

VILLAGE OF LEAWOOD

a residential community

COMPREHENSIVE PLAN

Village of Leawood

3/24/2014

PREPARED BY THE HARRY S TRUMAN COORDINATING COUNCIL

ACKNOWLEDGEMENTS

This Comprehensive Plan would not have been possible without the input from the residents of the Village of Leawood and its leaders that envisioned a community as outlined in this Plan. Implementation of the Plan is the responsibility of the municipality and its residents, business owners and stakeholders.

Thanks to the 92 residents who responded to the survey. They provided the foundation to developing the Comprehensive Plan.

Thanks to the 13 members of the Comprehensive Plan Committee included a diverse group. The Comprehensive Plan Committee met five times and there were two special public hearings.

Adam Boyd (Brookwood)
Steve Coats (Fire Chief of Redings Mill)
Denny Desmond (Hidden Valley)
Beverly Kiehl (47th Street)
Brad and Marcia Long (50th Street property owners)
John Mitchell (Southern Hills)
Dale and Fran Owen (Horseshoe)
Don and Brenda Orban (Southern Hills)
Mitch Randles (Southern Hills and Fire Chief for Joplin)
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Kurt Higgins (Southern Hills)
Cliff Barker (44th and Connecticut)
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Phyllis Sapp (Brookwood)
Denny Desmond (Hidden Valley)
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Denny Desmond
Chairman, Board of Trustees

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EXECUTIVE SUMMARY



Source: HSTCC

Figure 1 - Farmland Located in the Village of Leawood

EXECUTIVE SUMMARY

On March 24, 2014, the Village of Leawood updated the Village of Leawood Comprehensive Plan. A Comprehensive Plan establishes a community vision to guide future development. This plan utilized the combined efforts of the Comprehensive Planning Committee, Planning and Zoning Commission, Board of Trustees and public participation.

The Village of Leawood, Missouri is located in north central Newton County in southwestern Missouri. In 2010, the Village of Leawood's population was 682. With boundaries held constant, Leawood experienced a 12.4 percent increase in population between 2000 and 2010 – a population of 607 in 2000 and 682 people in 2010 (Environmental Science Research Institute, 2013).

The Village encapsulates roughly 747 acres of land. Approximately 317 acres are residential, with a total of 275 housing units. Agricultural land covers slightly less than 303 acres. The remaining 127.47 acres are split between Community/Institute and Commercial.

In the future, the area surrounding the Village is projected to experience sizable increases in demand for land development and traffic. The potential growth of the area surrounding the Village may render its road infrastructure inadequate.

The Village of Leawood developed its community vision and goals using input from its residents in the form of the public survey, public meetings and through extensive discussions from the Comprehensive Planning Committee. The community vision and goals provided in this document serve as a guide for future development and a path for the Village to follow in order to better provide for its residents.

The Village desires to maintain and improve its transportation network, facilities and its services. It is important to the Village that it engages its residents on a more consistent basis and that it remains transparent and accountable. Furthermore, the Village wishes to guide economic development so as to minimize negative impacts and to utilize it for the benefit of the Village. Lastly, the Village desires to maintain the small-town rural character that has attracted so many residents over the years.

INTRODUCTION

INTRODUCTION

In 2014, the Village of Leawood updated the Village of Leawood Comprehensive Plan. A Comprehensive Plan provides a vision for the future of the Village. This plan utilized the combined efforts of the Comprehensive Planning Committee, the Planning and Zoning Commission, the Board of Trustees and public participation through a community survey, a public open house and a public hearing. The Comprehensive Plan Committee comprised of a group of local residents assembled by the Village.

The Village contracted with the Harry S Truman Coordinating Council (HSTCC) for technical assistance in creating the Comprehensive Plan. HSTCC is a Regional Planning Commission that provides technical assistance to the four counties in Southwest Missouri. The Comprehensive Planning Committee worked directly with HSTCC staff in creating this Plan.

Comprehensive Planning

Planning refers to the process of deciding what to do and how to do it. Planners are the professionals who facilitate decision-making. Planners do not make decisions themselves; rather, they support decision-makers (managers, public officials, citizens) by coordinating information and activities. Their role is to create a logical, systematic decision-making process that results in the best actions. Planners translate theoretical goals into specific actions. Planning is an art and a science. It requires judgment, sensitivity, and creativity.

A principle of good planning is that individual, short-term decisions should support strategic, long-term goals. This requires comprehensive

evaluation and negotiation to help people accept solutions that may seem difficult and costly in the short-term

Effective planning requires correctly defining problems and asking critical questions. A planning process should not be limited to the first solution proposed or the concerns of only people who attend meetings.

A Planner’s role is to help a community determine its own preferences and develop appropriate responses. For example, planners might point out that smart growth can help achieve a community’s economic, social, and environmental objectives; it is up to the community to decide whether these benefits justify smart growth policies (Victoria Transportation Policy Institute, 2010).

The Planning Process

Good planning requires a methodical process that clearly defines the steps that lead to optimal solutions. This process should reflect the following principles:

<i>Comprehensive:</i>	all significant options and impacts are considered
<i>Efficient:</i>	the process should not waste time or money
<i>Inclusive:</i>	people affected by the plan have opportunities to be involved
<i>Informative:</i>	results are understood by stakeholders (people affected by a decision)
<i>Integrated:</i>	individual, short term decisions should support strategic, long-term goals
<i>Logical:</i>	each step leads to the next
<i>Transparent:</i>	everybody involved understands how the process operates

Figure 2 - Principles of Planning (Victoria Transportation Policy Institute, 2010)



Source: HSTCC

Figure 3 – Comprehensive Planning Committee Meeting

The Village of Leawood and HSTCC Planners followed a process that closely adhered to those principles. To be comprehensive, informative and integrated, a Comprehensive Planning Committee with significant insight and knowledge of the area was created. This committee included a diversity of people from differing perspectives.

To be inclusive, a community-wide survey was mailed to every household in the Village. The survey comprised of 31 questions. The majority of questions utilized multiple choices. Eighteen questions had choices of “Agree, Disagree, or Neutral” and 10 questions framed with “Good, Fair, Poor or No Opinion.” The survey garnered ninety-two responses (results found at the end of this document). Moreover, a

public Open House at the Redings Mill Fire Station on Hearnese Boulevard facilitated interactions with residents and stakeholders.

Creating a schedule made the process to be more efficient, transparent and logical. The schedule used in the creation of this Comprehensive Plan is laid out in the following table:

SCHEDULE	MEETING
<i>October 8, 2013</i>	Introductory Meeting
<i>October 15, 2013</i>	Mail Out Community Survey
<i>October 22, 2013</i>	Comprehensive Plan Public Open House
<i>November 12, 2013</i>	Survey Results & SWOT Analysis
<i>December 11, 2013</i>	Community Goals Meeting
<i>January 14, 2014</i>	Community Goals Meeting
<i>January 21, 2014</i>	Planning & Zoning Meeting
<i>February 18, 2014</i>	Final Draft Review
<i>February 27, 2014</i>	Public Hearing
<i>March 24, 2014</i>	Adoption of Comprehensive Plan

Figure 4 - Comprehensive Plan Schedule

Purpose of the Comprehensive Plan

The Village of Leawood’s Comprehensive Plan establishes a community vision and policies to guide future growth and development over the next ten to twenty years. The Plan assesses existing conditions and trends, and provides recommendations for the use and development of land, the extension and improvement of services and infrastructure, the development of community facilities, the retention and eventual expansion of the Village’s economic base, and the protection of the natural environment and public health.

The Comprehensive Plan has a long-range perspective, and is a policy document that provides a coordinated approach to making any

INTRODUCTION

decisions regarding land use and the location of development, the extension of urban services, the placement of community facilities, and future annexations. As such, the Comprehensive Plan is one of the primary tools used by the Board of Trustees, the Planning Committee, the Zoning Commission, and the Board of Adjustment in making decisions that affect the future of the community.

The focus of the Comprehensive Plan is primarily to establish relatively broad, long-term goals, objectives, policies and implementation recommendations that will provide the framework for ongoing community planning activities and for the wide array of other adopted City planning documents whose detailed recommendations will expand upon and supplement the more general recommendations in the Comprehensive Plan.

Note: This is not a legally-binding document, but may be used to uphold the decisions of the Village by providing evidence that thought and planning has gone into future decision-making efforts for the purpose of promoting health, safety, morals, or the general welfare of the community as set forth by the Standard State Zoning Enabling Act, and has been upheld in many courts in Missouri and across the United States.

This plan was completed with the combined efforts of a Comprehensive Planning Committee, the Planning and Zoning Commission, the Board of Trustees, and public participation through a community survey (found at the end of this document), a public open house and a public hearing. Technical assistance and meeting facilitation was provided by professional Planning staff with the Harry S Truman Coordinating Council (HSTCC), a Regional Planning Commission established by Missouri State Statutes.



Source: Village of Leawood

Figure 5 – Beautiful Landscape from the Village of Leawood

COMMUNITY OVERVIEW

The Village of Leawood, Missouri is located in north central Newton County in southwestern Missouri. The Village has a very disjointed physical layout of its boundaries. Thus, the Village shares several boundaries with the City of Joplin (including an area formerly known as Silver Creek) as well as with Saginaw. The nearest major roads in each direction are Interstate 44 to its north, River Road to its south, Hearnese Boulevard to its west, and Range Line Road to its east. A map of the Village’s location is found on the following page (see Figure 7).

As for political boundaries, Leawood is located in the Shoal Creek Township and is in the 32nd State Senatorial District, the 161th State House of Representatives District, and the 7th US House of Representatives District.

History & Governance

The Village of Leawood incorporated in 1956 with Murwin Mosler, Harold Warren, Victor Sowersby, Fred Sebastian, and Raymond Moser as its founding fathers. Its incorporation protected its rural character from the rampant growth occurring in the post-World War II era. Since then, the population of the Village steadily rose. In 1960, the population of Leawood was 152 (see Figure 6). A huge growth in population occurred in the 1970s, illustrated by the 262 percent increase in population by the year 1980. Constant growth ensued until the 2010 U.S. Census. However, the decrease in population in 2010 was not due to an actual loss in population; it was primarily caused by a change in the Village’s boundaries. Late in the year 1999, the Village de-annexed a portion of their jurisdiction, known as the Wildwood subdivision, to the City of Joplin, leading to a loss in population for the 2010 Census.

Year	Population	Percent Change
1960	152	----
1970	174	14.5%
1980	631	262.6%
1990	736	16.6%
2000	904	22.8%
2010	682	-24.6%

Figure 6 - Historic Population of Leawood (U.S. Census Bureau, 1960-2010)

The Board of Trustees directs all Village affairs. There are five Board of Trustees positions, who by statute serve a two-year term. Two trustees are elected in even years and three during the odd years. The annual election occurs during the month of April. Once the election is certified by the Newton County clerk, the Board of Trustees must meet within 20 days and disband so the newly elected trustees can be sworn in. The new Board of Trustees then elects positions for each member for the next year; the five positions are Chairman, Vice-Chairman, Treasurer, Secretary and Clerk.

The Planning and Zoning Commission oversees the building codes and zoning ordinances set in place by the Village of Leawood. The Planning & Zoning Commission is made up of seven members. These members are appointed by the Board of Trustees.

