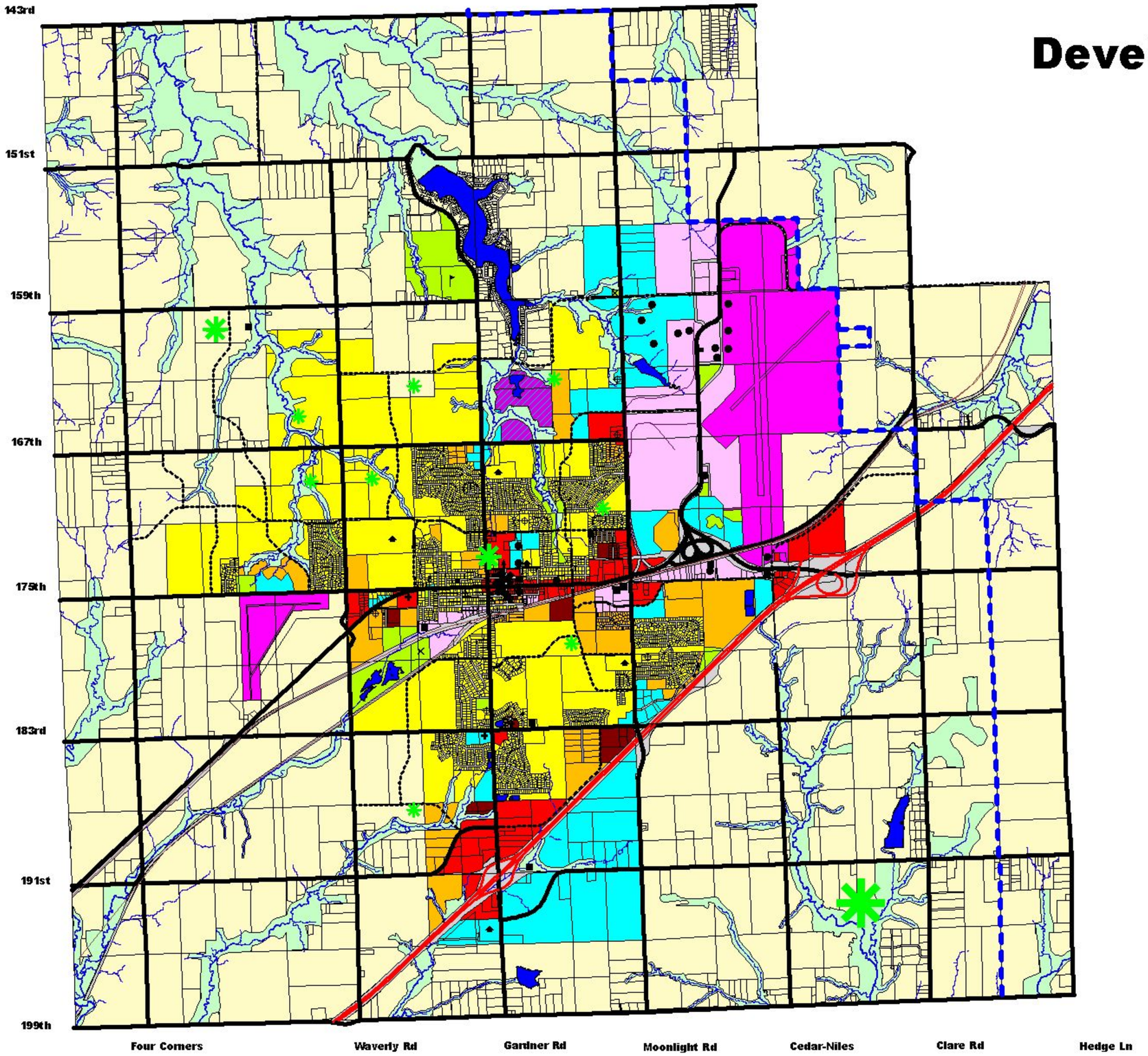
Development Plan Map



Development Plan Land Uses

- Rural Transition Policy Area
- Low Density Residential
- Medium Density
- High Density
- Recreation, Parks, and Open Space
- Quarry
- Airport
- Commercial
- Industrial
- Business Park / Office
- Right-of-Way

- Riparian Corridor
- Lake / Water

Public and Semi-Public Uses

- Government
- Schools
- Churches
- Clinics and Nursing Centers
- Utilities
- Museums
- Fairgrounds
- Golf Course
- Cemetery

Potential Parks

- Neighborhood Park
- Community Park
- Regional Park

Road Classification

- Collector
- Arterial
- Interstate
- BN & SF RR
- New Century RR

- Olathe Annexation Boundary

Rural Transition Policy Area is where the majority of the properties are large agricultural tracts interspersed with scattered residential development of 1 to 10 acres in size. More intense development of this area would not be appropriate at this time. Urban level services will not be provided during the planning period of this plan.

Riparian Corridor areas are lands that border streams, rivers, and lakes. It serves a variety of functions important to people and the environment as a whole by:

- Preserving water quality by filtering sediment from runoff before it enters rivers and streams;
- Protecting stream banks from erosion;
- Providing a storage area for flood waters;
- Providing food and habitat for fish and wildlife; and,
- Preserving open space and aesthetic surroundings.

The Community Development Plan recommends the protection and preservation of the floodplains and riparian ways throughout the planning area. These resources often are a constraint to urban development.

N
W E
S

GARDNER
KANSAS

Planning Commission Approval - March 24, 2003
PC Resolution 03-01
City Council Approval - April 7, 2003
Ordinance 2056