2 The County shall prepare annual reports analyzing development activity and growth trends.
- Policy 23.3 The County should monitor and evaluate trends in employment, social characteristics, labor force characteristics, property values, sales and other factors affecting the quality of life in the County and region. This information should be evaluated to assess the need to modify projections, regulations, plans or policies.
- Policy 23.4 The County should survey residents periodically to assess public perceptions of changes in the quality of life.

Housing

Goal 24: To meet the diverse housing needs of current and future residents of Jackson County.

- Policy 24.1 The Master Plan shall designate sufficient land for development to meet or exceed the residential needs of the County's population, including provision for vacant units. Additional land shall be designated for residential development to ensure a sufficient market flexibility.
- Policy 24.2 The County should identify existing substandard housing units in unincorporated areas and strongly encourage the revitalization and rehabilitation of these structures. The County should seek the demolition of unsafe structures that are not brought up to code within a reasonable time period.
- Policy 24.3 The County should use its zoning ordinance to designate locations appropriate for conventional single family homes, patio homes, townhomes, manufactured housing units and multi-family dwellings. Designated locations should be consistent with the density ranges permitted in the development diagram.



Economic Development

Goal 25: To promote a strong, balanced economy for Jackson County that serves existing businesses and residents, promotes the healthy growth of these businesses and attracts new firms.

- Policy 25.1 Jackson County shall maintain regular contacts with MARC, KCADC, the State and other local and regional economic development agencies and solicit input and participation in developing a cooperative Countywide economic development strategy which complements KCADC's marketing plan.
- Policy 25.2 County economic development strategies should:
- a. match employer's needs with the skills and needs of the local labor force;
 - b. target locations to match existing facilities with employer needs;
 - c. support economic development activities of jurisdictions within the County; and
 - d. foster and promote features contributing to the quality of life in Jackson County, particularly its educational facilities, housing, environment and parks.
- Policy 25.3 The County should continue supporting the interests of local businesses in municipal and County strategic planning efforts by identifying infrastructure and service needs which will enhance Countywide economic conditions.
- Policy 25.4 The County should target industrial recruitment/ expansion efforts to clean, environmentally-responsible businesses and industries that enhance the local tax base without creating excessive burdens on the environment, local services or facilities. These include specific industries identified by the KCADC in the information technology, logistics management and applied manufacturing technology sectors.
- Policy 25.5 The County should develop marketing information in a format which can be easily updated. These materials should be developed in cooperation with County economic development interests and should address physical assets (developable land, parks and open spaces, sports/meeting facilities, transportation facilities, utility availability), human resources, cultural amenities, educational facilities (school districts, trade schools, community colleges, colleges and universities), and other factors



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affecting the business environment (taxes, development procedures, economic and demographic statistics and jurisdictional information).

- Policy 25.6 Jackson County should maintain a data base of information about available industrial sites.
- Policy 25.7 Jackson County should seek direct economic development funding from higher levels of government. Direct economic development funding may include grants, low interest loans or tax incentives for businesses. Funding for facilities that add to the quality of life, such as roads, utilities, sports facilities, and cultural and recreational centers, also supports economic development and should be pursued.
- Policy 25.8 The County should encourage new businesses to locate in areas with existing facilities adequate to meet the needs of the business or industry.
- Policy 25.9 The County recognizes the economic benefits of a major research and development university and should encourage the State of Missouri to increase research and development funding at the University of Missouri, Kansas City.
- Policy 25.10 The County should encourage coordination of local economic development efforts and discourage competitive strategies that reduce the overall advantages of economic development.
- Policy 25.11 The County should actively participate in trade shows in which targeted industries as identified by the KCADC or the State will be present.

Implementation Measures - Community Development (CD)

The following implementation measures propose specific actions the County may choose to take in achieving the goals of the Master Plan. They are intended to set an initial agenda for adopting regulatory and other programs that implement the Plan. The County will select measures for implementation in the next few years by considering the cost, urgency and benefit of each suggested measure. As a result, some projects may begin shortly after Plan adoption, while others may not begin for five or more years.

- CD1: Establish a unified development code which incorporates the County's subdivision and zoning regulations in a cohesive, easy-



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to-use, easy-to-administer document. Include amendments to the development regulations that are recommended by the Master Plan.

- CD2: Establish provisions within the subdivision and zoning ordinance which require consistency between development decisions and Master Plan policies.
- CD3: Revise the zoning ordinance to define districts which are appropriate in Urban, Suburban and Rural Development and Environmental Conservation Tiers. The ordinance should establish the purpose of each district, minimum criteria for rezoning to the district and minimum standards for developing within each district. Comprehensive use lists should identify which uses are appropriate in each district and in Urban, Suburban and Rural Development and Environmental Conservation Tiers. Special provisions for Activity Nodes and Urban Corridors may be included.
- CD4: Incorporate provisions into revised development regulations to identify existing land uses and development approvals which will be "grandfathered."
- CD5: Use the County's video equipment to provide a dated record of specific sites of concern. Consider establishing a record of signs and non-residential land uses for potential use in future development actions.
- CD6: Adopt infrastructure extension provisions that require developer financing of improvements to serve major developments in unincorporated areas. These provisions should permit the County to participate in infrastructure extensions that promote economic development countywide. Draft extension policies to discourage discontinuous or sprawling urban and suburban development patterns. These policies should support efforts to maintain economically viable urban centers.
- CD7: Adopt compatibility standards to minimize the negative impacts of non-residential development on residential neighborhoods. In addition to using zoning districts to achieve a gradual transition between uses, design standards should provide a smooth transition through height, bulk, landscaping and setback requirements. The County's site plan review requirements for



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multi-family residential and non-residential development should be adjusted as needed to review proposals for compatibility.

- CD8: Establish standards for mining and other outdoor industrial activities to minimize the impacts of noise, dust and vibrations on area residents and businesses. Require submittal and County approval of operational characteristics (e.g., dust control measures, noise control, hours of operation, and other factors affecting compatibility with adjacent land use control) for all industrial uses with outdoor processing.
- CD9: Meet with representatives of Blue Summit, Kansas City and Independence to identify and evaluate alternatives to resolve existing service deficiencies and land use conflicts.
- CD10: Meet with representatives from outlying communities and suburban cities to identify each community's perceived sphere of influence. Assess the benefits of jointly planning for development within each community's sphere of influence and, for selected communities, jointly prepare Area Plans that describe desirable patterns and standards for future development.
- CD11: Together with the cities, evaluate the use of cooperative measures to achieve desired development in Spheres of Influence. Such measures could include jointly-developed Area Plans, pre-annexation agreements, interlocal agreements with service providers for infrastructure extension, and contracts for service provision.
- CD12: Adopt necessary regulations to assist Blue Springs with the implementation of the Adams Dairy Corridor Plan. Evaluate adoption of the plan as an Area Plan.
- CD13: When updating the subdivision and zoning regulations, establish a "sunset" review process to ensure that the County evaluates the effectiveness of its regulations on a regular basis.
- CD14: Adopt adequate public facilities requirements to address minimum design standards, minimum system capacities and the timing of installation for road, water, wastewater and drainage system improvements. These requirements should be implemented through the County's subdivision and zoning regulations.



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- CD15: Evaluate alternative funding sources for capital investment. Consider changes in the County Charter or State Road and Bridge Fund statutes to fund planning, construction and rehabilitation of the full range of necessary capital facilities.
- CD16: Establish a consistent format for development agreements and a system to monitor agreements, surety instruments and other conditions of development approval.
- CD17: Establish a formal process to notify towns, cities, school districts, water supply districts, fire protection districts and other service providers affected by County development decisions. These service providers should be notified about subdivision requests, capital improvement programs and rezoning requests prior to legislative decisions on these matters.
- CD18: Expand subdivision requirements to include administrative review of all land divisions, including a quick and cost-effective review of proposed deed divisions to ensure that such divisions are consistent with orderly growth within the County.
- CD19: Schedule and facilitate quarterly meetings with service providers to identify current service concerns and specific strategies to address those concerns. Meetings should be targeted to specific service providers, such as fire protection districts, water supply districts or school districts.
- CD20: Conduct periodic meetings with economic development professionals in the County to identify community resources, development sites and economic development needs. These meetings also should be used to identify regional economic development issues that the group should address.
- CD21: Coordinate the development of a County-wide marketing program that includes up-to-date information on development sites, infrastructure support, City data, information on service providers, and other socio-economic information needed for business relocation or expansion decisions.
- CD22: Continue to improve the quality of housing through active code enforcement.



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CD23: Prepare annual summaries of subdivision, zoning and building permit activities for review by the Plan Commission and Legislature.



VII. TRANSPORTATION ELEMENT

Overview

The Transportation Element addresses principal thoroughfares, highways, streets, other public ways and other modes of transportation. It is intended to guide public and private decision-makers in matters affecting the road network within the County and other transportation issues.

This Element lists key issues, goals, policies and implementation measures. Key issues are intended to focus the reader on the transportation issues that will have the greatest impact on the County's future. Goals describe a desired state of affairs for the future. They are broad public purposes toward which policies and programs are directed. Policies are statements of government intent against which individual actions on decisions are evaluated. They are statements of objectives, standards and principles embodied by the Plan. Implementation measures propose specific actions which Jackson County may choose to take in achieving the goals of the Master Plan.

Transportation Key Issues

Maintaining an effective transportation network. The County's transportation network affects the quality of life for most residents on a daily basis. The efficient movement of traffic depends on a well-organized network of arterial, collector and local streets. By helping to coordinate the development of a County-wide arterial road network and effectively planning collector and local streets, the County can help ensure the safe and rapid movement of people and goods throughout the County.

Ensuring compatibility between development patterns and the transportation network. The long-term success of roadways and adjacent development are closely linked. Major roads with too many or poorly-designed access points lose the ability to move traffic quickly and safely. Conversely, residential and commercial developments suffer if adjacent streets are incompatible with the character of development (e.g., small single-family lots on arterial streets). Appropriate development standards can help ensure long-term compatibility between individual land uses and adjacent roadways.

Prioritizing roadway improvements to provide appropriate access in urban, suburban and rural areas. As long as the County has limited fiscal resources, County decision-makers will have to prioritize roadway improvements. Capital improvements and maintenance expenditures



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directly affect public access throughout the County. By prioritizing these expenditures, the County can provide appropriate levels of access to urban, suburban and rural development areas.

Promoting transportation alternatives which enhance the overall quality of life for Jackson County residents. Jackson County residents have and will continue to rely on the automobile as a primary mode of transportation in spite of its high environmental and operational costs. As traffic and associated costs increase, the benefits of alternative modes of transportation become more apparent. Bicycles, car pools, van pools, buses and light rail all have the potential to alleviate the burdens imposed by the predominance of single-occupancy vehicles. By promoting cost-effective transportation alternatives, the County can reduce the fiscal, environmental and other impacts of moving people and goods through the County.

Transportation Goals and Policies

Goal 26: To maintain a Countywide Transportation Network that provides for safe and expedient travel throughout the County, meeting the diverse needs of residents, businesses and visitors.

- Policy 26.1 Jackson County shall support efforts to enhance the Kansas City metropolitan area's role and image as a regional transportation hub.
- Policy 26.2 The County shall maintain a network of streets that effectively serves all County residents. Exhibit VII.1 describes the hierarchy of these streets in the County's network.
- Policy 26.3 The County should use Exhibit VII.1 as a guide to identify the locations where County resources may be used to construct or maintain each class of street.
- Policy 26.4 Exhibit VII.2 illustrates the locations of existing and planned arterials throughout the County. The County should periodically update this arterial plan to identify existing and proposed arterial streets and to identify local priorities for the use of State and Federal funds.



Exhibit VII.1: Functional Street Classifications

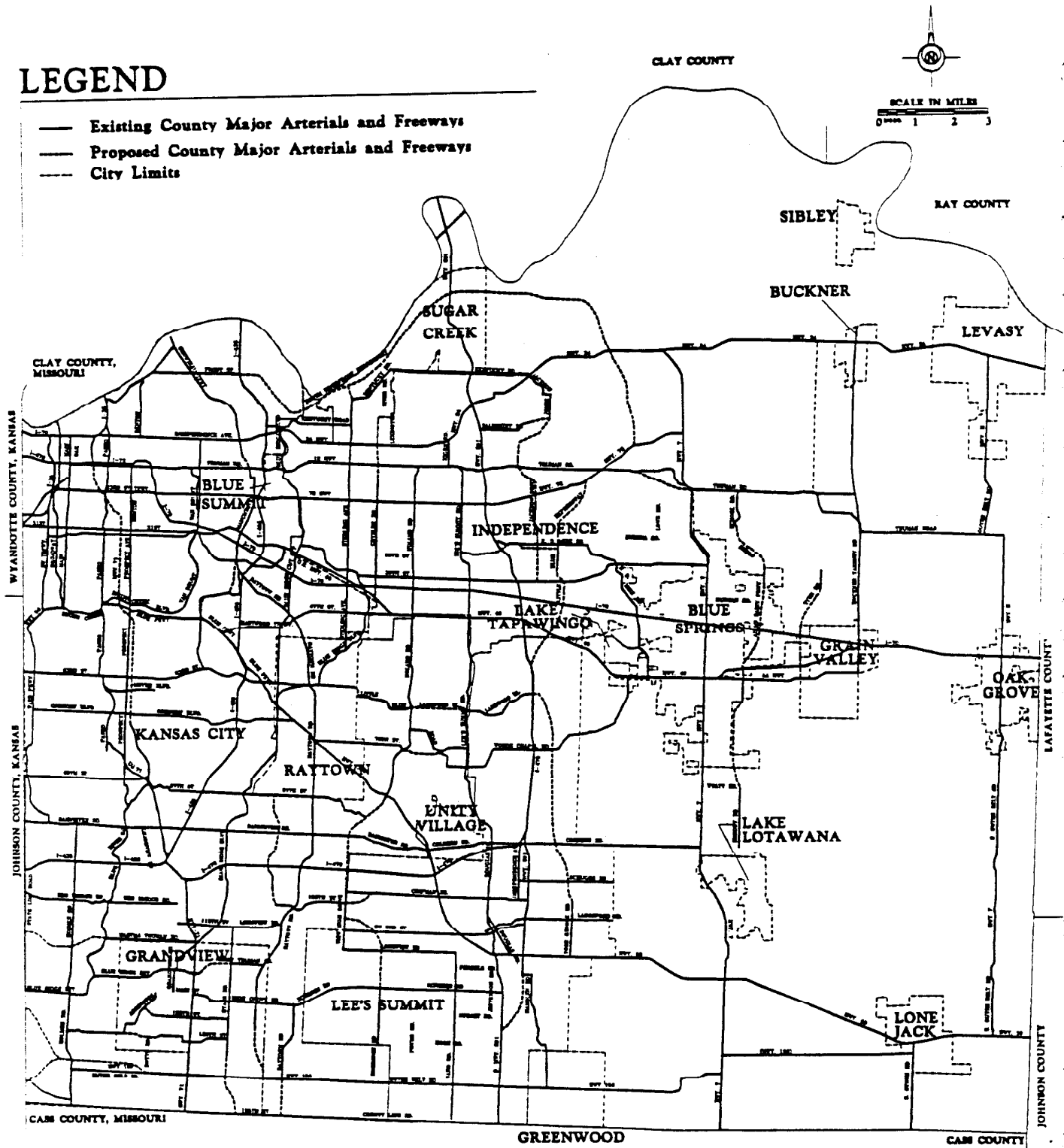
Road Classification	Function	Character of Roadway	Funding
Major Arterial	Link communities and urban centers; carry high volumes of traffic at high speeds.	Continuous traffic flow; access tightly controlled; where required, traffic signals are timed to maximize traffic volumes at design speeds.	State funds used for major arterials throughout County; County funds used for construction and maintenance of arterials in unincorporated areas and CURS segments in cities.
Minor Arterial	Link major arterials and/or small communities; carry moderately high volumes of traffic at moderate speeds.	Continuous traffic flow; controlled access points; traffic signals as required for safety.	State funds used for construction and maintenance throughout County; County funds used for construction and maintenance of minor arterials in unincorporated areas and CURS segments in cities.
Collector	Link arterial and local roads; carry moderate volumes of traffic at low speeds; collect traffic from local neighborhood roads.	Continuous roadway through single neighborhood; designed to carry traffic within neighborhoods, but generally not between neighborhoods; access from individual residential lots is limited.	County funding of upgrades and maintenance to County standards in unincorporated areas; Developer funding of roads within subdivisions; County may fund construction of off-site collectors if sufficient resources are available.
Local	Provide access to individual lots; carry low volumes of traffic at low speed.	Discontinuous; designed to discourage use by through traffic; stop signs at most intersections.	County funding of maintenance to County standards in unincorporated areas.



Exhibit VII.2: Arterial Road Network

LEGEND

- Existing County Major Arterials and Freeways
- Proposed County Major Arterials and Freeways
- - - City Limits



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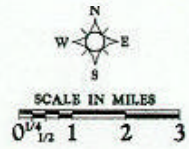
- Policy 26.5 Exhibit VII.3 illustrates the classifications of roads in unincorporated Jackson County. All existing streets that are not illustrated in this exhibit shall be considered local streets. The County shall classify all new streets based on their future function.
- Policy 26.6 The County should update Exhibit VII.3 periodically to reflect the changing use of existing roads, the construction of new roadways and proposed road segments.
- Policy 26.7 Exhibit VII.4 includes recommended design standards for each classification of roadway. The County shall implement these standards through its development regulations and capital improvement projects.
- Policy 26.8 The County should maintain current information about the use, level of service and condition of all County transportation facilities. This information shall be used to prioritize County road and bridge improvements.
- Policy 26.9 The County should endeavor to maintain a Level of Service (LOS) of C or better on all County roads. Arterial streets may operate at LOS D during peak hours. Exhibit VII.5 defines levels of service.
- Policy 26.10 The County shall maintain a five-year transportation capital improvements program (CIP) which is updated on an annual basis. The CIP should prioritize, phase, and schedule transportation system improvements in accordance with Master Plan policies and the County's ability to fund such improvements.
- Policy 26.11 The County should continue to refine its pavement management system and include status reports in the annual CIP updates. The County shall establish a geographic information system linking its road mapping program with the pavement management system.



Exhibit VII.3: County Road Classifications, Unincorporated Jackson County



Department of Public Works
Gordon P. Braun, Director



Legend

Proposed	Existing	Road Type (Minimum ROW Width)
--- (dashed red)	— (solid red)	Major Arterials and Freeways (100')
--- (dashed orange)	— (solid orange)	Minor Arterials (100')
--- (dashed yellow)	— (solid yellow)	Collectors (80')
--- (dashed blue)	— (solid blue)	Local Road (60')
---	---	City Limits



Exhibit VII.4: County Road Design Standards¹

Road Type	Lanes - Width	Shoulder	ADT	Minimum R-O-W ²	Design Speed MPH	Posted Speed MPH	Other Improvements	Other Comments
Arterial	5 - 12'		>8,000	100'	50	45	Curb, sidewalks on both sides	no on-street parking
Minor Arterial	Urban		6,000 to 8,000	100'	50	45	sidewalks on both sides hike/bike trail ³	no on-street parking
	Rural	6' each side						
Collector	Urban		4,000 to 6,000	80'	40	35	Curb, sidewalks on both sides hike/bike trail ³	controlled parking
			1,000 to 4,000					
	Rural	5' each side	1,000 to 6,000					
Local	Urban		under 1,000	60'	30	25	Curb, sidewalk on one side	parking permitted
	Rural	4' each side						

¹ Actual road design will depend on existing conditions. Other design and construction standards will be consistent with ASHTO and Jackson County design guidelines.

² Additional right-of-way may be required due to topography, road alignment or other conditions.

³ Hike/bike trails are required along streets identified in the Master Plan.

Exhibit VII.5: Level of Service Standards - Roadways

Level of Service	Quality of Traffic Operation
A	Free flow and minimal delay. Most vehicles arrive during the green phase and do not stop at all. Volume to Capacity (V/C) ratios generally are less than 0.60.
B	More vehicles stop than for LOS A, resulting in some delay at intersections. Queues develop occasionally that may not be cleared during the first green light phase (some drivers must wait through a red light). V/C ratios generally range from 0.61 to 0.70.
C	This is the typical design level for roadways. Traffic flows are stable; traffic queues are not cleared during approximately 30 percent of the green light phases. Backups may develop behind turning vehicles. V/C ratios generally range from 0.71 to 0.80.
D	The influence of congestion becomes more noticeable. Traffic volumes are approaching unstable flow; approximately 70 percent of the green light phases do not clear waiting queues. Delay may be substantial (waiting through two cycles of the traffic signal), but the queues occasionally clear during peak hour. V/C ratios generally range from 0.81 to 0.90.
E	Unstable flow; roadway is operating at capacity with long queues the entire peak hour. V/C ratios generally range from 0.91 to 1.00.
F	Forced flow; jammed intersections; long delays are expected, with most drivers having to wait through more than two cycles of the traffic signal. V/C ratios exceed 1.0.
Source:	Adapted from <u>Highway Capacity Manual, 1965</u> , in Froda Greenberg, with Jim Hecimovich, <u>Traffic Impact Analysis</u> (Chicago: American Planning Association, 1984) and <u>Highway Capacity Manual, Special Report 209</u> Transportation Research Board, National Research Council, 1985.



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Policy 26.12 When evaluating alternatives for maintenance of existing roadways or pavement of new roadways, the County should consider the function of the road, maintenance costs, rideability, noise and dust levels in addition to the initial capital cost.

Goal 27: To create a logical and cost-effective transportation system through coordinated transportation planning with other public agencies (e.g. cities, MARC and State).

Policy 27.1 Jackson County should regularly update the arterial plan shown in Exhibit VII.2 in cooperation with local jurisdictions and the Mid-America Regional Council (MARC).

Policy 27.2 Jackson County shall coordinate its street design standards for urban and suburban areas with the standards adopted by cities and towns within and adjacent to the County to ensure compatibility.

Policy 27.3 Exhibit VII.6 illustrates the existing County Urban Road System (CURS). Appendix C lists these road segments. The County should periodically update this exhibit after receiving input from affected jurisdictions. CURS segments should create a Countywide network of arterial streets that provides expedient access between communities and urban centers. Inclusion of collector streets as CURS segments may be considered if the Director of Public Works finds that the collector provides a key transportation linkage.

Policy 27.4 The County should solicit input from affected jurisdictions during the planning phase of major capital improvements projects. The County shall keep affected jurisdictions informed of planned construction schedules.

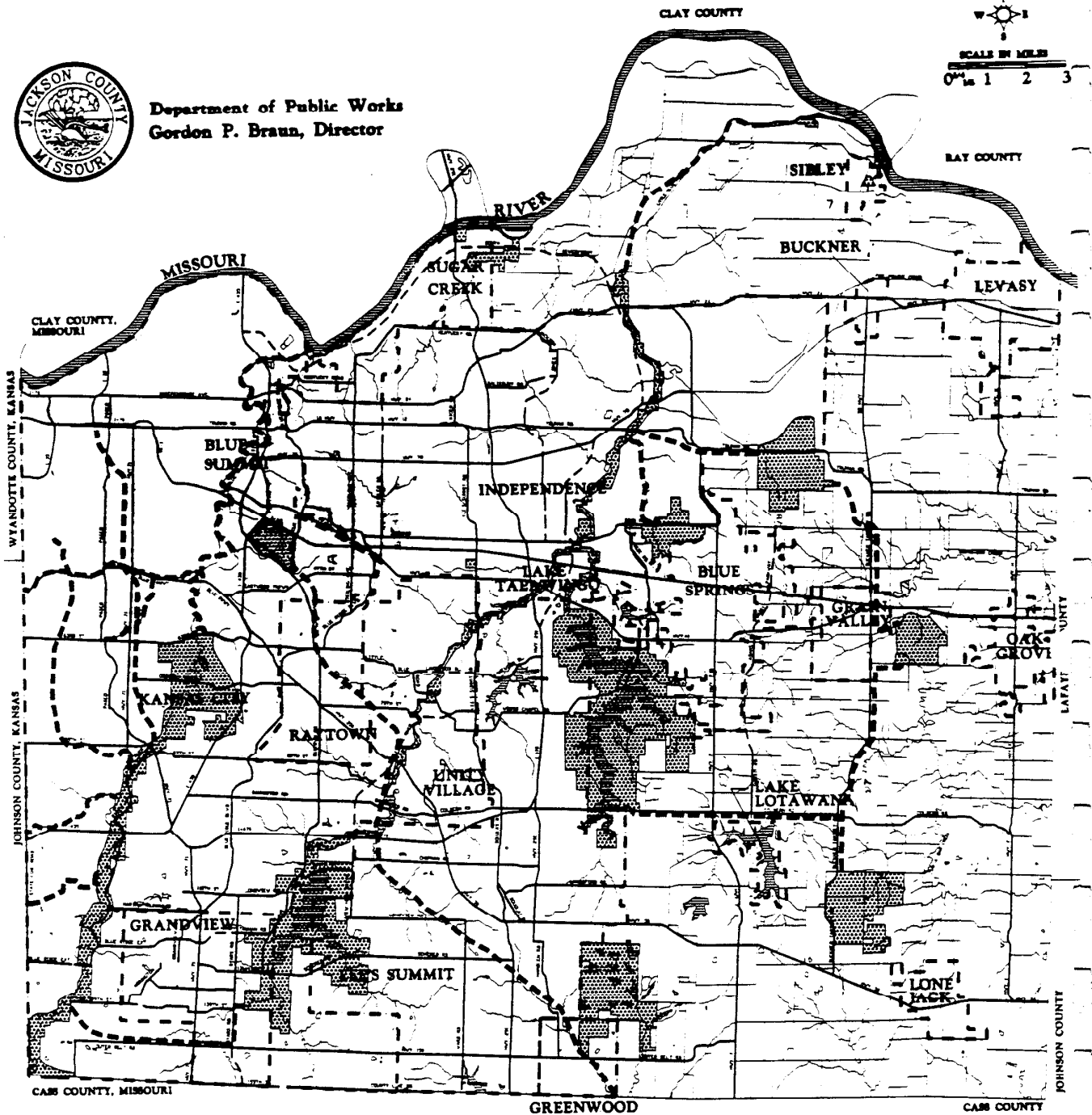
Policy 27.5 The County should support local and regional transportation demand management efforts through active participation in regional transportation demand efforts. The County shall develop and implement a model transportation demand management program for County employees and provide information to help other employers develop appropriate strategies for their businesses.



Exhibit VII.6: Bikeway and Trail System



Department of Public Works
Gordon P. Braun, Director



LEGEND

- Trail/Bikeway
- ▨ Parks



F-L-C PLANNING GROUP

Goal 28: To coordinate transportation improvements with planned development and other public facilities.

- Policy 28.1 Jackson County shall require traffic impact analysis for development projects with the potential to generate high volumes of traffic, increase traffic on congested roadways, disrupt the flow of traffic on arterial streets, or increase traffic through existing neighborhoods. The County's development regulations should implement this policy and include guidelines for the mitigation of adverse impacts.
- Policy 28.2 The County should use the development review and approval process to ensure that road improvements and rights-of-way are adequate to serve planned land uses and are consistent with Master Plan, development regulations and construction standards.
- Policy 28.3 On-site local and collector streets shall be constructed by developers in accordance with County regulations and standards. The County may also require the construction of off-site streets needed to provide adequate access to a development.
- Policy 28.4 The County should limit commercial and other uses that generate high volumes of traffic to locations where the use will not significantly increase traffic through residential neighborhoods.
- Policy 28.5 Residential neighborhoods shall be designed to minimize through traffic on local streets.
- Policy 28.6 The County should develop buffering standards for residential projects that abut arterial streets to minimize the impacts of traffic on project residents.
- Policy 28.7 Appendix D lists all County roads, noting future classification, existing design, existing conditions and deficiencies. Priority ranking for improvements ranges from 0 to 100, with 0 being the highest priority for improvement and 100 being the lowest. The County shall update priorities based on LOS data from current traffic count studies and use the table to guide capital improvements programming.