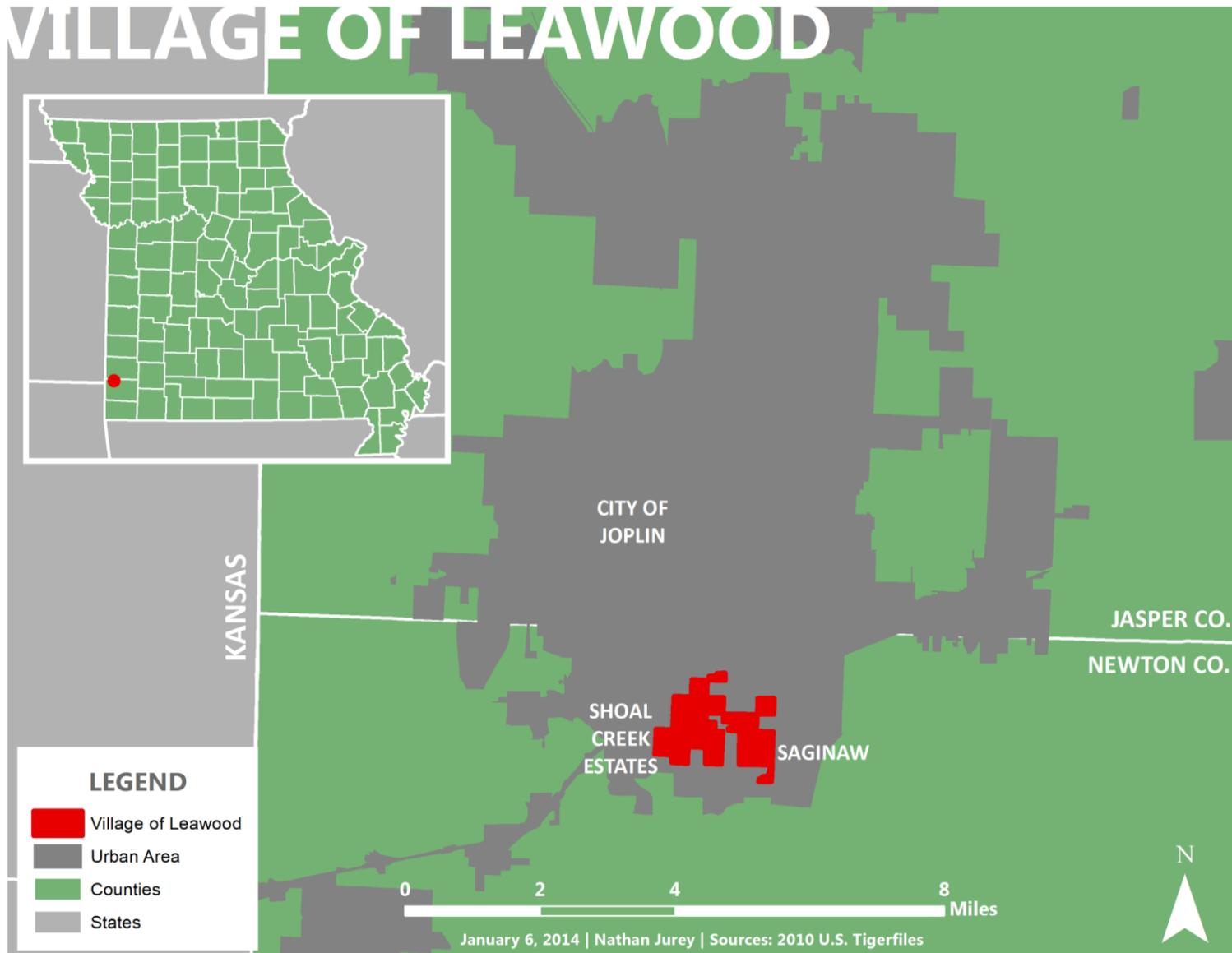


Figure 7 - Location of the Village of Leawood

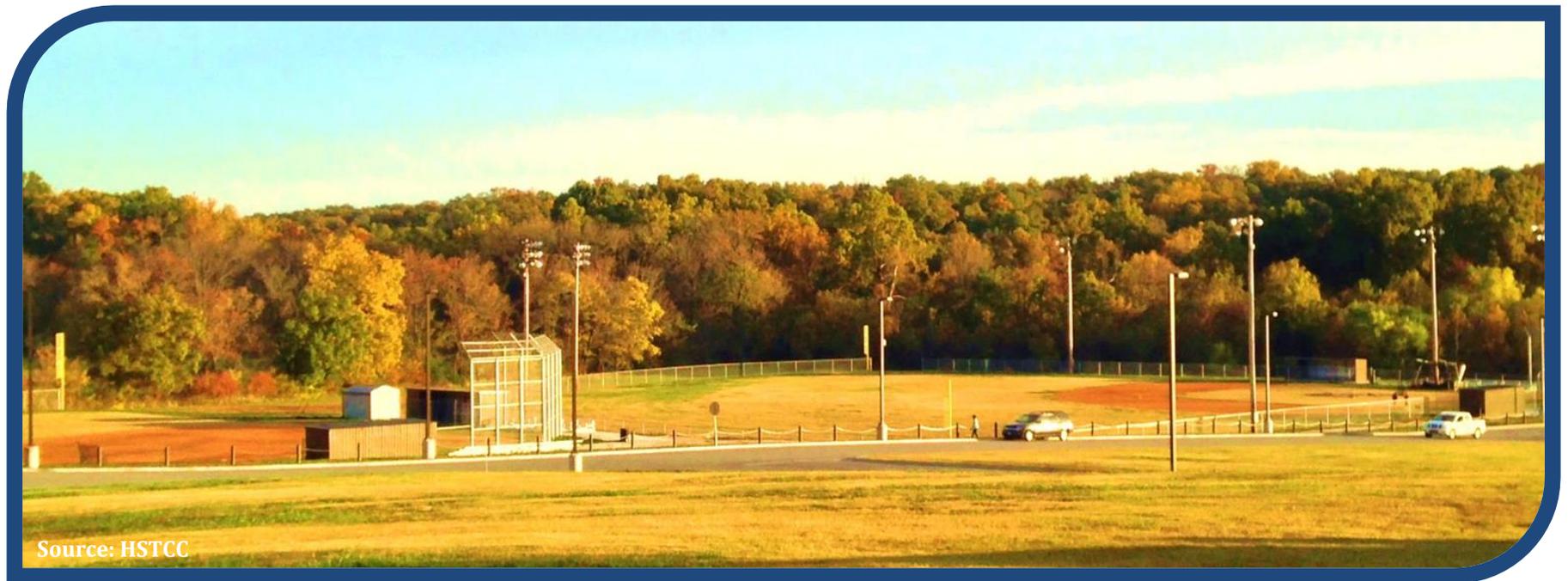
Facilities & Services

The Village of Leawood offers an affordable cost of living in a rural urban setting. While the cost of living is affordable, many facilities and services are still provided to the residents.

The heart of any residential neighborhood is a good school system. Elementary through 12th Grade education is provided by the Joplin R-8 School District. In 2008, the Joplin School District began construction on the new South Middle School within the Village. Since its opening, South Middle School has received state recognition as a Missouri Gold Star

School. Outdoor recreational facilities at the school include soccer, football, baseball and basketball courts.

All essential residential services are provided for within the Village. Electricity is provided by Empire District Electric, gas provided by Missouri Gas Energy, and water by the Missouri American Water. As for sewer, households are either connected to the local sewer system or utilize their personal septic system. Allied Waste provides trash removal services. In the survey completed in conjunction with this Plan, 52 percent of respondents rated the quality of trash services as “Good.”



Source: HSTCC

Figure 8 - South Middle School Baseball Fields

COMMUNITY OVERVIEW

The Redings Mill Fire Department provides fire protection services for the Village. Two fire stations are situated on the east and west boundaries of the Village; one on South Range Line Road and the other on Hearnese Boulevard. From the corresponding survey, 73 percent of respondents rated the quality of fire protection services as “Good.”

The Newton County Sherriff Department provides law enforcement services for the Village of Leawood. In the survey completed with this Plan, 58 percent of respondents rated the quality of the Newton County Sherriff Department services as “Fair.”

Snow removal services are provided during inclement winter weather. In the corresponding survey, 66 percent of respondents rated the quality of snow removal services as “Good.”

While the Village of Leawood does not have any community parks, Wildcat Glades Conservation and Audubon Center is nearby and readily accessible to Village residents. Wildcat Glades is a spectacular natural park that preserves one of the last remaining chert glades found only in this region. Shoal Creek (see Figure 9) runs through the park and provides a beautiful backdrop for the native plants and wildlife.

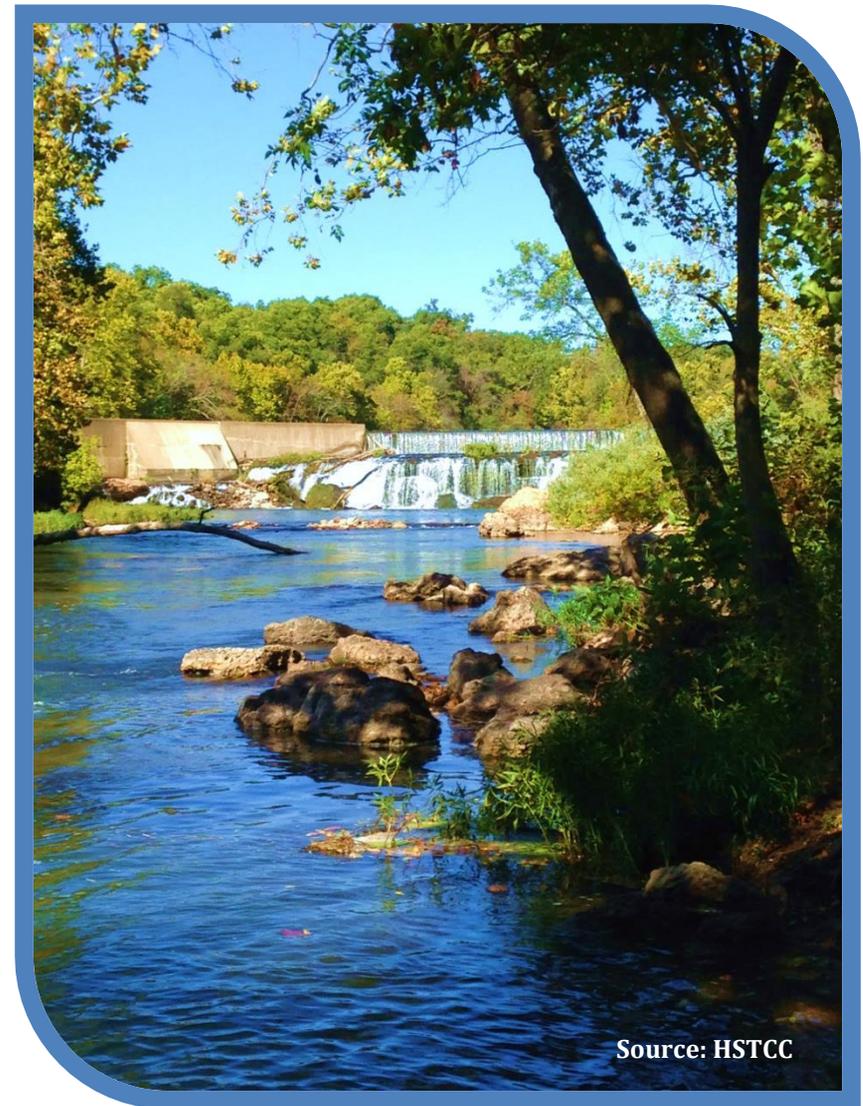


Figure 9 - Grand Falls Located Along Shoal Creek

Demographics

In 2010, the Village of Leawood’s population was 682. This was a 24.6 percent decrease from 2000 (U.S. Census 2000 & 2010). However, the de-annexation of the Wildwood subdivision from the Village to the City of Joplin in September of 1999 caused this loss of population. Furthermore, according to the Environmental Science Research Institute (Environmental Science Research Institute, 2013), with boundaries held constant, Leawood experienced a 12.4 percent increase in population between 2000 and 2010 – a population of 607 in 2000 and 682 people in 2010.

Of the 682 Leawood residents counted in the 2010 U.S. Census, 94.9 percent was white; 1.3 percent American Indian, Eskimo, or Aleut; 1.2 percent Asian or Pacific Islander; 0.6 percent black; and 2.1 percent checked two or more races. In comparison, 82.8 percent of Missouri is white (U.S. Census Bureau, 2010).

In 2010, there were 259 households in the Village of Leawood. The average household size was 2.63 people per household. This is down from 318 households in the 2000 Census. However, this can also be attributed to the de-annexation that occurred in 1999. Once again, if boundaries are held constant, the Village would have increased from 229 households in 2000 to 259 households in 2010 (Environmental Science Research Institute, 2013).

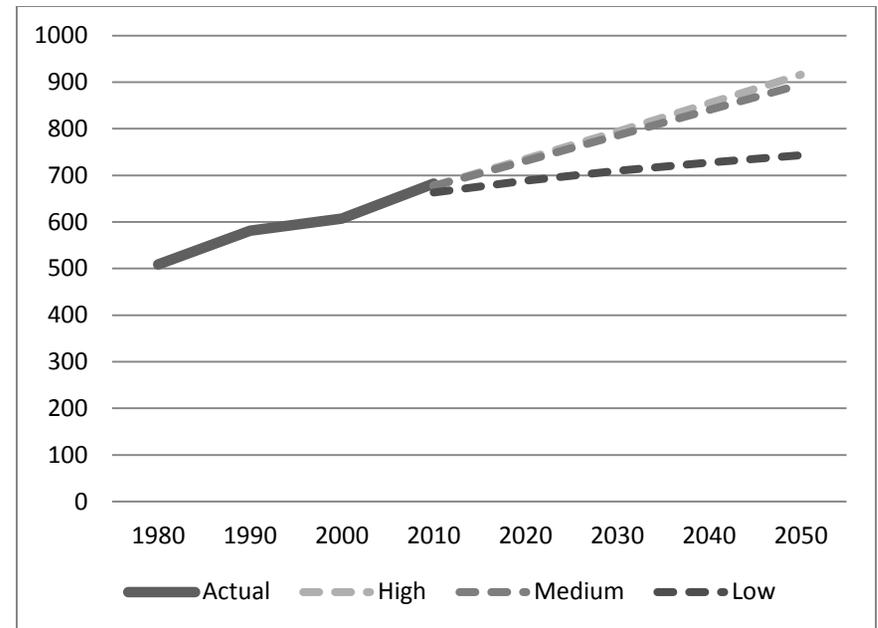


Figure 10 - Population Projection of Leawood (Environmental Science Research Institute, 2013)

When planning for future growth, population’s past trends and future projections are essential to understanding what has and may occur. Between 1980 and 2010, the Village of Leawood increased in population an average of 1.1 percent annually. In comparison, the state of Missouri increased by 0.7 percent annually over the same time period. As shown in Figure 10, the population of the Village is projected to increase. The highest projection suggests that Leawood may reach a population of 794 in the year 2030 and 916 people by the year 2050. The medium and low end projections speculated populations of 895 and 743 respectively by the year 2050.

