Future Land Use &Fiscal Impact Scenarios

Joint City Council & Planning Commission Workshop ~~#5~~

~~March 11, 2021~~

October 17, 2023

Overview

Comprehensive Plan

Describes your vision of the future
Your intention & goals

1. Land Use Pattern
2. Future Land Use
3. Typology
4. Place Types
5. Design Principles

Zoning & Regulations

Describes your rules for what can be developed where and how

1. Zoning Ordinance & Map
2. Unified Development Code
3. Access Management Regulations
4. Infrastructure Design Standards
5. Building Codes

Big Five Ideas

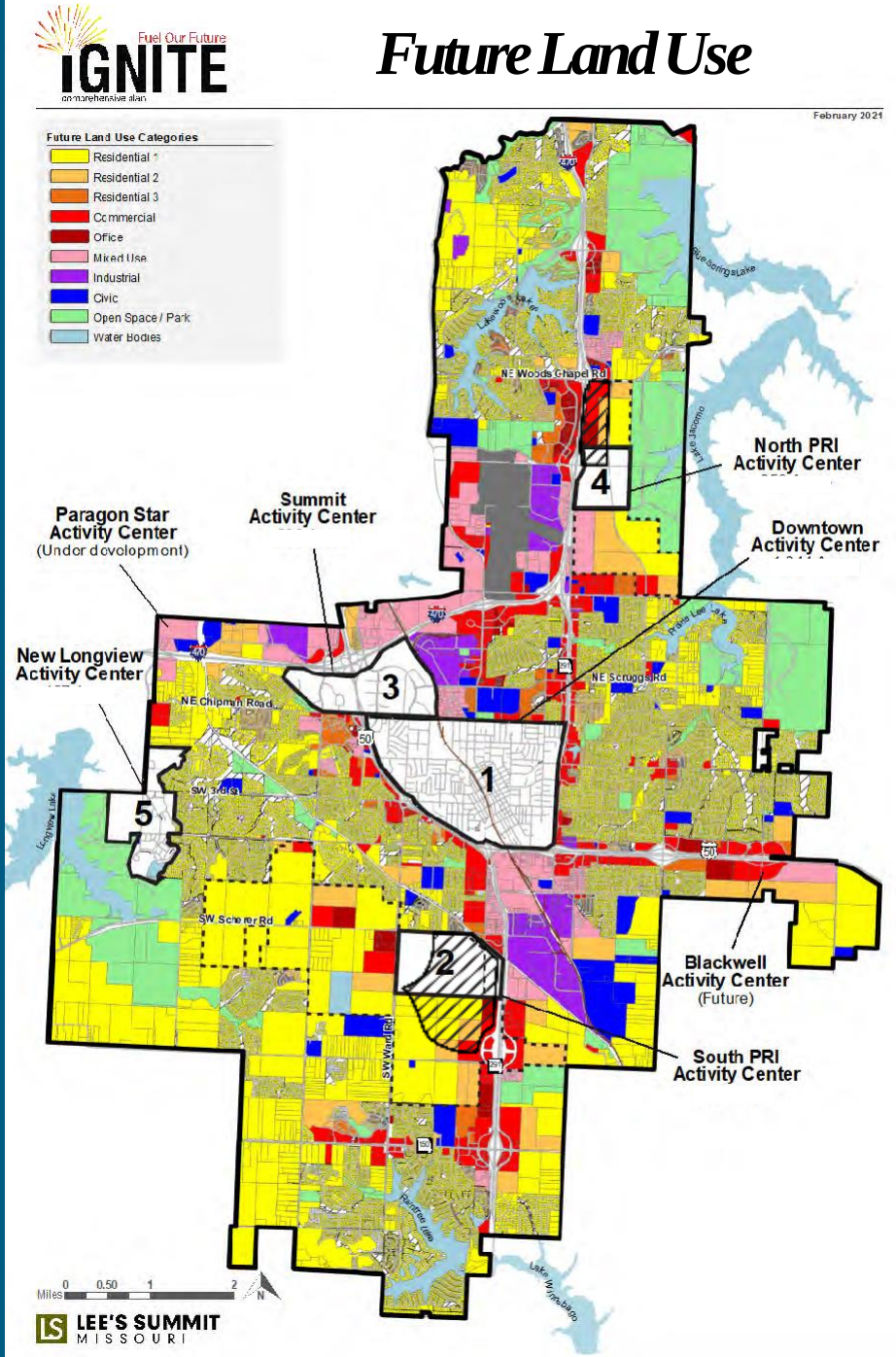
- ***Sustain and enhance City services, public facilities and infrastructure to protect a high quality of life.***
- ***Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.***
- ***Concentrate multi-family & commercial development in five special & unique Activity Centers.***
- ***Preserve natural resources, open space, recreational, cultural and historic resources.***
- ***Fuel our future by growing the tax base and jobs.***