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- Policy 28.8 The County should develop access spacing standards for lots located on arterial and collector streets to promote the smooth flow of traffic and minimize the impacts of individual developments on the safe and efficient function of these roads. The County's development regulations shall promote the use of local street access for lots located along arterial and collector streets wherever feasible. Driveway access spacing standards for projects located on arterial streets shall be consistent with spacing standards for local street intersections.
- Policy 28.9 Access to residential lots shall be provided from local streets or, where no access to a local street is practical, a collector street. If appropriately designed, a private access to a multi-family project may directly access an arterial street.
- Policy 28.10 The County shall use its development regulations to ensure that each development project has adequate emergency access, provides safe ingress and egress, and minimizes adverse impacts on the function of adjacent collector and arterial roadways.
- Policy 28.11 Except as specifically approved by the County for a multi-use facility, all development shall provide adequate on-site parking for normal operations. Parking space requirements shall be based on average day peak demands. This policy shall be implemented through specific provisions of Jackson County's subdivision and zoning ordinances.

Goal 29: To make the best use of all available sources of funding for the Countywide arterial network.

- Policy 29.1 Jackson County shall actively participate in MARC transportation committees to seek State and Federal funding for high priority projects throughout the County.
- Policy 29.2 The County should monitor State highway improvements plans and funding programs and recommend improvements which maximize benefits to the Countywide road system.
- Policy 29.3 The County should finance its road system through an equitable and efficient combination of taxes, fees and exactions. The County shall evaluate the potential use of road districts, fees and other financing mechanisms that equitably assign the costs of road construction and maintenance on those who benefit.



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- Policy 29.4 The County shall continue to fund the maintenance and operation of CURS segments throughout the County.
- Policy 29.5 The County shall determine the developer's share of on-site arterial street improvement costs on a pro-rata basis. This share and the funding arrangements for proposed road improvements shall be established at the time of plat approval, or, if subdivision is not required, prior to issuance of a development permit.
- Policy 29.6 The developer of a site with a planned arterial that is not listed in the County's CIP may fund the entire cost of the roadway or enter into a development agreement describing the developer's contribution to the project, the project's phasing, and the method for reimbursement of excess capacity, if any.
- Policy 29.7 The costs of off-site roadway improvements required to serve a given parcel shall be borne by the developer of that parcel unless they are scheduled within the County's capital improvements program (CIP) or secured by another development. The County's development regulations shall specify procedures for reimbursement of costs for off-site roadway construction.

Goal 30: To improve access to public transportation throughout the County.

- Policy 30.1 The County should encourage cost-effective extensions of public transportation services that link outlying areas of the County with employment centers in the urban core.
- Policy 30.2 Jackson County should support ride sharing and other private forms of transportation which increase public access to the transportation network and reduce pollution and energy consumption.
- Policy 30.3 The County should support the creation of park and ride sites at appropriate locations along major arterial streets.

Goal 31: To provide County residents with opportunities to use alternative modes of transportation for primary transportation and recreation.

- Policy 31.1 Jackson County should promote the use of transportation modes other than single occupancy automobiles through educational



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and other information-based activities. Other modes may include car pools, van pools, bicycles, buses or mass transit.

- Policy 31.2 The County should participate in the review and approval process for the establishment or expansion of airport facilities to ensure that surrounding land uses and facilities are compatible with such actions.
- Policy 31.3 The County should monitor proposed changes in rail, river and other transportation facilities and adjust road plans to provide adequate access to these facilities.
- Policy 31.4 The County should work through MARC to develop a coordinated regional bikeway and trail system that links activity centers such as recreational facilities, commercial/employment centers and residential communities.
- Policy 31.5 The County should obtain additional rights-of-way along designated streets and open space corridors where bikeways and pedestrian paths will provide valuable linkages between activity centers. Exhibit VII.6 illustrates the general locations of such linkages. Additional bikeways have been identified within some of the Jackson County's cities. Exhibit VII.6 shall be modified to reflect additions and changes proposed in the regional bikeway plan being prepared.

Implementation Measures - Transportation (T)

The following implementation measures propose specific actions the County may choose to take in achieving the goals of the Master Plan. They are intended to set an initial agenda for adopting regulatory and other programs that implement the Plan. The County will select measures for implementation in the next few years by considering the cost, urgency and benefit of each suggested measure. As a result, some projects may begin shortly after Plan adoption, while others may not begin for five or more years.

- T1: Adopt development regulations that:
- a. require dedication of adequate rights-of-way for a planned street system as part of the subdivision process;
 - b. require Traffic Impact Analysis for major development projects;
 - c. establish appropriate design criteria for each type of road, including road configuration, speed limits, and access design and spacing requirements;



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- d. clearly assign funding responsibilities for new roads and road improvements required to serve new development; and
 - e. update the County's parking and parking lot design standards.
- T2: Prepare a 5-year Capital Improvements Program to upgrade roadways that do not comply with County standards for design or condition as prioritized in Appendix D. Schedule improvements based on available funding.
- T3: Prepare and implement a model transportation demand management plan for County employees to reduce peak hour trips, vehicle miles and vehicle trips. Use the plan to identify appropriate strategies for specific types of employees. Such strategies may include ride-sharing, flexible/alternative hours, van pooling and/or telecommuting. Monitor participation rates of County employees and make periodic assessment reports available to businesses and other agencies.
- T4: Solicit comments from cities on proposed roadway construction projects located within communities' identified spheres of influence to ensure that roadway design and alignment are consistent with local plans and standards.
- T5: Encourage the State to include park-and-ride sites at appropriate locations on arterial roadways. Help identify and secure additional right-of-way for park-and-ride facilities that can be included in the scope of scheduled Highway Department projects.
- T6: Evaluate the potential formation of a road district to fund road and bridge improvements in eastern Jackson County. Examine the impacts of district formation on the equitable distribution of funds, cost-effectiveness of service provision for residents, fiscal impact on County operations, and the ability to fund Countywide improvements through the existing Road and Bridge Fund.
- T7: Incorporate the results of the Bicycle Transportation Plan for Clay, Jackson and Platte Counties into the Transportation Element, as appropriate, to plan for the acquisition of additional rights-of-way and to design adequate bicycle paths along identified roadways. Adopt standards for the design and construction of bikeways to ensure the safety of bicyclists and pedestrians and to minimize long term maintenance costs.



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- T8: Help distribute information about public transportation and other programs that reduce traffic burdens on County roadways, in order to increase residents' awareness of and access to these transportation modes.
- T9: Regularly monitor the volumes of traffic on County roads and incorporate this information into the County's pavement management program.
- T10: Monitor proposed modifications to County rail, airport and port facilities and schedule road improvements to support appropriate expansions.



VIII. WATER AND WASTE MANAGEMENT ELEMENT

Overview

The Water and Waste Management Element addresses the need for adequate water, sewer, drainage facilities, and the effective management of wastes. It is intended to guide public and private decision-makers in matters affecting public water supplies, wastewater treatment and disposal, stormwater management, solid waste and hazardous waste.

This Element lists key issues, goals, policies and implementation measures. Key issues are intended to focus the reader on the water and waste management issues that will have the greatest impact on the County's future. Goals describe a desired state of affairs for the future. They are broad public purposes toward which policies and programs are directed. Policies are statements of government intent against which individual actions on decisions are evaluated. These are statements of objectives, standards and principles embodied by the Plan. Implementation measures propose specific actions which Jackson County may choose to take in achieving the goals of the Master Plan.

Water and Waste Management Key Issues

Coordinating water and wastewater utility services with planned development in a cost-effective manner. Potable water is supplied by municipalities and Public Water Supply Districts in Jackson County. While the County does not supply water, it is responsible for ensuring the safety and adequacy of water supplies for residents and businesses in the unincorporated areas of the County. Through adoption of appropriate water system design standards for urban, suburban and rural development areas, and State certification for review of water system construction plans, the County can ensure that water systems are designed to meet the needs of planned development. By coordinating the development of these standards with water suppliers and fire districts, the County can ensure that systems can be designed to meet emergency and normal needs.

Establishing an effective County role in waste management. The management of solid and hazardous wastes is regulated by various state and federal agencies. While these agencies limit the County's authority to regulate certain aspects of waste management, the proper location and site design of facilities is vital to the health and welfare of County residents. In addition to reviewing proposals for facilities, the County can play a valuable role in helping to coordinate creative solutions to managing wastes.



Addressing the impacts of urbanization on downstream properties.

Increased urbanization frequently increases the rate of stormwater runoff and decreases the quality of that runoff. Stormwater easily flows across jurisdictional boundaries. County coordination of a regional stormwater management strategy can help mitigate the negative impacts of development on stormwater quality and quantity.

Water and Waste Management Goals and Policies

Goal 32: To ensure that water systems are adequately designed and constructed to meet the basic and emergency needs of existing and proposed development.

- Policy 32.1 Jackson County shall require the provision of adequate volumes of water for normal and emergency use to all developments. Adequacy standards shall be implemented through the County's development regulations.
- Policy 32.2 The County shall seek certification from the Missouri Department of Natural Resources to operate a County "supervised program" for review and approval of water system extensions within the unincorporated areas of the County that are not already under a "supervised program".
- Policy 32.3 The County shall require connection to a centralized water supply system for all new development. A single family home developed on a parcel that is 20 acres or larger in a Rural Development Tier may be permitted to use an alternative source of water.
- Policy 32.4 Exhibit VIII.1 lists the County's emergency water supply objectives for different types of development in Urban, Suburban and Rural Development Tiers. Water systems to serve new development should be designed to meet these objectives. The County shall work with the fire protection and water supply districts to establish development guidelines and review procedures for areas where adequate emergency fire flows are available, and alternative measures to address fire flow in areas where adequate water supplies are not yet available.



Exhibit VIII.1: Emergency Fire Flow

Development Tier	Maximum Hydrant Spacing	Minimum Fire Flow (gpm)*			
		Primary Building Separation (feet)			
		>100'	31-100'	11-30'	<11'
Urban	600 ft.	500	750	1,000	**
Suburban	1,200 ft.	500	750	1,000	**
Rural	2,400 ft.	500	750	1,000	**
* Minimum fire flow measured in gallons per minute (gpm).					
** Fire flow requirements based on building use, building construction and other factors.					

Policy 32.5 The County shall work with water suppliers and fire districts to provide for facilities to existing development with water systems that do not meet the standards established in Exhibit VIII.1.

Policy 32.6 The County should participate in the oversizing of water facilities for development projects in UDT's if the projects support Master Plan goals and policies and sufficient funding is available.

Policy 32.7 The County should support water conservation programs aimed at reducing demands from new and existing development through public education efforts and through requirements for water conserving fixtures in new or remodeled buildings.

Goal 33: To ensure that water system improvements needed to serve new development are completed concurrently with the demands from that development.

Policy 33.1 Jackson County should require water system improvements which adequately serve new development to be available prior to issuance of a building permit. Large non-residential projects may be permitted prior to provision of services if adequate surety for completion of improvements is provided and occupancy is denied until required improvements are completed.



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- Policy 33.2 Jackson County should meet with water providers on a regular basis to identify and implement programs that will improve communication and coordination between the County and service providers.
- Policy 33.3 The County shall coordinate development review and approval with affected water suppliers to ensure that adequate capacity will be available to serve proposed development.

Goal 34: To ensure that wastewater facilities and services are adequate to provide for the long-term needs of existing and proposed development.

- Policy 34.1 Jackson County shall ensure provision of adequate wastewater services consistent with the growth anticipated by this Master Plan.
- Policy 34.2 Connection to a centralized wastewater system shall be required for all projects in Urban Development Tiers. Projects in Suburban Development Tiers shall be served by a centralized wastewater system unless the County finds that a proposed alternative can safely and efficiently provide for the wastewater treatment and disposal needs of future occupants of the proposed development.
- Policy 34.3 Rural developments shall be served by on-site wastewater treatment systems designed in accordance with Missouri Department of Natural Resources standards and approved by the County.
- Policy 34.4 The County shall help the LBVSD plan and provide wastewater treatment services as follows:
- a. Facilities needed to correct existing deficiencies or prevent imminent health hazards;
 - b. Facilities needed to serve approved development that will overload existing facilities;
 - c. Facilities needed to serve Urban Development Tiers that already have other urban services;
 - d. Facilities needed to serve Suburban Development Tiers that already have other suburban services and soils that are inadequate to support development at planned intensities; and



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- e. Facilities to serve other areas that will benefit the health of residents and improve the local economy, subject to available funding.

Goal 35: To ensure that wastewater system improvements needed to serve new development are completed concurrently with the demands from that development.

- Policy 35.1 Jackson County shall require developers to provide wastewater collection and treatment capacity needed to serve planned development prior to issuance of a building permit. Large non-residential projects may be permitted prior to provision of services if adequate surety for completion of improvements is provided and occupancy is denied until required improvements are completed.
- Policy 35.2 The County should participate in the oversizing of wastewater facilities for development projects in UDT's if the projects support Master Plan goals and policies and sufficient funding is available.
- Policy 35.3 Temporary use of private wastewater treatment facilities may be approved by the County. The County should only approve the use of such facilities if their construction and maintenance are subject to an agreement that adequately provides for the interim costs of operation and maintenance.

Goal 36: To coordinate the efficient extension of organized wastewater collection and treatment systems needed to serve urban and suburban development.

- Policy 36.1 The County should coordinate development approvals with the Little Blue Valley Sewer District (LBVSD) or other affected wastewater service providers.
- Policy 36.2 The County should evaluate the costs, benefits and most appropriate method for extending sewer service to the Sni-A-Bar drainage basin to relieve existing wastewater deficiencies and serve projected development.



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- Policy 36.3 The County should work with cities, outlying communities, neighborhood associations, and the LBVSD to identify additional areas that should be served by centralized wastewater systems.
- Policy 36.4 Sewer service expansions in eastern Jackson County should be financed through the creation of a regional entity or the expansion of the Little Blue Valley Sewer District to serve as a regional service coordinator. The establishment of small scale, privately operated sewer systems should be discouraged.
- Policy 36.5 The County should coordinate development approvals near cities and towns with local plans for extraterritorial extension of sewer systems.

Goal 37: To coordinate development of a system of natural and built drainageways to manage stormwater runoff in a safe, efficient and environmentally-sensitive manner.

- Policy 37.1 The County shall prepare a Stormwater Management Plan for eastern Jackson County. The County shall seek participation of communities in the preparation of the plan.
- Policy 37.2 The Stormwater Management Plan shall guide public investments in flood control and drainage facilities.
- Policy 37.3 The County should evaluate the use of a special district as a mechanism for funding development and implementation of the Stormwater Management Plan.
- Policy 37.4 Drainage studies should be required for all proposed development projects unless the Director of Public Works finds that anticipated changes in runoff do not justify such a study.
- Policy 37.5 Developments generally shall not be permitted to increase the rate or volume of stormwater runoff from the site. Developers shall be required to manage projected increases in runoff through approved methods, designed in accordance with acceptable engineering standards.
- Policy 37.6 The County shall encourage the design and siting of flood control/drainage facilities that are integrated with open space and landscaped areas and maintain a natural appearance.



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- Policy 37.7 The County should consider public safety, appearance, recreational use, and the costs of maintenance and operations in the design of flood control/drainage facilities.
- Policy 37.8 The County should require that flood control/drainage facilities be designed and constructed to minimize the intrusion of pollutants and excess sediments into environmentally sensitive areas.
- Policy 37.9 The County should adopt erosion and sedimentation guidelines for new development. These guidelines should address stormwater quality during and after construction.

Goal 38: To promote the safe, efficient and environmentally-sensitive management of solid waste in a manner that minimizes negative impacts on Jackson County residents.

- Policy 38.1 Jackson County shall continue to actively participate in regional and state planning efforts to help provide for the safe and efficient disposal of solid wastes at appropriate locations.
- Policy 38.2 The County should participate in State legislative initiatives regarding solid waste, supporting efforts to increase County and regional solid waste management authority.
- Policy 38.3 The County shall adopt locational standards for solid waste facilities. Such standards should address proximity to neighborhoods and other activity centers, hydrology, accessibility and development trends. Facilities should be located so that they do not cause adverse impacts on neighborhoods or other activity centers such as parks and retail centers. They shall be located to eliminate the risks of short and long-term contamination of surface or groundwater resources. Solid waste facilities should not be located in growth corridors or other areas with a high potential of urbanization during the planned life of the facility.
- Policy 38.4 The County should adopt regulations and standards for the location and operation of composting facilities. The standards should establish the minimum and maximum size of commercial operations, facility location, buffering of operations and access. A special use permit should be required to establish a composting facility within the County.



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Policy 38.5 The County should coordinate with Kansas City and other municipalities to evaluate the feasibility of establishing and operating a regional Materials Recovery Facility (MRF). When evaluating the costs and benefits of such a facility, the County shall examine the capital costs, operations costs, projected input volume and composition, market demand for recovered materials, impact on waste stream and potential site locations.

Policy 38.6 The County should support the provision of recycling facilities at appropriate locations. The County should assist operators of recycling facilities in locating markets for recycled goods and provide information on recycling center locations to the public.

Goal 39: To ensure that hazardous waste facilities are located and designed to protect the health, safety and welfare of Jackson County residents.

Policy 39.1 The County shall actively participate in State and regional hazardous waste planning activities and support actions that enhance the County's ability to effectively manage the establishment and operation of hazardous waste facilities.

Policy 39.2 The County shall adopt regulations for the siting of hazardous waste facilities to ensure that such facilities are located and designed to have minimal impacts on the use and enjoyment of adjacent parcels.

Implementation Measures - Water and Waste Management (WW)

The following implementation measures propose specific actions the County may choose to take in achieving the goals of the Master Plan. They are intended to set an initial agenda for adopting regulatory and other programs that implement the Plan. The County will select measures for implementation in the next few years by considering the cost, urgency and benefit of each suggested measure. As a result, some projects may begin shortly after Plan adoption, while others may not begin for five or more years.

WW1: Adopt adequacy standards for water systems serving Urban, Suburban and Rural Development Tiers. Consult with the Department of Natural Resources, water service providers and Fire Protection Districts to establish appropriate standards which ensure the cost-effective, concurrent provision of adequate water for normal and emergency water demands.



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- WW2: Obtain certification from the Missouri Department of Natural Resources for the County to have a "supervised program" to review of construction plans for water system improvements. Use the review process to help coordinate systems improvements with planned development in unincorporated areas of the County. The County would not review system improvements from water suppliers who already have DNR approved "supervised programs.
- WW3: Evaluate the adoption of water conservation and landscape design guidelines that reduce peak demands on water systems through building and site development codes. Support water rate and building permit fee structures that promote water conservation and peak use reduction.
- WW4: Coordinate the establishment of a system of standpipes and fire hydrants to provide emergency water supplies in eastern Jackson County. Identify the locations, sizes and funding sources for standpipes in coordination with Water Supply and Fire Protection Districts.
- WW5: Consult Water Supply Districts in the development of Area Plans within the spheres of influence of towns and cities to identify appropriate levels of service. The Area Plan process should identify existing and future service responsibilities in areas which are served by more than one provider.
- WW6: Coordinate the review of public and private development projects with water and fire protection service providers to ensure that adequate capacity can be provided concurrent with demands, to identify system improvements required to provide needed capacity, and to determine developer surety requirements.
- WW7: Adopt minimum service standards for wastewater collection and treatment that are appropriate for Urban, Suburban and Rural Development Tiers. Coordinate development of the standards and review of subject development proposals with the Little Blue Valley Sewer District and other affected service providers to ensure that adequate wastewater services are provided concurrently with the demand for services.
- WW8: Conduct a feasibility study for providing centralized wastewater service to the Sni-A-Bar drainage basin in conjunction with the Little Blue Valley Sewer District. The study should identify the



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costs of various service alternatives, assess demands for services and evaluate potential funding mechanisms.

- WW9: Establish an organized wastewater collection and treatment system for the Tarsney Lakes Subdivision through the creation of an improvement district. Design the system so that it can be incorporated into a regional system serving the Sni-A-Bar basin.
- WW10: Adopt stormwater management provisions as part of the County's development regulations, addressing the rates of runoff from construction sites and developed properties. Establish maximum increases in runoff from the design storm and identify acceptable alternatives to retain or detain excess runoff.
- WW11: Adopt erosion and sedimentation guidelines for construction sites and developed properties. Conduct joint workshops with cities and towns in Jackson County to establish common standards as appropriate. These provisions should supplement DNR regulations, as needed, and not establish redundant requirements.
- WW12: Update the County's Solid Waste Management Plan and Ordinance upon completion of MARC's regional Solid Waste Management Plan.
- WW13: Adopt regulations governing the operation and location of composting facilities in unincorporated areas. Composting facilities shall not be permitted in wellhead protection areas, and should be buffered from commercial and residential areas and operated to minimize off-site impacts of dust, noise, odor and traffic.
- WW14: Assist the Little Blue Valley Sewer District in planning for the extension of wastewater services in a manner consistent with Policy 34.4.
- WW15: Regulate the siting of hazardous waste facilities to ensure that facilities do not pose long or short term hazards to residents or natural resources.



IX. PARKS AND RECREATION ELEMENT

Overview

The Parks and Recreation Element addresses parks, playgrounds and other public open spaces. It is intended to guide public and private decision-makers in matters affecting County-operated parks and recreational services.

This Element lists key issues, goals, policies and implementation measures. Key issues are intended to focus the reader on the parks and recreation issues that will have the greatest impact on the County's future. Goals describe a desired state of affairs for the future. They are broad public purposes toward which policies and programs are directed. Policies are statements of government intent against which individual actions on decisions are evaluated. They are statements of objectives, standards and principles embodied by the Plan. Implementation measures propose specific actions which Jackson County may choose to take in achieving the goals of the Master Plan.

Parks and Recreation Key Issues

Balancing natural resource conservation with the provision of recreational facilities for residents and visitors to Jackson County. The Parks and Recreation Department provides recreational services for residents. It also serves as the custodian of valuable natural resources. The County must identify the types of uses that its land can support and the number of people who can be served. Careful planning and ongoing monitoring of natural resources are needed to establish an appropriate balance.

Maintaining a sustainable level of facilities and services. The County must maintain any facilities that it provides. To ensure that the County can continue to maintain existing and new facilities, it must establish a long-range plan projecting facility maintenance and improvement costs, as well as the costs of maintaining vital recreational programs and activities. These costs must be balanced with projected funding.

Coordinating service provision with other jurisdictions to meet the needs of County residents in a cost-effective manner. Recreation services are provided and supported by various State, local and private interests. By coordinating with these groups, the County can identify opportunities to provide services and facilities more efficiently through joint service agreements or the elimination of redundant services.



Parks and Recreation Goals and Policies

Goal 40 To develop and maintain an environmentally sustainable system of parks which preserves, protects and enhances natural resources and meets residents' diverse recreational needs.

- Policy 40.1 Jackson County shall prepare and regularly update a Master Parks Plan that projects the needs for parks and recreational facilities, identifies areas for open space preservation and/or future recreational development, describes programs and facilities to address those needs and plans for the funding of such improvements based on available resources.
- Policy 40.2 The Master Parks Plan shall establish programs and facilities at an environmentally sustainable level -- a level at which parkland can continue to serve its valuable environmental roles and provide for residents' recreational needs. The Master Parks Plan should balance the County's roles as the custodian of natural resources and as the provider of recreational services.
- Policy 40.3 The County should enter into cooperative agreements with other agencies facilitating the enhancement of natural resources.
- Policy 40.4 The County should consider reserving river bank, stream bank and floodplain areas for both active and passive recreational opportunities. When evaluating the benefits of accepting or obtaining such land, the County shall consider environmental and recreational benefits.
- Policy 40.5 The County should develop management plans for the use and protection of natural areas in its parks.
- Policy 40.6 The County shall maintain an on-going needs assessment program to solicit feedback from park users and to identify changing needs and standards for the open space system. This program should be used to plan for facilities and programs that meet residents' needs and desires.
- Policy 40.7 The County shall provide for educational opportunities and experiences, through structured programs and individual visits, focusing on natural resources, local history and other topics of local interest.



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Goal 41: To maintain and improve Jackson County's existing community and regional parks, facilities and programs.

- Policy 41.1 The County should focus on the maintenance and enhancement of existing community and regional parks.
- Policy 41.2 The County shall use its regulatory and other powers to protect parkland areas from impacts of surrounding development.
- Policy 41.3 The Jackson County Parks Department should develop an internal resource plan, including marketing, special event promotion, education/outreach efforts and volunteer coordination.
- Policy 41.4 The County should develop a cost-effective marketing strategy for reaching and attracting new and repeat parks and recreation customers.
- Policy 41.5 The County shall continue to provide recreational services for people with special facility and program needs at selected park sites.

Goal 42: To develop a Countywide network of bicycle and pedestrian trails.

- Policy 42.1 Jackson County shall support efforts to enhance pedestrian and bicycle linkages through the "Rails to Trails" program.
- Policy 42.2 The County shall support municipal efforts to provide bicycle and pedestrian linkages between recreational facilities and urban centers. The County shall participate in joint efforts to establish such linkages.
- Policy 42.3 The County shall participate in coordinated planning of a system of inter-jurisdictional pedestrian and bicycle linkages.
- Policy 42.4 The County shall assist MARC in coordinating Countywide requests for federal funding of trails and bikeways.
- Policy 42.5 The County should adopt minimum standards to ensure that bikeways and trails are designed and constructed to be easily maintained, readily patrolled and safe for pedestrians and cyclists.



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Goal 43: To provide the sites, facilities and programs needed to support individual and group recreational activities.

- Policy 43.1 The County shall provide facilities and programs for organized group sports on a fee-supported basis.
- Policy 43.2 The County shall provide recreational facilities for use by individuals and organizations on a fee-supported basis.
- Policy 43.3 The County should provide recreational facilities and programs to meet the needs of all ages and income groups.

Goal 44: To enhance the levels of parks and recreation services through shared provision of facilities and services.

- Policy 44.1 Jackson County should continue to coordinate its recreational facilities and programs with those of school districts, municipalities, state and federal agencies.
- Policy 44.2 When evaluating proposals for joint use of facilities or joint programs, the County should consider the cost to the County and the availability of other facilities and programs to area residents. The County should avoid the use of limited resources on redundant programs.
- Policy 44.3 The County should assist in designating locations for future neighborhood parks in unincorporated urban residential developments. This policy shall be implemented through the County's subdivision regulations in coordination with affected municipalities.

Goal 45: To preserve Jackson County's historic resources as physical reminders of the County's past and as unique focal points to shape its identity, now and in the future.

- Policy 45.1 Jackson County should identify and maintain significant historic resources so they interpret and represent Jackson County's heritage to existing and future residents and visitors.
- Policy 45.2 The County should seek public and private sponsors to help support existing historic sites and programs such as the "living



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history" programs, the Lone Jack Museum, the Truman Courtroom and the Truman Farm.

Policy 45.3 The County should maintain its historic sites and structures in a manner that highlights aesthetic qualities of the original design and maintains the historical integrity of the sites to the era depicted. Updates to historic structures, such as the Jackson County Courthouse, should be sensitive to the buildings' historic context.

Implementation Measures - Parks and Recreation (PR)

The following implementation measures propose specific actions the County may choose to take in achieving the goals of the Master Plan. They are intended to set an initial agenda for adopting regulatory and other programs that implement the Plan. The County will select measures for implementation in the next few years by considering the cost, urgency and benefit of each suggested measure. As a result, some projects may begin shortly after Plan adoption, while others may not begin for five or more years.

- PR1: Complete a Parks and Recreation Facilities Master Plan which:
 - a. establishes a schedule for acquisition/improvement of capital equipment and facilities;
 - b. identifies natural open space areas for preservation and/or future development;
 - c. establishes a management plan for natural areas;
 - d. defines standards and criteria for monitoring the levels of maintenance for site-specific facilities;
 - e. describes the programs to be offered by the Parks and Recreation Department and identifies funding sources; and
 - f. analyzes park usage and identifies potential marketing strategies for future programs and special events.

- PR2: Continue and expand programs to attract and reward private and corporate volunteers who help support parks programs and facilities.

- PR3: Coordinate with public and private resource conservation and management agencies and seek mutually beneficial ways to preserve and enhance natural resources throughout the County.

- PR4: Evaluate proposed development within and near park land for its impacts on County resources and facilities. Include Parks and Recreation Department personnel in the review of subdivision,



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zoning and non-residential site plan requests which could potentially impact park land.

- PR5: Compare the costs and benefits of performing facility maintenance with County personnel, with independent contractors and with other agencies.