COMMUNITY OVERVIEW

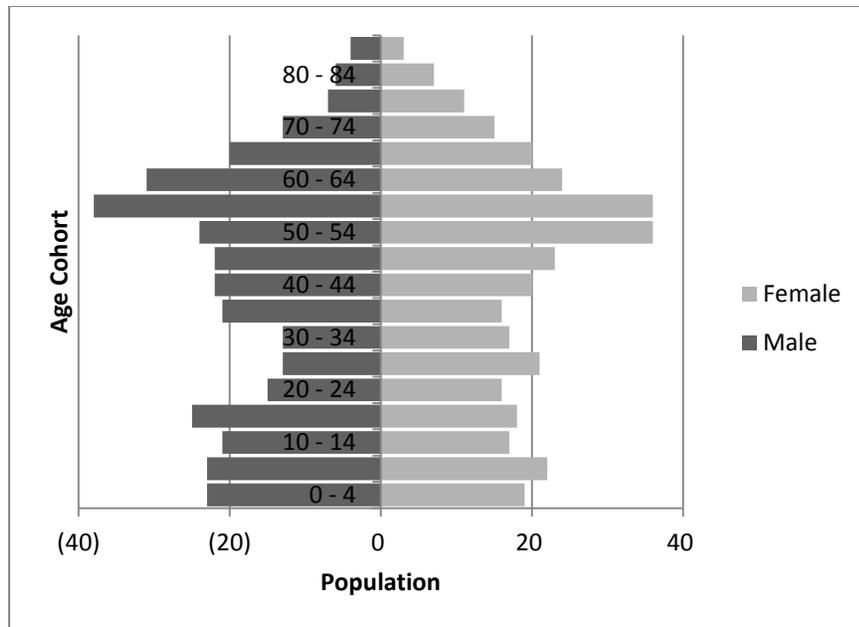


Figure 11 - Population per Age Cohort of Leawood, MO (U.S. Census Bureau, 2010)

Examining the age breakdown of the Village is important because trends appear that cannot be seen when solely studying population change. As shown in Figure 11, people between the ages 55 and 59 make up the largest age cohort. In fact, roughly 43 percent of Leawood residents are age 50 and older. The average age in Leawood is 44.9 years old. In comparison, residents from the state of Missouri are on average 37.9 years old; in other words, seven years younger than the average Village resident. Furthermore, the 20-35 year old male has less people in those cohorts than those above and below, as illustrated by the gap found on the left-hand (male) side of the graph in Figure 11 .

Work Force

While the Village of Leawood does not have a large number of businesses within its jurisdiction, many of its residents are in the work force. In fact, 69.2 percent of Leawood residents ages 16 and older were part of the labor force in the year 2000. This is in contrast to a 65.2 percent labor force participation rate for the state of Missouri. In other words, the Village has a relatively high number of its residents that are employed or looking for employment.



Source: HSTCC

Figure 13 - Community Bank & Trust Located in Leawood

While labor participation rate is a good starting point, a more detailed view of employment data is needed. The American Community Survey provides employment information from data it sampled between 2005 and 2009. As shown in Figure 12, nearly 30 percent of employed

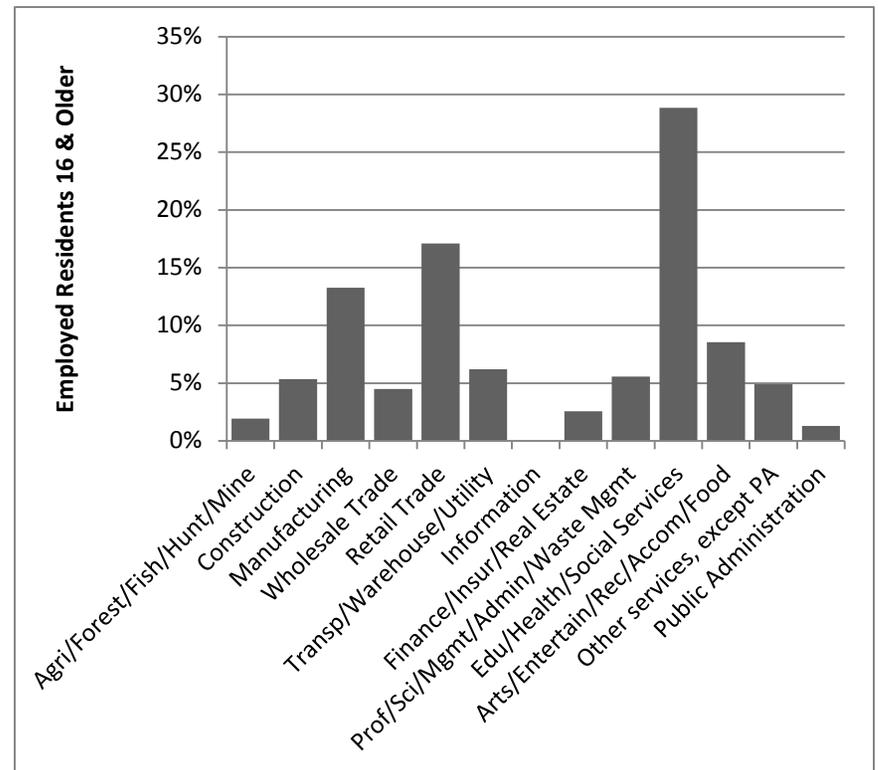


Figure 12 Employed Residents 16 & Older by Industry (U.S. Census Bureau, 2005-2009)

residents work in the education, health or social service sector. The next two largest sectors are retail trade and manufacturing with 17.1 percent and 13.3 percent respectively.

COMMUNITY OVERVIEW

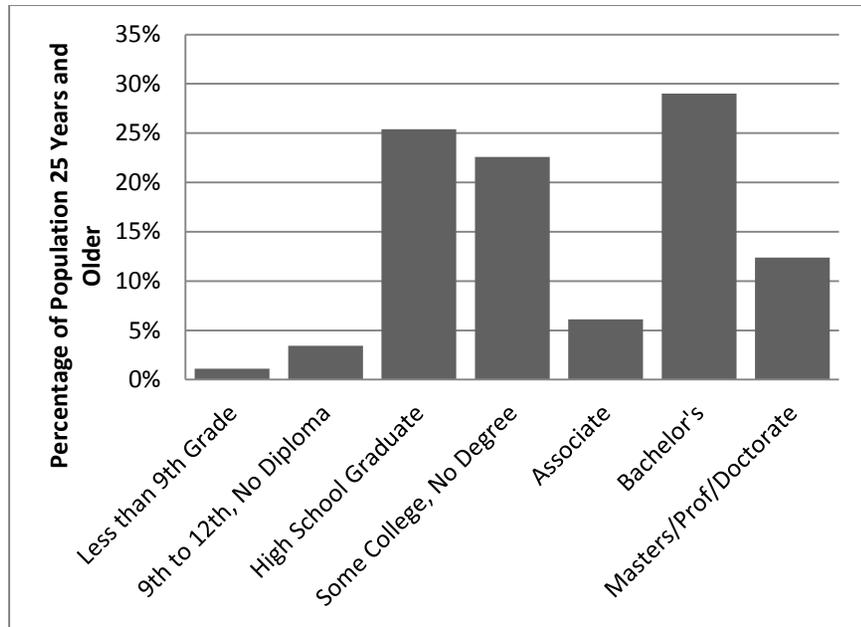


Figure 14 - Population 25 and Older by Educational Attainment (U.S. Census Bureau, 2005-2009)

While employment by industry is worth reviewing, it does not reveal the quality of the workforce. Educational attainment is not a perfect measure of workforce quality, but it provides a better understanding. As illustrated in Figure 14, roughly 47 percent of Village residents obtained either an Associate's degree or higher. In comparison, only 32 percent of Missouri's employed residents have a college degree. In other words, the labor pool in the Village of Leawood is of very high quality.

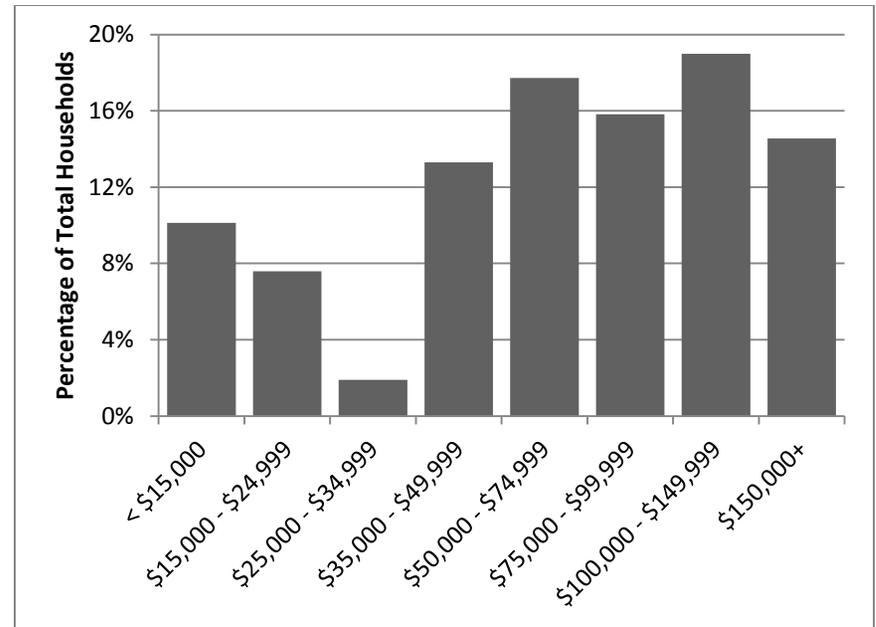


Figure 15 - Households by Income Bracket (U.S. Census Bureau, 2005-2009)

While the workforce quality may be high in Leawood, education does not always translate into higher wages; but in the Village's case, they did. Households in the Village earned a median yearly income of \$74,375. On the other hand, Missouri's median household income was \$51,425. In other words, the Village of Leawood has a significantly higher median income than the state of Missouri. However, as shown in Figure 15, households earning between \$25,000 and \$34,999 are missing from the population. In the Village, 1.9 percent of households earn between \$25,000-34,999. As for the state of Missouri, 10.6 percent of households have earnings in the same bracket.

The Built Environment

In the 2010 U.S. Census, the Village of Leawood had 275 total housing units. As shown in Figure 16, 214 of the 275 total housing units were owner-occupied, 45 were renter-occupied and only 6 percent were vacant. Keep in mind that the 2010 Census occurred at the end of the housing slump of the late 2000s. For comparison, in Missouri 60.2 percent of its housing units were owner-occupied, 27.4 percent were renter-occupied and 12.4 percent was vacant.

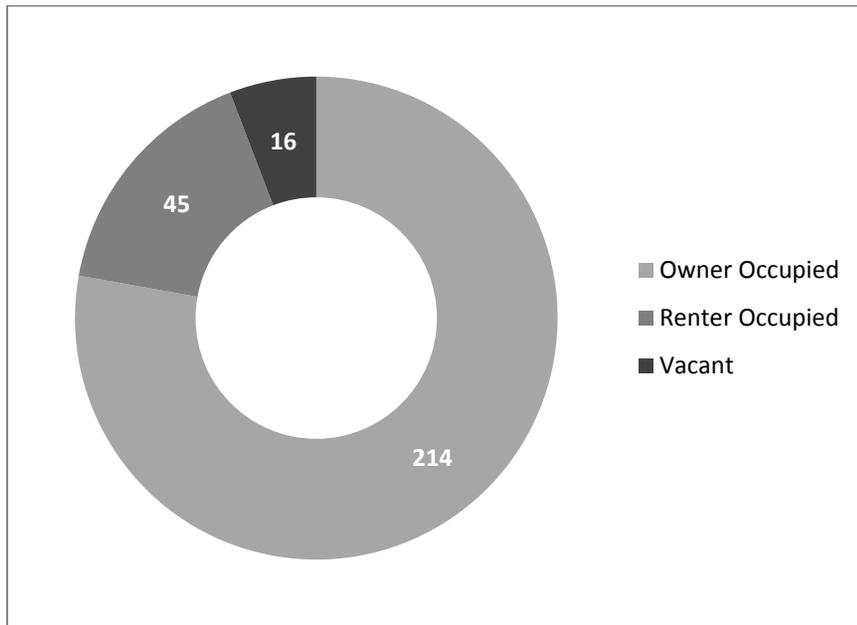


Figure 16 - Housing Units by Occupancy (U.S. Census Bureau, 2010)

Examining housing structure type gives a more detailed look at the housing structures of the Village of Leawood. There are four types of housing structures within the Village: single-family detached, single-family attached, tri- or four-plex apartments and mobile homes. As



Figure 17 - Entrance to a Residential Neighborhood

Source: HSTCC

COMMUNITY OVERVIEW

shown in Figure 18, almost 90 percent of all housing in the Village is single-family detached. Single-family attached (0.9 percent), three- or four-plexes (0.3 percent) and mobile homes (8.9 percent) constitute the remainder of the housing stock. Comparatively, only 70.2 percent of Missouri housing units were single-family detached.

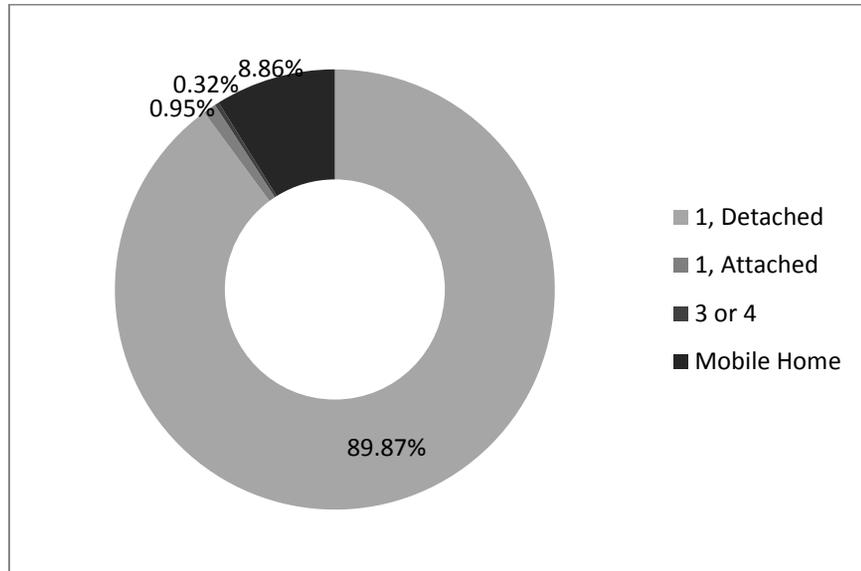


Figure 18 - Housing Units by Structure (U.S. Census Bureau, 2005-2009)

Studying the age of housing can lead to assumptions of the overall housing quality. Newer housing is typically in better condition than older housing. While there are some exceptions to this rule, this is a relatively good rule of thumb. In the case of the Village of Leawood, the majority of housing was built between 1970 and 1980. Approximately 40 percent of the housing stock was built in the 1970s, 28 percent in the 1980s, and 20 percent in the 1990s. The median year when housing was built in the Village was 1980. In contrast, the average year built for

housing in Missouri was 1973. In other words, Leawood has a comparatively new stock of housing and thus is most likely in a relatively good condition. For the complete breakdown of housing units by year built see Figure 19 below.