PRESERVE
PRESERVE Lee's Summit's high value resources for enjoyment by future generations.
The purpose of the preserve approach is to provide a green and historic framework that defines the City's character and quality. Preserve is a set of strategies to protect and restore parks, open space, natural wooded areas, streams, lakes and rivers. Preserve also identifies valued historic and cultural landmarks and resources. Carefully manage change to enhance the setting and protect the quality, access and management of these areas. Where feasible, the City should acquire environmentally sensitive lands and cultural sites and preserve and reuse historic buildings as an opportunity to enhance quality of life. The overall character of the land will not change from today in these areas.
INCLUDES:
Parks & Open Space
Natural Wooded Areas
Streams, Lakes & Rivers
Historic Places
Cultural Resources
Amount of Change
Character
Density
Uses
ENHANCE
ENHANCE existing single-family neighborhoods with public infrastructure investment, connectivity improvements and flexibility to keep the character but meet changes in market demand over the next 20 years.
Enhance existing community strengths. Lee's Summit's single-family neighborhoods are the community's foundation. To continue to make them attractive and fit the needs of the future market, investment and flexibility is needed. The overall character of the single-family neighborhoods will not change. They will continue to be single-family but enhanced with public infrastructure investment, connectivity improvements and some flexibility to meet changes in market demands over the next 20 years.
INCLUDES:
Existing Residential Neighborhoods
Amount of Change
Character
Density
Uses
STRENGTHEN
STRENGTHEN access, appearance, activity, connectivity and resiliency of community anchors and Downtown.
Strengthen our long-standing, most important community assets. These assets include community anchors and the heart of the community - our Downtown. We will implement strategies to improve access and make them more resilient into the future. The character of these areas will not change, they will be fortified to survive and thrive into the future.
INCLUDES:
Downtown Lee's Summit
Existing Commercial Nodes
Existing Neighborhood Centers
Lee's Summit Municipal Airport
Industrial
Community Anchors
Civic Facilities
Emergency Service Facilities
Primary/Secondary Education Facilities
Amount of Change
Character
Density
Uses
TRANSFORM
TRANSFORM and revitalize areas of the community using public improvements, incentives and community partnerships to make them more resilient and adaptive to future change.
Transform the character, use and density of prioritized undeveloped areas and areas targeted for revitalization. These are areas of the community with the greatest opportunity or need for attention and effort to be resilient into the future. Public improvements, private incentives and community effort will focus on areas for revitalization, transformation and new construction activity.
INCLUDES:
Activity Centers
Major Corridors
New Commercial Nodes
Existing Strip Commercial
New Neighborhood Centers
New Residential
Amount of Change
Character
Density
Uses
CHARACTER:
Character refers to the attributes and identity of an area.
DENSITY:
Density refers to the number of people per acre in any given area.
USES:
Uses refer to the activity and function of an area of land.
5/17