X. PUBLIC SERVICES ELEMENT

Overview

The Public Services Element addresses public services promoting the health, safety and welfare of County residents which are not addressed in other Plan elements. It is intended to guide public and private decision-makers in matters affecting County services such as law enforcement, fire protection and provision of major cultural and recreational facilities.

This Element lists key issues, goals, policies and implementation measures. Key issues are intended to focus the reader on the public service issues that will have the greatest impact on the County's future. Goals describe a desired state of affairs for the future. They are broad public purposes toward which policies and programs are directed. Policies are statements of government intent against which individual actions on decisions are evaluated. They are statements of objectives, standards and principles embodied by the Plan. Implementation measures propose specific actions which Jackson County may choose to take in achieving the goals of the Master Plan.

Public Services Key Issues

Coordinating cost-effective service provision between County departments and between the County and other public agencies.

Demands for public services have outpaced the growth in available funds. This has forced public agencies to increase efficiency or reduce levels of services. The reluctance of voters to approve additional funding or accept reduced service levels has forced the County to become more efficient. To continue increasing efficiencies, the County must continue to eliminate redundant services and explore opportunities for cooperative service arrangements with other agencies.

Maintaining the County as a safe environment in which to live, work and play.

Real and perceived threats to public safety directly affect the quality of life. City police departments will continue to provide law enforcement services to the majority of the County's population. However, through the courts and the County's Sheriff's Department, Jackson County can help reduce the crime rates Countywide and increase residents' sense of security.

Maintaining a qualified staff and adequate facilities to serve the residents and businesses of Jackson County.

Residents' and business owners' encounters with staff and decision-makers directly affect public confidence in County government. Public confidence is



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essential to gain support for County programs. Maintaining a well-trained, adequately-equipped and motivated staff will help build this confidence. Positive personnel, facility maintenance and training policies are essential to maintain expertise and motivation for staff and decision-makers.

Public Services Goals and Policies

Goal 46: To coordinate the provision of public services to residents and businesses in Jackson County.

- Policy 46.1 Jackson County shall coordinate with other jurisdictions (such as cities, school districts, special districts, State agencies and Federal agencies) to identify opportunities to improve the quality and/or efficiency of public service provision. These efforts shall explore options for sharing facilities and consolidating services.
- Policy 46.2 The County shall consolidate redundant services and facilities where such consolidation reduces costs while maintaining or improving levels of service.
- Policy 46.3 The County shall initiate regular meetings with other jurisdictions to provide a forum for identifying issues and opportunities to improve coordination of service delivery.
- Policy 46.4 The County should use its development regulations as a mechanism to coordinate the expansion of infrastructure and services with new growth.

Goal 47: To work with other service providers to minimize the costs of high quality services.

- Policy 47.1 The County shall include other jurisdictions, as appropriate, in the development review process, to ensure that proposed developments can be effectively and efficiently served.
- Policy 47.2 The County shall use its development review process to coordinate the location and timing of public facilities installation. Development plans shall indicate the locations of public improvements and the order in which they will be installed to prevent unnecessary damage to previously installed improvements (e.g. pavement or water lines).



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Goal 48: To protect Jackson County's residents and businesses from the potential impacts of crime.

- Policy 48.1 The County shall plan and provide appropriate Sheriff's Department services to meet the needs of businesses and residents in urban, suburban and rural areas.
- Policy 48.2 The County shall maintain a well-trained and well-equipped staff of deputies to provide high quality crime prevention, response and investigative services for County businesses and residents.
- Policy 48.3 The County should seek accreditation for the Sheriff's Department from the Commission for Accreditation of Law Enforcement Agencies.
- Policy 48.4 The Sheriff's Department should monitor its level of services and endeavor to maintain or improve service levels over time.
- Policy 48.5 The County shall continue to coordinate provision of 911 services. The Sheriff's Department should continue to provide dispatch services to unincorporated areas and small communities.
- Policy 48.6 The County should update Sheriff's Department communications equipment and emergency backup systems to provide more reliable emergency response. The County should regularly monitor communications technologies and evaluate options for improving system efficiency and reliability through equipment upgrades and consolidation.
- Policy 48.7 The County should continue to actively involve the public in crime prevention through educational programs, such as DARE, and crime prevention programs such as Neighborhood Watch. The County should evaluate the establishment of a Countywide "Citizens Academy" to familiarize adults with the roles of law enforcement agencies.

Goal 49: To continue and expand cooperative law enforcement efforts.

- Policy 49.1 The County shall continue to participate in inter-jurisdictional law enforcement efforts, such as those funded by the County's "drug tax".



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Policy 49.2 The County shall explore opportunities to establish joint training and certification programs for law enforcement agencies throughout the region.

Policy 49.3 Jackson County should continue to participate in the "Weed and Seed" program as a means to provide affordable housing and combat neighborhood crime.

Goal 50: To coordinate with fire protection districts to ensure that services can be provided at appropriate levels in Urban, Suburban and Rural Development Tiers.

Policy 50.1 Jackson County shall include the appropriate fire protection districts in the review of development proposals and shall assist the fire districts in communicating their concerns to developers.

Policy 50.2 The County shall include minimum fire service standards and design requirements in its development regulations. These standards, which should be prepared in coordination with the County's fire protection districts, should be based on fire insurance guidelines.

Policy 50.3 The County shall continue to coordinate inspection of structures in unincorporated Jackson County with applicable fire protection districts.

Goal 51: To support efforts to provide high quality emergency services that are accessible to all Jackson County residents.

Policy 51.1 Jackson County should support the provision of emergency medical services appropriate to meet the needs of urban, suburban and rural area residents through continuation of regular 911 meetings. The County should regularly update Emergency Medical Service (EMS) providers on significant development proposals and growth trends.

Policy 51.2 The County shall continue its support for the 911 system through maintenance of rural addresses.

Policy 51.3 The County should maintain an Emergency Management Plan (EMP) which provides County support for municipal EMP's and



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provides for the emergency needs of unincorporated Jackson County.

Goal 52: To maintain safe and accessible County facilities that enhance cost-effective service provision and the character of the neighborhoods in which they are located.

- Policy 52.1 Jackson County shall schedule improvements to bring all facilities into compliance with the Americans with Disabilities Act (ADA). When planning and scheduling improvements, the County shall consider the impact of such improvements on the historical character of its buildings, impacts on neighborhood character, maintenance costs and initial capital costs.
- Policy 52.2 The County should establish a long range capital facilities plan that projects maintenance and capital costs of County buildings and equipment. The County should use the plan to ensure that adequate County buildings and other facilities are provided and maintained so that the County can serve the public safely and efficiently.
- Policy 52.3 The County should evaluate consolidation of redundant support facilities, such as vehicle service centers, to determine whether such consolidations will increase service efficiency.
- Policy 52.4 The County should enhance service capabilities through cost-effective upgrades to tools and facilities, such as information management systems, and improved coordination between service providers.

Goal 53: To continue to enhance local and regional educational and cultural facilities and services.

- Policy 53.1 Jackson County should continue to support the provision of appropriate facilities and services to meet the needs of the County's senior citizens.
- Policy 53.2 Jackson County should continue to seek regional support for public cultural and recreational facilities which serve the entire Kansas City Metropolitan area, such as the Truman Sports Complex.



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- Policy 53.3 The County should assist school districts in planning for facility needs by regularly supplying geographically based information on development activity, including building permit issuance and subdivision approvals. The County also should provide population statistics and employment data as they become available.

Goal 54: To maintain a qualified professional County staff with a mission to provide high quality, cost-effective public services.

- Policy 54.1 Jackson County shall provide ongoing staff training and reinforcement to maintain a work environment that promotes customer service.
- Policy 54.2 The County shall evaluate the impact of its personnel policies on its ability to hire, develop and retain high quality employees. This evaluation should address training, pay scales, incentives and disincentives for outstanding employee performance, benefits, regional competition, and other relevant factors.
- Policy 54.3 The County shall implement cost-effective strategies to reduce absentee rates and improve the overall health and morale of employees.
- Policy 54.4 The County shall continue efforts to improve inter-departmental communications. Formal and informal communications between all levels of staff should be supported.

Implementation Measures - Public Services (PS)

The following implementation measures propose specific actions the County may choose to take in achieving the goals of the Master Plan. They are intended to set an initial agenda for adopting regulatory and other programs that implement the Plan. The County will select measures for implementation in the next few years by considering the cost, urgency and benefit of each suggested measure. As a result, some projects may begin shortly after Plan adoption, while others may not begin for five or more years.

- PS1: Conduct cost/benefit analyses for consolidation of redundant County services and facilities. These analyses should account for facility costs, time costs and impacts to service levels. Implement consolidations which result in cost savings and improved or equivalent service levels. Avoid consolidations



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which will significantly reduce public access to services or decrease the ability of County staff to provide services in a timely manner.

- PS2: Establish improved coordination on the installation of public facilities through the development review process. Schedule the timing and location of facility improvements to minimize locational conflicts and potential damage to other improvements during installation (e.g., unnecessary road cuts).
- PS3: Establish a formal process to obtain input on public and private development procedures from all affected service providers, including water and wastewater service providers, Fire Protection Districts, School Districts, cities and towns.
- PS4: Pursue certification of the Sheriff's Department through CALEA. Use the certification process to identify and prioritize needs for equipment, personnel and organization.
- PS5: Establish an emergency management plan that defines the County's role in responding to public emergencies. The Plan should identify emergency shelters, describe emergency warning systems and protocol, define public information processes, establish dispatch procedures, describe damage assessment responsibilities and include relevant mutual aid agreements.
- PS6: Establish a long range capital facilities plan that addresses anticipated expansions, maintenance and modifications to County buildings. The plan should address budgetary needs and the costs of deferring needed maintenance or capital investments.
- PS7: Require annual evaluations of service provision for all County Departments to evaluate long and short-term budgetary needs. Use these evaluations to adjust the long range capital facilities plan.
- PS8: Review existing employee compensation, evaluation and training programs to identify cost-effective ways to maintain a well-trained staff which is dedicated to providing high quality services to residents and businesses. Expand practices which reward outstanding performance (e.g., performance bonuses or other recognition), revise those which discourage excellence or reward



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mediocrity (e.g., uniform pay increases, regardless of performance).

- PS9: Implement a County-wide customer relations training program and assign responsibility for establishing positive public relations to every County employee.
- PS10: Continue the County employee newsletter and implement other programs to enhance communication between departments, improve understanding of policies and programs by all County employees and provide informed and coordinated service to citizens and businesses in Jackson County.



XI. PLAN IMPLEMENTATION

A. INTRODUCTION

The Master Plan is not an implementation tool; it is a guide to help decision-makers take actions to achieve the County's goals. Successful plan implementation is the product of many individual actions by the County, other public and private agencies and private citizens. By considering the Master Plan policies in daily decision-making, the County's administrative, appointed and elected representatives will use these decisions to achieve the goals of this Plan.

This section describes many ways the County can use key implementation tools to achieve plan goals, indexes plan goals and implementation measures, and recommends an initial implementation strategy. The general descriptions of implementation tools are intended to describe the variety of techniques that can be used to implement the Master Plan's policies. The County's primary tools for plan implementation include development review, capital improvements programming, intergovernmental actions and annual budgetary planning. Appropriate levels of community involvement can help shape the County's use of these tools and build community support for County programs. The recommended implementation strategy incorporates opportunities for community involvement.

B. DEVELOPMENT REVIEW AND REGULATION

The Master Plan serves as the policy direction for future development decisions. To implement the Plan, the County's decisions must be "consistent" with the Plan. The standards and provisions of the County's zoning, subdivision and other development regulations are the primary tools for ensuring consistency. The implementation measures described in this chapter include actions to provide public services and facilities at adequate levels to meet the needs of new development and to ensure that new development is consistent with the desired community character. The County's development review processes -- subdivision, zoning, site plan, and building permit review -- are discussed, as is the use of development agreements. All of these processes provide opportunities for the County to grow and retain its desired character.

Zoning

Zoning is one of the most powerful tools for implementing the goals and policies of the Master Plan. Key changes needed to make Jackson County's existing zoning ordinance consistent with the Plan's goals and policies are described below.



Zoning District Structure. The County's zoning district regulations should be linked to the categories identified in the Plan. Districts should be modified to ensure that the permitted uses and the intensity of uses correspond with the planned Development Areas. Use of district names that reflect the permitted land uses will improve each landowner's ability to understand what can be developed on an individual tract.

Design Standards. The Plan policies address physical design features which will assure compatibility between neighboring land uses. These standards, involving such matters as landscaping and provision of open space and buffers between certain uses, must be incorporated in the text of the zoning ordinance. Design standards addressing access, parking and other matters also should be addressed. Use of performance standards rather than absolute design standards can provide design flexibility while ensuring compatibility.

Site Plan Review. The site plan review process enables the County to ensure that multi-family and non-residential developments are designed appropriately to address issues such as neighborhood compatibility. It does not change the standards established in the zoning ordinance; instead, site plan review is needed to ensure that those standards are applied appropriately and consistently in the development of specific sites.

Subdivision

Subdivision regulations that provide for the orderly division and development of land are another key tool for implementing the Master Plan. Jackson County's subdivision regulations establish procedures for dividing parcels into developable lots. They also establish minimum design standards for lots and require assurances for completion and maintenance of public improvements serving the lots. The Plan calls for several refinements to the existing regulations that will help the County achieve its goals.

Requirements for **adequate public facilities** are essential to ensure the orderly and efficient growth of the community. Such requirements define minimum service levels, establish minimum design standards for public improvements (e.g., street standards, utility system standards, stormwater management, etc.), assign responsibility for provision of facilities, provide for phasing, link the capital improvements program with development plans, and describe when in the development process improvements should be provided. Good regulations clarify the requirements for improvements and make the development process more predictable for both the development community and the County.



Design and lot improvement standards are another important element of subdivision regulations. These standards relate to the improvement of individual lots, as well as the design of the subdivision as a whole. Subdivision design standards should be closely integrated with zoning ordinance standards.

Development Agreements

Development agreements can facilitate development by resolving land use and infrastructure issues. Agreements can address the timing, location and intensity of development, as well as the timing, location, sizing and funding of infrastructure improvements. Well written agreements can assure the County that adequate facilities and services will be available to meet new demands, and they can assure developers that their investment in a project will not be lost due to some future change in County regulations or policy.

While development agreements can help overcome obstacles to development on a site by site basis, they can create administrative burdens, if the agreements are not drafted in a way that is easy to monitor and enforce. By establishing a common format and a tracking system for development agreements, the County can take advantage of this useful tool while minimizing its administrative costs.

Building Permits

The building permit process is the primary mechanism for ensuring that buildings are constructed or renovated in a way that ensures the safety of future occupants. Jackson County now issues building permits for all new development in unincorporated areas. The Fire Protection Districts inspect buildings for compliance with the relevant codes. The permitting and inspection process is an important tool for ensuring that the standards specified in the Master Plan are followed.

C. PUBLIC INVESTMENT AND PUBLIC FACILITIES FINANCING

Jackson County's use of public funds can provide effective support for the goals and policies of the Master Plan. The County's annual operating budget, the capital improvements program, and other funding sources can effectively implement the Master Plan.



Capital Improvement Program

Public investment in infrastructure is a key factor in shaping a County's development pattern. The County's infrastructure includes its public buildings, as well as its street, water, wastewater, drainage and parks systems.²⁵ Effective capital improvement programming balances the County's needs for infrastructure against available resources. The capital improvement program (CIP) should plan capital expenditures five years in advance, with priorities being updated annually. Much of Jackson County's planned growth depends on the provision of adequate infrastructure. By controlling the location and timing of new or upgraded facilities, the CIP is a key tool for Master Plan implementation.

Capital Improvement Funding

The methods used by a County for infrastructure financing also play important roles in shaping the community by affecting the availability of funds and by determining which groups must bear the costs of growth. Impact fees, special assessments, user fees and benefit fees can be used to ensure that those who generate the need for public facilities pay their fair share of the costs. Property taxes, sales taxes and certain utility rate structures spread the costs of service expansions to the community at large.

Some capital improvements are presently funded through the County's general fund, health fund, park fund and road and bridge fund. All of these funds are supported by property tax levies. In addition, Jackson County levies a general sales tax and supplemental sales taxes to support the 911 Emergency Fund and the Anti-Drug Fund, both of which are used to fund capital and operating expenses. To the extent that capital investments are made from these funds, all County taxpayers share in the cost of the facilities.

The County has numerous special purpose districts which tax and/or assess fees for such services as water, wastewater and fire protection. These districts have facilitated service provision by creating new sources of revenues that directly benefit those who pay. They also have reduced the County's ability to coordinate development and facility expansion decisions. Creation of a road district or additional sewer districts may provide a way to extend services. However, such districts should be structured to ensure that the County maintains an active role in district planning.

The County also has the authority to implement a sales tax for drainage and other improvements. Although recent voter rejections of various tax initiatives suggest that it

²⁵ Water and wastewater systems are operated through improvement districts rather than directly by the County. They are referenced as County infrastructure because the County maintains responsibility for ensuring the adequacy of these systems.



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will be difficult to win support for any tax increase, the losses to floods in the summer of 1993 may increase voter support for the approval of a sales tax for drainage system improvements.

Jackson County's use of public funds will have a significant impact on the successful implementation of this Plan. Public investment decisions should be made in a business-like manner, with cost-effective investments directed to achieving highest-priority goals. By relying on the goals of its Master Plan, Jackson County can make investment decisions that ensure effective provision of services to the people of Jackson County.

D. INTERGOVERNMENTAL COORDINATION

Coordination with other governmental agencies is important to Jackson County. The County relies on other agencies for water, wastewater service, highway improvements and other services. Expansion of its water and wastewater systems to serve projected growth will require coordination and negotiation with the Public Water Supply Districts and the Little Blue Valley Sewer District. Joint planning of development patterns and improvement standards for areas immediately adjacent to incorporated towns and cities offers many benefits for cost-effective service provision and orderly community growth. Jackson County should coordinate its transportation system improvements with its municipalities and the Mid-America Regional Council. Good relationships with these agencies and State agencies, such as the Highway Department and the Department of Natural Resources, can help Jackson County achieve its goals and provide services more efficiently. Jackson County should foster formal and informal channels of communication between County officials and these agencies.

E. COMMUNITY INVOLVEMENT

An informed, involved citizenry is a vital element of a democratic society. The needs and desires of the public are an important consideration in Jackson County's decision-making process. Citizen participation takes many forms -- from educational forums to testifying at public hearings or serving on County boards and commissions. A broad range of perspectives at public hearings helps boards, commissions and the County Legislature to make better informed decisions. Jackson County should continue to encourage community involvement, in a variety of forms, as part of Master Plan implementation.



F. MASTER PLAN AMENDMENT AND REVIEW

The following sections describe the need for amendment and review of Jackson County's Master Plan. The specific procedures should be established in the County's zoning ordinance.

Master Plan Amendment

Jackson County's Master Plan is intended to be a dynamic document -- one that responds to changing needs and conditions. Plan amendments should not be made lightly. Commission and Legislature members should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's goals and policies. In addition, the cumulative effect of many changes may be a change in policy direction. For this reason, Master Plan amendments must be evaluated in terms of their significance to overall County policy. Specific procedures and conditions for plan amendments should be established in the County's zoning ordinance.

Master Plan Policy Review

To ensure that the Master Plan remains an effective guide for decision-makers, Jackson County should conduct periodic major evaluations of the Plan. These evaluations should be conducted every three to five years, depending on the rate of change in the community, and should consider the following:

- The County's progress in implementing the Plan;
- Changes in community needs and other conditions that form the basis of the Plan;
- The County's fiscal condition and ability to finance public investments according to the Plan;
- Community support for the Plan's goals and policies; and
- Changes in State or federal laws which affect the County's tools for plan implementation.

The major review process should encourage input from merchants, neighborhood groups, developers, and other citizens. Any Plan amendments that appear appropriate as a result of this review would be processed according to the Plan amendment process described in the zoning ordinance.



G. INDEX OF IMPLEMENTATION MEASURES

1. Goals and Implementation Measures

Exhibit XI.1 lists the implementation measures recommended in this Plan and the numbers of the goals that each measure implements. This list illustrates how individual actions can support many goals. The County can use this analysis to evaluate the consistency of an action with the goals of the Master Plan. The policies listed under the goals in the Plan elements should be consulted because they include specific information about the way the goals should be implemented. The goals represent a desired outcome for the County. The implementation measures are suggested means of achieving those outcomes. The County may employ other methods to achieve the same goals.

Exhibit XI.1: Implementation Measures and Related Goals

Rec. #	Implementation Measure	Goal #'s
Natural Resources		
NR1	Provide educational materials to contractors to help implement Unified Building Code provisions for the use of energy-efficient construction materials and techniques.	1-7
NR2	Monitor the MARC/USGS/DNR Missouri River Groundwater Protection Study and adopt appropriate land use controls to minimize inappropriate development in identified wellhead protection areas and contributing zones. Special zoning and stormwater management provisions may be implemented through overlay zoning.	2-4, 6, 16, 23, 38, 39
NR3	Adopt provisions to protect wetlands as part of the County's development regulations. Establish a process for including the U.S. Army Corps of Engineers in the review of development requests affecting wetland areas.	2, 3, 14, 16



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Rec. #	Implementation Measure	Goal #'s
NR4	Adopt standards for development on moderate and steep slopes as part of the development regulations, including limits on densities on moderate and steep slopes and design/construction standards. Require an engineer's approval of plans for commercial, industrial and residential buildings constructed on moderate or steep slopes.	4, 6-8, 14, 16, 18
NR5	Conduct workshops with the agricultural and development communities to identify interest in alternative ways to preserve prime agricultural land. One such alternative is the adoption of clustering provisions which concentrate development on a portion of a tract while preserving the balance for agricultural uses. Another alternative which should be evaluated is a system of transferable development rights. This system would enable the owners of prime agricultural land to transfer density from the prime land to other tracts. Other alternatives may be considered following input by the agricultural and development communities.	5-8, 10, 14, 16, 24
NR6	Establish buffering standards to minimize the impacts of agricultural activities on residential neighborhoods. These standards should be a part of the County's development regulations.	1, 7, 8, 16, 18, 24
NR7	Adopt provisions within the development regulations that require percolation testing of all proposed lots which will not be served by centralized wastewater collection and treatment system. Acceptable test results should be required prior to final plat submittal.	3, 4, 6, 18, 24, 34



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Rec. #	Implementation Measure	Goal #'s
NR8	Develop an open space plan after completion of the regional trail system study. The open space plan should identify additional open space parcels that should be secured and establish priorities for open space acquisition. Include open spaces that complete or complement the proposed trail system and areas with identified wildlife resources as high priority open spaces. Obtain funding for proposed acquisitions through public and private grants to the greatest extent possible. Use County funding to improve and maintain open spaces, and to acquire additional rights-of-way or land connecting existing trail segments.	2, 3, 7, 14, 40, 42
NR9	Support efforts to establish a State or Federal wildlife refuge in the Jackass Bend area.	2, 3, 6, 7, 14, 40
Community Development		
CD1	Establish a unified development code which incorporates the County's subdivision and zoning regulations in a cohesive, easy-to-use, easy-to-administer document. Include amendments to the development regulations that are recommended by the Master Plan.	2-4, 6-8, 10, 15, 16, 18-22, 24, 28, 32-37, 46
CD2	Establish provisions within the subdivision and zoning ordinance which require consistency between development decisions and Master Plan policies.	8-10, 16-18



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Rec. #	Implementation Measure	Goal #'s
CD3	Revise the zoning ordinance to define districts which are appropriate in Urban, Suburban and Rural Development and Environmental Conservation Tiers. The ordinance should establish the purpose of each district, minimum criteria for rezoning to the district and minimum standards for developing within each district. Comprehensive use lists should identify which uses are appropriate in each district and in Urban, Suburban and Rural Development and Environmental Conservation Tiers. Special provisions for Activity Nodes and Urban Corridors may be included.	1-5, 7-18, 38
CD4	Incorporate provisions into revised development regulations to identify existing land uses and development approvals which will be "grandfathered."	15, 18
CD5	Use the County's video equipment to provide a dated record of specific sites of concern. Consider establishing a record of signs and non-residential land uses for potential use in future development actions.	
CD6	Adopt infrastructure extension provisions that require developer financing of improvements to serve major developments in unincorporated areas. These provisions should permit the County to participate in infrastructure extensions that promote economic development countywide and do not create incentives to abandon suitable existing sites in urban centers. Draft extension policies to discourage discontinuous or sprawling urban and suburban development patterns.	9, 10, 12, 13, 18-20, 25, 28, 29, 46, 47



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Rec. #	Implementation Measure	Goal #'s
CD7	Adopt compatibility standards to minimize the negative impacts of non-residential development on residential neighborhoods. In addition to using zoning districts to achieve a gradual transition between uses, design standards should provide a smooth transition through height, bulk, landscaping and setback requirements. The County's site plan review requirements for multi-family residential and non-residential development should be adjusted as needed to review proposals for compatibility.	8, 16, 18, 24, 25, 38, 39
CD8	Establish standards for mining and other outdoor industrial activities to minimize the impacts of noise, dust and vibrations on area residents and businesses. Require submittal and County approval of operational characteristics (e.g., dust control measures, noise control, hours of operation, and other factors affecting compatibility with adjacent land use control) for all industrial uses with outdoor processing.	1, 16, 18, 38, 39
CD9	Meet with representatives of Blue Summit, Kansas City and Independence to identify and evaluate alternatives to resolve existing service deficiencies and land use conflicts.	22
CD10	Meet with representatives from outlying communities and suburban cities to identify each community's perceived sphere of influence. Assess the benefits of jointly planning for development within each community's sphere of influence and, for selected communities, jointly prepare Area Plans that describe desirable patterns and standards for future development.	10-18, 21, 22, 46
CD11	Together with the cities, evaluate the use of cooperative measures to achieve desired development in Spheres of Influence. Such measures could include jointly-developed Area Plans, pre-annexation agreements, interlocal agreements with service providers for infrastructure extension, and contracts for service provision.	10-18, 20-22, 26



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Rec. #	Implementation Measure	Goal #'s
CD12	Adopt necessary regulations to assist Blue Springs with the implementation of the Adams Dairy Corridor Plan. Evaluate adoption of the plan as an Area Plan.	10-17, 21, 22, 25, 26, 28
CD13	When updating the subdivision and zoning regulations, establish a "sunset" review process to ensure that the County evaluates the effectiveness of its regulations on a regular basis.	
CD14	Adopt adequate public facilities requirements to address minimum design standards, minimum system capacities and the timing of installation for road, water, wastewater and drainage system improvements. These requirements should be implemented through the County's subdivision and zoning regulations.	3, 10, 18, 19, 26, 28, 37, 46, 47
CD15	Evaluate alternative funding sources for capital investment. Consider changes in the County Charter or State Road and Bridge Fund statutes to fund planning, construction and rehabilitation of the full range of necessary capital facilities.	10, 20, 23, 29, 47
CD16	Establish a consistent format for development agreements and a system to monitor agreements, surety instruments and other conditions of development approval.	18
CD17	Establish a formal process to notify towns, cities, school districts, water supply districts, fire protection districts and other service providers affected by County development decisions. These service providers should be notified about subdivision requests, capital improvement programs and rezoning requests prior to legislative decisions on these matters.	10, 16-19, 21



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Rec. #	Implementation Measure	Goal #'s
CD18	Expand subdivision requirements to include administrative review of all land divisions, including a quick and cost-effective review of proposed deed divisions to ensure that such divisions are consistent with orderly growth within the County.	18
CD19	Schedule and facilitate quarterly meetings with service providers to identify current service concerns and specific strategies to address those concerns. Meetings should be targeted to specific service providers, such as fire protection districts, water supply districts or school districts.	10, 32-35, 46, 47
CD20	Conduct periodic meetings with economic development professionals in the County to identify community resources, development sites and economic development needs. These meetings also should be used to identify regional economic development issues that the group should address.	25
CD21	Coordinate the development of a County-wide marketing program that includes up-to-date information on development sites, infrastructure support, City data, information on service providers, and other socio-economic information needed for business relocation or expansion decisions.	22
CD22	Continue to improve the quality of housing through active code enforcement.	8, 24
CD23	Prepare annual summaries of subdivision, zoning and building permit activities for review by the Plan Commission and Legislature.	23