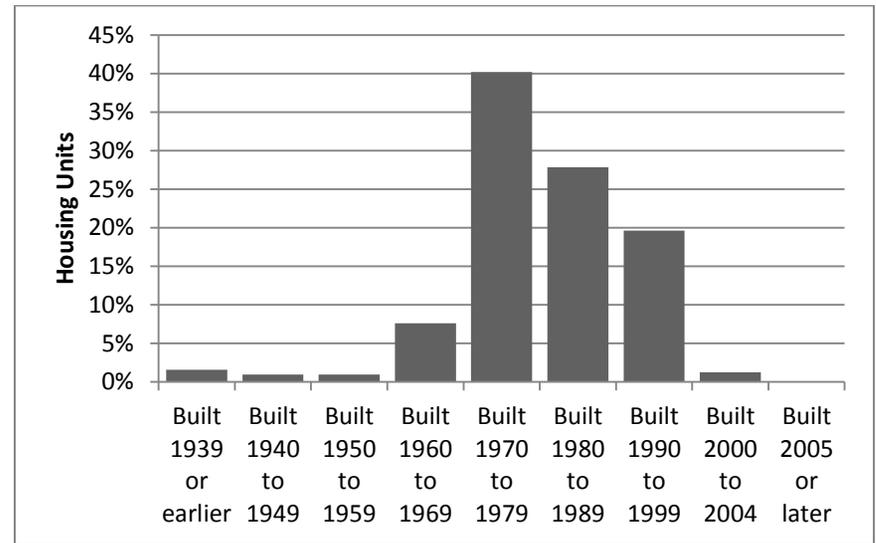


Figure 19 - Housing Units by Year Built (U.S. Census Bureau, 2005-2009)



Source: HSTCC

Figure 20 – Southbound Traffic on Range Line Road

Transportation

Leawood has quick access onto two major state highways and an Interstate highway, as well as their local street network. According to the corresponding survey, approximately 60 percent responded that the village maintained roads were “Fair” as opposed to “Good” (22 percent) or “Poor” (13 percent).

Commuting between home and work comprises a large portion of the daily traffic in any community. One way to determine commuting patterns is to look at the time of commute. In Leawood’s case, the majority of residents work within 10 to 19 minutes of their home. The average commute for Leawood is 19.1 minutes, while the state of Missouri is 23.8 minutes. Leawood’s location and quick access to the interstate and other major highways have a large influence on this statistic.

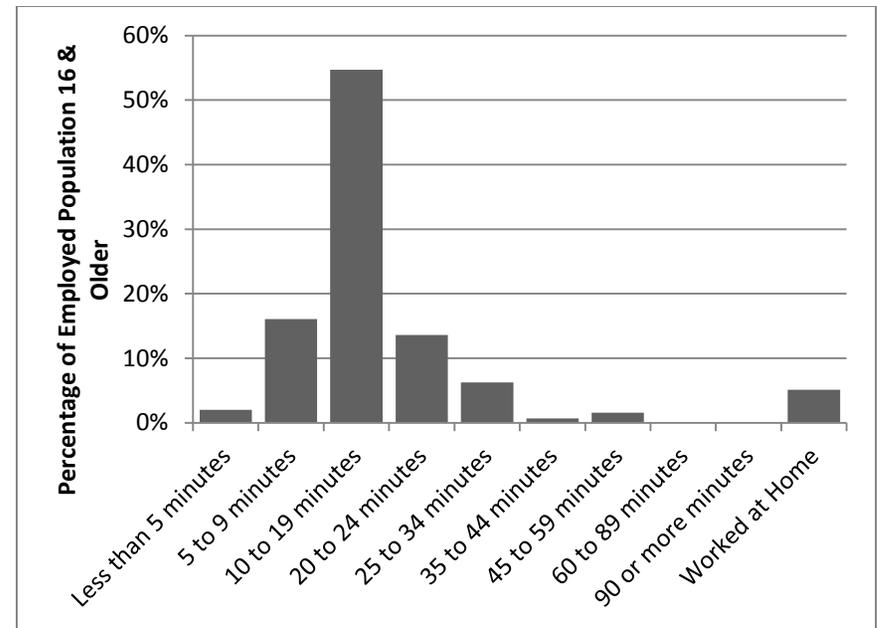


Figure 21 - Employed Population 16 & Older by Commute Times (U.S. Census Bureau, 2005-2009)

The two following maps (Figure 22 and Figure 23) depict current and projected traffic counts for the street network around the Village of Leawood. The projections suggest a huge increase in traffic over the next 20 years. The construction of a new hospital in the northwest corner of 50th Street and Indiana Avenue creates a large majority of this anticipated increase.

These projections are a result of the growth occurring outside of the Village of Leawood’s boundaries. The current road network is sufficient for the existing population. However, growth of the area outside the Village’s control may render its road infrastructure insufficient.

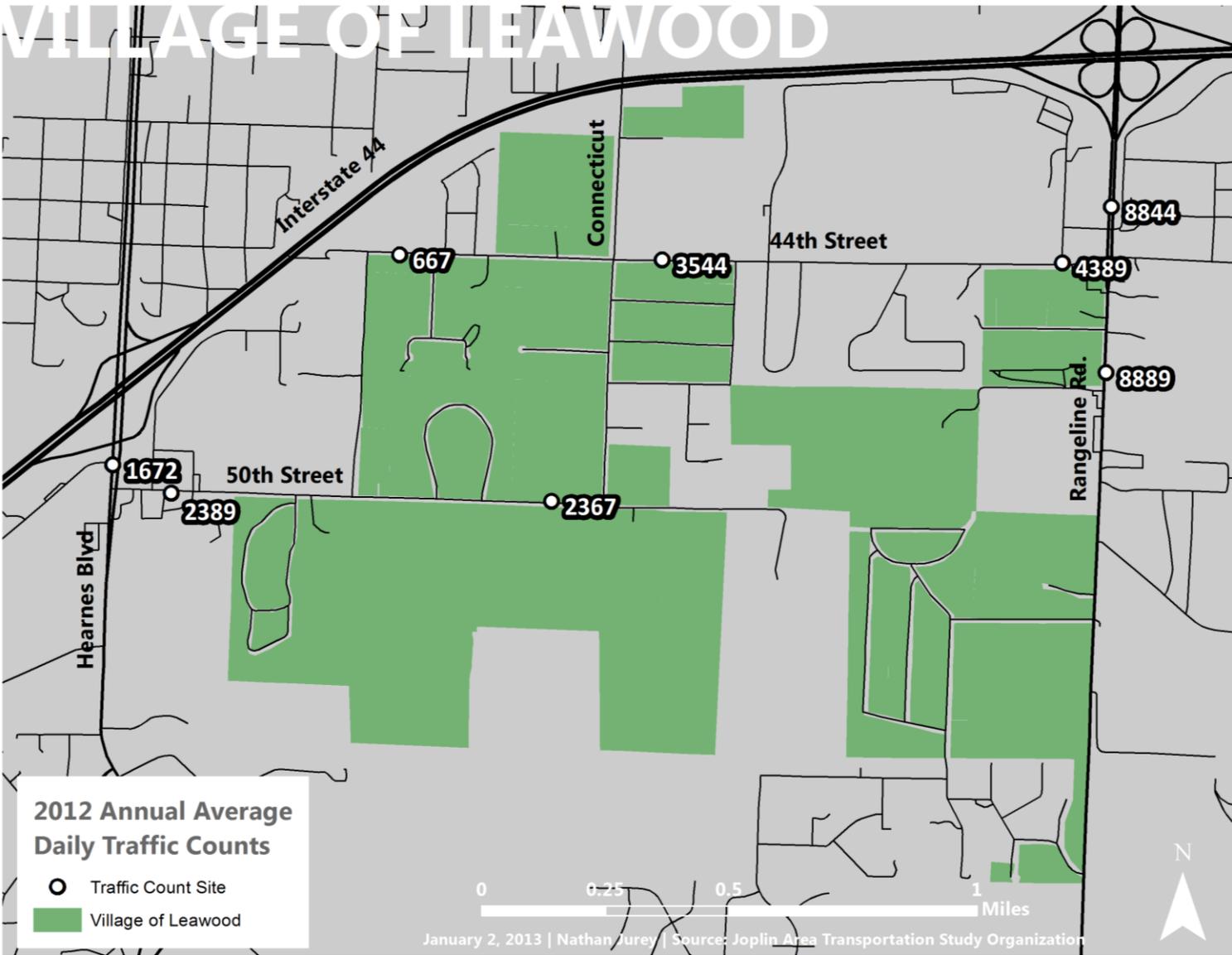


Figure 22 - Annual Average Daily Traffic Counts for 2012 (Joplin Area Transportation Study Organization, 2013)

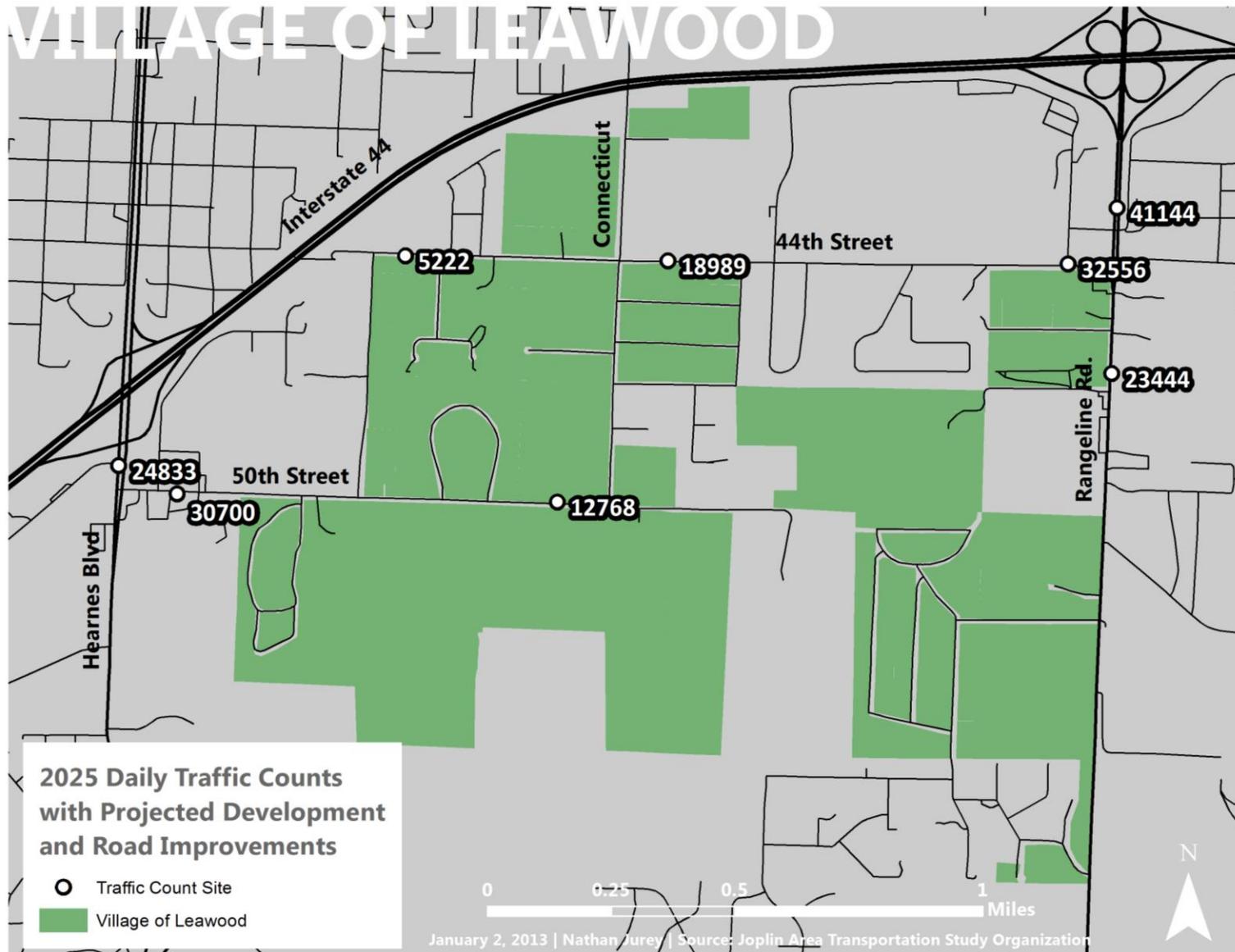


Figure 23 - Projected Annual Average Daily Traffic Counts for 2025 (Joplin Area Transportation Study Organization, 2013)

COMMUNITY OVERVIEW

Current Land Use

The Village encapsulates approximately 747 acres of land. The 747 acres can be categorized by use into the following categories: Agriculture, Commercial, Community/Institutional and Residential. Residential and Agricultural land combined covers 83 percent of the total 747 acres. As shown in Figure 25, land utilized for residential purposes comprises around 317 acres, while agricultural land is slightly less than 303 acres. The remaining 127.47 acres is split between Community/Institute (108.6 acres) and Commercial (18.87 acres).