Future Land Use

-- What can be built upon and what it can be used for

- Not the same as zoning
- Simplified land use categories
- Within a category the darker the color the more intensity of use
  - Category 1, 2, 3 for residential = yellow to burnt orange
  - Nonresidential = light pink to dark purple



Fiscal Impact Model – Current Land Use

POPULATION

2020: 100,300 people

Growing 1-2% Annually

65+ will see largest growth over next 20 years

RESIDENTIAL

Total Acres: 12,902

Current Housing Units:

- Category 1: 30,049 (72%)
- Category 2: 5,562 (13%)
- Category 3: 6,214 (15%)

TOTAL: 41,825

LAND USE

City Limits Total Area:

- 65.87 square miles
- 42,157 acres

Undeveloped Acres: 11,670

Developed Acres: 25,192

Parks/Open Space: 4,289

NON-RESIDENTIAL

Current Acres:

- Commercial: 1,606
- Industrial: 1,006
- Mixed Use: 83
- Office: 286

EMPLOYMENT

2020 Jobs (ESRI): 95,471

Top 3 Professions:

- Education / Health Care & Social Assistance
- Professional / Scientific / Management Services
- Retail Trade

OPPORTUNITIES

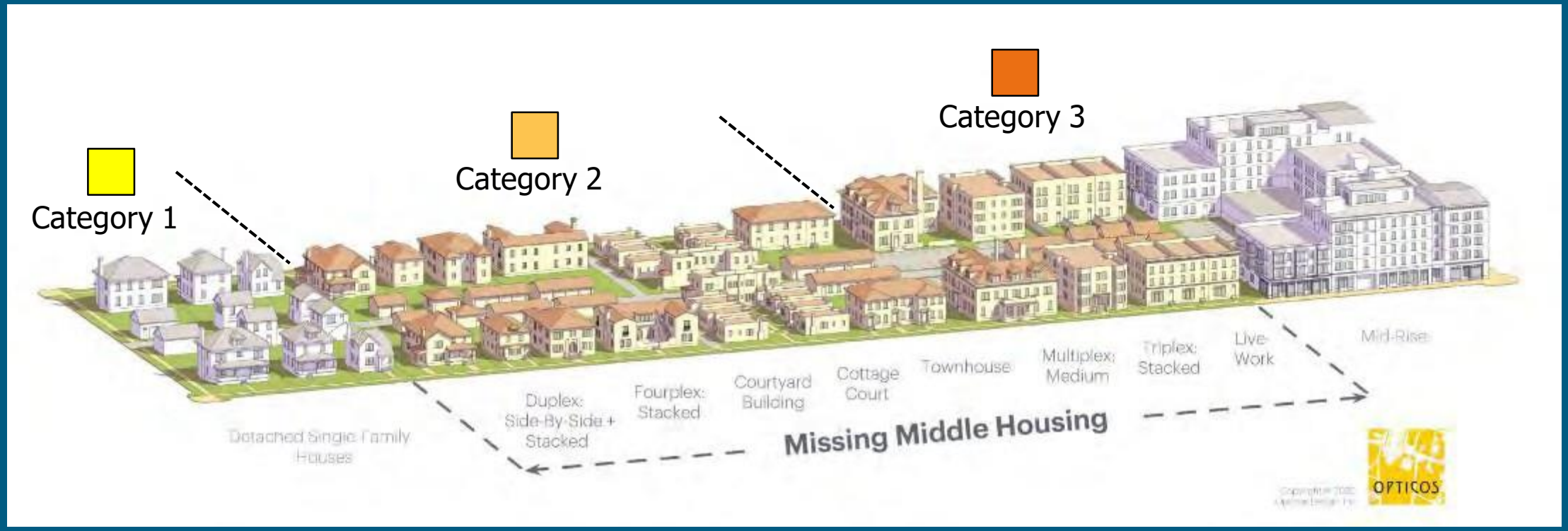
- More Retail
- Industrial / Flextech
- Housing to Meet Changing Market Demands