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Rec. #	Implementation Measure	Goal #'s
Transportation		
T1	Adopt development regulations that: <ul style="list-style-type: none"> a. require dedication of adequate rights-of-way for a planned street system as part of the subdivision process; b. require Traffic Impact Analysis for major development projects; c. establish appropriate design criteria for each type of road, including road configuration, speed limits, and access design and spacing requirements; d. clearly assign funding responsibilities for new roads and road improvements required to serve new development; and e. update the County's parking and parking lot design standards. 	10, 15, 17-20, 24, 26, 28
T2	Prepare a 5-year Capital Improvements Program to upgrade roadways that do not comply with County standards for design or condition as prioritized in Appendix D. Schedule improvements based on available funding.	10, 15, 26
T3	Prepare and implement a model transportation demand management plan for County employees to reduce peak hour trips, vehicle miles and vehicle trips. Use the plan to identify appropriate strategies for specific types of employees. Such strategies may include ride-sharing, flexible/alternative hours, van pooling and/or telecommuting. Monitor participation rates of County employees and make periodic assessment reports available to businesses and other agencies.	1, 10, 15, 26, 31
T4	Solicit comments from cities on proposed roadway construction projects located within communities' identified spheres of influence to ensure that roadway design and alignment are consistent with local plans and standards.	10, 15-17, 19, 21, 27, 28



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Rec. #	Implementation Measure	Goal #'s
T5	Encourage the State to include park-and-ride sites at appropriate locations on arterial roadways. Help identify and secure additional right-of-way for park-and-ride facilities that can be included in the scope of scheduled Highway Department projects.	1, 8, 10, 15, 24, 26, 27, 29, 31
T6	Evaluate the potential formation of a road district to fund road and bridge improvements in eastern Jackson County. Examine the impacts of district formation on the equitable distribution of funds, cost-effectiveness of service provision for residents, fiscal impact on County operations, and the ability to fund Countywide improvements through the existing Road and Bridge Fund.	10, 15, 17, 20, 26, 29
T7	Incorporate the results of the Bicycle Transportation Plan for Clay, Jackson and Platte Counties into the Transportation Element, as appropriate, to plan for the acquisition of additional rights-of-way and to design adequate bicycle paths along identified roadways. Adopt standards for the design and construction of bikeways to ensure the safety of bicyclists and pedestrians and to minimize long term maintenance costs.	1, 10, 31, 42
T8	Help distribute information about public transportation and other programs that reduce traffic burdens on County roadways, in order to increase residents' awareness of and access to these transportation modes.	1, 10, 15, 29, 31
T9	Regularly monitor the volumes of traffic on County roads and incorporate this information into the County's pavement management program.	10, 15, 23, 26
T10	Monitor proposed modifications to County rail, airport and port facilities and schedule road improvements to support appropriate expansions.	10, 15, 23, 25



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Rec. #	Implementation Measure	Goal #'s
Water/Wastewater		
WW1	Adopt adequacy standards for water systems serving Urban, Suburban and Rural Development Tiers. Consult with water service providers and Fire Protection Districts to establish appropriate standards which ensure the cost-effective, concurrent provision of adequate water for normal and emergency water demands.	8, 10-13, 15, 17-19, 24, 32, 33, 50
WW2	Obtain certification from the Missouri Department of Natural Resources for the review of construction plans for water system improvements. Use the review process to help coordinate systems improvements with planned development.	10, 15, 19
WW3	Evaluate the adoption of water conservation and landscape design guidelines that reduce peak demands on water systems through building and site development codes. Support water rate and building permit fee structures that promote water conservation and peak use reduction.	10, 15, 18
WW4	Coordinate the establishment of a system of standpipes and fire hydrants to provide emergency water supplies in eastern Jackson County. Identify the locations, sizes and funding sources for standpipes in coordination with Water Supply and Fire Protection Districts.	10, 16, 50
WW5	Consult Water Supply Districts in the development of Area Plans within the spheres of influence of towns and cities to identify appropriate levels of service. The Area Plan process should identify existing and future service responsibilities in areas which are served by more than one provider.	10-13, 15, 21



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Rec. #	Implementation Measure	Goal #'s
WW6	Coordinate the review of public and private development projects with water and fire protection service providers to ensure that adequate capacity can be provided concurrent with demands, to identify system improvements required to provide needed capacity, and to determine developer surety requirements.	10, 15, 19, 32, 33, 50
WW7	Adopt minimum service standards for wastewater collection and treatment that are appropriate for Urban, Suburban and Rural Development Tiers. Coordinate development of the standards and review of subject development proposals with the Little Blue Valley Sewer District and other affected service providers to ensure that adequate wastewater services are provided concurrently with the demand for services.	3, 6, 8-13, 15, 16, 18, 19, 24, 34-36
WW8	Conduct a feasibility study for providing centralized wastewater service to the Sni-A-Bar drainage basin in conjunction with the Little Blue Valley Sewer District. The study should identify the costs of various service alternatives, assess demands for services and evaluate potential funding mechanisms.	3, 10, 15, 16, 36
WW9	Establish an organized wastewater collection and treatment system for the Tarsney Lakes Subdivision through the creation of an improvement district. Design the system so that it can be incorporated into a regional system serving the Sni-A-Bar basin.	3, 6, 8, 34, 36
WW10	Adopt stormwater management provisions as part of the County's development regulations, addressing the rates of runoff from construction sites and developed properties. Establish maximum increases in runoff from the design storm and identify acceptable alternatives to retain or detain excess runoff.	3, 15, 16, 18, 37



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Rec. #	Implementation Measure	Goal #'s
WW11	Adopt erosion and sedimentation guidelines for construction sites and developed properties. Conduct joint workshops with cities and towns in Jackson County to establish common standards as appropriate. These provisions should supplement DNR regulations, as needed, and not establish redundant requirements.	2, 3, 15, 18, 21
WW12	Update the County's Solid Waste Management Plan and Ordinance upon completion of MARC's regional Solid Waste Management Plan.	2, 3, 6, 16, 38
WW13	Adopt regulations governing the operation and location of composting facilities in unincorporated areas. Composting facilities should be buffered from commercial and residential areas and operated to minimize off-site impacts of dust, noise, odor and traffic.	1-3, 6, 8, 16, 38
WW14	Assist the Little Blue Valley Sewer District in planning for the extension of wastewater services in a manner consistent with Policy 34.4.	10, 15, 19, 20, 34-36
WW15	Regulate the siting of hazardous waste facilities to ensure that facilities do not pose long or short term hazards to residents or natural resources.	2, 3, 6, 8, 16, 39



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Rec. #	Implementation Measure	Goal #'s
Parks and Recreation		
PR1	<p>Complete a Parks and Recreation Facilities Master Plan which:</p> <ul style="list-style-type: none"> a. establishes a schedule for acquisition/improvement of capital equipment and facilities; b. identifies natural open space areas for preservation and/or future development; c. establishes a management plan for natural areas; d. defines standards and criteria for monitoring the levels of maintenance for site-specific facilities; e. describes the programs to be offered by the Parks and Recreation Department and identifies funding sources; and f. analyzes park usage and identifies potential marketing strategies for future programs and special events. 	8, 14, 40, 41, 44, 45, 53
PR2	Continue and expand programs to attract and reward private and corporate volunteers who help support parks programs and facilities.	14, 41, 43, 53
PR3	Coordinate with public and private resource conservation and management agencies and seek mutually beneficial ways to preserve and enhance natural resources throughout the County.	1-7, 14, 37, 40, 41, 43, 44
PR4	Evaluate proposed development within and near park land for its impacts on County resources and facilities. Include Parks and Recreation Department personnel in the review of subdivision, zoning and non-residential site plan requests which could potentially impact park land.	1-3, 7, 14, 40
PR5	Compare the costs and benefits of performing facility maintenance with County personnel, with independent contractors and with other agencies.	44, 49



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Rec. #	Implementation Measure	Goal #'s
Public Services		
PS1	Conduct cost/benefit analyses for consolidation of redundant County services and facilities. These analyses should account for facility costs, time costs and impacts to service levels. Implement consolidations which result in cost savings and improved or equivalent service levels. Avoid consolidations which will significantly reduce public access to services or decrease the ability of County staff to provide services in a timely manner.	44, 49
PS2	Establish improved coordination on the installation of public facilities through the development review process. Schedule the timing and location of facility improvements to minimize locational conflicts and potential damage to other improvements during installation (e.g., unnecessary road cuts).	10, 17-19, 29, 46
PS3	Establish a formal process to obtain input on public and private development procedures from all affected service providers, including water and wastewater service providers, Fire Protection Districts, School Districts, cities and towns.	10, 17, 32-35, 46, 47, 50
PS4	Pursue certification of the Sheriff's Department through CALEA. Use the certification process to identify and prioritize needs for equipment, personnel and organization.	47-49, 51
PS5	Establish an emergency management plan that defines the County's role in responding to public emergencies. The Plan should identify emergency shelters, describe emergency warning systems and protocol, define public information processes, establish dispatch procedures, describe damage assessment responsibilities and include relevant mutual aid agreements.	47, 51



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Rec. #	Implementation Measure	Goal #'s
PS6	Establish a long range capital facilities plan that addresses anticipated expansions, maintenance and modifications to County buildings. The plan should address budgetary needs and the costs of deferring needed maintenance or capital investments.	10, 17, 52
PS7	Require annual evaluations of service provision for all County Departments to evaluate long and short-term budgetary needs. Use these evaluations to adjust the long range capital facilities plan.	47, 48
PS8	Review existing employee compensation, evaluation and training programs to identify cost-effective ways to maintain a well-trained staff which is dedicated to providing high quality services to residents and businesses. Expand practices which reward outstanding performance (e.g., performance bonuses or other recognition), revise those which discourage excellence or reward mediocrity (e.g., uniform pay increases, regardless of performance).	47, 54
PS9	Implement a County-wide customer relations training program and assign responsibility for establishing positive public relations to every County employee.	47, 54
PS10	Continue the County employee newsletter and implement other programs to enhance communication between departments, improve understanding of policies and programs by all County employees and provide informed and coordinated service to citizens and businesses in Jackson County.	46, 47, 54



2. Tabulation of Implementation Measures

The tools described in this Plan Implementation section implement goals in all Plan Elements. Exhibit XI.2 lists the goals of this plan and the key implementation tools used to implement those goals. As is evident in the exhibit, achieving a goal may require several implementation mechanisms. For example, development of activity nodes to support economic growth, while remaining compatible with adjacent neighborhoods, may require changes to the County's zoning ordinance and investment in capital facilities to serve the area. As the County plans its work programs and uses or modifies implementation tools, it should examine each goal to determine whether proposed actions support the Plan's goals. Master Plan policies also should be consulted to ensure the consistency of proposed actions.



Exhibit XI.2: Goals and Implementation Tools

GOALS	MECHANISMS FOR IMPLEMENTING GOALS				
	Capital Improvements Plan	Community Involvement	Development Regulations	Intergovernmental Coordination	Special Area Planning
Natural Resources					
1 To maintain and enhance the air quality in Jackson County.		✓	✓	✓	
2 To protect floodplains, identified wetlands and other hydrological features from inappropriate development.			✓	✓	✓
3 To maintain and enhance the quality of water in Jackson County's lakes, rivers and streams.		✓	✓	✓	✓
4 To manage hillside development to minimize impacts on natural resources and protect future residents from safety hazards.			✓		
5 To retain prime agricultural lands for their contributions to the economy and the rural character of eastern Jackson County.		✓	✓		✓
6 To ensure that development is compatible with the underlying soils.			✓		
7 To encourage the preservation of open space areas throughout the County.		✓	✓	✓	✓

GOALS	MECHANISMS FOR IMPLEMENTING GOALS				
	Capital Improvements Plan	Community Involvement	Development Regulations	Intergovernmental Coordination	Special Area Planning
13 To identify Rural Development Tiers (RDT's) in Jackson County to provide opportunities for rural development with appropriate land uses and services.	✓		✓	✓	✓
14 To identify areas with significant environmental or open space features as Environmental Conservation Tiers (ECT's) to ensure that development is compatible with these environmental resources and constraints.	✓		✓	✓	✓
15 To establish appropriate development standards for activity nodes and urban corridors in unincorporated areas.	✓		✓	✓	✓
16 To ensure that commercial and industrial developed areas in unincorporated areas is compatible with existing neighborhoods in the County.		✓	✓		
17 To assist communities with planning and managing extra-territorial growth so each can maintain its desired community character, land use patterns and levels of service.	✓		✓	✓	✓

GOALS	MECHANISMS FOR IMPLEMENTING GOALS				
	Capital Improvements Plan	Community Involvement	Development Regulations	Intergovernmental Coordination	Special Area Planning
18 To provide a development review process that is open to the public, consistent, predictable and designed to achieve the goals of the Master Plan.		✓	✓	✓	
19 To ensure that public facilities are designed and phased to adequately meet the needs of new development.	✓		✓	✓	
20 To establish an equitable system for funding the costs of new public infrastructure.			✓	✓	
21 To support community goals and objectives through coordination on growth management decisions affecting individual communities.		✓	✓	✓	✓
22 To support community efforts to maintain vital urban centers that support the local and regional economies.				✓	✓
23 To manage Jackson County's growth by monitoring and evaluating changes in its quality of life, including its natural resources, economy, public services, fiscal condition and community character.				✓	

GOALS	MECHANISMS FOR IMPLEMENTING GOALS				
	Capital Improvements Plan	Community Involvement	Development Regulations	Intergovernmental Coordination	Special Area Planning
24 To meet the diverse housing needs of current and future residents of Jackson County.		✓	✓		✓
25 To promote a strong, balanced economy for Jackson County that serves existing businesses and residents, promotes the healthy growth of these businesses and attracts new firms.	✓		✓	✓	✓
Transportation					
26 To maintain a Countywide Transportation Network that provides for safe and expedient travel throughout the County, meeting the diverse needs of residents, businesses and visitors.	✓		✓	✓	
27 To create a logical and cost-effective transportation system through coordinated transportation planning with other public agencies (e.g. cities, MARC and State).	✓		✓	✓	
28 To coordinate transportation improvements with planned development and other public facilities.	✓		✓	✓	

GOALS	MECHANISMS FOR IMPLEMENTING GOALS				
	Capital Improvements Plan	Community Involvement	Development Regulations	Intergovernmental Coordination	Special Area Planning
35 To ensure that wastewater system improvements needed to serve new development are completed concurrently with the demands from that development.	✓		✓	✓	
36 To coordinate the efficient extension of organized wastewater collection and treatment systems needed to serve urban and suburban development.	✓		✓	✓	
37 To coordinate development of a system of natural and built drainageways to manage stormwater runoff in a safe, efficient and environmentally-sensitive manner.			✓	✓	
38 To promote the safe, efficient and environmentally-sensitive management of solid waste in a manner that minimizes negative impacts on Jackson County residents.			✓	✓	✓
39 To ensure that hazardous waste facilities are located and designed to protect the health, safety and welfare of Jackson County residents.			✓	✓	✓

GOALS	MECHANISMS FOR IMPLEMENTING GOALS				
	Capital Improvements Plan	Community Involvement	Development Regulations	Intergovernmental Coordination	Special Area Planning
Parks and Recreation					
40 To develop and maintain an environmentally sustainable system of parks which preserves, protects and enhances natural resources and meets residents' diverse recreational needs.		✓	✓	✓	
41 To maintain and improve Jackson County's existing community and regional parks, facilities and programs.		✓	✓	✓	
42 To develop a Countywide network of bicycle and pedestrian trails.	✓	✓		✓	
43 To provide the facilities and programs needed to support individual and group sports and outdoor recreational activities.	✓	✓		✓	
44 To enhance the levels of parks and recreation services through shared provision of facilities and services.		✓		✓	
45 To preserve Jackson County's historic resources as physical reminders of the County's past and as unique focal points to shape its identity, now and in the future.		✓		✓	

GOALS	MECHANISMS FOR IMPLEMENTING GOALS				
	Capital Improvements Plan	Community Involvement	Development Regulations	Intergovernmental Coordination	Special Area Planning
Public Services					
46 To coordinate the provision of public services to residents and businesses in Jackson County.	✓	✓		✓	
47 To work with other service providers to minimize the costs of high quality services.	✓			✓	
48 To protect Jackson County's residents and businesses from the potential impacts of crime.		✓		✓	
49 To continue and expand cooperative law enforcement efforts.		✓		✓	
50 To coordinate with fire protection districts to ensure that services can be provided at appropriate levels in Urban, Suburban and Rural Development Tiers.	✓		✓	✓	
51 To support efforts to provide high quality emergency services that are accessible to all Jackson County residents.		✓		✓	
52 To maintain safe and accessible County facilities that enhance cost-effective service provision and the character of the neighborhoods in which they are located.	✓				

GOALS	MECHANISMS FOR IMPLEMENTING GOALS				
	Capital Improvements Plan	Community Involvement	Development Regulations	Intergovernmental Coordination	Special Area Planning
53 To continue to enhance local and regional educational and cultural facilities and services.		✓		✓	
54 To maintain a qualified professional County staff with a mission to provide high quality, cost-effective public services.		✓			

H. INITIAL IMPLEMENTATION STRATEGY

This is a long-range Master Plan; its implementation will occur over the next 15 to 20 years. The County cannot reasonably carry out all of the implementation measures in the next few years, but it should begin to implement the Plan with available resources. The following list identifies specific programs which the County should pursue in the first year after adoption of this Plan:

1. Prepare and adopt a Unified Development Code which includes zoning, subdivision and other development related regulations recommended in the Master Plan. These include regulations which:
 - require consistency with the Master Plan;
 - identify the purpose and appropriate locations for each zoning district;
 - promote compatibility between adjacent land uses through the use of landscape, buffer, height, setback, bulk and use location standards;
 - establish buffering standards between residential development and agricultural lands to promote compatibility;
 - limit the intensity of development on steep and moderate slopes, and establish appropriate requirements for commercial, industrial and residential buildings foundation on such slopes;
 - establish minimum service standards for water, wastewater, streets and drainage systems which are consistent with the Master Plan goals and policies for urban, suburban and rural development tiers;
 - assign responsibility for funding and construction of public improvements;
 - require the submittal of acceptable percolation tests for all proposed lots as part of the subdivision review process;
 - define the regulations applicability and conditions for determining which projects are exempt from various provisions of the regulations;
 - establish streamlined processes which provide appropriate review of all development and describe appeal processes;
 - provide for notification of communities which may be affected by proposed development;



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- establish a sunset review process to mandate periodic review of the regulations;
- 2. Initiate discussions with the Jackson County Soil and Water Conservation District, property owners, members of the development community and other affected parties to determine the most effective strategies to promote the preservation of agricultural and open space lands in Jackson County.
- 3. Schedule quarterly meetings with service providers to coordinate construction plans and resolve service conflicts. Continue meeting with fire protection and public water supply districts to identify needed facility upgrades to achieve emergency fire flow goals and potential funding sources.
- 4. Obtain Department of Natural Resources Certification to operate a County "supervised program" for review and approval of water system extensions within unincorporated areas of Jackson County.
- 5. Actively participate in efforts to establish a state or federal wildlife refuge in the Jackass Bend area of the County. Work with the Missouri DNR, the National Forest Service and elected representatives to strongly encourage action on this proposal.
- 6. Conduct meetings with representatives of outlying communities suburban cities to identify each community's sphere of influence. Initially, the County should include affected cities in its development review process. Preparation of area plans should be based on the need for such plans and available resources.
- 7. Conduct a workshop with representative of Blue Summit, Kansas City and Independence to determine the most effective way to remedy existing service and code deficiencies.
- 8. Upon completion of the current traffic count survey, update road improvement priorities listed in Appendix C based on levels of service (LOS). The updated road and bridge improvement priorities should be used to prepare a five-year capital improvements program.
- 9. Link the County's pavement, bridge, maintenance, and sign management systems to centerline map files through the use of GIS software. Also link accident reports and capital improvement project data bases to enable staff to readily produce graphic reports for easy use by staff and elected decision-makers.
- 10. Upon completion of the regional bicycle transportation study, update Exhibit VII.6: Bikeway and Trail System. Consult the exhibit to determine right-of-way needs and roadway designs to ensure that safe trail segments can be completed.



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Coordinate with private sector contributors to identify, acquire and improve key trail segments.

11. Coordinate with the Little Blue Valley Sewer District to conduct a feasibility study for the establishment of a regional wastewater collection and treatment system. The study should include general demand projections, cost estimates and funding sources for urban and suburban portions of the entire basin. Design, costs and funding alternatives to address the wastewater immediate needs of Tarsney Lakes and the Lake Lotawana area also should be addressed.
12. Initiate discussions with the Little Blue Valley Sewer District and Jackson County cities to develop a countywide stormwater management strategy. These discussions should focus on management of the quantity and quality of runoff from development.
13. Adopt hazardous waste regulations that address the siting of facilities throughout the County. These regulations should complement zoning provisions which apply to the development and operation of such facilities in unincorporated Jackson County.
14. Continue developing a Parks and Recreation Facilities Master Plan which is consistent with the Parks and Recreation Element. The element should address resource conservation, long range facility development, educational and recreational programs, funding and community outreach strategies.
15. Pursue CALEA certification of the Sheriff's department. Use the process to identify and prioritize equipment, personnel and organizational needs. Prior to upgrading communications equipment,
 - assess the potential benefits of consolidating all County communications functions, and
 - evaluate inter-agency communications needs.
16. Develop a long range capital facilities plan which identifies County needs for space, as well as the cost of providing and maintaining needed space and facilities.
17. Implement a customer relations training program for all County employees. The program should focus on improving the quality of service provided to County taxpayers. The program should include incentives/recognition for employees who contribute to the overall image of the County.
18. Create a multi-department committee to evaluate the County's geographic information system needs. This committee should identify departmental needs and effective means of coordinating information system improvements to provide



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for those needs. Information system investments should be compatible with existing information resources so departments can more effectively share available information.



XII. APPENDICES

A. GLOSSARY OF TERMS

Affordable Housing

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Annex

To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Base Flood

The 100-year flood, a flood with a one percent likelihood of occurring in any given year.

Clustered Development

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Compatible

Capable of existing together without conflict or ill effects.

Conservation

The management of natural resources to prevent waste, destruction, or neglect.

Dedication

The turning over of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of development.

Density, Residential

The number of permanent residential dwelling units per acre of land. Densities specified in the Master Plan are expressed in units per gross site acre. This includes all of the land that is part of a development site, including street rights-of-way.

Developer

An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development

The physical construction of buildings and the preparation of land for non-agricultural uses. Development activities include: subdivision of land; construction or alternation of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Agricultural activities and routine repair and maintenance activities are excluded from this definition.

Development Tier

An area that is planned for a certain type of development. The Plan defines four development tiers (Urban, Suburban, Rural and Environmental Conservation), and describes appropriate uses and development intensities for each tier.

Dwelling Unit

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Easement

The right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Erosion

(1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of earth.

Flood, 100-year

The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Floodplain

The land area on either side of the banks of a stream subject to flooding. That part of the floodplain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

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Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot.

Goal

Description of a desired state of affairs for the community in the future. They are the broad public purposes toward which policies and programs are directed. Since goals are general statements, more than one set of actions could be taken to achieve each goal. In this Plan, goals are phrased to express the desired results of the Plan; they complete the sentence "Our goal is ...".

Guidelines

General statements of policy direction around which specific details may be later established.

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Hazardous Material

Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Historic, Historical

An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Household

All those persons -- related or unrelated -- who occupy a single housing unit.

Impact

The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee

A fee, sometimes called a development fee, levied on the developer of a project by a local government as compensation for otherwise-unmitigated impacts the project will produce.

Impervious Surface

Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Infrastructure

Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Issues

Important unsettled community matters or problems that are identified in a community's Master Plan and dealt with by the plan's goals, policies, and implementation programs.

Landscaping

Planting -- including trees, shrubs, and ground covers -- suitably designed, selected, installed, and maintained to enhance a site or roadway permanently.

Land Use

The occupation or utilization of land or water area for any human activity or any purpose defined in the Master Plan.

Mixed-Use

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Open Space Land

Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Ordinance

A law or regulation set forth and adopted by a governmental authority, such as the County.

Parcel

A lot, tract or contiguous group of properties, in single ownership or under single control, usually considered a unit for purposes of development.

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Policy

Statements of government intent against which individual actions and decisions are evaluated. Policies are phrased as sentences, with the agency responsible for implementing the policy clearly identified. Where appropriate, these policies also include quantifiable objectives which will assist the County in evaluating the effectiveness of implementation efforts.

Pollutant

Any introduced gas, liquid, or solid that, in sufficient concentrations, will make a resource unfit for its normal or usual purpose.

Pollution

The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pro Rata

Refers to the proportionate distribution of something to something else or to some group, such as the cost of infrastructure improvements associated with new development apportioned to the users of the infrastructure on the basis of projected use.

Recognize

To officially (or by official action) identify or perceive a given situation.

Recycle

The process of extraction and reuse of materials from waste products.

Regional

Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regulation

A rule or order prescribed for managing government.

Residential

Land designated for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Restrict

To check, bound, or decrease the range, scope, or incidence of a particular condition.

Rezoning

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Right-of-way

A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Runoff

That portion of rain or snow that does not percolate into the ground and is discharged into streams instead.

Sign

Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or man-made landscape.

Site

A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street.

Slope

Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil

The unconsolidated material on the immediate surface of the earth created by natural forces that serves as the natural medium for growing land plants.

Sphere of Influence

The probable ultimate boundaries and service area of a town or city as jointly identified by the County and the affected jurisdictions; that portion of the unincorporated County adjacent to a town or city that affects, and is affected by, development and infrastructure planning in the city.

Standards

(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. (2) Requirements in an ordinance that govern building and development as distinguished from use restrictions -- for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Storm Runoff

Surplus surface water generated by precipitation that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Transit, Public

A system of regularly-scheduled buses, other vehicles and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transportation Demand Management (TDM)

A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking.

Trip

A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (the origin -- often from home, but not always), and one "attraction end," (the destination).

Trip Generation

The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Undevelopable

Specific areas where hydrologic, topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the Town.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the zoning ordinance and Comprehensive Plan land use categories.

Vacant

Lands or buildings that are not actively used for any purpose.

Vehicle Work Trips

A vehicle trip generated by the need of individuals to travel to a common location. Vehicle work trips can be reduced by ridesharing, vanpooling, and the use of public transportation, foot travel, or bicycles.

Watercourse

Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include man-made channels, ditches, and underground drainage and sewage systems.

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Zoning

The division of the Town by legislative regulations into areas, or zones, that specify allowable uses for real property and sized restrictions for buildings within these areas; a program that implements policies of the Master Plan.

B. BACKGROUND REPORTS FROM PLAN PREPARATION

Background Reports

Two background reports were prepared during this Master Plan process. These documents provide supplemental information on existing conditions, trends and community concerns. They also document the workshops, interviews and background studies which helped shape this Master Plan.

Needs and Opportunities Report - an assessment of existing conditions, a list of issues of community concerns and recommendations for short and long term action by the County. In addition to the assessments of the existing setting, planning issues, growth trends and the regulatory environment, this report summarizes the community concerns identified in the initial workshops and interviews. It also recommends the a variety of short and long term strategies to improve public service provision.

Planning Framework - a guide for developing the Master Plan. It includes the Conceptual Development Plan and Arterial Plan, which describe the overall development patterns emerging in Jackson County and provide the basis for the planning recommendations included in the document.