For the purpose of this comprehensive plan, land use was determined through aerial surveys, field visits, and verified by the Comprehensive Planning Committee. Land uses were categorized according to the following descriptions:

LAND USE	DESCRIPTION
<i>Agricultural:</i>	Crop/Livestock Production, Forested Area, etc
<i>Commercial:</i>	Gas Stations, Banks, Storage Facilities, etc
<i>Community/Institute:</i>	Parks, Churches, Schools, etc
<i>Residential:</i>	Apartments, Single-Family Homes, etc

Figure 24 - Description of Land Use Categories

Figure 26 illustrates the geographic location of land uses found in the Village of Leawood. The majority of agricultural land is found in the center of the Village, with a few exceptions. Residential and Community/Institute land is loosely located in the ring surrounding the centrally located agricultural land. The majority of commercial land is found on the outskirts of the Village and in close proximity to major arterial roads (Range Line Road and Interstate 44).

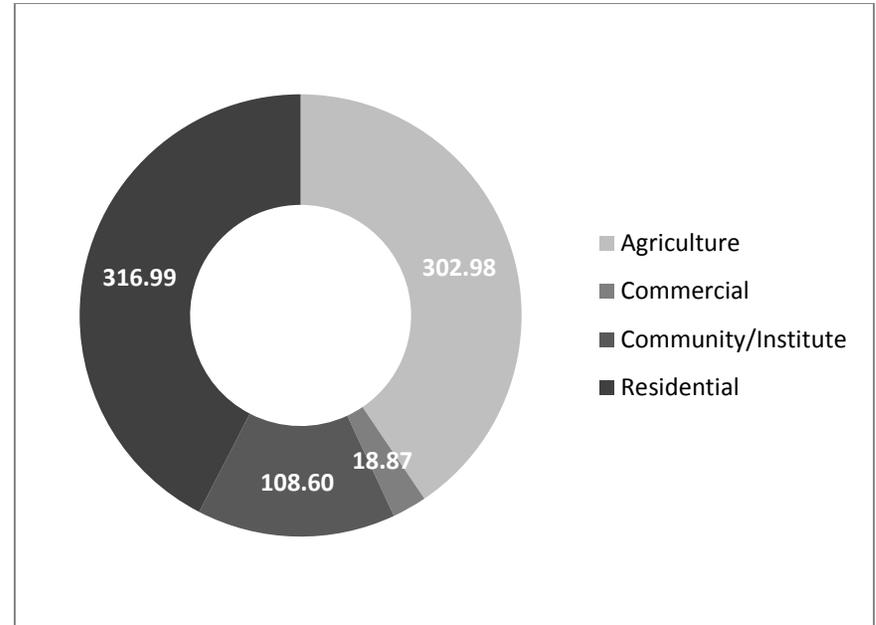


Figure 25 - Land Use Acreage (Newton County, 2013)

NOTE: The depicted land uses in Figure 26 may not coincide with their respective zoned use. In other words, every property’s land use may deviate from its zoned use. For example, some areas that are zoned for agricultural uses are more residential in nature. While this may be illegal in some situations, it is entirely within the law to build a house on agriculturally zoned land or to erect a church on residential land, given that the zoning code provides legal means in which to create these exceptions.

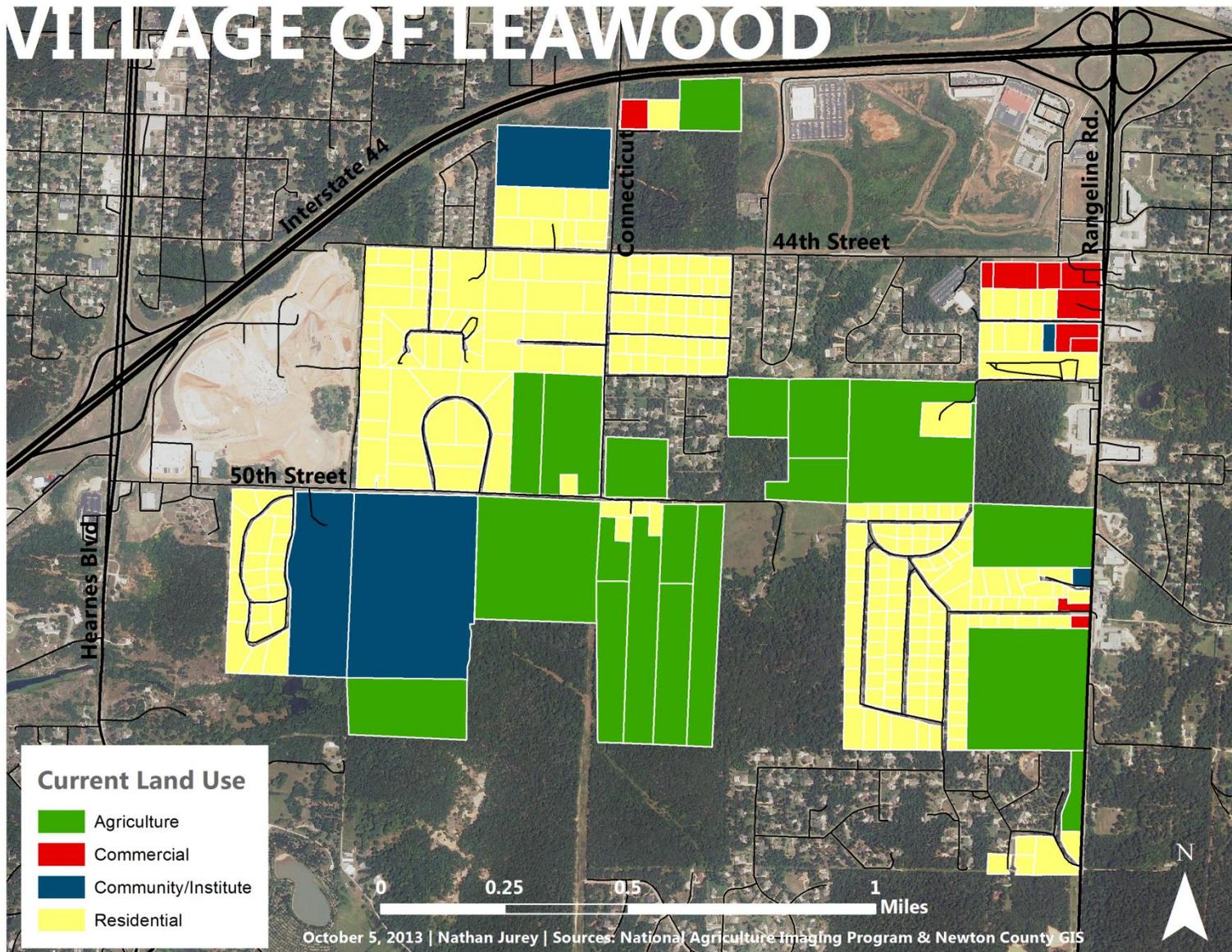


Figure 26 - Current Land Uses of the Village of Leawood

COMMUNITY OVERVIEW



Source: HSTCC

Figure 27 - Construction of Mercy Hospital

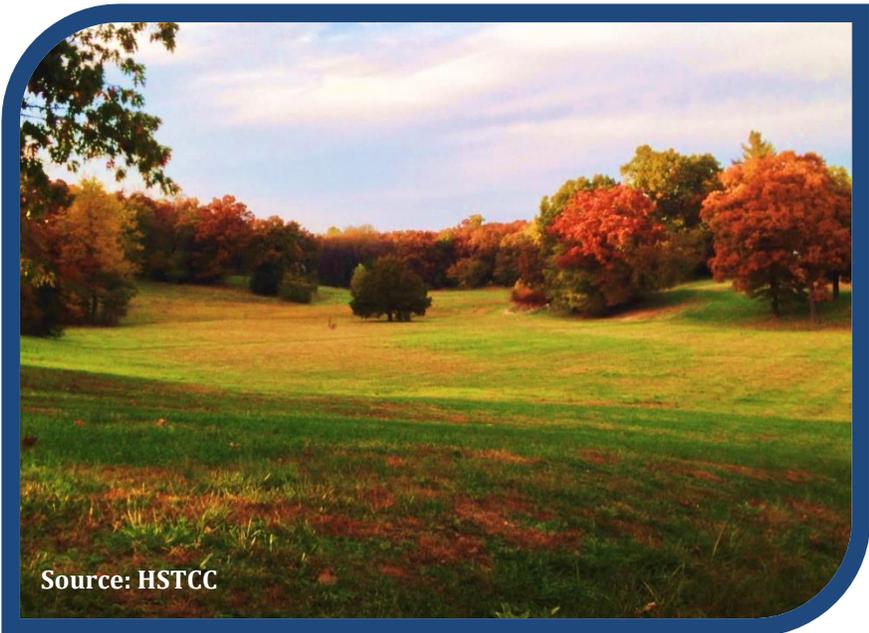
The construction of Mercy Hospital (see Figure 27), is projected to have a significant impact on the area. While the new hospital is not within the boundaries of the Village of Leawood, its impact will still be felt. When completed, Mercy Hospital will stand nine stories tall and house 260 beds (Joplin Area Chamber of Commerce, 2013). This will not only affect the Village visually, but traffic will increase significantly. By the year 2030, Mercy hospital is projected to generate 22,323 hospital trips per day (Joplin Area Transportation Study Organization, 2013).

This will create land use conflicts between the current residential land owners and future commercial developers. While these conflicts were recognized by the Comprehensive Plan Committee, the Village of Leawood desires to preserve its beautiful rural/urban character.

COMMUNITY VISION & GOALS

The Village of Leawood developed the community vision and goals using input from its residents in the form of the public survey and through extensive discussions from the Comprehensive Planning Committee. This section serves as a guide for future development and a path for the Village to follow in order to better provide for its residents.

While planning is essential, implementation is even more important. Implementation and adherence to the community vision and goals is the responsibility of the municipality and its residents, business owners and stakeholders.



Source: HSTCC

Figure 28 - Open Farmland in the Village of Leawood

Community Vision

Developing the Future Land Use plan was the most difficult aspect of the Comprehensive Planning process. However, a consensus was reached after many lengthy discussions and the resident’s perspectives were understood. The Village of Leawood desires to protect its rural, small-town character that is held so closely by its residents. In order to accomplish this, the Village desires to make minimal changes to current land use. The Future Land Use Map outlying the desired future land use is provided at the end of the list of Community Goals.

However, the Future Land Use Map and the Comprehensive Plan as a whole are both living documents. Demands for land development in contradiction to this document may occur. If a property owner demands a change in land use/zoning, then such request should be processed through the normal procedure by the Planning and Zoning Commission. In such cases, it is the duty of the Planning and Zoning Commission to listen to the will of its constituents and amend the Comprehensive Plan.

Community Goals

The following community goals were crafted using public comments, the survey, and discussions from the Comprehensive Plan committee. The goals fall under four main categories: Transportation, Facilities & Services, Economic Development and Land Use. Under each goal are objectives that help accomplish the goal, followed by a description of the objective. These objectives are actionable items that can be implemented by the Village of Leawood. While the Village desires every goal and objective to be completed, certain goals may be unattainable until circumstances change. Community goals and objectives are outlined in the following section.

COMMUNITY VISION & GOALS

Transportation

GOAL 1 PREPARE FOR INCREASED TRAFFIC

- **Support improvement of the intersection at 44th Street & Connecticut Avenue.**
The intersection at 44th & Connecticut will become more hazardous if traffic increases as projected. Given the opportunity, pursue leveling the intersection, installing streetlights, and adding left and right turn lanes as noted in JATSO traffic studies.
- **Support improvement of Connecticut Avenue between 32nd Street and 44th Street to three lanes.**
Improving Connecticut Avenue from 32nd to 44th streets will help relieve the projected traffic increase of the surrounding area.
- **Support improvement of 44th Street.**
Traffic will increase on 44th Street because of the growth of the area surrounding the Village of Leawood. If the opportunity arises, widening the road to three lanes and providing streetlight may create a safer road network.
- **Support the extension of Highlander Drive or Scenic Avenue to Saginaw Road (also known as River Road).**
Currently, Wildwood and Highland neighborhoods only have one entrance and it is shared. Similarly, Southern Hills neighborhood has only one entrance. All three neighborhoods must travel east and exit onto Range Line Road before they can head west. Providing a secondary exit onto Saginaw Road will improve safety and reduce congestion on Range Line Road.
- **Support extension of Indiana Avenue over Interstate 44.**
The extension of Indiana Avenue over Interstate 44 will provide a more direct route connecting South Middle School, Mercy Hospital, Stapleton Elementary and Freeman East. All four major employers are located near Indiana Avenue. Constructing a new bridge will significantly increase roadway capacity and provide a more direct route to and from the four major employers.

GOAL 2 MAINTAIN THE STREET NETWORK

- **Continue Village road maintenance schedule.**
According to the corresponding survey, the majority of respondents classified the road conditions as “fair.” However, in order to maintain the road network, the Village should provide regularly scheduled road upkeep and maintenance.
- **Institute consistent speed limits throughout the Village.**
The Village currently has inconsistent speed limits throughout its jurisdiction. To create a safer transportation environment this should be addressed.

GOAL 3 IMPROVE THE MULTI-MODAL NETWORK

- **Ensure safe routes to schools, focusing on 44th, 50th and Connecticut streets.**
Since South Middle School is within walking distance of many homes, safe routes to schools should be addressed. Due to the potential danger caused by increased traffic, safe routes to school should be addressed.
- **Improve pedestrian and bicycle opportunities/safety with sidewalks, bike routes and/or signage along 44th, 50th and/or Connecticut.**

According to the corresponding survey, the majority of respondents would like recreational opportunities within the Village. If the opportunity arises, pedestrian and bicycle opportunities should be addressed.