Residential Development - Current

Current Residential Development By Type	Current Acres	Current Dwelling Units	% Current Residential Acres by Residential Types	% Current Dwelling Units by Type	Current Dwelling Units/Acre	Current Residential Acres Per Dwelling Unit
Category 1	11,815.65	30,049	92%	72%	2.54	0.39
Category 2	665.21	5,562	5%	13%	8.36	0.12
Category 3	421.28	6,214	3%	15%	14.75	0.07
TOTAL	**12,902.14**	**41,825**	**100%**	**100%**		

"Missing Middle" Housing

- Fills gap between traditional detached single-family housing and larger multi-unit apartment buildings
- Provides increased housing options and affordability
- Supports context of existing neighborhoods as infill option



Market Demands &Needs for 2040

38% Increase in Population

	2020	2025	2030	2035	2040	Population Growth
Total Population Estimate	100,300	108,100	116,300	126,700	138,000	37,700

Projected Population Growth		2020-2025	2025-2030	2030-2035	2035-2040	2020-2040	% CHANGE
Net Additional Population		7,800	8,200	10,400	11,300	37,700	38%
%Change in Population		8%	8%	9%	9%	38%	

Total Housing Units in City	2020	2025	2030	2035	2040	New Units Needed
Total Housing Units	41,825	46,530	51,080	57,100	59,280	17,455

42% Increase in Housing Units

Housing Market Demands - 2040

Total Housing Units in City	2020	2025	2030	2035	2040	New Units Over by 2040
Total Housing Units	41,825	46,530	51,080	57,100	59,280	17,455

Population Per Housing Unit	2020	2025	2030	2035	2040	Total Change 2020-2040
Population Per Housing Unit Total	2.40	2.32	2.28	2.22	2.33	-7%
Population Per Additional Housing Unit Added		1.96	1.80	1.73	1.73	