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Appendix C: CURS Road Segments

Road Name	Segment Description	Direction	Jurisdiction	Status	Class
39th St.	Blue Ridge Blvd. to R.D. Mize Rd.	E-W	Independence	Existing	Arterial
47th St.	Raytown Rd. to U.S. 40	E-W	Kansas City	Existing	Arterial
63rd St.	State Line Rd. to Little Blue Rd.	E-W	Kansas City/	Existing	Arterial
63rd St.	Noland Rd. to Lee's Summit Rd.	E-W	Kansas City	Proposed	Arterial
75th St.	East Raytown city limits to Noland	E-W	Kansas City	Existing	Arterial
75th St.	Noland Rd. to Little Blue Rd.	E-W	Kansas City	Proposed	Arterial
75th St.	Little Blue Rd. to Lee's Summit Rd.	E-W	Kansas City	Existing	Arterial
83rd St.	Blue Ridge Blvd. to 350 Hwy.	E-W	Raytown	Existing	Arterial
85th St.	State Line Rd. to U.S. 71 Hwy.	E-W	Kansas City	Existing	Arterial
87th St.	U.S. 71 Hwy. to Raytown Road	E-W	Kansas City	Existing	Arterial
109th St.	Raytown Rd. to View High Dr.	E-W	Kansas City	Existing	Arterial
109th St.	View High Dr. to Chipman Rd.	N-E	Lee's Summit	Proposed	Arterial
115th St. / Longview Rd.	U.S. 71 to Raytown Rd.	E-W	Kansas City	Existing	Arterial
139th St.	West Grandview city limits to Botts	E-W	Grandview	Proposed	Arterial
139th St.	Botts Rd. to Byars Rd.	E-W	Grandview	Existing	Arterial
155th St.	U.S. 71 Hwy. to Prior Rd.	E-W	Grandview/	Existing	Arterial
Adams Dairy Pkw.	Pink Hill Rd. to south Blue Springs city limit	N-S	Blue Springs/ County	Proposed	Arterial
Adams Dairy	South Blue Springs city limits to	N-S	County	Proposed	Arterial
Bannister Rd.	I-435 to 350 Hwy.	E-W	Kansas City	Existing	Arterial
Blackwell Rd.	Colbern Rd. to Langsford Rd.	N-S	County	Existing	Collector
Blackwell Rd.	Langsford Rd. to 50 Hwy.	N-S	County/Lee's	Proposed	Collector
Blue Mills Rd.	24 Hwy. to Buckner Tarsney Rd.	N-E	County	Existing	Collector
Blue Parkway	Paseo to 51st St. (Eastwood)	E-W	Kansas City	Existing	Arterial
Blue Ridge Blvd.	North side Blue Summit to Woodson (excludes Kansas City Segments)	N-S	Independence/ Raytown	Existing	Arterial
Blue Ridge Blvd.	66th St.. to Grandview Rd.	N-E	Raytown/ Kansas City/ Grandview	Existing	Arterial
Blue Ridge	Blue Ridge Blvd. to Blue Ridge Blvd.	N-S	Independence/	Existing	Arterial
Blue Ridge	State Line Rd. to Grandview Rd.	E-W	Kansas City	Existing	Arterial
Blue River Rd.	U.S. 71 Hwy. to Blue Ridge Ext.	N-S	Kansas City	Existing	Arterial
Brickyard Road	Westridge Rd. to Noland Rd.	E-W	Kansas City	Existing	Arterial
Buckner Tarsney Rd.	24 Hwy. to north Buckner city limits	N-S	Buckner	Existing	Collector
Buckner Tarsney Rd.	Blue Mills Rd. to 24 Hwy.	N-S	County/Buckner	Existing	Collector
Buckner Tarsney Rd.	24 Hwy. to AA Hwy.	N-S	Buckner/County/ Grain Valley	Existing	Arterial

Appendix C: CURS Road Segments (continued)

Road Name	Segment Description	Direction	Jurisdiction	Status	Class
Buckner	AA Hwy. to 50 Hwy.	N-S	Grain Valley/	Existing	Collector
Bundschu Rd.	Salisbury Rd. to Jones	E-W	Independence	Proposed	Arterial
Byars Rd.	S. Kansas City limit to 139th St.	N-S	Grandview	Existing	Arterial
Byars Rd.	139th St. to County Line Rd.	N-S	Grandview	Proposed	Arterial
Chipman Rd.	View High Dr. to 291 Hwy.	E-W	Lee's Summit	Existing	Arterial
Chipman Rd.	291 Hwy. to Blackwell Rd.	E-W	Lee's Summit	Proposed	Arterial
Colbern Rd.	350 Hwy. to 7 Hwy.	E-W	Unity Village/	Existing	Arterial
Colbern Rd.	7 Hwy. to south Outer Belt Rd.	E-W	County	Existing	Collector
County Line Rd.	Smart Rd. to south Bynum Rd.	E-W	County	Existing	Collector
Courtney Atherton Rd.	Hwy. 291 to Blue Mills Rd.	E-W	Sugar Creek/ County	Existing	Collector
Courtney Rd.	Kentucky Rd. across 291 Hwy. north	N-S	Sugar Creek	Existing	Collector
Crysler Rd.	24 Hwy. to Lexington Rd.	N-S	Independence	Proposed	Arterial
Crysler Rd.	Lexington Rd. to 40 Hwy.	N-S	Independence	Existing	Arterial
Cummings Rd.	Nebgen Rd. to Round Prairie Rd.	E-W	County	Existing	Collector
Douglas Rd.	Colbern Rd. to 50 Hwy.	N-S	Lee's Summit	Existing	Arterial
Duncan Rd.	R.D. Mize Rd. to east Blue Springs city limits	E-W	Blue Springs	Existing	Arterial
Duncan Rd.	East Blue Springs city limits to	E-W	County	Existing	Collector
East Longview	Noland Rd. to Chipman Rd.	N-S	Kansas City	Proposed	Arterial
Eastwood	Blue Parkway to Blue Ridge Cut-off	E-W	Kansas City	Existing	Arterial
Eastwood Tfwy.	Blue Ridge Cut-off to Raytown Rd.	E-W	Kansas City	Proposed	Arterial
Grandview Rd.	Blue Ridge Ext. to Main St.	N-S	Grandview	Existing	Arterial
Gregory Blvd.	The Paseo to Raytown Rd.	E-W	Kansas City/ Raytown	Existing	Arterial
Hamblen Rd.	50 Hwy. to 150 Hwy.	N-S	Lee's Summit/ Greenwood	Existing	Arterial
Harry Truman Rd.	Blue Ridge Ext. to U.S. 71 Hwy.	E-W	Grandview	Existing	Arterial
Harry Truman Rd.	U.S. 71 Hwy. to Byars Rd.	E-W	Grandview	Proposed	Arterial
Harry Truman	Byars Rd. to Raytown Rd.	E-W	Grandview	Existing	Arterial
Highgrove Rd.	71 Hwy. to Scherer Rd.	E-W	Grandview/	Existing	Arterial
Horridge Rd.	View High Dr. to Scherer Rd	N-S	Lee's Summit	Proposed	Arterial
Horridge Rd.	Scherer Rd to Lee's Summit City	N-S	Lee's Summit	Existing	Arterial
Independence	Colbern Rd. to Chipman Rd.	N-S	Lee's Summit	Existing	Arterial

Appendix C: CURS Road Segments (continued)

Road Name	Segment Description	Direction	Jurisdiction	Status	Class
Jackson Dr.	24 Hwy. to Jones	N-S	Independence	Existing	Arterial
Jackson Dr.	Jones to 78 Hwy.	N-S	Independence	Proposed	Arterial
Jackson Dr.	78 Hwy. to R.D. Mize Rd.	N-S	Independence	Existing	Arterial
Jackson Dr.	R.D. Mize Rd. to 39th St.	N-S	Independence	Proposed	Arterial
Jones Rd.	Salisbury Rd. to Jackson Rd.	N-S	Independence	Existing	Arterial
Kentucky Rd.	I-435 to Sterling	E-W	Independence	Existing	Arterial
Kentucky Rd.	Sterling to 24 Hwy.	E-W	Independence	Existing	Arterial
Kiger Rd.	24 Hwy. to Truman Rd.	N-S	Independence	Existing	Arterial
Lakewood	Lee's Summit Rd to I-470	E-W	Lee's Summit	Existing	Arterial
Langsford Rd.	Douglas Rd. to Blackwell	E-W	Lee's Summit	Existing	Arterial
Langsford Rd.	Blackwell Rd. to 7 Hwy.	E-W	County	Existing	Collector
Lee's Summit Rd.	Truman Rd. to Douglas Rd. (excluding Kansas City segments)	N-S	Independence/ Lee's Summit	Existing	Arterial
Liggett Rd.	Woods Chapel Rd. to east Fleming Park boundary	E-W	County	Existing	Collector
Little Blue Expy.	I-470 to 78 Hwy.	N-S	Independence	Proposed	Arterial
Little Blue	78 Hwy. to 24 Hwy.	N-S	Independence	Proposed	Arterial
Longview Rd.	View High Dr. to Ward Rd.	E-W	Lee's Summit	Existing	Arterial
Major Rd.	Arnette/Minter Rd. to Buckner	E-W	County	Existing	Collector
Manchester	Truman Rd. to I-70	N-S	Kansas City	Existing	Arterial
Manchester	I-70 to Stadium Drive	N-S	Kansas City	Existing	Arterial
Martha Truman Rd.	Blue River Rd. to U.S. 71 Hwy.	E-W	Kansas City/ Grandview	Existing	Arterial
Military Club Rd.	Raytown Rd. to Westridge Rd.	E-W	Kansas City	Existing	Arterial
Milton Thompson Rd.	7 Hwy. to 50 Hwy.	N-S	County	Existing	Collector
Moreland School Rd.	Liggett Rd. to 7 Hwy.	E-W	County	Proposed	Collector
Moreland	7 Hwy. to Arnette/Minter Rd.	E-W	County	Existing/	Collector
Nebgen Rd.	Buckner Tarsney Rd. to Cummings	E-W	County	Existing	Collector
Noland Rd.	75th St. to 87th St. extended	N-S	Kansas City	Existing	Arterial
North River	Kentucky Rd. to 24 Hwy.	N-S	Sugar Creek	Existing	Arterial
Pink Hill Rd.	R.D. Mize Rd. to 7 Hwy.	E-W	Independence	Existing	Arterial
Pink Hill Rd.	7 Hwy. to H Hwy.	E-W	County	Existing	Collector
Prospect	U.S. 71 Hwy. (Hickman Mills Rd.) to R.D. Mize Rd.	N-S	Kansas City	Existing	Arterial
R.D. Mize Rd.	Pink Hill Rd. to I-70	N S	Blue Springs	Existing	Collector
R.D. Mize Rd.	I-70 to west Buckner-Tarsney Rd.	E-W	Blue Springs/ Grain Valley	Existing	Collector

Appendix C: CURS Road Segments (continued)

Road Name	Segment Description	Direction	Jurisdiction	Status	Class
R.D. Mize Rd.	Buckner Tarsney Rd. to H Hwy.	E-W	County/ Oak Grove	Existing	Collector
Raytown Rd.	Stadium Drive to I-435	N-S	Kansas City	Existing	Arterial
Raytown Rd.	I-435 to High Grove Rd.	N-S	Kansas City/	Existing	Arterial
Renick Rd.	H Hwy. to County Line Rd.	E-W	County	Existing	Collector
Round Prairie	Cummings Rd. to south Outer Belt	E-W	County	Existing	Collector
Ryan Rd.	Minter Rd. to Buckner Tarsney Rd.	E-W	County	Existing	Collector
S.W. 3rd St.	View High Dr. to Douglas Rd.	E-W	Lee's Summit	Existing	Arterial
Salisbury Rd.	291 Hwy. to Bundschu	E-W	Independence	Existing	Arterial
Scherer Rd.	High Grove Rd. to Hwy. 291	E-W	Lee's Summit	Existing	Arterial
Shrout Rd.	Wyatt Rd. to Colbern Rd.	N-S	County	Existing	Arterial
Smart Rd.	50 Hwy. to County Line Rd.	N-S	County	Existing	Collector
South River	I-435 to 24 Hwy.	E-W	Kansas City/	Existing	Arterial
State Line Rd.	85th St. to Blue Ridge Ext.	N-S	Kansas City	Existing	Arterial
Sterling Ave.	Kentucky Rd. to I-70	N-S	Sugar Creek/ Independence	Existing	Arterial
The Paseo	Independence Ave. to I-70	N-S	Kansas City	Existing	Arterial
The Paseo	I-70 to Hickman Mills Dr.	N-S	Kansas City	Existing	Arterial
Todd George Rd.	I-470 to Chipman Rd.	N-S	Lee's Summit	Proposed	Arterial
Todd George Rd.	Chipman Rd. to Langsford Rd.	N-S	Lee's Summit	Existing	Arterial
Truman Rd.	Main St. to Buckner Tarsney	E-W	Kansas City/	Existing	Arterial
Twyman	Blue Mills Rd. to 24 Hwy.	N-S	County	Existing	Collector
Unnamed	350 Hwy. to 75th St.	N-S	Raytown	Existing	Arterial
Valley View Rd.	Little Blue Expy. to Woods Chapel Rd.	E-W	Independence/ Blue Springs	Existing	Collector
View High Dr.	Chipman Road to 109th St.	N-S	Kansas City/ Lee's Summit	Existing	Arterial
Ward Rd.	Longview Rd. to County Line Rd.	N-S	Lee's Summit	Existing	Arterial
Westridge Rd.	Military Rd. to Brick Yard Rd.	E-W	Kansas City	Existing	Arterial
Woods Chapel Rd.	I070 to 40 Hwy.	N-S	Blue Springs	Existing	Arterial
Woods Chapel Rd.	40 Hwy. to Lee's Summit Road	N-S	Blue Springs/ County/ Lee's Summit	Existing	Arterial
Woodson Rd.	51st St. to 75th St.	N-S	Raytown	Existing	Arterial

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
RYANR25	RYAN RD	FE OF BRIDGE	NI OF BUCKNER TARSNEY RD	S	0.0	C	32	2	60	18	2	
OLATR25	OLD ATHERTON RD	ATHERTON RD	ADAMS RD	R	0.0	L	20	2	60	16		
PRALR05	PRALL RD	BUCKNER TARSNEY RD	BUCKNER TARSNEY RD	R	0.6	L	20	2	60	16		40
065S05	65TH ST	CHILES RD	INDERWEISSEN RD	U	1.0	L	28	2	60	23		
UNSCR05	UNION SCHOOL RD	WHITNEY RD	YOCUM RD	S	1.9	C	32	2	60	18		
BETIC05	BETHELLE CT	FI OF MILTON THOMPSON	DE	S	2.1	L	28	2	60	26	2	50
SHIPR05	SHIPPY RD	MORELAND SCHOOL RD	RYAN RD	U	3.1	L	28	2	60	14		
YOCUR05	YOCUM RD	BLUE MILLS RD	UNION SCHOOL RD	U	3.2	C	32	2	60	19		
ELSMR05	ELSEA SMITH RD	FI OF 24 HWY	CL OF CULVERT	R	3.4	C	24	2	60	22	2	50
COLIR35	COUNTY LINE RD	MILLER RD	OUTERBELT RD	R	3.9	C	24	2	80	17		
LITCR10	LITCHFORD RD	W SIDE BRIGE; W SNI-A-BAR	END C.MIX; BEG CHIP/SEAL	S	4.3	C	32	2	60	18	2	
ADCER10	ADAMS CEMETERY RD	ADAMS CEMETARY RD	BUCKNER TARSNEY RD	S	4.3	L	28	2	60	13		
TAYLR05	TAYLOR RD	MORELAND SCHOOL RD	RYAN RD	U	4.7	L	28	2	60	17		
LITCR15	LITCHFORD RD	END C.MIX; BEG CHIP/SEAL	HARRIS POTTS RD	S	4.7	C	32	2	60	18	2	40
BUTAR35	BUCKNER TARSNEY RD	FE OF BRIDGE	BEGIN SHOULDER	S	6.1	AM	48	4	100	23	2	40
BURIR05	BURRIS RD	HWY 40	DE	U	6.1	L	28	2	60	12		40
STRAL05	STRAWBERRY LN	DE	NI OF LEGGET RD	U	6.4	L	28	2	60	18	2	40
BUTAR30	BUCKNER TARSNEY RD	E OF SHOULDER	NE OF BRIDGE	S	6.6	AM	48	4	100	23	2	40
STILR20	STILLHOUSE RD	NEBGEN RD	CHURCH RD	R	7.3	C	24	2	80	20		
PERDR05	PERDUE RD	FI OF ALLEY RD	ER OF CURVE	S	7.3	C	32	2	80	20	2	40
LEFHR05	LEFHOLZ RD	MCQUERRY RD	HOWELL RD	S	7.5	L	28	2	60	18		
MOSCR10	MORELAND SCHOOL RD	BR OF CURVE	BR OF CURVE	U	7.5	C	32	2	60	22	2	40
MINTR05	MINTER RD	FI OF RYAN RD	NI OF OLD 40 HWY	U	7.7	C	32	2	80	20	2	50
PERDR10	PERDUE RD	ER OF CURVE	NI OF COLBERN RD	S	7.9	C	32	2	80	20	2	60
COLIR45	COUNTY LINE RD	BOSWELL RD	COUNTY LINE	R	7.9	C	24	2	80	18		
EASLR10	EASLEY RD	EASLEY DR	ALLEY & JACKSON DR	S	8.0	L	28	2	60	17		
LENTR05	LENTZ RD	BLUE MILLS RD	DE	R	8.5	L	20	2	60	16		
STARA05	STARK AVE	FI 22ND TERR/INDEP CITY	NI BLUE RIDGE RD	U	8.7	L	28	2	60	24	2	
HOWAR05	HOWARD RD	MILTON THOMPSON RD	COLBERN RD	S	8.7	C	32	2	60	17		
LOJAR20	LONE JACK-LEE'S SUMMIT RD	FI OF BUCKNER TARSNEY RD	FI OF BROWN RD	R	9.3	C	24	2	80	17	2	40
GILER05	GILLESPIE RD	OUTERBELT RD	COUNTY LIMIT	S	9.5	L	28	2	60	17		
MOSCR05	MORELAND SCHOOL RD	CL OF BLUE SPRINGS	BR OF CURVE	U	9.9	C	32	2	80	22	2	40
ARNER05	ARNETTE RD	FI OF MAJOR RD	CL OF CULVERT	S	10.0	C	32	2	80	24	2	45
GRAYR05	GRAYUM RD	OUTERBELT RD	DE	R	10.1	L	20	2	60	17		
COLBR04	COLBERN RD	EE BRIDGE	LEE SUMMIT CITY LIMIT	U	10.3	AM	48	4	100	22	2	60
SHOSC05	SHOSHONE CT	FI SHOSHONE DR	DE	S	10.3	L	20	2	60	24	2	
HAHOR10	HAPPY HOLLOW RD	TWYMAN RD	PERRIN RD	R	10.6	L	20	2	60	18		
2490002	BUCKNER TARSNEY S.AA				11.0						2	
MOSCR15	MORELAND SCHOOL RD	COOK RD.	NI OF ARNETTE RD	U	11.1	C	32	2	60	22	2	80
ADAMS05	ADAMS ST	MABLE ST	BLUE AVE	R	11.5	L	20	2	60	16	2	30

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
OLATR15	OLD ATHERTON RD	COURTNEY ATHERTON RD	ATHERTON RD	R	11.6	L	20	2	60	20		
OLMAR05	OLD MAJOR RD	ENOCH MILLS RD	MAJOR RD	S	11.9	L	28	2	60	18		
SHROR15	SHROUT RD	MASON SCHOOL RD	WYATT RD	U	12.0	AM	48	2	80	20		
PIHIR20	PINK HILL RD	FI OF BUCKNER TARSNEY RD	FI OF BELLECHASE	R	12.0	C	24	2	80	22	2	40
COLBR15	COLBERN RD	FI OF 7 HWY	FI OF SHROUT	U	12.1	AM	48	4	100	22	2	60
RYANR20	RYAN RD	FI OF ARNETTE RD	NE OF BRIDGE	S	12.2	C	32	2	60	18	2	
ELSMR10	ELSEA SMITH RD	CL OF CULVERT	NI OF BLUE MILL	R	12.2	C	24	2	60	22	2	50
ALJAR20	ALLEY & JACKSON RD	ALLEY RD	DE	S	12.2	L	28	2	60	16		
PIHIR35	PINK HILL RD	FI OF KETTERMAN RD	NI OF OUTERBELT RD	R	12.3	C	24	2	80	22	2	40
JURAR05	JURAY RD	KOGER RD	ATHERTON SIBLEY RD	R	12.5	C	24	2	60	16		
BUTAR65	BUCKNER TARSNEY RD	FE OF BRIDGE	CL OF GRAIN VALLEY	S	12.5	AM	48	4	100	23	2	40
PIHIR25	PINK HILL RD	FI OF BELLECHASE	FI OF OLD PINK HILL RD	R	13.0	C	24	2	80	22	2	40
ARGOR05	ARGO RD	HWY 7	OWEN SCHOOL RD	S	13.5	C	32	2	60	20		
062S05	62ND ST	CHILES RD	INDERWEISSEN RD	U	13.6	L	28	2	60	18		
HOWAS10	HOWARD ST	FI OF 130TH ST	DE	S	13.6	L	28	2	60	24	2	50
COLBR03	COLBERN RD	BLUE PKWY/PVMT CHANGE	WE BRIDGE	U	13.8	AM	48	4	100	22	2	60
COLIR05	COUNTY LINE RD	HARRIS RD	7 HWY	S	13.8	C	32	2	80	15		
ALICA05	ALICE AVE	VINCIL AVE	VINCIL AVE	U	13.9	L	28	2	60	16	2	40
HERTL05	HERTZOG LN	DE	NI OF HOWARD	S	14.9	L	28	2	60	24	2	50
BELMR10	BELLMERE RD	BELLMERE RD	DE	U	14.9	L	28	2	60	17	2	50
THOMR05	THOMPSON RD	FI OF LANGSFORD RD	NI OF LAKE LOTAWANA	S	15.0	C	32	2	80	20	2	80
EASLD05	EASLEY DR	FI OF EASLEY RD	DE	S	15.1	L	28	2	60	17	2	60
SHROR10	SHROUT RD	COLBERN RD	MASON SCHOOL RD	U	15.2	AM	48	2	80	20		
130T05	130TH TERR	FI OF 130TH ST	NI OF 130TH ST	S	15.4	L	28	2	60	24	2	50
COATR05	COURTNEY ATHERTON RD	SUGAR CREEK CITY LIMIT	UNION SCHOOL/WHITNEY RD	S	15.4	C	32	2	80	19		
OVERR05	OVERHILL RD	HILLSIDE DR	SUNRISE DR	S	15.6	L	20	2	60	20		
NEBGR10	NEBGEN RD	CORN RD	HARDSAW RD	S	15.7	C	32	2	80	19		
BRYAA05	BRYAN AVE	DE	17TH ST	U	15.7	L	28	2	60	12		40
PIHIR30	PINK HILL RD	FI OF OLD PINK HILL RD	FI OF KETTERMAN RD	R	15.7	C	24	2	80	22	2	40
PRATR05	PRATT RD	DE	NI OF POINDEXTER RD	S	15.7	L	28	2	60	24	2	60
WYATR15	WYATT RD	SHROUT RD	COOK RD	S	15.8	C	32	2	60	19		
TUCKR05	TUCKER RD	RF GAMMON RD	DE	R	16.1	L	20	2	60	10		
WYATR20	WYATT RD	COOK RD	HARRIS POTTS RD	S	16.1	C	32	2	60	19		30
130S05	130TH ST	DE	NI OF HARRIS RD	S	16.2	L	28	2	60	24	2	50
BUTAR60	BUCKNER TARSNEY RD	END OF SHOULDER	NE OF BRIDGE	S	16.5	AM	48	4	100	23	2	40
BELMR05	BELLMERE RD	40 HWY	40 HWY	U	16.5	L	28	2	60	17	2	50
MIDLR05	MIDDLETON RD	DE	NI OF COLBERN RD	S	16.5	L	28	2	60	24	2	50
WYATR10	WYATT RD	7 HWY	SHROUT RD	U	16.5	C	32	2	80	21		
MCKIA05	MCKINLEY AVE	DE	17TH ST	S	16.7	L	28	2	60	12	2	40
BORGR20	BORGMAN RD	NI OF BONEHILL RD	NI OF NIEL CHILES RD	R	16.9	C	24	2	60	15	2	40