- **Advocate for pedestrian/bicycle facilities on any new bridge spanning Interstate 44 that connects Leawood to Joplin.**
With the potential construction or improvement of a Connecticut Avenue or Indiana Avenue bridge, the Village should advocate for pedestrian/bicycle access on the bridge to provide more recreational opportunities for its residents.

Facilities & Services

GOAL 1 MAINTAIN & IMPROVE VILLAGE FACILITIES

- **Maintain the Quality of Life**
According to the corresponding survey, a large number of respondents noted that the Village has a “good” quality of life. However, potentially developed land beyond the Village’s jurisdiction may negatively influence its quality of life. The Village should maintain a high quality of life.
- **Pursue acquisition of land for community center, recreational opportunities and/or sheriff substation or similar public entity**
The Village does not currently have a community center. This community center could be constructed in a joint venture with another public entity that may need a substation. Also, it could serve as a recreational area if combined with a community park. This would be of great benefit to the Village, if the opportunity arises.
- **Pursue landscaped Village gateways to promote community identity**
The Village struggles with identity issues and apathy due to its limited size and disconnected boundary. The construction of Village gateways may instill greater community pride and create a visual boundary for the Village.
- **Encourage use of Wildcat Glades**
The Wildcat Glades is a natural wildlife area that resides directly west of the Village. This is a beautiful amenity that is underutilized by Village residents. Promoting and encouraging the use of the Wildcat Glades may benefit the residents of Leawood.

GOAL 2 MAINTAIN & IMPROVE SERVICES PROVIDED TO THE VILLAGE

- **Maintain the fire protection, snow removal & trash services provided to the Village**
As noted in the corresponding survey, most every service provided by the Village was rated as “good.” Therefore, it is only necessary to maintain the services provided to the Village as the population grows.
- **Pursue contracting with Newton County Sherriff Department to enforce speed limits**
While the quality of the Sherriff Department was rated “good,” the Committee agreed that speed limit enforcement is an issue. However, the Sherriff Department can only enforce local laws if they are under contract with the municipality. With traffic increasing, it will only become more crucial that the Village enforces speed limits.

COMMUNITY VISION & GOALS

- **Explore curbside recycling and provide if demand exists**

As suggested in the corresponding survey, curbside recycling may be a service desired by residents. It would also be a service the Village provides to help preserve the environment.

- **Pursue joining Joplin City Library**

Joining the Joplin City Library would be an added benefit to the residents of Leawood because currently they can only join the Newton County Library in Neosho, which is significantly farther away.

GOAL 3 INCREASE PUBLIC INVOLVEMENT

- **Improve Village communication to residents**

The Village employs several methods of communicating with its residents, such as the newsletter and the website. However, the survey revealed that a number of people believed the Village should communicate with the residents more frequently.

- **Create opportunities for more citizen involvement**

The Village has concerns of public apathy. In order to increase public engagement, opportunities must be created for more citizen involvement.

- **Organize “Welcome Committee” for new residents**

Providing a “Welcome Committee” will provide direct opportunities for increased public involvement. Furthermore, it may create a hospitable small-town atmosphere and encourage engagement of the new resident.

- **Institute a “Neighborhood Watch” program**

Creating a “Neighborhood Watch” program will also provide direct opportunities for public involvement. Also, it is a great service that the residents of the Village can provide to help combat any potential increase in crime as the surrounding area develops.

GOAL 4 CREATE TRANSPARENT AND ACCOUNTABLE GOVERNMENT

- **Assess adequacy of the Village’s property tax rate**

According to the survey, while a majority thought the current property tax was “fair,” it was relatively undecided on increasing property tax if better services were provided. This may signify some desire to increase taxes in order to gain more services.

- **Maintain financial transparency currently in place**

The Village currently has a good system to keep its finances transparent (Village finances are available in the newsletter, website & annual report). However, the Village may benefit from volunteering a random resident-at-large to review financial records or performing an audit when deemed necessary.

- **Hold Board of Trustees to the highest standard to maintain public image**

The majority of those surveyed responded that the Board of Trustees handling of the Village was “good.” However, it is always beneficial to uphold a high standard of conduct.

Economic Development

GOAL 1 UTILIZE ECONOMIC DEVELOPMENT AS AN ENGINE TO CREATE A BETTER VILLAGE

- **Pursue Village Retail Sales Tax**
With current and potential increase in retail businesses, the Village has an opportunity to create a sales tax in order to better provide the services desired by its residents.
- **Work with the Hospital and other new development to promote public improvements in the Village**
Cultivate the relationship with the new hospital and any potential developers. Build a mutual understanding of how the Village, hospital and/or developers may work together to achieve a common goal to better the surrounding area.
- **Promote Village as healthy place to live**
The Village can provide a very healthy lifestyle with facilities such as the new hospital, nearby open space/nature, and the potential addition of recreational opportunities. Promoting the Village as a healthy place to live may build an image that attracts new people and deepens community appreciation with existing residents.

COMMUNITY VISION & GOALS

Land Use

GOAL 1 PROTECT THE RURAL, SMALL-TOWN CHARACTER OF THE VILLAGE

- **Promote the current single-family residential character**

According to the corresponding survey, an overwhelming majority would like to see single-family residential development and to preserve the small-town feel of the Village. Promoting single-family residences will help preserve the rural character of the Village.

- **Protect open space and views**

Many of the homes in the Village have a beautiful view of farmland or the natural landscape. The Comprehensive Plan Committee stressed the importance of preserving these view sheds. The Village should protect open space and views, when possible.

- **Establish a regular meeting of all villages in the area to discuss mutual issues**

Many of the surrounding towns and villages face similar issues as the Village of Leawood. Organizing a regular meeting will facilitate interaction and cooperation and possibly aid the solution of mutual problems.

GOAL 2 GUIDE DEVELOPMENT TO MINIMIZE NEGATIVE IMPACTS ON VILLAGE AND ENVIRONMENT

- **Improve zoning & code enforcement**

The Village zoning and code enforcement has been adequate under past conditions. However, what was once adequate will no longer be with an increase in new development. In order to ensure proper development, zoning and code enforcement should be improved.

- **Identify potential growth areas**

With the growth of the surrounding area, pressures to develop will continue to escalate. In an effort to provide some guidance in the development of the Village, a Future Land Use Map was created. The Future Land Use Map outlines what type of development and where the Village would like that development to occur. This map is illustrated on the following page.

NOTE: The Future Land Use Map only depicts the preferred land use in the event of any future development. It does not change zoning ordinances or any other Village codes.

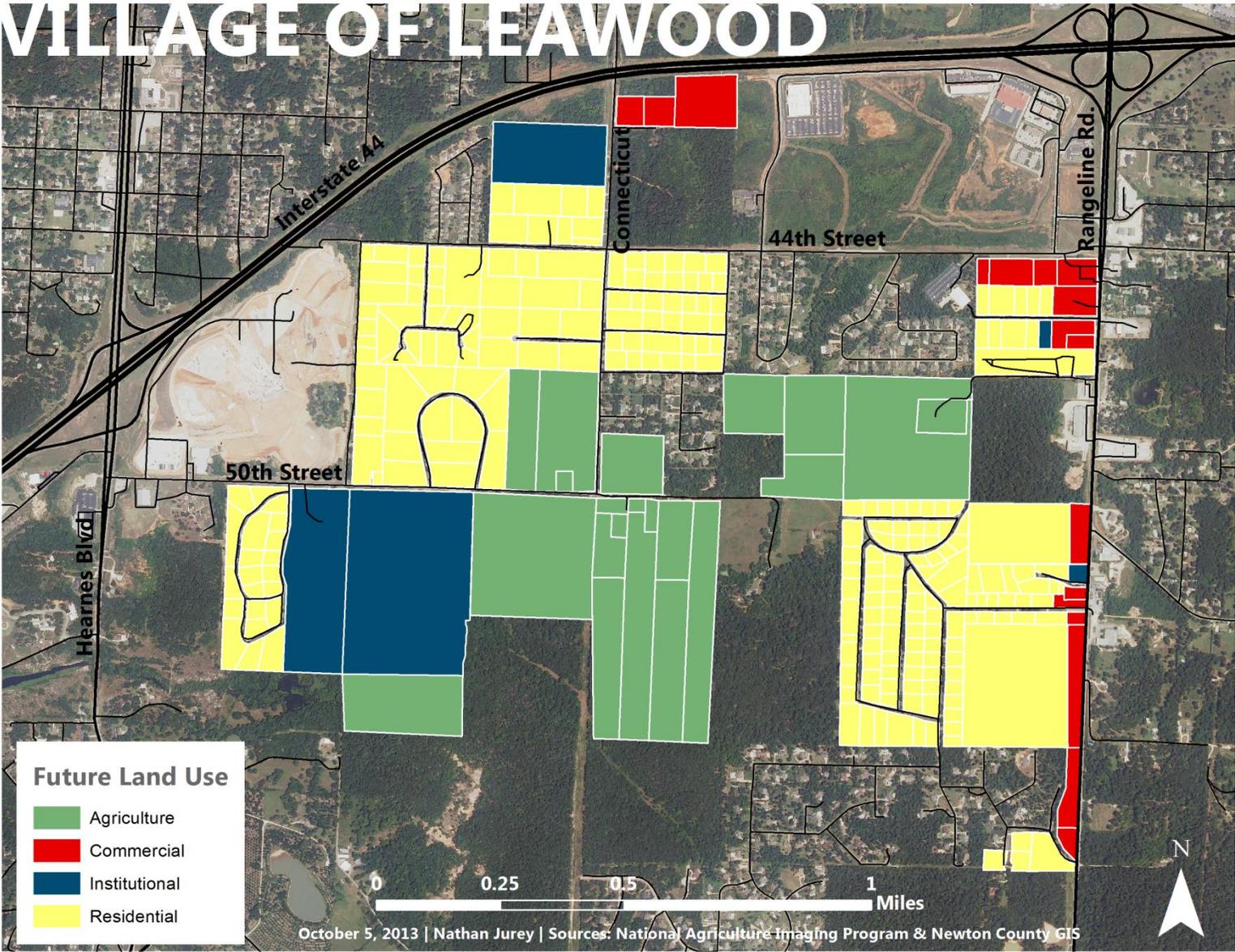


Figure 29 - Future Land Use Map

APPENDIX

APPENDIX

Works Cited

Environmental Science Research Institute. (2013). *Demographic Data of the Village of Leawood.*

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Survey Results

As part of the public participation, over 200 surveys were mailed out to every household within the Village of Leawood. Ninety-two respondents sent back their surveys. The survey included 31 questions. Twenty-nine questions were multiple choice and the remaining two questions were written answer. Of the multiple choice questions, 18 had three options (Agree/Disagree/Neutral), 10 had four options (Good/Fair/Poor/No Opinion) and the last question was Yes/No. While the questions were relatively straightforward, a few survey answers were unusable. Unusable answers were either left blank or the answer was indiscernible (i.e. an X was split between two boxes). Selections that had a majority of answers greater than 50 percent are highlighted below in dark grey.

#	Statement	Agree	Disagree	Neutral	Unusable	Total
1	I would like to see commercial and retail development in or around the village of Leawood	25	51	12	4	92
2	I would like to see single-family residential development	69	4	15	4	92
3	I would like to see multi-family residential development	8	72	8	4	92
4	I would like to see mixed-use development	16	53	19	4	92
5	I would like parks and/or recreational opportunities within the village	57	17	15	3	92
6	Leawood needs bike routes, trails, and open space	56	19	14	3	92
7	The village should do more with flood control measures	23	19	47	3	92
8	I would like to see some beautification throughout the village	58	10	20	4	92
9	The Village should have more attractive 'City Limits' signs and identify Village boundaries better	38	17	32	5	92
10	Neighboring villages and Newton County should identify opportunities to work together toward shared goals	69	7	11	5	92
11	Leawood should grow and annex additional areas into the incorporated village limits	26	35	26	5	92
12	Leawood should consider annexation by the city of Joplin	22	59	10	1	92
13	Leawood should keep a 'small town' feel	70	6	12	4	92
14	Leawood should develop or re-establish a neighborhood watch program	66	7	16	3	92
15	The Village should collect a retail sales tax to provide more or improved services	41	27	20	4	92
16	I think the village should communicate with residents more frequently through emails and newsletters	31	20	38	3	92
17	I would be willing to pay a slightly higher Property Tax Rate if it meant better village services	40	30	19	3	92
18	I would like curbside recycling to be offered in Leawood	34	23	31	4	92

APPENDIX

		Good	Fair	Poor	No Op	Unusable	Total
19	In general the condition of village-maintained roads are:	20	55	12	0	5	92
20	Overall the quality of Newton County Sherriff service is:	53	20	4	13	2	92
21	Overall the quality of Redings Mill Fire Protection is:	67	10	0	13	2	92
22	Overall the quality and cost of trash service is:	48	32	4	4	4	92
23	Overall the stormwater management and drainage in the village is:	25	32	13	18	4	92
24	Considering Leawood's current Property Tax Rate (0.2225%) I think it is:	29	50	1	8	4	92
25	Overall the quality of life in Leawood is:	81	7	1	0	3	92
26	Overall, I think the Leawood Board of Trustees' handling of village business is:	50	26	11	3	2	92
27	I believe that Leawood's enforcement of its ordinances and regulations is:	23	28	25	12	4	92
28	Overall, the quality of snow removal service is:	61	14	7	6	4	92
		Yes	No			Unusable	Total
29	Have you accessed www.leawoodvillage.com to stay current with Village information? Yes / No	32	50			10	92
30	What other information would you like to see on the Village website?						
	- <i>Less Dependence on Website to keep all residents informed.</i>						
	- <i>Criminal Activity</i>						
	- <i>It would be acceptable to me if all of Leadwood's communications were done by email to reduce expense. I haven't been to site recently but need/will do so!</i>						
	- <i>Current/recent updates concerning recent Leawood meetings. I am generally not able to attend meetings due to work schedule.</i>						
	- <i>Lost & Found animals.</i>						
	- <i>A Platt of Leawood Village</i>						
	- <i>Didn't know about it.</i>						
	- <i>I have no computer. Not all of us want that headache.</i>						
	- <i>More info on Newton County Politics affecting Leawood.</i>						
31	Additional Comments: (use back of page if more space is needed)						
	POSITIVES & NEGATIVES						
	- <i>Good Job!!</i>						
	- <i>I love living here. This is a wonderful neighborhood. Just the location itself outside of town makes it feel more inviting than living in town. I support this neighborhood and the wonderful people living here.</i>						
	- <i>Appreciate what the current Trustees & Committees do.</i>						