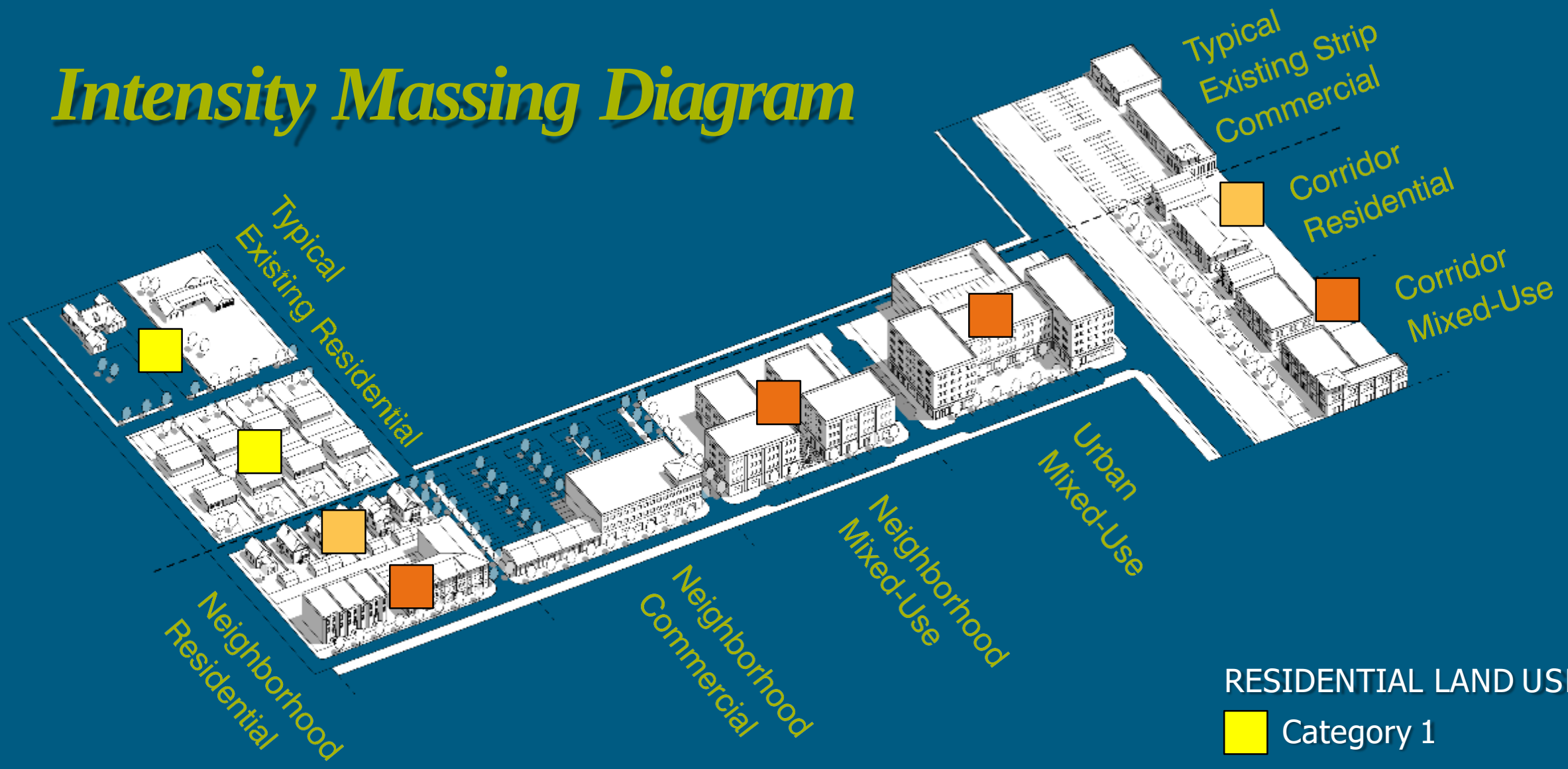
Total Housing Units Needed		2020-2025	2025-2030	2030-2035	2035-2040	2020-2040
Net Additional Housing Needed		4,705	4,550	6,020	2,180	17,455
%Change Housing Units		11%	10%	12%	4%	42%

Proposed Future Land Use Plan – Concentrate New Housing Units in Activity Centers to Support Business

Current Residential Development By Type	Current Dwelling Units	Current Dwelling Units/ Acre	%Current Dwelling Units	Total Future Dwelling Units	Total Future %Dwelling Units	Future Dwelling Units Per Acre	Change Total Dwelling Units
Category 1	30,049	2.54	72%	33,950	57%	2.54	3,901
Category 2	5,562	8.36	13%	13,274	22%	12.00	7,712
Category 3	6,214	14.75	15%	12,056	20%	36.00	5,842
TOTAL	41,825		100%	59,280	100%		17,455

Projected Housing Demand	**Existing Dwelling Units**	**New Dwelling Units**	**2040 Total Dwelling Units**	**% New Units Allocated**	**% Total Dwelling Units**
Activity Centers	5,930	9,800	15,730	56%	27%
Outside Activity Centers	35,895	7,655	43,550	44%	73%
Total	**41,825**	**17,455**	**59,280**		