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
LOKOD05	LOOKOUT DR	SUNSET DR	SUNRISE DR	S	17.0	L	20	2	60	12		
019S05	19TH ST	DE	LAUREL AVE	U	17.1	L	28	2	60	20	2	50
STILR10	STILLHOUSE RD	JW CUMMINGS RD	CUMMINGS RD	R	17.1	C	24	2	80	20		
TIMED10	TIMBER MEADOWS DR	FI OF COLBERN RD	DE	U	17.2	L	28	2	60	24	2	50
STOER05	STOENNER RD	HOLLY RD	LEVASY CITY LIMIT	S	17.2	L	28	2	60	16		40
TELEP05	TELEVISION PL	FI 23RD ST HWY/PVMT CHANG	DE	U	17.4	L	28	2	60	35	2	
QUARR05	QUARRY RD	DE	24TH ST/E CURB/PVMT CHGE	U	17.5	L	28	2	60	18	2	40
WYNDDC5	WYNDWOOD DR	MOUNTAIN RD	DE	S	17.5	L	20	2	60	12		
FLYNR05	FLYNN RD	7 HWY	OWEN SCHOOL RD	S	17.6	L	28	2	60	21		
MEADL05	MEADOW LN	DE	NI OF DUCAN RD	S	17.6	L	28	2	60	24	2	40
NEBGR05	NEBGEN RD	FI OF BUCKNER TARSNEY RD	CORN RD	S	17.7	C	32	2	80	19	2	30
LEINR05	LEINWEBER RD	LEE'S SUMMIT RD	BEACH	U	17.7	L	28	2	60	24	2	
HOWASC5	HOWARD ST	DE	NI OF 130TH TERR	S	17.8	L	28	2	60	24	2	50
POINR05	POINDEXTER RD	FI PRATT RD	NI SMART RD	S	17.8	L	28	2	60	24	2	60
COLBR25	COLBERN RD	FE OF BRIDGE	NI OF BUCKNER TARSNEY RD	S	17.9	AM	48	4	100	22	2	60
HAHOR05	HAPPY HOLLOW RD	BARNES RD	TWYMAN RD	R	17.9	L	20	2	60	18		
RYANR35	RYAN RD	DE	STILLHOUSE RD	S	18.1	L	28	2	60	15		
ARNER10	ARNETTE RD	CL OF CULVERT	NI OF RYAN RD	R	18.1	C	24	2	80	24	2	45
ALJAR15	ALLEY & JACKSON RD	ADAMS CEMETERY RD	ALLEY RD	S	18.2	C	32	2	80	20		
SPRIA05	SPRING AVE	22ND ST	21ST ST	U	18.2	L	28	2	60	14	2	40
RUSTR05	RUST RD	BUCKNER TARSNEY RD	DUNCAN RD	S	18.4	L	28	2	60	18		
COLBR20	COLBERN RD	FI OF SHROUT	NE OF BRIDGE	S	18.5	AM	48	4	100	22	2	60
HARIR05	HARRIS RD	COUNTY LINE RD	90 DEG W TO N TURN	S	18.7	L	28	2	60	21		
72001.4	ATHERTON-SIBLEY				19.0						1	
316001.0	COUNTY LINE-JOHNSON				19.0						1	1
338002.5	COUNTY LINE-CASS				19.0						1	1
022S05	22ND ST	ASHLAND AVE	SPRING AVE	U	19.2	L	28	2	60	10	2	
GALVR05	GALVIN RD	FI OF BLUE MILLS RD	FI OF HUNTER RD	R	19.3	C	24	2	60	18	2	30
QUARR10	QUARRY RD	SI 24TH ST/E CURB/PVMT CH	SI 40 HWY	U	19.4	L	28	2	60	20	2	40
COLBR10	COLBERN RD	CL OF CULVERT	NI OF 7 HWY	U	19.6	AM	48	4	100	22	2	60
OWSCR15	OWEN SCHOOL RD	ARGO RD	TRUMAN RD	S	19.6	C	32	2	80	18		
VINCA05	VINCIL AVE	ALICE AVE	TRUMAN RD	U	19.8	L	28	2	60	17	2	50
MABLR05	MABLE RD	HIFNER ST	MAIN ST	U	20.1	L	28	2	60	18	2	
ELIZS05	ELIZABETH ST	DE	KARLEEN RD/E ALICE AVE	U	20.6	L	28	2	60	18	2	
COLBR05	COLBERN RD	FI OF BLACKWELL RD	CL OF CULVERT	U	20.8	AM	48	4	100	22	2	60
147000.4	OLD HIGHWAY 40 (WEST)				21.0						2	
147001.5	OLD HIGHWAY 40 (EAST)				21.0						2	
KARLS05	KARLEEN ST	VINCIL AVE	ELIZABETH ST	U	21.2	L	28	2	60	18	2	
REBER05	REBER RD	BUCKNER TARSNEY RD	JOHNSON RD	R	21.3	C	24	2	60	20		
BALFR05	BALLFIELD RD	JASPER BELL RD	PVMT CHANGE	U	21.4	L	28	2	60	24		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
ZUMAR05	ZUMALT RD	HUNT RD	OUTERBELT RD	R	21.5	L	20	2	60	18		
FAIRD05	FAIRVIEW DR	18TH ST N	19TH TERR	S	21.7	L	28	2	60	19	2	
STARA15	STARK AVE	FI TRUMAN RD	NI BLUE RIDGE RD	U	21.9	L	28	2	60	24	2	
PONCD10	PONCA DR	FI LEXINGTON RD	NI 18TH ST	S	22.0	L	20	2	60	32	2	
266000.2	HARDSAW				22.0							1
DUNCRC5	DUNCAN RD	BLUE SPRINGS CITY LIMIT	TYER RD	U	22.0	C	32	2	80	23		
OSAGT1J	OSAGE TRAIL	FI SHOHONE RD	NI LEXINGTON RD	S	22.2	L	20	2	60	24	2	
WHITR05	WHITE RD	OAK GROVE CITY LIMIT	COUNTRY LINE	S	22.2	L	28	2	60	20		
COBLR1J	COBBLER RD	PVMT CHANGE	210 HWY	R	22.2	L	28	2	60	22	2	
MCQUR.0	MCQUERRY RD	LEFHOLZ RD	DE	S	22.2	L	28	2	60	16		61
RDMIR05	RD MIZE RD	NI OF DAIRY RD CL OF BSPG	NI OF BRIZENDINE RD	U	22.2	C	32	2	80	23	2	61
COLBE05	COLBERN EXT	OUTER BELT RD	SAM PETERSON RD	R	22.2	C	24	2	80	19		
WEBSR05	WEBSTER RD	BUCKNER TARSNEY RD	BUCKNER TARSNEY RD	S	22.3	L	28	2	60	17		
MARSA05	MARSH AVE	ASHLAND AVE	TRUMAN RD	U	22.4	L	28	2	60	20	2	50
COWHR05	COWHERD RD	FI OF EAST PARK RD	FI OF JASPER BELL RD	U	22.6	C	32	2	80	22	2	60
ALEYR05	ALLEY RD	LAKE LOTAWANA	ALLEY & JACKSON RD	R	22.8	C	24	2	80	18		
BURNR15	BURNLEY RD	24 HWY	ALLEN RD	R	23.1	C	24	2	60	18		
017SC05	17TH ST CT	FI CHEROKEE ST	DE	S	23.1	L	20	2	60	24	2	
COURR05	COURTNEY RD	KENTUCKY RD	SUGAR CREEK CL	S	23.3	L	28	2	60	25		
KOGER05	KOGER RD	BLUE MILLS RD	HAPPY HOLLOW RD	R	23.5	C	24	2	60	21		
JWCUR25	JW CUMMINS RD	SAM PETERSON RD	COUNTY LINE	R	23.6	L	20	2	60	17		
SUNSD05	SUNSET DR	BLUFF ST	EAST SIDE DR	S	23.7	L	20	2	60	12		
BOWHL05	BOB WHITE LN	DE	NI OF SMART RD	S	23.9	L	28	2	60	24	2	60
127000.4	RENICK				24.0							1
147000.5	OLD HIGHWAY 40 (MID)				24.0							1
ALENR15	ALLEN RD	BURNLEY RD	BUCKNER TARSNEY RD	R	24.3	C	24	2	60	18		
092S05	92ND ST	DE	DE	U	24.3	L	28	2	60	24	2	50
STRIR05	STRINGTOWN RD	7 HWY	KENNEDY RD	S	24.3	C	32	2	60	18	2	50
ASHLA05	ASHLAND AVE	22ND ST	21ST ST	U	24.4	L	28	2	60	16	2	40
SUNRD05	SUNRISE DR	BLUFF ST	EAST SIDE DR	S	24.4	L	20	2	60	12		
ALJAR05	ALLEY & JACKSON RD	50 HWY	EASLEY RD	S	24.4	C	32	2	80	20		
STRIR15	STRINGTOWN RD	RF GAMMON RD	HAMILTON RD	R	24.6	C	24	2	60	18	2	50
BLACR05	BLACKWELL RD	FI OF LANGSFORD RD	NE OF BRIDGE	U	24.7	C	32	2	60	22	2	50
MAUDA05	MAUDE AVE	MARSH AVE	VINCIL AVE	U	24.8	L	28	2	60	13	2	
SPRIA10	SPRING AVE	20TH ST	DE	U	25.0	L	28	2	60	14	2	40
OLCYR05	OLD CYCLONE SCHOOL RD	CYCLONE SCHOOL RD	CYCLONE SCHOOL RD	U	25.0	L	28	2	60	17		
AIRPR05	AIRPORT RD	SUNNY NOOK SCHCOL RD	LAKE CITY BUCKNER RD	R	25.1	L	20	2	60	17		
GROVD05	GROVE DR	PONCA DR	DE	S	25.2	L	20	2	60	24	2	
GARDRC5	GARDNER RD	PINK HILL RD	TRUMAN RD	R	25.2	L	20	2	60	18		
ATSIR15	ATHERTON SIBLEY RD	BLUE VALLEY RD	400 WEST OF KOGER RD	R	25.3	C	24	2	80	20		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
LITCR05	LITCHFORD RD	COLBERN ROAD	E SIDE BRIDGE;W SN-A-BAR	S	25.3	C	32	2	60	17	2	30
OLPIR15	OLD PINK HILL RD	KETTERMAN RD	OUTERBELT RD	R	25.3	L	20	2	60	17		
018SN23	18TH ST N	FI WHITNEY RD	NI SALEM DR	S	25.5	L	28	2	60	24	2	
JENIR05	JENNINGS RD	INDEP CITY LIMIT	18TH ST N	S	25.5	L	28	2	60	20		
KARRR05	KARR RD	HARRIS POTTS RD	DE	S	25.5	L	28	2	60	17		
097S10	97TH ST	FI OF MIDDLETON RD	NI OF HOWARD RD	S	25.5	L	28	2	60	24	2	50
FRISR05	FRISTOE RD	BUCKNER TARSNEY RD	MAJOR RD	S	25.9	L	28	2	60	18		
EALAA05	EAST ALICE AVE	ELIZABETH ST/KARLEEN ST	STARK AVE	U	25.9	L	28	2	60	18		50
RDMIR10	RD MIZE RD	BLUE SPRINGS CITY LIMITS	BARR RD	U	25.9	C	32	2	80	23	2	61
ROHAR05	ROY HARRA RD	BUCKNER TARSNEY RD	RINER RD	R	26.0	L	20	2	60	17		
ALJAR10	ALLEY & JACKSON RD	EASLEY RD	ADAMS CEMETERY RD	S	26.3	C	32	2	80	20		
PARKL05	PARK LANE	BEACH DR	EAST SIDE DR	P	26.3	L	20	2	60	12		
CYCLL05	CYCLONE LN	FI OF COLBERN RD	NI OF 92ND ST	U	26.5	L	28	2	60	24	2	50
TAYLR10	TAYLOR RD	RYAN RD	OLD 40 HWY	U	26.6	L	28	2	60	24	2	40
EATOR05	EATON RD	DE	COURTNEY ATHERTON RD	R	26.7	L	20	2	60	16		
LABRR10	LAZY BRANCH RD	18TH ST N	SALEM DR	S	26.7	L	28	2	60	24	2	
LOJAR10	LONE JACK-LEE'S SUMMIT RD	HERRING RD	OLD 50 HWY	R	26.8	L	20	2	60	17		
TIMBT05	TIMBERLAKE TRAIL	FI OF SMART RD	NI OF HAINES RD	S	26.9	L	28	2	60	24	2	50
GRFOW05	GREEN FOREST WAY	EAST SIDE DR	LAKE SHORE DR	S	27.2	L	20	2	60	16		
SEYMR05	SEYMCUR RD	GRAIN VALLEY CITY LIMIT	DUNCAN RD	S	27.3	L	28	2	60	18		
CONCC05	CONCCRD CT	CONCORD RD	DE	S	27.4	L	28	2	60	24	2	
DAVIS05	DAVIDSON ST	18TH ST N	19TH ST TERR N	S	27.4	L	28	2	60	20	2	
JENIR10	JENNINGS RD	18TH ST N	19TH ST TERR N	S	27.4	L	28	2	60	21		
INDER05	INDERWEISSEN RD	65TH ST	62ND ST	U	27.5	L	28	2	60	18		
ENMIR05	ENOCHS MILLS RD	HARRIS POTTS RD	MAJOR RD	S	27.6	L	28	2	60	22		
135S05	135TH ST	FI OF RF GAMMON	DE	S	27.7	L	28	2	60	24	2	45
BOTER05	BOTEN RD	OLD CYCLONE SCHOOL RD	COWHERD RD	U	27.7	L	28	2	60	17		
STILR30	STILLHOUSE RD	RYAN RD	R.D. MIZE RD	S	27.7	C	32	2	80	20		
PORTR05	PORTER RD	DUNCAN RD	BLUE SPRINGS CITY LIMIT	U	27.8	L	28	2	60	20		
1300002	FIELDS				28.0						1	
BURNR20	BURNLEY RD	ALLEN RD	BLUE MILLS RD	R	28.0	C	24	2	60	18		
PLEAS10	PLEASANT ST	MAIN ST	ADAMS ST	S	28.1	L	20	2	60	14	2	40
EASID05	EAST SIDE DR	PARK LANE	SUNRISE DR	S	28.1	L	20	2	60	16		
CONCR05	CONCORD RD	18TH ST N	SALEM DR	S	28.4	L	28	2	60	24	2	50
PONCD15	PONCADR	FI 18TH ST	DE	S	28.4	L	20	2	60	32	2	
SHEPR05	SHEPHERD RD	RD MIZE RD	DE	U	28.6	L	28	2	60	15	2	
BROWR10	BROWN RD	PVMT CHANGE N OF DRINKW	ARNOLD RD	R	28.6	L	20	2	60	14		
CORNR30	CORN RD	PVMT CHANGE	NE OF BRIDGE	R	29.0	C	24	2	60	18	2	40
COOKR05	COOK RD	WYATT RD	MAJOR RD	U	29.1	L	28	2	60	19		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
021S10	21ST ST	PVMT CHANGE		U	29.2	L	28	2	60	24	2	
014ST05	14TH ST TERR	FI GERONIMO DR	NI SHOSHONE DR	S	29.3	L	20	2	60	24	2	
GEROD10	GERONIMO DR	FI SHOSHONE DR	NI LEXINGTON	S	29.3	L	20	2	60	24	2	
BRIZR05	BRIZENDINE RD	NI 40 HWY	SI RD MIZE RD	U	29.4	L	28	2	60	15	2	40
HAMIRO5	HAMILTON RD	COUNTY LINE RD	STRINGTOWN RD	R	29.4	L	20	2	60	17		
STILR05	STILLHOUSE RD	COLBERN RD	JW CUMMINGS RD	R	29.5	C	24	2	80	20		
BLRIR05	BLUE RIDGE RD	KC CITY LIMIT	NE BRIDGE	R	29.7	AM	48	4	100	22	2	
OL4OH15	OLD 40 HWY	FE OF BRIDGE	FE OF BRIDGE	S	29.7	C	32	2	80	22	2	60
JOHNR10	JOHNSON RD	TWIEHAUS RD	SIBLEY CITY LIMIT	R	29.8	L	20	2	60	15		
BLRIR10	BLUE RIDGE RD	NE BRIDGE	KC CITY LIMIT/PVMT CHANGE	R	29.9	AM	48	4	100	22	2	
STPSR10	STONY POINT SCHOOL RD	STONY POINT RD	BUCKNER TARSNEY RD	S	29.9	L	28	2	60	17		
250002.4	MAJOR EAST OF 20E				30.0						1	
309000.3	FAULKENBERRY-SNOW				30.0						1	
HAPOR05	HARRIS POTTS RD	LITCHFORD RD	KARR RD	S	30.1	L	28	2	60	17		
OLTWR05	OLD TWYMAN RD	TWYMAN RD	TWYMAN RD	S	30.2	L	28	2	60	18		
HOANDC5	HOOFED ANIMAL DR	EAST PARK RD	DE	P	30.3	L	20	2	60	17		
STILR35	STILLHOUSE RD	R.D. MIZE RD	OUTER BELT RD	S	30.4	C	32	2	80	20		
ASHLA10	ASHLAND AVE	21ST ST	TRUMAN RD	U	30.5	L	28	2	60	16	2	
GRASR05	GRASSY RIDGE RD	DORIS NEER RD	BONE HILL RD	U	30.5	L	28	2	60	16		
WYATR05	WYATT RD	DE	7 HWY	U	30.5	L	28	2	60	16		
FAIRD10	FAIRVIEW DR	DE	21ST ST N	S	30.5	L	28	2	60	19	2	
LAKED05	LAKESHORE DR	GREEN FOREST WAY	DE	S	30.5	L	20	2	60	16		40
CHERS10	CHEROKEE ST	FI LEXINGTON	NE 18TH ST	S	30.7	L	20	2	60	24	2	
TILDA05	TILDEN AVE	DE	17TH ST	U	30.9	L	28	2	60	18	2	
421900.2	TARSNEY LAKE RD.				31.0						1	
WILLS05	WILL ST	DE	E ALICE AVE	U	31.0	L	28	2	60	16	2	50
SUMID05	SUMMIT DR	LOOKOUT DR	EAST SIDE DR	S	31.1	L	20	2	60	14		
MABLR10	MABLE RD	MAIN ST	ATHERTON SIBLEY/ATHERTON	U	31.2	L	28	2	60	18	2	
ADCER05	ADAMS CEMETERY RD	ALLEY & JACKSON RD	BUCKNER TARSNEY RD	S	31.2	L	28	2	60	13		
SHROR05	SHROUT RD	LAKE LOTAWANA	COLBERN RD	U	31.7	L	28	2	60	20		
019ST05	19TH ST TERR N	JENNINGS RD	WHITNEY RD	S	31.7	L	20	2	60	20	2	
HAPOR10	HARRIS POTTS RD	ENOCHS MILL RD	BUCKNER TARNSEY RD	S	32.0	L	28	2	60	15		
BLACR10	BLACKWELL RD	FE OF BRIDGE	NE OF COLBERN RD	U	32.0	C	32	2	60	22	2	50
WOCHR05	WOODS CHAPEL RD	LEE'S SUMMIT CITY LIMITS	WEST PARK RD	P	32.0	AM	48	4	100	21	2	
COOKR10	COOK RD	MAJOR RD	MORELAND SCHOOL RD	U	32.0	L	28	2	60	20		
OLPIR05	OLD PINK HILL RD	PINK HILL RD	SLAUGHTER RD	S	32.3	L	28	2	60	18		
OLATR10	OLD ATHERTON RD	UNION SCHOOL RD	COURTNEY ATHERTON RD	S	32.3	L	28	2	60	20		
HENDR05	HENDRICKS RD	HUTT RD	BYNUM RD	R	32.4	C	24	2	60	16		
MYERR05	MYERS RD	CURTIS RD	MAIN ST	R	32.6	L	20	2	60	17		
CUMIR05	CUMMINGS RD	STILLHOUSE RD	HILLSIDE SCHOOL RD	R	32.6	L	20	2	80	19		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
MAJOR05	MAJOR RD	COOK RD	SUNFIELD RD	S	32.6	C	32	2	80	18		
HUDSR05	HUDSON RD	HILLSIDE SCHOOL RD	OUTERBELT RD	R	32.6	L	20	2	60	18		
HUNTR05	HUNT RD	FALKENBERRY RD	CLINE RD	R	32.7	L	20	2	60	16		40
AXLIR05	AXLINE RD	JIM OWENS RD	DE	S	32.8	L	28	2	60	19		
LOJAR25	LONE JACK-LEE'S SUMMIT RD	FI OF BROWN RD	FI OF HELMIG RD	R	32.8	C	24	2	80	17	2	40
351000.7	BROWN				33.0						1	
OAGR05	OAK GROVE CEMETERY RD	FI OF HILLSIDE SCHOOL RD	CL OF OAKGROVE	S	33.0	L	28	2	60	24	2	50
JABER05	JASPER BELL RD	COWHERD RD	EAST PARK RD	U	33.1	L	28	2	60	20		
ROGER05	ROGERS RD	ELSEA SMITH RD	DOUGLAS RD	S	33.3	L	28	2	60	14		
CHERS05	CHEROKEE ST	KENTUCKY RD	SHOSHONE DR	S	33.6	L	20	2	60	24	2	
REBER10	REBER RD	JOHNSON RD	O'DONNELL RD	R	33.6	C	24	2	60	20		
STOCR05	STOCK RD	RIPPENGER RD	COGSWELL RD	S	33.7	L	28	2	60	17		
KNORR05	KNORPP RD	COUNTY LINE RD	STRINGTOWN RD	R	33.7	L	20	2	60	18		
WOCHR10	WOODS CHAPEL RD	WEST PARK RD	BEGIN 2 LANE DIVIDED	P	34.2	AM	48	4	100	21	2	
CHILR05	CHILES RD	65TH ST	62ND ST	U	34.2	L	28	2	60	19		
HAYSA05	HAYES AVE	DE	18TH ST	U	34.3	L	28	2	60	18	2	
MEADR05	MEADOWLARK RD	NI OF PRATT RD	DE	S	34.3	L	20	2	60	16	2	60
MCQUR05	MCQUERRY RD	DE	OLD 40 HWY	S	34.3	L	28	2	60	16		61
DUNCR15	DUNCAN RD	DILLINGHAM RD	RUST RD	R	34.4	C	24	2	80	21		
NECHR05	NEIL CHILES RD	FI OF BUCKNER TARSNEY RD	FI OF SUNNY NOOK SCH RD	R	34.5	C	24	2	60	18	2	30
018SN10	18TH ST N	KENDALL RD	JENNINGS RD	S	34.5	L	28	2	60	20		
BRUND05	BRUNSON DR	DE	TELEVISION PL	U	34.6	L	28	2	60	23	2	
018S05	18TH ST	LAUREL AVE	TILDEN AVE	U	34.6	L	28	2	60	22		40
LIGER15	LIGGET RD	FI OF ACCESS RD	ER OF CURVE	U	34.7	C	32	2	80	22	2	40
PERYR05	PERRY RD	DE	BUCKNER TARSNEY RD	R	34.8	L	20	2	60	13		
BLUEA05	BLUE AVE	HIFNER ST	MAIN ST	S	34.8	L	20	2	60	14	2	20
MORIR05	MORRIS RD	ROUND PRAIRIE RD	FRICKE RD	R	34.8	L	20	2	60	17		
HAZEA05	HAZEL AVE	20TH ST	19TH ST	U	34.9	L	28	2	60	20	2	40
297000.4	J.W. CUMMINS				35.0						1	
HAINR05	HAINES RD	SMART RD	HARRIS RD	S	35.1	L	28	2	60	19		
BLUEA10	BLUE AVE	MAIN ST	ADAMS ST	S	35.1	L	20	2	60	14	2	20
BLUFS05	BLUFF ST	HILLSIDE DR	SUNRISE DR	S	35.2	L	20	2	60	18		
BUTAR40	BUCKNER TARSNEY RD	BEGIN SHOULDER CHGE PVM	FI OF NEBGEN RD	S	35.4	AM	48	4	100	23	2	40
018TN10	18TH TERR N	FI CONCORD	NI SALEM	S	35.5	L	20	2	60	24	2	
BUTAR25	BUCKNER TARSNEY RD	NI OF COLBERN RD	E OF SHOULDER/PVMT CHAN	S	35.6	AM	48	4	100	23	2	50
COGSR05	COGSWELL RD	SCHUSTER RD	STOCK RD	R	35.7	L	20	2	60	15		
BARNR05	BARNES RD	DE	HAPPY HOLLOW RD	S	35.7	L	28	2	60	15		
BUTAR50	BUCKNER TARSNEY RD	FI OF OAK HILL SCH RD	FI OF RD MIZE RD	S	35.8	AM	48	4	100	23	2	40
PLEAS05	PLEASANT ST	HIFNER ST	MAIN ST	S	35.9	L	20	2	60	14	2	40
NOELR05	NOEL RD	DE	50 HWY	R	35.9	L	20	2	60	12		

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Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
29002.8	ATHERTON-COURTNEY				36.0						2	
277001.0	R.D. MIZE @ HARDSAW				36.0						2	
304000.3	TAPSCOTT				36.0						1	
STANR05	STANDFAST RD	DE	COLBERN RD	R	36.0	L	20	2	60	10		
HARDR15	HARDSAW RD	NEBGEN RD	RYAN RD	S	36.2	C	32	2	60	18		40
CORNR35	CORN RD	FI OF BRIDGE	NE OF NEBGEN ROAD	R	36.2	C	24	2	60	18	2	40
BUTAR45	BUCKNER TARSNEY RD	FI OF NEBGEN RD	FI OF OAK HILL SCHL RD	S	36.2	AM	48	4	100	23	2	40
OASCR05	OAKLAND SCHOOL RD	TRUMAN RD	BUCKNER TARSNEY RD	R	36.2	L	20	2	60	18		
HISCR05	HILLSIDE SCHOOL RD	JW CUMMINGS RD	CUMMINGS RD	R	36.5	C	24	2	60	18		
KIEFR05	KIEFER RD	KOGER RD	DE	R	36.6	L	20	2	60	16		
PIHIR05	PINK HILL RD	NI OF OWEN SCHOOL RD	FI OF OLD PINK HILL RD	U	36.7	C	32	2	80	22	2	80
PIHIR10	PINK HILL RD	FI OF OLD PINK HILL RD	FI OF DILLINGHAM RD	U	36.7	C	32	2	80	22	2	80
LEXIR10	LEXINGTON RD	PVMT CHANGE	DE	S	36.7	L	28	2	60	20		
TIMBD05	TIMBERLAKE DR	FI OF SMART RD	NI HAINES RD	S	36.8	L	28	2	60	24	2	50
ATSIR35	ATHERTON SIBLEY RD	GALVIN RD	PATTON RD	R	36.8	C	24	2	80	20		
ATSIR10	ATHERTON SIBLEY RD	MYERS RD	BLUE VALLEY RD	R	36.8	C	24	2	80	19		
WHIYR05	WHITNEY RD	FI KENTUCKY RD	NI VISTA/19TH ST	S	36.9	C	32	2	60	23	2	
OLPIR10	OLD PINK HILL RD	PINK HILL RD	BEGIN CURVE	R	36.9	L	20	2	60	18		
PONCD05	PONCA DR	KENTUCKY RD	SHOSHONE DR	S	37.0	L	20	2	60	32	2	
BUTAR55	BUCKNER TARSNEY RD	FI OF RD MIZE RD	E SHOULDER	S	37.0	AM	48	4	100	23	2	40
232000.3	LIGGETT				37.0						2	
237001.2	BLACKWELL				37.0						2	
345001.2	R.F. GAMMON				37.0						1	
BROWR05	BROWN RD	LONE JACK-LEE'S SUMMIT RD	PVMT CHANGE N OF DRINKWT	R	37.0	L	20	2	60	14		
WEBBR05	WEBB RD	RENICK RD	TRUMAN RD	R	37.0	L	20	2	60	17		
BALFR10	BALLFIELD RD	PVMT CHANGE	DE	U	37.1	L	28	2	60	24		
OLA0H05	OLD 40 HWY	FI OF BUCKNER TARSNEY RD	NE OF BRIDGE	S	37.1	C	32	2	80	22	2	60
MASCR05	MASON SCHOOL RD	DE	7 HWY	U	37.2	L	28	2	60	17		
HAHOR15	HAPPY HOLLOW RD	PERRIN RD	KOGER RD	R	37.2	L	20	2	60	15		
QURIR05	QUAIL RIDGE RD	NI OF PRATT RD	DE	S	37.2	L	28	2	60	24	2	60
HAMOR10	HAMMOND RD	BROWN RD	CORN RD	R	37.3	L	20	2	60	18		
TYERR05	TYER RD	OUTERBELT RD	DUNCAN RD	U	37.3	L	28	2	60	17		40
TYERR10	TYER RD	DUNCAN RD	DILLINGHAM RD	U	37.3	L	28	2	60	17		40
BEACD05	BEACH DR	TARSNEY RD	HILLSIDE DR	P	37.4	L	20	2	60	18		
020S05	20TH ST	ASHLAND AVE/21ST ST	HAZEL AVE	U	37.4	L	28	2	60	20	2	50
LIGER05	LIGGETT RD	FI OF WOODS CHAPEL RD	NE OF BRIDGE	U	37.4	C	32	2	80	22	2	50
COLBR50	COLBERN RD	FI OF STAND EAST RD	NI OF OUTER BELT RD	R	37.5	AM	48	2	80	22	2	40
HIFNS05	HIFNER ST	MABLE ST	BLUE AVE	R	37.5	L	20	2	60	16	2	40
HILSD05	HILLSIDE DR	EAST SIDE DR	BLUFF ST	R	37.7	L	20	2	60	16		
HEIDR05	HEIDELBERGER RD	BURNLEY RD	BUCKNER TARSNEY RD	R	37.7	C	24	2	80	17		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
097S05	97TH ST	DE	NI OF MIDDLETON RD	S	37.8	L	28	2	60	24	2	50
RENIR05	RENICK RD	OUTERBELT RD	WEBB RD	R	37.9	L	20	2	60	17		
NOELR10	NOEL RD	50 HWY	LONE JACK LEE'S SUMMIT RD	R	37.9	L	20	2	60	12		
373000.4	HARRIS				38.0						2	
MAJOR15	MAJOR RD	ARNETTE	OLD MAJOR RD	S	38.0	C	32	2	80	19		50
MAJOR16	MAJOR RD	OLD MAJOR RD	FRISTOE RD	S	38.0	C	32	2	80	19		50
MAJOR17	MAJOR RD	FRISTOE RD	BUCKNER TARSNEY RD	S	38.0	C	32	2	80	19		50
STOER1J	STOENNER RD	LEVASY CITY LIMIT	WASHBOARD RD	S	38.1	L	28	2	60	18	2	40
STPOR05	STONY POINT RD	STONY POINT SCHOOL RD	RYAN RD	S	38.1	L	28	2	60	16		
STPSR05	STONY POINT SCHOOL RD	ARNETTE RD	STONY POINT RD	S	38.1	L	28	2	60	16		
021S05	21ST ST	ASHLAND AVE	PVMT CHANGE	U	38.1	L	28	2	60	20	2	
GRAHR05	GRAHAM RIDGE RD	DE	OLD 40 HWY	U	38.1	L	28	2	60	20	2	
LAURA05	LAUREL AVE	DE	ALICE AVE	U	38.1	L	28	2	60	20	2	40
VIKID05	VIKING DR	NI 18TH ST N	NI 17TH TERR N	S	38.1	L	20	2	60	24	2	
MAJOR10	MAJOR RD	SUNFIELD RD	ARNETTE RD	S	38.2	C	32	2	80	18		
UNSCR10	UNION SCHOOL RD	YOCUM RD	OLD ATHERTON RD	U	38.3	L	28	2	60	18		
TWYMR10	TWYMAN RD	BLUE MILLS RD	HAPPY HOLLOW RD	R	38.5	L	20	2	60	19		
STARA10	STARK AVE	FI BLUE RIDGE RD	NI TRUMAN RD	U	38.6	L	28	2	60	24	2	
TWYMR05	TWYMAN RD	PVMT CHANGE	NI OF BLUE MILLS RD	S	38.6	C	32	2	60	21	2	40
051ST05	51ST ST TERR	FI OF WOODS CHAPEL RD	DE	U	38.8	L	28	2	60	21	2	50
ROPRR20	ROUND PRAIRIE RD	MORRIS RD	COUNTY LINE	R	38.8	L	20	2	60	17		
STILR25	STILLHOUSE RD	CHURCH RD	RYAN RD	S	39.0	C	32	2	80	20		
REBER15	REBER RD	O'DONNELL RD	LEVASY CITY LIMIT	R	39.1	C	24	2	60	19		
OWSCR05	OWEN SCHOOL RD	PORTER RD	PINK HILL RD	U	39.3	L	28	2	60	18		
LIGER10	LIGGET RD	FE OF BRIDGE	FI OF ACCESS RD	U	39.3	C	32	2	80	22	2	30
COLIR10	COUNTY LINE RD	7 HWY	KNORPP RD	S	39.4	C	32	2	80	17		
SMARR10	SMART RD	FI OUTER BELT RD/150 HWY	CL CULVERT/N OF I TMBLKTR	S	39.5	C	32	2	80	21	2	30
GIBSR10	GIBSON RD	HAMMOND RD	BENSON RD	R	39.5	C	24	2	60	19		
OL40H1J	OLD 40 HWY	FI OF BRIDGE	NE OF BRIDGE	S	39.6	C	32	2	80	22	2	60
COLBR45	COLBERN RD	FI OF BRIDGE	FI OF STAND FAST RD	R	39.7	AM	48	2	80	22	2	40
COATR15	COURTNEY ATHERTON RD	END F; BEG. C.MIX	EATON RD	S	39.8	L	28	2	60	21	2	
MASCR10	MASON SCHOOL RD	7 HWY	SHROUT RD	U	39.9	L	28	2	60	18		
BUTAR05	BUCKNER TARSNEY RD	FI OF 50 HWY	CL OF CULVERT	S	39.9	AM	48	4	100	23	2	40
BUTAR10	BUCKNER TARSNEY RD	CL OF CULVERT	FI OF ADAMS CEM RD	S	39.9	AM	48	4	100	23	2	40
BUTAR15	BUCKNER TARSNEY RD	FI OF ADAMS CEM RD	CL OF CULVERT	S	39.9	AM	48	4	100	23	2	40
BUTAR20	BUCKNER TARSNEY RD	CL OF CULVERT	NI OF COLBERN RD	S	39.9	AM	48	4	100	23	2	40
LICOR10	LIGGET COVE RD	CL OF CULVERT	NI OF LIGGET RD	U	40.0	L	28	2	60	22	2	40
HOWER10	HOWELL RD	DE	PINK HILL RD	R	40.0	L	20	2	60	10		
NECHR10	NEIL CHLES RD	FI OF SUNNY NOOK SCH RD	NI OF BORGMAN RD	R	40.0	C	24	2	60	18	2	30
COLBR40	COLBERN RD	CL OF CULVERT/ER OF CURB	NI OF BRIDGE	R	40.1	AM	48	2	80	22	2	50