- *I'm always proud to say that I live in Leawood Village.*
- *I have lived in Leawood for 16 years and think it is the greatest!*
- *There is a lot of jealousy and fear of development. The old leadership D.D. is outdated and need change. That's the old boy system that resulted in Paul getting away for so long.*
- *Very little oversight of money over the years. Paul bond should have had yearly audits.*
- *Use of a survey like this is a good idea. Unfortunately it wasn't started earlier. The Leawood Board has already made too many stupid decisions to give away the Village, to recover.*
- *The overall operation of the village needs complete liability insurance and bond protection of all parties involved in the operation of Leawood. Protection is needed to avoid the reoccurrence of past problems without this. To provide some additional income, we should have a tax on all utilities not just electric as now.*

TRANSPORTATION

- *The roads in Southern Hills need to be resurfaced*
- *Great job on snow removal!! Dedicated board members! Enforcement of dogs loose and mowing yards needs improved. Pedestrian paths & bike lanes for village please!*
- *I would like to see the road to Wildwood opened up. The barrier serves no purpose. It is dangerous to have the road closed.*
- *6 - A bike lane on Conn, 44th St, & 50th St would improve safety. There are a lot of bikes & runners on these roads. 17 - The property tax is currently pretty low. 24 - So, some increase would be appropriate to increase revenue.*
- *Sidewalks on 50th Street & Connecticut for walking & jogging.*
- *The plow tears up the road a lot and it does not get fixed. The Village should concentrate on maintenance of roads, assessing them in the spring after winter snow removal. I don't think we need more tax revenue. What the village takes in is sufficient to care for roads and storm water issues. I don't think we need weed ordinances that would require employment of code enforcement personnel, which would necessitate higher taxes. I do not want to be annexed into Joplin.*
- *The road going North at the 4-Way stop (when you turn right just about 60 yards). The drainage ditch is completely eroding to here if the school bus should happen to get just a little way over it would go off in the ditch. I don't know who had this road fixed like this, but it is highly dangerous. It has been like this for as long as I know. They do not fix the roads properly. I ask someone to stop & look at this dangerous situation. It should be fixed like the Hospital fixed at the end of Indiana. Please look at this situation!! Can Leawood be sued for a death of a child or even more!! Wouldn't it be better to fix it before something happens!*
- *Need a stop light at 44th & Connecticut. Hills taken out between Connecticut & Indiana.*
- *Snow removal service is outstanding!*
- *I have lived in Leawood for 22 years on a dirt road. They have done nothing for me except take my tax money & I get no benefit. There is no maintenance plan for non-paved roads. They said "You pave it & we'll maintain it then!" What a crock of ridiculousness.*

APPENDIX

- *I would like to see the village widen the streets in Southern Hills.*

DEVELOPMENT & ANNEXATION

- *We moved to Leawood 35 years ago because we didn't want to live in Joplin. We like the rural location, with quick access via Connecticut Street to the City. We don't want commercial development or apartments. Single-Family houses only. The Leawood Board surrenders to outside threats and pressures too easily - i.e. the property at 44th & Connecticut. Most of us didn't want commercial there, but the Board let Joplin annex it. Life is good here, leave us alone!*
- *Considering that we now have a huge medical center and plenty of homes, I can't understand why many of us don't have access to AT&T wireless internet services. Couldn't the city urge AT&T to add a tower out here? I live just east of 50th & Connecticut and I don't have high speed internet service except by Cable One. \$60/month!!*
- *There is SO much traffic in Leawood now, because of hospital, school, and church. I think there is no way of staying small. We think to grow we should expand the vision to be a part of the bigger vision of Joplin. We have lived in Leawood for 35 years; have enjoyed the quiet, safe, country feel of the village. Now it's time to grow, change and not resist the inevitable. Change is hard, but it's a good thing, not to get stuck in a rut.*
- *Against multi-family dwellings & any tax increases. The council should have never let the former treasurer embezzle from us for more than 20 years.*
- *It doesn't seem feasible to try to annex more property into Leawood when we can't provide direct police, fire, water or sewer services now. Since we have to rely on contracting for basic services, we would be better off in the long run if Leawood is annexed into Joplin. Nearby commercial property will improve our standard of living and annexation will provide better street maintenance.*
- *I want the "Leawood Charter" amended, by vote of residents if necessary, that no current property of Leawood Village can be de-annexed without a 2/3 majority vote in scheduled elections by Leawood Voters!!*

SERVICES

- *Consider Annexation to the city of Joplin for police, fire and other city services.*
- *Leaf collection program.*
- *Would love to see recycling*
- *Leawood should join Joplin Library. I enjoy the newsletter.*
- *Trim overhanging limbs in right of way. Not expect property owners to do it. Many of those trees not on owner's property.*
- *Please if you could do something about dogs barking 24 hours a day, 7 days a week, it would be great.*
- *The board should print a Village of Leawood booklet with various information & numbers including ordinances and regulations.*

S.W.O.T. Analysis of the Village of Leawood

S.W.O.T. analysis created by the Comprehensive Plan Committee and facilitated by staff from the Harry S Truman Coordinating Council. This analysis was completed on November 12, 2013.

STRENGTHS

- Good Quality of Life
- Small-Town Feel
- Proximity to Wildcat Glades
- Conveniently Located Near City & Interstate
- Open Space Between Neighbors/Large Lot Sizes
- No Sewer Costs/Cheaper Septic System
- Fire Protection
- Snow Removal
- Leawood Ledger & Website/Communication

WEAKNESSES

- Village is Land-Locked & Disconnected
- Narrowness & Deteriorating Roads
- Difficulties of the Shared Road System with Joplin
- Lack of Public Recreation Facilities & Trails
- No Sewer
- No Community Center/Meeting Hall
- Lack of Code Enforcement
- Outdated Zoning Ordinances
- Lack of Community Involvement from More People
- Lack of Neighborhood Watch Program

OPPORTUNITIES

- Willingness to Work with Neighboring Communities
- Opportunity to Revise Zoning Ordinances
- Potential to Collect Retail Sales Tax
- Potential Residential Growth from Hospital & Schools
- Increase Public Involvement

THREATS

- Increased Traffic
- Increased Commercial Development
- Encroachment & Annexation by Joplin
- Losing Small-Town Feel
- Outdated Zoning & Lack of Code Enforcement
- Limited Budget for Village
- Potential Regulatory Measures (DNR & sewers, etc.)

APPENDIX

Individual Community Vision Map Tabulation

The Comprehensive Plan Committee colored blank maps of the Village of Leawood with the land use that they deemed best to fit the goals and vision of the community. Nine maps were returned and tabulated to create the map found on the following page. Areas without a black outline signify the unanimous decision among all nine maps. For example, all nine submitted maps deemed Section 2 as a residential area. Areas outlined in black signify that a unanimous result was not reached and that the land use chosen was the majority decision. The following table is the tabulated results of the nine individual maps.

TABULATION OF LAND USE MAPS

SECTION	AGRI.	RES.	COMM.	PUB./INST.
1		7	2	
2		9		
3		6	3	
4	3			6
5	6			3
6		9		
*7	1	2	4	2
8		7	2	
9		6	3	
10		7	2	
11	7	2		

SECTION	AGRI.	RES.	COMM.	PUB./INST.
12	8		1	
13	9			
14		3	6	
15		8	1	
16		9		
17	7		1	1
18	6	3		
19	7	2		
20	9			
21	7	2		
22	6	3		
23		9		
24			9	
25		9		
26		1	8	
27	3	6		
28	1	2	6	
29	2	2	5	
30	3	6		
31		3	6	
32		9		

*7 – While the majority chose Commercial, discussions led to better understanding of the property and its current use as a religious center. It was the choice of the Committee to deem this best as a Public/Institutional land use.

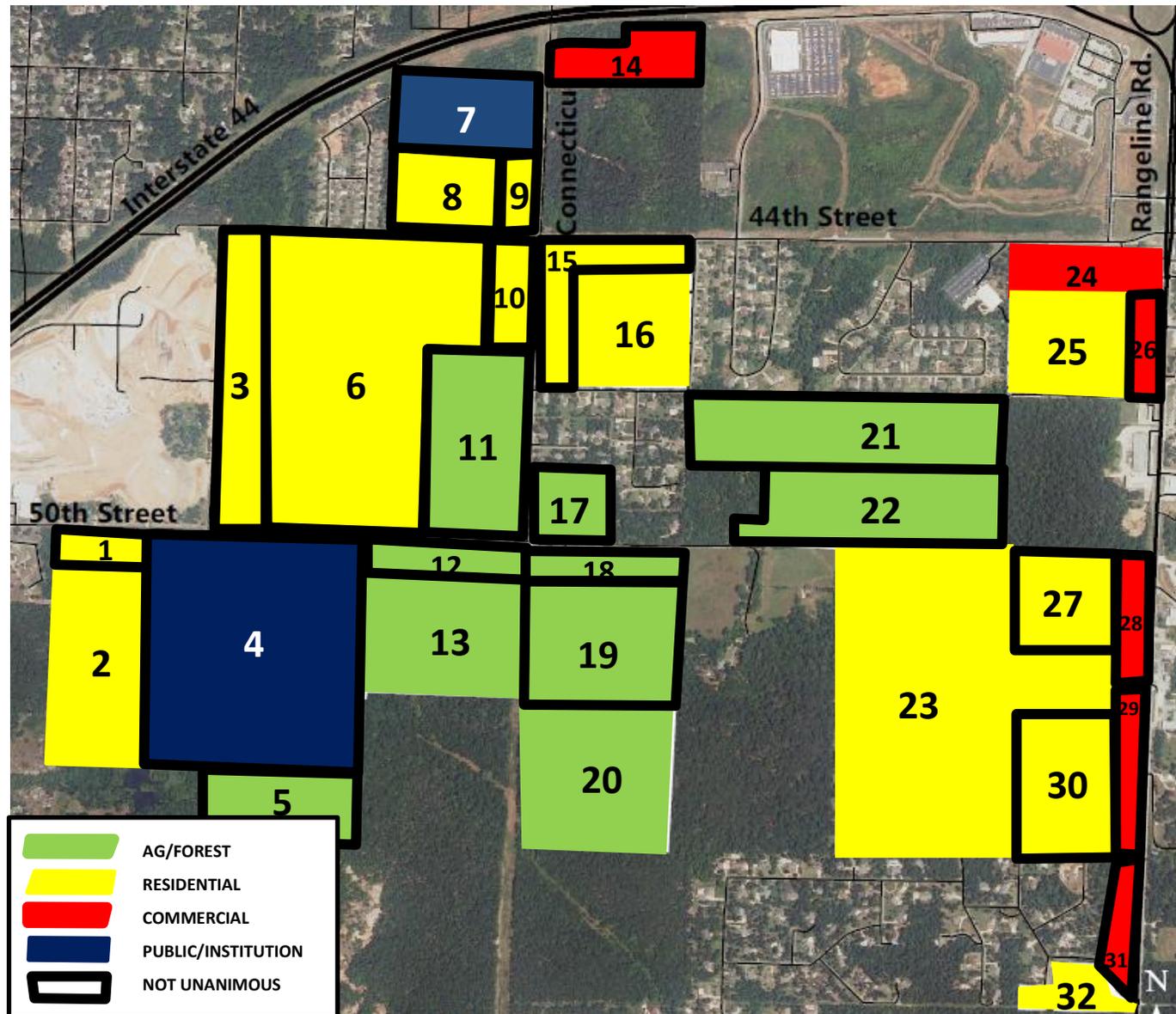


Figure 30 - Compilation of Comprehensive Planning Committee Future Land Use Maps

APPENDIX

Future Land Use Map Differences from 2012 Land Use

So as to not list every single property, Sections were numbered utilizing the numbers found in Figure 30 on the previous page. These Sections do not perfectly align with property boundaries since they were based off the individually created maps. Thus, properties were assigned to the Section that held the majority of that property's land. In the following table, lines highlighted in darker gray denote that the 2012 Land Use is different from Future Land Use. For reference, the 2012 Zoning Map, 2012 Land Use Map and the Future Land Use Map are all provided in the following pages.