Intensity Massing Diagram

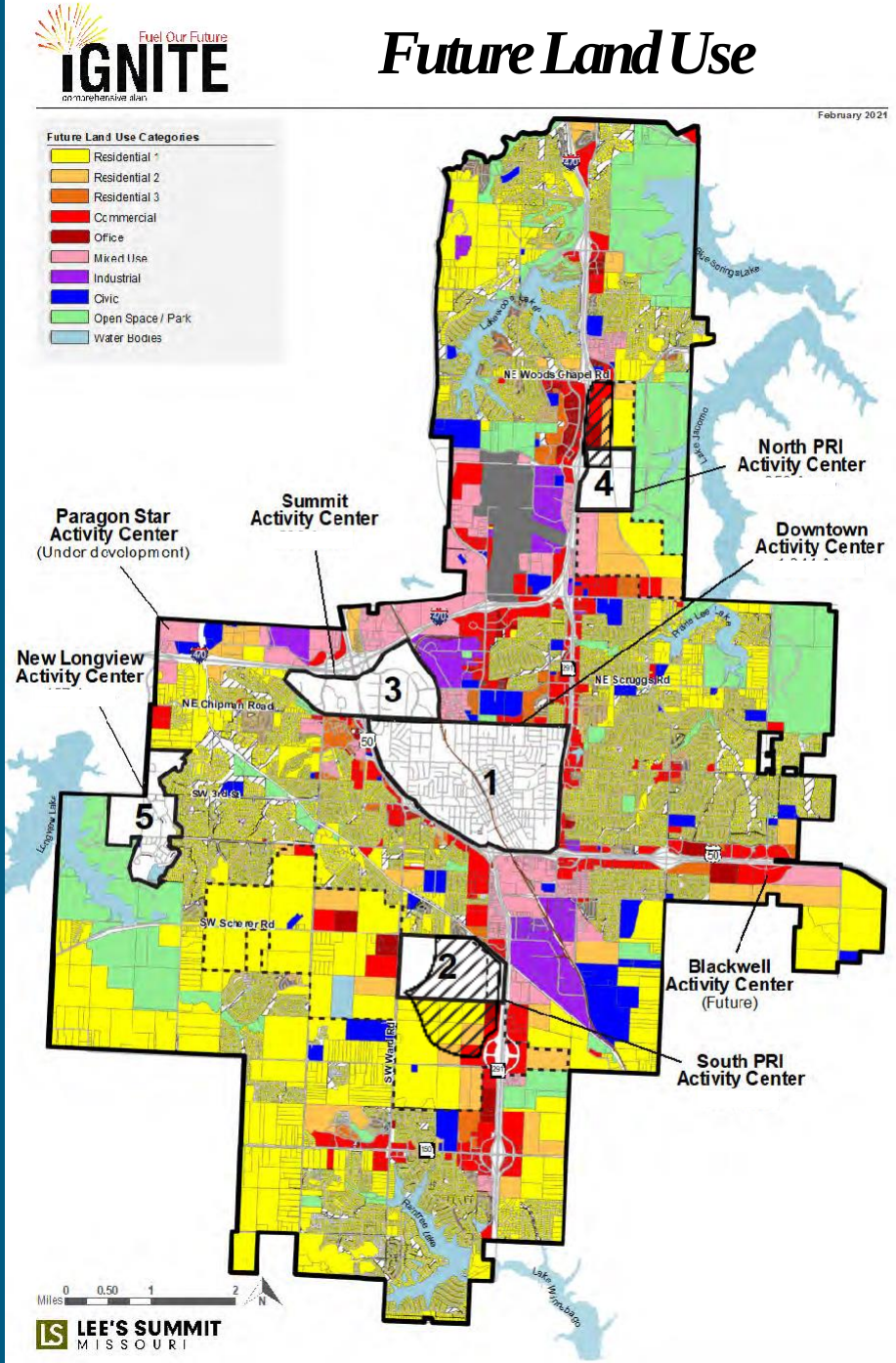


RESIDENTIAL LAND USE

- Category 1
- Category 2
- Category 3

Activity Centers

- #1 - Downtown
- #2 - South PRI
- #3 - Summit
- #4 - North PRI
- #5 - New Longview
- Paragon Star (under development)
- Blackwell (future)



Nonresidential Development

Current Jobs	95,471
Future Projected Jobs	119,671
Increase In Jobs	24,200
% Increase in Jobs	25%
Current Acres of Nonresidential Development	2980.94
% Increase	20%
New Commercial Square Feet	9,873,500
New Industrial Square Feet	1,600,000