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
WASHS10	WASHINGTON ST	MAIN ST	ADAMS ST	S	40.1	L	20	2	60	16	2	40
LANGR05	LANGSFORD RD	NI OF BLACKWELL RD	NI OF MILTON THOMPSON RD	U	40.3	C	32	2	80	22	2	70
GEROD05	GERONIMO DR	FI KENTUCKY RD	NI SHOSHONE DR	S	40.3	L	20	2	60	24	2	
COLBR30	COLBERN RD	FI OF BUCKNER TARSNEY RD	FI OF BROWN RD.	R	40.4	AM	48	2	80	22	2	50
OAHIR05	OAKHILL SCHOOL RD	BUCKNER TARSNEY RD	NEBGEN RD	S	40.4	L	28	2	60	19		
EASLR05	EASLEY RD	50 HWY	EASLEY DR	S	40.5	L	28	2	60	17		
SNOWR05	SNOW RD	HELMIG RD	SPAINHOUR RD	S	40.5	L	28	2	60	17		
COWHR10	COWHERD RD	FI OF JASPER BELL RD	NI OF 7 HWY	U	40.5	C	32	2	80	22	2	60
ARRAR05	ARCHERY RANGE RD	LIGGETT RD	DE	P	40.5	L	20	2	60	18		
ARGOR10	ARGO RD	OWEN SCHOOL RD	SLAUGHTER RD	S	40.7	C	32	2	60	20	2	40
ARGOR15	ARGO RD	SLAUGHTER RD	DILLINGHAM RD	S	40.7	C	32	2	60	20	2	40
JWCUR05	JW CUMMINS RD	STILLHOUSE RD	HILLSIDE SCHOOL RD	R	40.8	C	24	2	60	19		
OLATR05	OLD ATHERTON RD	BLUE MILLS RD	UNION SCHOOL RD	U	40.9	L	28	2	60	20		
CHURR05	CHURCH RD	STILLHOUSE RD	HILLSIDE RD	R	41.1	C	24	2	80	17		30
GIBSR25	GIBSON RD	SCHOONOVER RD	COLBERN RD	R	41.2	C	24	2	60	19		40
ALGOR10	AL GOSSETT RD	50 HWY	LORENZE RD	R	41.3	L	20	2	60	17		
HISCR20	HILLSIDE SCHOOL RD	CHURCH RD	CEMETERY RD	S	41.3	C	32	2	80	18		
HISCR25	HILLSIDE SCHOOL RD	CEMETERY RD	OAK GROVE CITY LIMIT	S	41.3	C	32	2	80	18		
CYSCR05	CYCLONE SCHOOL RD	FI OF COLBERN RD	FI OF LOEHKIRT RD	U	41.4	L	28	2	60	20	2	80
HARIR25	HARRIS RD	HERRING RD	50 HWY	S	41.7	C	32	2	60	20		
OWSCR10	OWEN SCHOOL RD	FI OF PINK HILL RD	FI OF ARGO RD	S	41.7	C	32	2	80	20	2	50
DUNCR20	DUNCAN RD	RUST RD	BUCKNER TARSNEY RD	R	41.7	C	24	2	80	21		
OL40H20	OLD 40 HWY	FE OF BRIDGE	NI OF OUTER ROADWAY	S	41.7	C	32	2	80	22	2	60
MACKR05	MACKEY RD	BUCKNER TARSNEY RD	RINER RD	R	41.8	L	20	2	60	19		
BAYA05	BAY AVE	HWY 24	LEXINGTON RD	U	41.9	L	28	2	60	24	2	
COATR10	COURTNEY ATHERTON RD	UNION SCHOOL/WHITNEY RD	OLD ATHERTON RD	S	42.0	C	32	2	60	19	2	
COLBR35	COLBERN RD	FI OF BROWN RD	CL OF CULVERT/ER OF CURB	R	42.0	AM	48	2	80	22	2	50
91001.1	O'DONNELL				42.0						2	
TONYS05	TONYA ST	FI OF PINK HILL RD	FI OF BETH CT	S	42.1	L	28	2	60	24	2	50
LOJAR05	LONE JACK-LEE'S SUMMIT RD	7 HWY	HERRING RD	R	42.3	L	20	2	60	17		
RUSTC05	RUSTIC CR	DE	FI RUST RD	S	42.4	L	28	2	60	20	2	
017SN05	17TH ST N	NI WHITNEY RD	FI VIKING DR	S	42.8	L	20	2	60	24	2	
CYSCR10	CYCLONE SCHOOL RD	FI OF LOCHKIRT RD	FI OF EAST PARK DR	U	42.8	L	28	2	60	20	2	60
ROBIR05	ROBINSON RD	OAK GROVE CITY LIMIT	OUTER RD	S	42.9	L	28	2	60	18		
RYANR05	RYAN RD	NI OF TAYLOR RD	NE OF BRIDGE	S	42.9	L	28	2	60	18	2	
RYANR10	RYAN RD	FE OF BRIDGE	BR OF CURVE	S	42.9	L	28	2	60	18	2	
RYANR15	RYAN RD	R R OF CURVE	FI OF ARNETTE RD	S	42.9	L	28	2	60	18	2	
OSAGT05	OSAGE TRAIL	FI KENTUCKY RD	NI SHOSHONE DR	S	43.0	L	20	2	60	24	2	
HARIR20	HARRIS RD	HAINES RD	HERRING RD	S	43.8	C	32	2	60	21		
LEXIR05	LEXINGTON RD	WHITNEY RD	PVMT CHANGE	U	43.8	L	28	2	60	23	2	

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
WASHSC05	WASHINGTON ST	HIFNER ST	MAIN ST	S	43.9	L	20	2	60	16	2	40
TARSR05	TARSNEY RD	DE	BEACH RD	S	44.0	L	20	2	60	20		
146000.7	SEYMOUR				44.0						2	
BROWR15	BROWN RD	ARNOLD RD	HAMMOND RD	R	44.1	L	20	2	60	14		40
HARDR20	HARDSAW RD	RYAN RD	RD MIZE RD	S	44.1	C	32	2	60	20		
JWCUR10	JW CUMMINS RD	HILLSIDE SCHOOL RD	MESKER RD	R	44.1	C	24	2	60	19		
REYNR05	REYNOLDS RD	DE	ATHERTON SIBLEY RD	R	44.2	L	20	2	60	16		
SMARR15	SMART RD	CL CULVERT/N OF I TMBRTR	FI OF POINDEXTER RD	S	44.5	C	32	2	80	21	2	30
TARSR10	TARSNEY RD	BEACH RD	BUCKNER TARSNEY RD	S	44.8	L	20	2	60	24		
COLIR4C	COUNTY LINE RD	OUTERBELT RD	DE	R	44.9	C	24	2	80	17		
BILYR05	BILYOU RD	DE	TAPSCOTT RD	R	45.1	L	20	2	60	17		
018SN05	18TH ST N	SUGAR CREEK CITY LIMITS	KENDALL RD	S	45.3	L	28	2	60	20		
BOGAR05	BOGAR RD	HUNTER RD	ATHERTON SIBLEY RD	R	45.4	C	24	2	60	18		
018SN15	18TH ST N	DAVIDSON ST	REDWOOD DR	S	45.5	L	28	2	60	20	2	
SCHOR15	SCHOONOVER RD	RANKINS RD	DEAD END	R	45.7	L	20	2	60	14		
088S05	88TH ST	DE	DE	U	45.7	L	28	2	60	24	2	50
090S05	90TH ST	DE	FI OF LAMBERT DR	U	45.7	L	28	2	60	24	2	50
LAMBD05	LAMBERT DR	NI OF 88TH ST	FI OF 90TH ST	U	45.7	L	28	2	60	24	2	50
LOCHR05	LOCHKIRT RD	FI OF CYCLONE SCHL RD	NI OF 88TH ST	U	45.7	L	28	2	60	24	2	50
LOCHR10	LOCHKIRT RD	FI OF 88TH ST	NI OF COWHERD RD	U	45.7	L	28	2	60	24	2	50
BEACD10	BEACH DR	HILLSIDE DR	SOUTH DR	P	45.8	L	20	2	60	18		
PIHIR15	PINK HILL RD	FI OF DILLINGHAM RD	NI OF BUCKNER TARSNEY RD	S	45.8	C	32	2	80	22	2	40
HOWER05	HOWELL RD	LEFHOLZ	DE	R	46.0	L	20	2	60	17		
SMARR20	SMART RD	FI OF POINDEXTER RD	NI OF 50 HWY	S	46.1	C	32	2	80	21	2	30
STRIR10	STRINGTOWN RD	KENNEDY RD	RF GAMMON RD	R	46.2	C	24	2	60	18	2	50
ATHER05	ATHERTON RD	FI OF BLUE MILLS RD	FI OF OLD ATHERTON RD	R	46.4	C	24	2	80	24	2	50
RYANR30	RYAN RD	BUCKNER TARSNEY RD	HARDSAW RD	S	46.5	C	32	2	60	20		
KENDR05	KENDALL RD	DE	18TH ST N	S	46.8	L	28	2	60	20	2	
LANGR20	LANGSFORD RD	HWY 7	THOMPSON RD	S	46.8	C	32	2	80	22	2	50
DUNCR10	DUNCAN RD	TYER RD	DILLINGHAM RD	S	46.9	C	32	2	80	23		
DUNCR30	DUNCAN RD	SWEENEY RD	HOWELL RD	R	47.1	L	20	2	60	19		
LICOR05	LIGGET COVE RD	FI OF JASPER BELL RD	CL OF CULVERT	U	47.1	L	28	2	60	22	2	40
WASHRC5	WASHBOARD RD	BONE HILL RD	STOENNER RD	R	47.3	L	20	2	60	18		
RUSTR10	RUST RD	DUNCAN RD	PINK HILL RD	S	47.6	L	28	2	60	20		
HUTRR15	HUNTER RD	WOOD RD	ECKLES RD	R	47.7	C	24	2	60	18		
017S05	17TH ST	TILDEN AVE	STARK AVE	U	47.7	L	28	2	60	24	2	
WHYR10	WHITNEY RD	NI VISTA DR/18TH ST	COURTNEY ATHERTON RD	S	47.9	C	32	2	60	23	2	
DILIR10	DILLINGHAM RD	PINK HILL RD	TRUMAN RD	S	47.9	C	32	2	80	23	2	80
RDMIR15	RD MIZE RD	FI OF BUCKNER TARSNEY RD	NE OF BRIDGE	S	47.9	C	32	2	80	23	2	61
RDMIR20	RD MIZE RD	FI OF BRIDGE	NE OF BRIDGE	S	47.9	C	32	2	80	23	2	61