SECTION	2012 ZONING (DOES NOT INCLUDE ANY FUTURE CHANGES)	2012 LAND USE	FUTURE LAND USE
1	Residential	Residential	Residential
2	Residential w/ some Agriculture	Residential	Residential
3	Residential w/ some Agriculture	Residential	Residential
4	Public and Agriculture	Public/Institution	Public/Institution
5	Agriculture	Agriculture	Agriculture
6	Residential w/ some Agriculture	Residential	Residential
7	Residential	Public/Institution	Public/Institution
8	Residential w/ some Agriculture	Residential	Residential
9	Residential w/ some Agriculture	Residential	Residential
10	Residential w/ some Agriculture	Residential	Residential
11	Agriculture	Agriculture	Agriculture
12	Agriculture	Agriculture	Agriculture
13	Agriculture	Agriculture	Agriculture
14	Agriculture w/ some Commercial	Agriculture, Residential, Commercial	Commercial
15	Residential	Residential	Residential
16	Residential	Residential	Residential
17	Agriculture	Agriculture	Agriculture
18	Agriculture	Agriculture & Residential	Agriculture
19	Agriculture	Agriculture	Agriculture
20	Agriculture	Agriculture	Agriculture
21	Agriculture	Agriculture & Residential	Agriculture
22	Agriculture	Agriculture	Agriculture
23	Residential	Residential	Residential
24	Commercial & Public	Commercial	Commercial
25	Residential & Public	Residential & Public/Institution	Residential & Public/Institution

26	Residential, Industrial & Commercial	Residential & Commercial	Residential & Commercial
27	Agriculture	Agriculture	Residential
28	Agriculture, Public, Residential, Commercial	Agriculture, Commercial & Public/Institution	Commercial & Public/Institution
29	Agriculture & Commercial	Agriculture & Commercial	Commercial
30	Agriculture	Agriculture	Residential
31	Commercial	Agriculture	Commercial
32	Residential	Residential	Residential

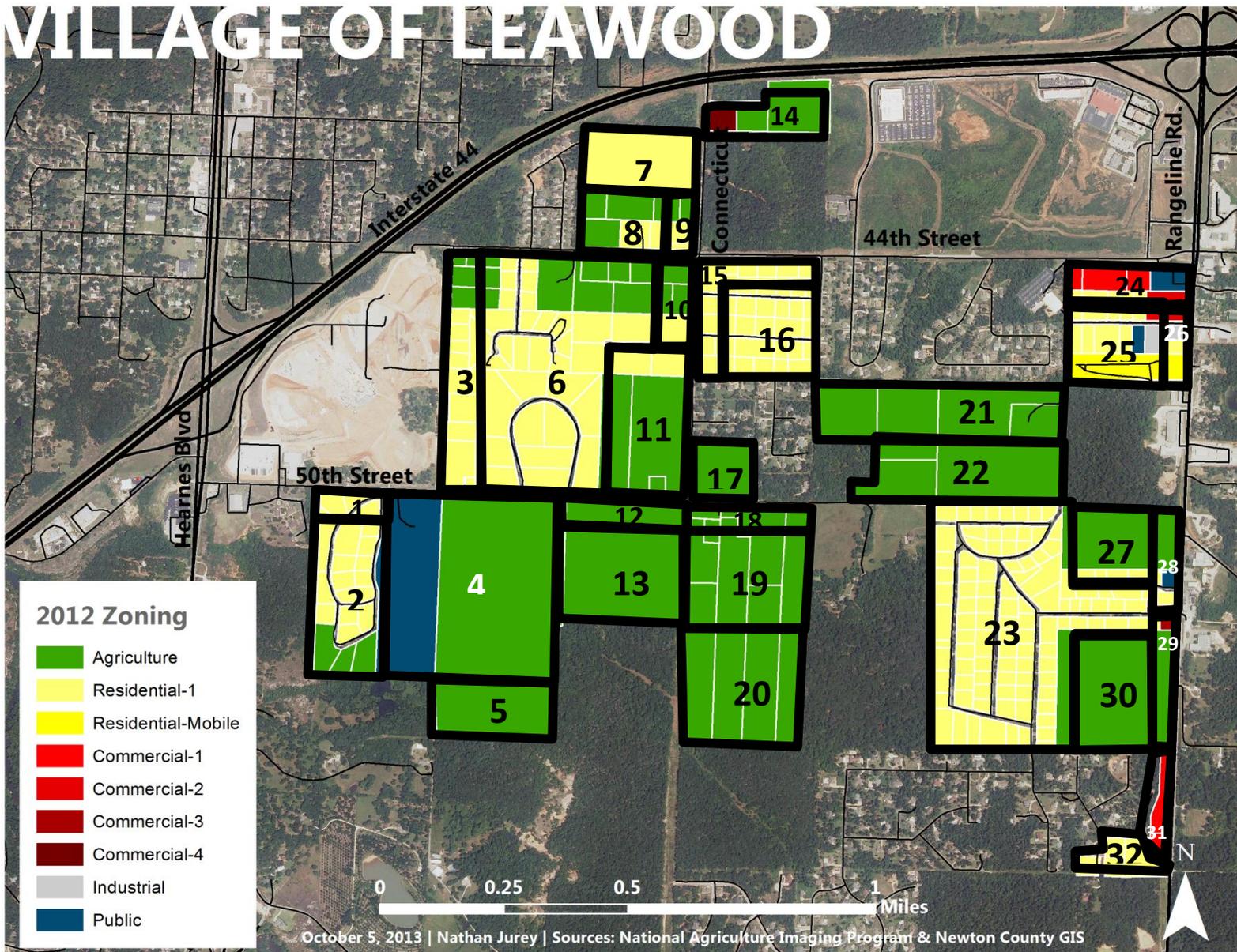


Figure 31 - Village of Leawood Zoning Map for the Year 2012 (DOES NOT INCLUDE ANY FUTURE CHANGES)

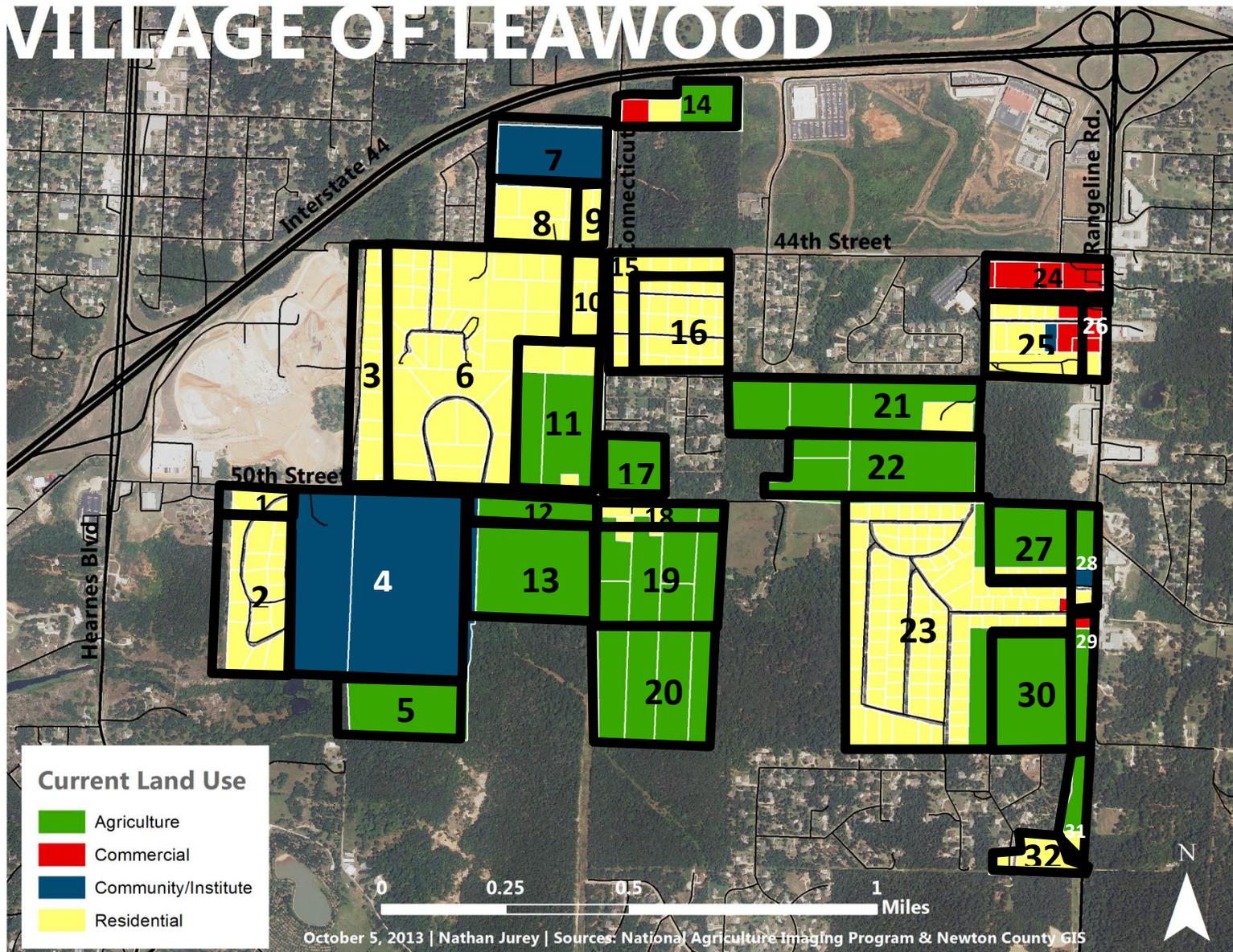


Figure 32 - Village of Leawood Current Land Use for the Year 2012

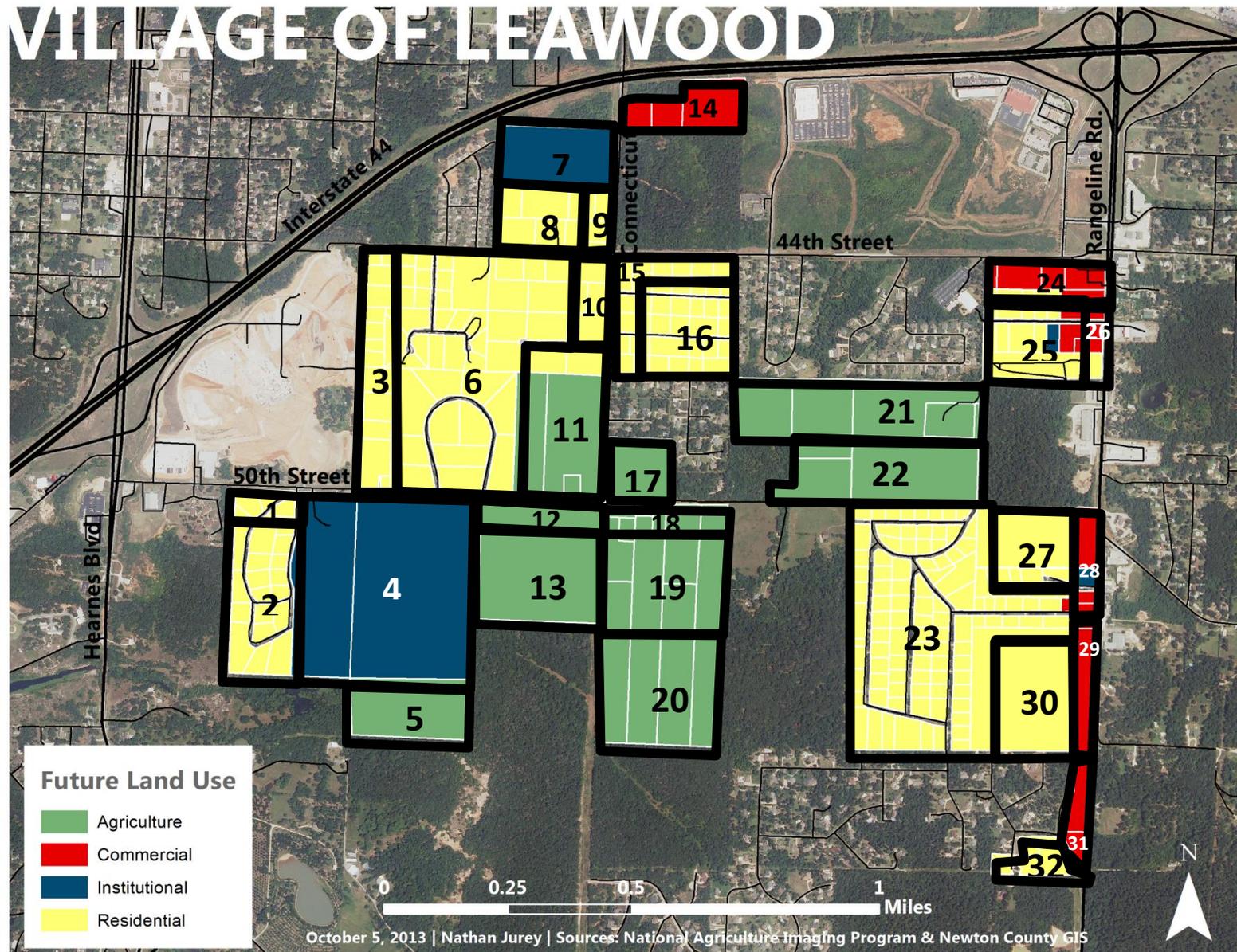


Figure 33 - Future Land Use Map

Identifying Signature of Secretary of the Village of Leawood Planning and Zoning Commission to Village of Leawood Comprehensive Plan, 2014

I, the undersigned Secretary of the Village of Leawood Planning and Zoning Commission do hereby certify this to be the Village of Leawood Comprehensive Plan, 2014, for the Village of Leawood, Missouri, duly adopted by the Village of Leawood Planning and Zoning Commission by Resolution 14-01 on the 24th day of March, 2014.

Dated this 24th day of March, 2014.

PHYLLIS SAPP, SECRETARY

VILLAGE OF LEAWOOD PLANNING AND ZONING COMMISSION

This Plan was coordinated by the Harry S Truman Coordinating Council (HSTCC) and was paid for with funds from the federal Economic Development Administration (EDA), the Missouri Department of Transportation (MoDOT) and the Village of Leawood, Missouri.