Nonresidential Floor Area by Job Sector	# of Jobs 2020 (ESRI)	% of Jobs 2020	Increase in Jobs By 2040	Percent Increase in Jobs by Sector 2040	Total Jobs in 2040	Percent of Jobs in 2040	Additional Square Feet by Sector	Additional Sq Ft Floor Area Needed to Meet Demand	% of Additional Sq Ft Floor Area
Construction	3,941	4%	1,360	35%	5,301	4%	200	272,000	2.40%
Education	8,868	9%	1,510	17%	10,378	9%	550	830,500	7.20%
Health Care	15,398	16%	4,330	28%	19,728	28%	650	2,814,500	24.50%
Industry/Manufacturing	8,025	8%	1,600	20%	9,625	8%	1,000	1,600,000	13.90%
Information Technology	3,267	3%	-70	-2%	3,197	3%	250	-17,500	-0.20%
Lodging & Dining	4,123	4%	790	19%	4,913	4%	500	395,000	3.40%
Management of Enterprises	191	0%	4,070	2131%	4,261	4%	250	1,017,500	8.90%
Other Sectors	19,398	20%	3,530	18%	22,928	19%	350	1,235,500	10.80%
Other Services	3,508	4%	770	22%	4,278	4%	300	231,000	2.00%
Prof Services, Science, Technology	17,660	18%	4,880	28%	22,540	19%	500	2,440,000	21.30%
Real Estate	2,355	2%	200	8%	2,555	2%	200	40,000	0.30%
Retail Trade	8,737	9%	1,230	14%	9,967	8%	500	615,000	5.40%
Total Jobs by Sector	**95,471**	**100%**	**24,200**		**119,671**	**112%**	**480**	**11,473,500**	**100%**

Current Acres of Nonresidential	2980.94
New Acres for Nonresidential Development	610
Increase (20%)	20%

Fiscal Impact Model Purpose &Approach

- To evaluate the benefits and cost of different land use mixes for the community as a whole
- Includes expected revenues and expenditures for new development
- Shows the cost-benefit for different scenarios

Revenues

Property Values & Tax Revenue

- Based on 2019 Jackson County & Cass County property tax databases
- Lee's Summit Property Tax Rate = 1.46%

Sales Tax

- General Fund, Parks, CIP, Transportation – assumes sales tax renewal
- Follows population growth

Other General Revenues

- All other General Fund Revenues
- Follows population growth

Expenditures

Capital Expenditures

- Include Fire, Police, Parks, Trails, Streets, Sidewalks
- Departments provided key data

Other General Expenditures

- All other General Fund Expenditures
- Continues current level of services to new growth
- Follows population growth

Additional Items

Water &Sewer

- Water & Sewer revenue and expenditures are outside of the model
- Water & Sewer costs will be a map layer to demonstrate some areas are more expensive/more difficult to serve

How Should We Develop over the next 20 years?

Fiscal Impact Model – Land Use Scenarios

Scenario 1

Full Build Out of City with Current Land Use Pattern

POPULATION

2020: 100,300

2050: 156,850

Increase: 56,550

HOUSING UNITS

2020: 41,825

2050: 62,238

Total New: 20,413

Future Mix: 72/13/15%

%New Units in Activity Centers vs. Elsewhere: 0%/100%

Scenario 2

Full Build Out of City with Recommended Future Land Use Pattern

POPULATION

2020: 100,300

2050: 178,664

Increase: 78,364

HOUSING UNITS

2020: 41,825

2050: 85,850

Total New: 44,025

Future Mix: 61/21/18%

%New Units in Activity Centers vs. Elsewhere: 22%/78%

Scenario 3

Total Housing Units Based Upon Population Projections - Current Residential Land Use Mix