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
RDMIR25	RD MIZE RD	FE OF BRIDGE	NE OF BRIDGE	S	47.9	C	32	2	80	23	2	61
RDMIR30	RD MIZE RD	FE OF BRIDGE	FI OF STILLHOUSE RD	S	47.9	C	32	2	80	23	2	61
RDMIR35	RD MIZE RD	FI OF STILLHOUSE RD	CL OF OAK GROVE	S	47.9	C	32	2	80	23	2	61
75001.8	BUCKNER TARSNEY				48.0						2	
107000.7	AUSTERMAN				48.0						1	
ALISR05	ALLISON RD	HOSTETTER RD	DE	R	48.0	L	20	2	60	12		
RIPER05	RIPPERGER RD	SCHUSTER RD	STOCK RD	R	48.0	L	20	2	60	12		
RIPER10	RIPPERGER RD	STOCK RD	DIECKMAN RD	R	48.0	L	20	2	60	12		
COUNR05	COUNTRYSIDE RD	FI OF 40 HWY	DE	U	48.1	L	28	2	60	24	2	50
OLLOR10	OLD LONE JCK-LEE'S SUM RD	50 HWY	OLD LONE JCK-LEE'S SUM RD	R	48.2	L	20	2	60	19		
019TN05	19TH TERR N	FI CONCORD RD	NI SALEM DR	S	48.3	L	20	2	60	24	2	
019SN05	19TH ST N	FI VISTA DR	PONCA DR	S	48.5	L	20	2	60	24	2	
HARIR15	HARRIS RD	150 HWY	137TH ST	S	48.5	C	32	2	60	20		
HARIR16	HARRIS RD	137TH ST	HAINES RD	S	48.5	C	32	2	60	20		
STRIR20	STRINGTOWN RD	HAMILTON RD	HUTT RD	R	48.5	C	24	2	60	15		
SLAUR05	SLAUGHTER RD	PINK HILL RD	ARGO RD	S	48.6	L	28	2	60	20		
DRWAR05	DRINKWATER RD	BROWN RD	GIBSON RD	R	48.7	L	20	2	60	17		
DRWAR.0	DRINKWATER RD	GIBSON RD	HELMIG RD	R	48.7	L	20	2	60	17		
CORNR10	CORN RD	CORN SPUR RD	COLBERN RD	R	48.7	C	24	2	60	18		40
SMARR05	SMART RD	COUNTY LINE	150 HWY	S	48.9	C	32	2	80	21		
SHEMD05	SEMINOLE DR	FI SHOSHONE DR	NI LEXINGTON RD	S	48.9	L	20	2	60	24	2	
018TN05	18TH TERR N	VISTA DR	19TH ST N	S	49.0	L	20	2	60	24	2	
102000.3	STOENWER				49.0						2	
CORNR05	CORN RD	HAMMOND RD	CORN SPUR RD	R	49.0	C	24	2	60	18		40
GROVC05	GROVE CT	GROVE DR	DE	S	49.3	L	20	2	60	24		
ADAMR05	ADAMS RD	ATHERTON RD	OLD ATHERTON RD	R	49.3	L	20	2	60	16		
DOVES05	DOVER ST	18TH ST TERR N	CONCORD RD	S	49.6	L	28	2	60	24	2	50
CUMIR10	CUMMINGS RD	HILLSIDE SCHOOL RD	ROUND PRAIRIE RD	R	49.9	L	20	2	60	17		
BRWGR05	BROWNING RD	RANSOM RD	SMART RD	S	50.0	L	28	2	60	21		
MITHR05	MILTON THOMPSON RD	FI LONE JACK-LEE'S SMT RD	FI OF LANGSFORD RD	U	50.0	C	32	2	80	24	2	80
MITHR10	MILTON THOMPSON RD	FI OF LANGSFORD RD	CL CULVERT	U	50.0	C	32	2	80	24	2	80
017ST05	17TH ST TERR N	FI VIKING DR	DE	S	50.1	L	20	2	60	24	2	
MAINS05	MAIN ST	COURTNEY ATHERTON RD	MYERS RD	R	50.2	L	20	2	60	18	2	60
STEIR05	STEINHAUSER RD	BORGMAN RD	OUTERBELT RD	R	50.6	C	24	2	60	19		
HISCR10	HILLSIDE SCHOOL RD	CUMMINGS RD	HUDSON RD	R	50.6	C	24	2	60	18		
RFGAR10	RF GAMMON RD	150 HWY	135TH ST	R	50.7	L	20	2	60	18		
HUTRR25	HUNTER RD	GALVIN RD	SIBLEY CITY LIMIT	R	50.7	L	20	2	60	18		
GALVR10	GALVIN RD	FI OF HUNTER RD	NE OF ATHERTON SIBLEY RD	R	51.0	C	24	2	60	18	2	30
CHRIC05	CHRISTIE CT	COUNTRY SIDE RD	DE	U	51.1	L	28	2	60	24	2	50
JIOWR05	JIM OWENS RD	LEFHOLZ RD	AXLINE RD	S	51.2	L	28	2	60	18		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
DILIR05	DILLINGHAM RD	DUNCAN RD	PINK HILL RD	S	51.3	C	32	2	80	22		
HERIR05	HERRING RD	HARRIS RD	7 HWY	S	51.4	L	28	2	60	20		
LANGR10	LANGSFORD RD	FI OF MILTON THOMPSON RD	NE OF BRIDGE	S	51.5	C	32	2	80	22	2	40
GIBSR05	GIBSON RD	DRINKWATER RD	HAMMOND RD	R	51.5	L	20	2	60	19		
OLLOR05	OLD LONE JCK-LEES SUM RD	MILTON THOMPSON RD	50 HWY	S	51.6	L	28	2	60	19		
JWCUR15	JW CUMMINS RD	MESKER RD	OUTERBELT RD	R	51.7	C	24	2	60	18		
BENSR05	BENSON RD	GIBSON RD	SPAINHOUR RD	R	51.9	L	20	2	60	17		
COBLR05	COBBLER RD	DE	PVMT CHANGE	R	52.0	L	28	2	60	22	2	
107000.4	AUSTERMAN				52.0						2	
302000.3	CAVE				52.0						2	
OLATR20	OLD ATHERTON RD	ATHERTON RD	DE	R	52.0	L	20	2	60	13		
JIOWR10	JIM OWENS RD	AXLINE RD	OUTERBELT RD	S	52.2	L	28	2	60	18		
MABRR05	MABRY RD	SUNNY NOOK SCHOOL RD	HOLLY RD	R	52.3	L	20	2	60	16		
ROPRR05	ROUND PRAIRIE RD	CUMMINGS RD	CORN CEM RD	R	52.5	L	20	2	60	17		
RUSER05	RUSSELL RD	CORN RD	CORN RD	R	52.6	L	20	2	60	17		
HARTR10	HARITFORD RD	18TH TERR N	CONCORD RD	S	52.7	L	20	2	60	24	2	
LANGR15	LANGSFORD RD	FE OF BRIDGE	NI OF HWY 7	S	52.7	C	32	2	80	22	2	40
GIBSR15	GIBSON RD	BENSON RD	CORN SPUR RD	R	52.7	C	24	2	60	19		
COUNL05	COUNTRYSIDE LN	DE	LEANNE LN	U	52.7	L	28	2	60	24	2	35
PATOR05	PATTON RD	ATHERTON SIBLEY RD	DE : CLOSED TO PUBLIC	R	52.8	L	20	2	60	18		
SOUTD05	SOUTH DR	DE	BEACH DR	S	53.2	L	20	2	60	18		
LEANL05	LEANNE LN	DE	FI COUNTRYSIDE RD	U	53.3	L	28	2	60	24	2	40
42700.1	BLUE RIDGE				54.0						2	
FIELR05	FIELDS RD	PINK HILL RD	TRUMAN RD	R	54.1	L	20	2	60	17		
VISTD05	VISTA DR	FI WHITNEY RD	DE	S	54.3	L	20	2	60	32	2	
COCERC05	CORN CEMETERY RD	OUTERBELT RD	ROUND PRAIRIE RD	R	54.4	L	20	2	60	17		
HOSTR05	HOSTETTER RD	DE	KOGER RD	R	54.5	L	20	2	60	15		
ECKLR05	ECKLES RD	BLUE MILLS RD	HUNTER RD	R	54.7	C	24	2	60	19		
HARIR10	HARRIS RD	90 DEG W TO N TURN	150 HWY	S	54.8	L	28	2	60	20		
129000.5	GARDNER				55.0						2	
LITLR10	LITTLE RD	SUNNY NOOK SCHOOL RD	BORGMAN RD	R	55.1	C	24	2	60	15		
BEACR20	BEACH RD	FI OF WEST PARK RD	NI OF WOODS CHAPEL RD	P	55.3	L	20	2	60	22	2	50
ATHER15	ATHERTON RD	CL OF CULVERT	FI OF ATH. SIB RD&MABLE	R	55.7	C	24	2	80	24	2	50
BLMIR20	BLUE MILLS RD	FE RIGHT GUARD RAIL	NE RIGHT GUARD RAIL	S	55.7	C	32	2	80	24	2	60
277001.01	R.D. MIZE				56.0						2	
STILR15	STILLHOUSE RD	CUMMINGS RD	NEBGEN RD	R	56.2	C	24	2	80	20		
SALECO5	SALEM CT	DE	SALEM DR	S	56.3	L	28	2	60	24	2	50
GIBSR20	GIBSON RD	CORN SPUR RD	SCHOONOVER RD	R	56.5	C	24	2	60	18		40
BURNR10	BURNLEY RD	HANNA RD	LAKE CITY BUCKNER RD	R	56.6	C	24	2	60	18		
HISCR15	HILLSIDE SCHOOL RD	HUDSON RD	CHURCH RD	R	56.7	C	24	2	60	18		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
LOJAR30	LONE JACK-LEE'S SUMMIT RD	FI OF HELMING RD	FI OF HUTT RD	R	56.7	C	24	2	80	17	2	40
ALENR05	ALLEN RD	HOOVER RD	CHILES RD	R	56.7	C	24	2	60	17		
PERYR10	PERRY RD	BUCKNER TARSNEY RD	TRUMAN RD	R	56.7	L	20	2	60	13		
249001.0	BUCKNER TARSNEY				57.0						2	
249003.0	BUCKNER TARSNEY				57.0						2	
BAYA10	BAY AVE	DE	18TH ST. N	U	57.1	L	28	2	60	24	2	
137S05	137TH ST	FI OF GREEN RIDGE DR	NI OF HARRIS RD	S	57.1	L	28	2	60	24	2	45
118S05	118TH ST	DE	NI OF EASLEY DR	S	57.5	L	28	2	60	26	2	50
ALENR10	ALLEN RD	CHILES RD	BURNLEY RD	R	57.9	C	24	2	60	16		
COATR25	COURTNEY ATHERTON RD	CURTIS RD	MAIN ST	R	58.0	L	20	2	60	18		
77000.7	BUCKNER-LAKE CITY				58.0						2	
133000.9	SWEENEY				58.0						2	
LABRR05	LAZY BRANCH RD	DE	18TH ST N	S	58.1	L	28	2	60	24	2	50
CLINR10	CLINE RD	OUTERBELT RD	COUNTY LINE (BEG G PVMT)	R	58.2	L	20	2	60	21		
JOHNR05	JOHNSON RD	REBER RD	TWIEHAUS RD	R	58.4	L	20	2	60	17		
KEYSD05	KEYSTONE DR	DE	NI OF COLBERN RD	S	58.5	L	28	2	60	24	2	40
MILED05	MILLER DR	BLUE MILLS RD	PVMT CHANGE	R	58.6	L	20	2	60	21	2	40
CORNR25	CORN RD	RUSSELL RD	PVMT CHANGE	R	58.6	C	24	2	60	18		
016TN10	16TH TERR N	FI 16TH ST TERR	DE	S	59.0	L	20	2	60	24	2	
HINER05	HINES RD	18TH ST N	DE	R	59.7	L	20	2	60	18		
ATHER1J	ATHERTON RD	FI OF OLD ATHERTON RD	CL OF CULVERT	R	60.0	C	24	2	80	24	2	50
U2220001	COLBERN & UNITY				60.0						2	
ADAMR10	ADAMS RD	OLD ATHERTON RD	DE	R	60.0	L	20	2	60	15		
HUTRR05	HUNTER RD	DE	KOGER RD	R	60.0	L	20	2	60	15		
STRER05	STREWE RD	GRASSY RIDGE RD	DE	R	60.0	L	20	2	60	15		
ATSIR25	ATHERTON SIBLEY RD	JURAY RD	BOGART RD	R	60.0	C	24	2	80	20		
HUTRR10	HUNTER RD	KOGER RD	WOOD RD	R	60.2	C	24	2	60	18		
PARER05	PARRENT RD	DE	OUTERBELT RD	R	60.4	L	20	2	60	18		
PARER1J	PARRENT RD	OUTERBELT RD	DE	R	60.4	L	20	2	60	15		
BURNRC5	BURNLEY RD	HEIDELBERGER RD	HANNA RD	R	60.5	C	24	2	60	18		
LOJAR15	LONE JACK-LEE'S SUMMIT RD	ALLEY & JACKSON RD	BUCKNER TARSNEY RD	R	60.8	L	20	2	60	20		
BLMIR15	BLUE MILLS RD	FE OF BRIDGE	E RIGHT GUARD RAIL	S	60.9	C	32	2	80	24	2	60
018TC05	18TH TERR CT N	18TH TERR N	DE	S	61.2	L	20	2	60	24	2	
019TC05	19TH TERR CT	DE	FI 19TH TERR N	S	61.2	L	20	2	60	24	2	
CHERS15	CHEROKEE ST	FI 19TH ST	DE	S	61.3	L	20	2	60	24	2	
SPAIR1C	SPAINHOUR RD	HAMMOND RD	BENSON RD	R	61.4	L	20	2	60	18		
BORGR15	BORGMAN RD	STEINHAUSER RD	BONEHILL RD	R	61.4	C	24	2	60	18		
TRENC05	TRENT CT	FI OF TONYA ST	DE	S	61.5	L	28	2	60	24	2	50
MORIR10	MORRIS RD	FRICKE RD	WHITE RD	R	61.6	L	20	2	60	18		
HANARC5	HANNA RD	BURNLEY RD	SUNDOWN VALLEY RD	R	61.8	L	20	2	60	18		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
TIMEC05	TIMBER MEADOWS CT	DE	NI OF TIMEER MEADOWS DR	S	61.9	L	28	2	60	24	2	
HAMOR05	HAMMOND RD	BUCKNER TARSNEY RD	BROWN RD	R	61.9	L	20	2	60	18		
SCHOR05	SCHOONOVER RD	GIBSON RD	DE	R	62.0	L	20	2	60	14		
255000.2	PERDUE				62.0							2
BLMIR05	BLUE MILLS RD	PVMT CHANGE	FI OF OLD ATHERTON RD	S	62.5	C	32	2	80	24	2	60
BLMIR10	BLUE MILLS RD	FI OF OLD ATHERTON RD	NE OF BRIDGE	S	62.5	C	32	2	80	24	2	60
MITHR15	MILTON THOMPSON RD	CL OF CULVERT	NI OF 7HWY	S	62.5	C	32	2	80	24	2	80
BROWR20	BROWN RD	DE	COLBERN RD	R	62.9	L	20	2	60	14		
49001.8	ATHERTON-SIBLEY				63.0							2
129000.3	GARDNER				63.0							2
215000.7	COVE				63.0							2
374002.5	SMART				63.0							2
BUTAR75	BUCKNER TARSNEY RD	PVMT CHANGE/BEG. CURVE	END CURVE	R	63.0	C	24	2	80	23	2	50
BORGR05	BORGMAN RD	TRUMAN RD	LITTLE RD	R	63.3	C	24	2	60	19		
REDWD05	REDWOOD DR	18TH TERR N	19TH TERR N	S	63.3	L	20	2	60	19	2	
REDWD10	REDWOOD DR	19TH TERR N	21ST ST N	S	63.3	L	20	2	60	19	2	
ALGOR05	AL GOSSETT RD	LORENZE RD	OUTERBELT RD	R	63.6	L	20	2	60	19		
019SC05	19TH ST CT	DE	NI SALEM DR	S	63.7	L	20	2	60	24	2	
099C05	99TH CT	NI OF 99TH ST	DE	S	63.7	L	28	2	60	24		50
ARNOR05	ARNOLD RD	BUCKNER TARSNEY RD	BROWN RD	P	64.0	L	20	2	60	16		
AUSTR05	AUSTERMAN RD	WASHBOARD RD	COUNTY LINE	R	64.0	L	20	2	60	16		
CURTR05	CURTIS RD	COURTNEY ATHERTON RD	MYERS RD	R	64.0	L	20	2	60	16		
CURTR10	CURTIS RD	MYERS RD	DE	R	64.0	L	20	2	60	16		
HUTTR15	HUTT RD	150 HWY	50 HWY	R	64.0	L	20	2	60	16		
MESCR10	MECKLN SCHOOL RD	2500' SW OF HUDNALL RD	COUNTY LINE	R	64.0	L	20	2	60	16	2	40
ROGER10	ROGERS RD	DOUGLAS RD	DE	R	64.0	L	20	2	60	16		
ROHAR10	ROY HARRA RD	RINER RD	SUNNY NOOK SCHOOL RD	R	64.0	L	20	2	60	16		
HAMOR20	HAMMOND RD	GIBSON RD	SPAINHOUR RD	R	64.1	L	20	2	60	19		
ATSIR30	ATHERTON SIBLEY RD	BOGART RD	GALVIN RD	R	64.3	C	24	2	80	20		
TIMED05	TIMBER MEADOWS DR	DE	NI OF COLBERN RD	S	64.6	L	28	2	60	24	2	50
MILED10	MILLER DR	PVMT CHANGE	DE	R	64.8	L	20	2	60	24		
SUVAR05	SUNDOWN VALLEY RD	DE	HANNA RD	R	64.9	L	20	2	60	19		
270001.0	CORN				65.0							2
421900.1	TARSNEY LAKE				65.0							2
HAMOR15	HAMMOND RD	CORN RD	GIBSON RD	R	65.0	L	20	2	60	18		
HEDGR05	HEDGE COCK RD	STRINGTOWN RD	RF GAMMON	R	65.3	L	20	2	60	16		
DOUGR05	DOUGLAS RD	ALLEN RD	ROGERS RD	R	65.5	L	20	2	60	16		
BEDFR05	BEDFORD RD	SALEM DR	20TH TERR N	S	65.8	L	28	2	60	24	2	50
016TN05	16TH TERR N	WHITNEY RD	CHEROKEE ST	S	65.9	L	20	2	60	24	2	
FALKR10	FALKENBURY RD	CAVE RD	HUNT RD	R	66.0	C	24	2	60	18		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
FALKR15	FALKENBURY RD	HUNT RD	OUTERBELT RD	R	66.0	C	24	2	60	18		
329000.7	HELWIG				66.0						2	
370000.6	HAINES				66.0						2	
LITLR05	LITTLE RD	MURPHY SCHOOL RD	SUNNY NOOK SCHOOL RD	R	66.1	C	24	2	60	18		
HARDR05	HARDSAW RD	COLBERN RD	PVMT CHANGE TO G	R	66.3	C	24	2	60	19		
WOODR05	WOOD RD	BLUE MILLS RD	HUNTER RD	R	66.4	L	20	2	60	18		
RFGAR05	RF GAMMON RD	STRINGTOWN RD	150 HWY	R	66.6	L	20	2	60	18		
021SN05	21ST ST N	HINES RD	WHITNEY RD	S	66.7	L	20	2	60	20	2	
135001.0	HOWELL				67.0						2	
339000.3	HAMILTON				67.0						2	
210R0.6A	WOODS CHAPEL A (WEST)				67.0						2	
HARDR10	HARDSAW RD	SPENCER RD	NEBGEN RD	R	67.2	C	24	2	60	19		
KOGER15	KOGER RD	HOSTETTER RD	HUNTER RD	R	67.2	C	24	2	60	21		
KOGER20	KOGER RD	HUNTER RD	KIEFER RD	R	67.3	C	24	2	60	20		
KOGER30	KOGER RD	JURAY RD	ATHERTON SIBLEY RD	R	67.7	C	24	2	60	20		
099S05	99TH ST	FI HOWARD RD	DE	S	67.8	L	28	2	60	24	2	60
TAPSR05	TAPSCOTT RD	CLINE RD	COUNTY LINE	R	67.9	L	20	2	60	18		
BYNUS05	BYNUM SPUR RD	BYNUM RD	DE	R	68.0	L	20	2	60	17		
CHILR10	CHILES RD	INDEPENDENCE CITY LIMIT	ALLEN RD	R	68.0	L	20	2	60	17		
HOVER05	HOOVER RD	INDEPENDENCE CITY LIMIT	ALLEN RD	R	68.0	L	20	2	60	17		
HUDNR05	HUDNALL RD	MECKLIN SHCOOL RD	DORIS NEER RD	R	68.0	L	20	2	60	17		
KENER05	KENNEDY RD	STRINGTOWN RD	150 HWY	R	68.0	L	20	2	60	17		
KIRBR05	KIRBY RD	PINK HILL RD	TRUMAN RD	R	68.0	L	20	2	60	17		
MYERR10	MYERS RD	MAIN ST	ATHERTON SIBLEY RD	R	68.0	L	20	2	60	17		
TWIER05	TWIEHAUS RD	JOHNSON RD	SCHUSTER RD	R	68.0	L	20	2	60	17		40
WOLFR05	WOLF RD	BONE HILL RD	DE	R	68.0	L	20	2	60	17		
FALKR05	FALKENBURY RD	SPAINHOUR RD	CAVE RD	R	68.1	C	24	2	60	18		
SPAIR05	SPAINHOUR RD	SNOW RD	N TO W 90 DEG. TURN	R	68.1	L	20	2	60	18		
SPAIR06	SPAINHOUR RD	N TO W 90 DEG. TURN	HAMMOND RD	R	68.1	L	20	2	60	18		40
SHORR05	SHORES RD	LONE JACK-LEE'S SUMMIT RD	HELMIG RD	R	68.2	L	20	2	60	19		
CORNR20	CORN RD	CAMBELL RD	RUSSELL RD	R	68.4	C	24	2	60	18		
CORNR15	CORN RD	COLBERN RD	CAMBELL RD	R	68.7	C	24	2	60	18		
49000.9	ATHERTON-SIBLEY				69.0						2	
241003.2	LITCHFORD				69.0						2	
330000.5	GIBSON				69.0						2	
330R00.6	GIBSON				69.0						2	
OL50H05	OLD 50 HWY	FI OF 50 HWY	NI OF 50 HWY	R	69.4	L	20	2	60	24	2	50
SWENR05	SWEENEY RD	DUNCAN RD	PINK HILL RD	R	69.6	L	20	2	60	17		
117S05	117TH ST	DE	NI OF EASLEY DR	S	69.7	L	28	2	60	30	2	50
BYNUR05	BYNUM RD	LONE JACK CITY LIMIT	FALKENBURY RD	R	70.0	C	24	2	80	21		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
BLVAR20	BLUE VALLEY RD	2 MILES EAST OF DE	DE	R	70.2	L	20	2	60	20	2	40
018SN25	18TH ST N	FI SALEM DR	DE	S	70.2	L	28	2	60	24	2	
LABRR15	LAZY BRANCH RD	SALEM DR	DE	S	70.2	L	28	2	60	24	2	
BURGR05	BURGESS RD	INDEPENDENCE CITY LIMIT	BUCKNER TARSNEY RD	R	70.5	L	20	2	60	16		
OLLER10	OLD LEXINGTON RD	O'DONNELL RD	LEVASY CITY LIMIT	R	70.6	L	20	2	60	16		
MESCR05	MECKLIN SCHOOL RD	TRUMAN RD	2500' SW OF HUDNAIL RD	R	70.6	L	20	2	60	16	2	40
RFGAR15	RF GAMMON RD	135TH ST	OLD 50 HWY	R	70.7	L	20	2	60	18		
BORGR10	BORGMAN RD	LITTLE RD	STEINHAUSER RD	R	70.8	C	24	2	60	17		
HOLYR10	HOLLY RD	STOENNER RD	MABRY RD	R	70.9	L	20	2	60	17		
268002.5	COLBERN @ SNI-A-BAR				71.0						2	
KOGER25	KOGER RD	KEIFER RD	JURAY RD	R	71.4	C	24	2	60	20		
BLVAR10	BLUE VALLEY RD	DE	1 MILE EAST OF DE	R	71.4	L	20	2	60	20	2	40
BLVAR15	BLUE VALLEY RD	1 MILE EAST OF DE	2 MILES EAST OF DE	R	71.4	L	20	2	60	20	2	40
HUTTR10	HUTT RD	HENDRICKS RD	150 HWY	R	71.7	L	20	2	60	16		
COSPR05	CORN SPUR RD	CORN RD	GIBSON RD	R	71.8	L	20	2	60	16		
WOCHR20	WOODS CHAPEL RD	FAR END OF BRIDGE	U.S. 40 HWY	P	71.8	AM	48	4	100	40	2	
41000.30	BLUE MILLS				72.0						2	
308000.4	HUNT				72.0						2	
342002.9	STRINGTOWN				72.0						2	
259R00.3	CORN				72.0						2	
BONER05	BONEHILL RD	FI OF BORGMAN RD	NE OF BRIDGE	R	72.0	L	20	2	60	18	2	40
BONER10	BONEHILL RD	FE OF BRIDGE	NI OF OUTER BELT RD	R	72.0	L	20	2	60	18		40
DONER05	DORIS NEER RD	OUTERBELT RD	GRASSY RIDGE RD	R	72.0	L	20	2	60	18		
DONER10	DORIS NEER RD	GRASSY RIDGE RD	COUNTY LINE	R	72.0	L	20	2	60	18		
HERIR10	HERRING RD	7 HWY	LONE JACK-LEE'S SUMMIT RD	R	72.0	L	20	2	60	18		
HERIR15	HERRING RD	LONE JACK-LEE'S SUMMIT RD	50 HWY	R	72.0	L	20	2	60	18		
HUTTR20	HUTT RD	FI OF 50 HWY	NI OF LONE JACK-L SUM RD	R	72.0	L	20	2	60	18	2	30
RANKR05	RANKINS RD	DE	COLBERN RD	R	72.0	L	20	2	60	18		
BEACR15	BEACH RD	FI OF LIENWEBER RD	FI OF WEST PARK RD	P	72.1	L	20	2	60	22	2	50
HOLYR05	HOLLY RD	NEIL CHILES RD	STOENNER RD	R	72.3	L	20	2	60	17		
CAMPRC05	CAMPBELL RD	COLBERN RD	CORN RD	R	72.4	L	20	2	60	17		
ATSIR05	ATHERTON SIBLEY RD	ATHERTON RD	MYERS RD	R	72.4	C	24	2	80	20		
BONER15	BONEHILL RD	OUTERBELT RD	GRASSY RIDGE RD	R	72.4	L	20	2	60	17		
318000.3	BOSWELL WEST				73.0						2	
318001.3	BOSWELL EAST				73.0						2	
RAGSR05	RAGSDALE RD	50 HWY	OUTERBELT RD	R	73.1	L	20	2	60	17		
MUSCR10	MURPHY SCHOOL RD	LITTLE RD	HOLLOWAY RD	R	73.5	C	24	2	60	20		
MUSCR15	MURPHY SCHOOL RD	HOLLOWAY RD	TRUMAN RD	R	73.5	C	24	2	60	20		
ATSIR20	ATHERTON SIBLEY RD	400 W OF KOGER RD	JURAY RD	R	73.6	C	24	2	80	20		
COLIR15	COUNTY LINE RD	KNORPP RD	HAMILTON RD	R	73.8	C	24	2	80	20		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
GRRID10	GREEN RIDGE DR	E B CURE, B C CURB	TIMBERLAKE TR	S	73.9	L	20	2	60	28	2	45
277000.6	R.D. MIZE (WEST RCB)				74.0						2	
210R0.6B	WOODS CHAPEL B (EAST)				74.0						2	
WOCHR15	WOODS CHAPEL RD	BEGIN 2 LANE DIVIDED	NEAR END OF BRIDGE	P	74.1	AM	48	4	100	40	2	
HUTTR05	HUTT RD	STRINGTOWN RD	HENDRICKS RD	R	74.1	L	20	2	60	17		
COLR20	COUNTY LINE RD	HAMILTON RD	STEWART RD	R	74.3	C	24	2	80	20		
JWCUR20	JW CUMMINS RD	OUTERBELT RD	SAM PETERSON RD	R	74.4	L	20	2	60	18		
411001.3	PINK HILL				75.0						2	
GALVR15	GALVIN RD	ATHERTON SIBLEY RD	DE AT RR TRACKS	R	75.0	L	20	2	60	18		
JENKR05	JENKINS RD	CORN RD	HARDSAW RD	R	75.1	L	20	2	60	17		
BETHC05	BETH CT	FI OF TONYA ST	FI OF TONYA ST	S	75.4	L	20	2	60	24	2	50
PERIR10	PERRIN RD	HAPPY HOLLOW RD	DE	R	75.5	L	20	2	60	17		
SUNOR10	SUNNY NOOK SCHOOL RD	ROY HARRA RD	NEIL CHILES RD	R	75.5	L	20	2	60	18		
KOGER10	KOGER RD	HAPPY HOLLOW RD	HOSTETTER RD	R	75.6	C	24	2	60	21		
OUTEE05	OUTERBELT EXT	COUNTY LINE RD	BOSWELL RD	R	75.7	C	24	2	60	20		
NEBGR15	NEBGEN RD	HARDSAW RD	STILLHOUSE RD	R	76.0	C	24	2	80	19		
MUNRR05	MUNRO RD	CLINE RD	COLBERN RD	R	76.0	L	20	2	60	19		
ODONR05	O'DONNELL RD	OLD LEXINGTON RD	REBER RD	R	76.1	L	20	2	60	17		
SALED05	SALEM DR	HWY 24	PVMT CHANGE	S	76.2	L	28	2	60	32	2	80
STEWRC5	STEWART RD	COUNTY LINE RD	BEGIN CURVE	R	76.7	L	20	2	60	17		
STEWRI0	STEWART RD	BEGIN CURVE	BYNUM RD	R	76.7	L	20	2	60	17		30
BUTAR77	BUCKNER TARSNEY RD	END CURVE	PVMT CHANGE	R	76.7	C	24	2	80	23	2	50
COATR20	COURTNEY ATHERTON RD	EATON RD	CURTIS RD	R	76.7	L	20	2	60	19		
30001.0	ATHERTON-COURTNEY				77.0						2	
249004.3	BUCKNER TARSNEY W. SNI				77.0						2	
254002.1	COLBERN @ PERDUE				77.0						2	
HUTRR20	HUNTER RD	ECKLES RD	GALVIN RD	R	77.6	C	24	2	60	24		
HELMR05	HELMIG RD	SHORES RD	DRINKWATER RD	R	77.7	L	20	2	60	18		
SUNOR15	SUNNY NOOK SCHOOL RD	NEIL CHILES RD	AIRPORT RD	R	77.9	L	20	2	60	18		
CAVER05	CAVE RD	FALKENBERRY RD	CLINE RD	R	78.0	C	24	2	60	21		
CLINR05	CLINE RD	CAVE RD	OUTERBELT RD	R	78.0	C	24	2	60	21		
CASER05	CASEY RD	BYNUM RD	MILLER RD	R	78.2	C	24	2	60	21		
HOLOR05	HOLLOWAY RD	TRUMAN RD	MURPHY SCHOOL RD	R	78.7	L	20	2	60	18		
264001.0	NEBGEN WEST				79.0						2	
264001.2	NEBGEN EAST				79.0						2	
221R01.4	COLBERN @ LAKE JACOMO				79.0						2	
OLPIR11	OLD PINK HILL RD	BEGIN CURVE	KETTERMAN RD	R	79.2	L	20	2	60	18		20
OUTEE10	OUTERBELT EXT	BOSWELL RD	50 HWY	R	79.3	C	24	2	60	21		
BEACRC5	BEACH RD	FI OF COLBERN RD	FI OF JACOMO BEACH PARKN	P	79.5	L	20	2	60	22	2	50
PERIR05	PERRIN RD	BLUE MILLS RD	HAPPY HOLLOW RD	R	79.6	L	20	2	60	18		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
SPENR05	SPENCER RD	CORN RD	HARDSAW RD	R	79.7	L	20	2	60	17		
HANAR10	HANNA RD	SUNDOWN VALLEY RD	BUCKNER TARSNEY RD	R	79.7	L	20	2	60	18		
BLVAR05	BLUE VALLEY RD	ATHERTON SIBLEY RD	BLUE VALLEY RD	R	80.0	L	20	2	60	20		
COLIR50	COUNTY LINE RD	COUNTY LINE RD	BOSWELL RD	R	80.0	L	20	2	60	20		
LACIR05	LAKE CITY BUCKNER RD	NI OF BURNLEY RD	CL OF BUCKNER	R	80.0	C	24	2	80	24	2	50
SCHUR05	SCHUSTER RD	RIPPEGER RD	COGSWELL RD	R	80.0	L	20	2	60	20		
SCHUR10	SCHUSTER RD	COGSWELL RD	TWIEHAUS RD	R	80.0	L	20	2	60	20		
SCHUR15	SCHUSTER RD	TWIEHAUS RD	DE	R	80.0	L	20	2	60	20		
SHOSD05	SHOSHONE DR	NI 24 HWY	FI WHITNEY RD	S	80.0	L	20	2	60	24	2	
KETER10	KETTERMAN RD	PINK HILL RD	TRUMAN RD	R	80.2	L	20	2	60	18		
MANRC05	MANRR CT	BAY AVE	DE	S	80.3	L	20	2	60	24	2	
81001.4	HEIDELBERGER				81.0						2	
167001.0	FLYNN				81.0						2	
271001.0	HAMMOND				81.0						2	
299000.1	SAM PETERSON				81.0						2	
322000.7	MILLER				81.0						2	
MESKR05	MESKER RD	JW CUMMINGS RD	CORN CEMETERY RD	R	81.1	L	20	2	60	18		
SUNOR05	SUNNY NOOK SCHOOL RD	LITTLE RD	ROY HARRA RD	R	81.6	L	20	2	60	18		
LORER05	LORENZ RD	AL GOSSETT RD	COUNTY LIMIT	R	81.7	L	20	2	60	18		
HOLYR15	HOLLY RD	MABRY RD	24 HWY	R	82.0	L	20	2	60	21	2	40
361001.0	LANGSFORD				82.0						2	
CASER10	CASEY RD	MILLER RD	LOVERS LANE	R	82.3	C	24	2	60	21		
BEACR10	BEACH RD	FI OF JACOMO BEACH PARKING	FI OF LIENWEBER RD	P	82.3	L	20	2	60	22	2	50
SAPER05	SAM PETERSON RD	COLBERN EXT	JW CUMMINGS RD	R	82.3	L	20	2	60	18		
HARTR05	HARTFORD RD	DE	18TH ST N	S	82.8	L	20	2	60	24	2	50
KETER05	KETTERMAN RD	OLD PINK HILL RD	PINK HILL RD	R	82.9	L	20	2	60	18		
141001.0	CAMPBELL				83.0						2	
ROPRR15	ROUND PRAIRIE RD	OUTERBELT RD	MORRIS RD	R	83.9	L	20	2	60	23		
NEVIR05	NEVINS RD	FI OF OUTERBELT RD	CL OF JACK	R	84.0	L	20	2	60	21	2	70
EAPAR05	EAST PARK RD	FI OF CYCOLONE SCHOOL RD	FI OF MO TOWN RD	P	84.4	L	20	2	60	22	2	40
SALED10	SALEM DR	PVMT CHANGE	DE	S	84.7	L	28	2	60	32	2	80
SIMIR05	SIX MILE CHURCH RD	INDEP. CITY LIMIT	DE	R	85.4	L	20	2	60	19		
ROPRR10	ROUND PRAIRIE RD	CORN CEM RD	OUTERBELT RD	R	85.7	L	20	2	60	20		
275001.2	STILLHOUSE				86.0						2	
138R00.6	GILLESPIE				86.0						2	
309R00.3	FAULKENBERRY-CAVE				86.0						2	
OLLER05	OLD LEXINGTON RD	BUCKNER CITY LIMIT	O'DONNELL RD	R	86.1	L	20	2	60	19		
GRRID05	GREEN RIDGE DR	DE	E B CURB, B C CURB	S	86.7	L	20	2	60	26	2	45
79000.6	HANNA				87.0						2	
117S10	117TH ST	FI OF EASLEY	DE	S	87.4	L	28	2	60	30	2	50

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
LOVEL05	LOVERS LANE	BOSWELL RD	CASEY RD	R	87.8	L	20	2	60	20		
105000.4	BONEHILL				88.0						2	
323R00.5	COUNTY LINE-CASS				88.0						2	
KEYSC05	KEYSTONE CT	DE	NI OF KEYSTONE DR	S	88.2	L	20	2	60	24	2	40
BUTAR80	BUCKNER TARSNEY RD	PVMT CHANGE	NI OF CHICAGO AVE	R	88.8	C	24	2	80	23	2	50
148R00.8	RUST				89.0						2	
PONCC05	PONCA CT	NI PONCA DR	DE	S	90.1	L	20	2	60	24	2	
SAMOR05	SAM MOORE RD	BOSWELL RD	50 HWY	R	90.3	L	20	2	60	20		
MANODC5	MANOR DR	MANOR CT	MANOR CR	S	90.4	L	20	2	60	24	2	
LOVEL10	LOVERS LANE	CASEY RD	50 HWY	R	91.6	L	20	2	60	20		
EAPAR10	EAST PARK RD	FI OF MO TWN RD	NI OF FLEMING RD	P	91.9	L	20	2	60	22	2	50
PONCD2J	PONCA DR	DE	SALEM DR	S	92.6	L	20	2	60	24	2	
HOLYR20	HOLLY RD	24 HWY	OLD LEXINGTON RD	R	92.6	L	20	2	60	21		
DUNCR25	DUNCAN RD	BUCKNER TARSNEY RD	SWEENEY RD	R	92.7	L	20	2	60	21	2	60
ROXBLO5	ROXBURY LANE	LAZY BRANCH RD	COLONY LANE	S	92.9	L	20	2	60	24	2	
PONCD25	PONCA DR	SALEM DR	DE	S	93.2	L	20	2	60	24	2	
COLOLO5	COLONY LANE	SALEM DR	DE	S	93.6	L	28	2	60	32	2	60
MUSCR05	MURPHY SCHOOL RD	BUCKNER TARSNEY RD	LITTLE RD	R	94.0	L	20	2	60	21		
021TN05	21ST TERR N	PONCA DR	DE	S	94.1	L	20	2	60	24	2	
022TN05	22ND TERR N	SALEM DR	DE	S	94.1	L	20	2	60	24	2	50
BOSWRC5	BOSWELL RD	LOVERS LANE	COUNTY LINE RD	R	94.5	L	20	2	60	21		
103S05	103RD ST	FI OF HOWARD RD	DE	S	94.9	L	20	2	60	24	2	45
MANOC05	MANOR CR	DE	HWY 24	S	94.9	L	20	2	60	24	2	
FRICR05	FRICKE RD	MORRIS RD	COUNTY LINE	R	95.5	L	20	2	60	22		
MILER05	MILLER RD	COUNTY LINE RD	CASEY RD	R	95.7	L	20	2	60	21		40
BUTAR70	BUCKNER TARSNEY RD	FE OF BRIDGE/CL OF BUCK	PVMT CHANGE	R	95.8	C	24	2	80	23	2	50
LACIR10	LAKE CITY BUCKNER RD	CL OF BUCKNER	NI OF 24 HWY	R	96.0	L	20	2	80	24	2	60
DOVES10	DOVER ST	GROVE ST	PONCA DR	S	96.3	L	20	2	60	24	2	
GROVD10	GROVE DR	SALEM DR	DE	S	96.3	L	20	2	60	24	2	
YORKS05	YORK ST	SALEM DR	DE	S	96.4	L	20	2	60	24	2	
BLMIR40	BLUE MILLS RD	FI OF GALVIN RD	NI OF BUCKNER TARSNEY RD	R	98.1	C	24	2	80	24	2	60
WEPAR10	WEST PARK RD	CL OF CULVERT	NI OF WOODS CHAPEL RD	P	98.2	L	20	2	60	22	2	
020SN05	20TH ST N	COLONY LANE	YORK ST	S	98.3	L	20	2	60	24	2	50
020ST05	20TH ST TERR N	LAZY BRANCH RD	COLONY LANE	S	98.3	L	20	2	60	24	2	50
WEPAR05	WEST PARK RD	FI OF BEACH RD	CL OF CULVERT	P	99.7	L	20	2	60	22	2	
BLMIR25	BLUE MILLS RD	NE RIGHT GUARD RAIL	FI ELSA SMITH RD	R	100.0	C	24	2	80	24	2	60
BLMIR30	BLUE MILLS RD	FI OF ELSA SMITH RD	FI OF ECKLES RD	R	100.0	C	24	2	80	24	2	60
BLMIR35	BLUE MILLS RD	FI OF ECKLES RD	FI OF GALVIN RD	R	100.0	C	24	2	80	24	2	60
ARAPC05	ARAPAHOE CT	DE	NI 18TH ST. N	R		L	20	2	60	24	2	
BECHDC5	BELLECHASSE DR	PINK HILL RD	DEAD END	R		L	20	2	60	20		

Appendix D: Roadway Improvement Priority List

Segment ID	Road Name	Segment Beginning	Segment End	Tier	Priority	Road Type	Design Width	Design Lanes	Design ROW	Existing Width	Existing Lanes	Existing ROW
COLBE10	COLBERN EXT	SAM PETERSON RD	COUNTY LINE	R		C	24	2	80	19		
COLIR25	COUNTY LINE RD	STEWART RD	DEAD END	R		C	24	2	80	20		
COLIR30	COUNTY LINE RD	KK HWY	MILLER RD	R		C	24	2	80	18	2	
COLIS05	COUNTY LINE SPUR	KK HWY	COUNTY LINE RD	R		L	20	2	60	18	2	
HARDRC6	HARDSAW RD	PVMT CHANGE FROM S	SPENCER RD	R		C	24	2	60	19		
LANGC05	LANGSFORD CUTOFF	LANGSFORD RD	MILTON THOMPSON RD	U		C	32	2	80	22		
LANGR25	LANGSFORD RD	LANGSFORD RD	LAKE LOTAWANA	S		C	32	2	80	22		
NE03S05	N.E. 3RD ST.	O.G.C.L.; 0.313 E. OF H	J.C.C.L; BRIDGE	S		L	20	2	60	20	2	
PERYS05	PERRY SPUR	BUCKNER TARSNEY RD	PERRY RD	R		L	20	2	60	13		
PLYMC05	PLYMOUTH CT	PLYMOUTH ST	DE	S		L	20	2	60	32	2	50
PLYMR05	PLYMOUTH RD	YORK ST	18TH ST N	S		L	20	2	60	32	2	50
RINER05	RINER RD	MACKEY RD	ROY HARRA RD	R		L	20	2	60	19		
SCHOR10	SCHOONOVER RD	DEAD END	RANKINS RD	R		L	20	2	60	14		
SLCER05	SLAUGHTER CEMETARY RD	SLAUGHTER RD	DEAD END	S		L	20	2	60	15		