POPULATION

2020: 100,300

2040: 138,000

Increase: 37,700

HOUSING UNITS

2020: 41,825

2040: 59,280

Total New: 17,455

Future Mix: 72/13/15%

%New Units in Activity Centers vs. Elsewhere: 56%/44%

Scenario 4

Total Housing Units Based Upon Population Projections - 65% Single-Family & 35% Multi-Family Mix

POPULATION

2020: 100,300

2040: 138,000

Increase: 37,700

HOUSING UNITS

2020: 41,825

2040: 59,280

Total New: 17,455

Future Mix: 65/20/15%

%New Units in Activity Centers vs. Elsewhere: 56%/44%

Scenario 5

Meet Market Demand for Type of Housing Mix & Concentrate Density to Support Commercial Centers

POPULATION

2020: 100,300

2040: 138,000

Increase: 37,700

HOUSING UNITS

2020: 41,825

2040: 59,280

Total New: 17,455

Future Mix: 61/21/18%

%New Units in Activity Centers vs. Elsewhere: 56%/44% - All Units 27% iActivity Centers/73% Elsewhere

Fiscal Impact Model – Land Use Scenarios

Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Full Build Out of City with Current Land Use Pattern	Full Build Out of City with Recommended Future Land Use Pattern	Total Housing Units Based Upon Population Projections - Current Residential Land Use Mix	Total Housing Units Based Upon Population Projections - 65% Single-Family & 35% Multi-Family Mix	Meet Market Demand for Type of Housing Mix & Concentrate Density to Support Commercial Centers

LAND USE

2020 Undeveloped Acres: 11,670

Residential Acres Consumed for New Units: 6,294

%Increase in Residential Acres Consumed: 49%

LAND USE

2020 Undeveloped Acres: 11,670

Residential Acres Consumed for New Units: 6,435

%Increase in Residential Acres Consumed: 50%

LAND USE

2020 Undeveloped Acres: 11,670

Residential Acres Consumed for New Units: 5,421

%Increase in Residential Acres Consumed: 42%

LAND USE

2020 Undeveloped Acres: 11,670

Residential Acres Consumed for New Units: 4,270

%Increase in Residential Acres Consumed: 33%

LAND USE

2020 Undeveloped Acres: 11,670

Residential Acres Consumed for New Units: 2,685

%Increase in Residential Acres Consumed: 21%

Fiscal Impact Model – Land Use Scenarios

Scenario 1

Full Build Out of City with Current Land Use Pattern

COST /BENEFIT

Per Acre: $(1,500)

Per Housing Unit: $(270)

Per Capita: $(105)

Revenue by Type:

Property Tax: 45%

Sales Tax: 28%

General Revenues: 27%

Scenario 2

Full Build Out of City with Recommended Future Land Use Pattern

COST /BENEFIT

Per Acre: $(390)

Per Housing Unit: $(52)

Per Capita: $(25)

Revenue by Type:

Property Tax: 53%

Sales Tax: 24%

General Revenues: 23%

Scenario 3

Total Housing Units Based Upon Population Projections - Current Residential Land Use Mix

COST /BENEFIT

Per Acre: $1,550

Per Housing Unit: $540

Per Capita: $68

Revenue by Type:

Property Tax: 52%

Sales Tax: 25%

General Revenues: 23%

Scenario 4

Total Housing Units Based Upon Population Projections - 65% Single-Family & 35% Multi-Family Mix

COST /BENEFIT

Per Acre: $3,200

Per Housing Unit: $630

Per Capita: $113

Revenue by Type:

Property Tax: 50%

Sales Tax: 26%

General Revenues: 24%

Scenario 5

Meet Market Demand for Type of Housing Mix & Concentrate Density to Support Commercial Centers

COST /BENEFIT

Per Acre: $7,800

Per Housing Unit: $430

Per Capita: $185

Revenue by Type:

Property Tax: 48%

Sales Tax: 27%

General Revenues: 25%

Discussion