

APPENDIX D



COMPILATION OF PUBLIC COMMENTS RECEIVED ON THE
GROWTH ALTERNATIVES

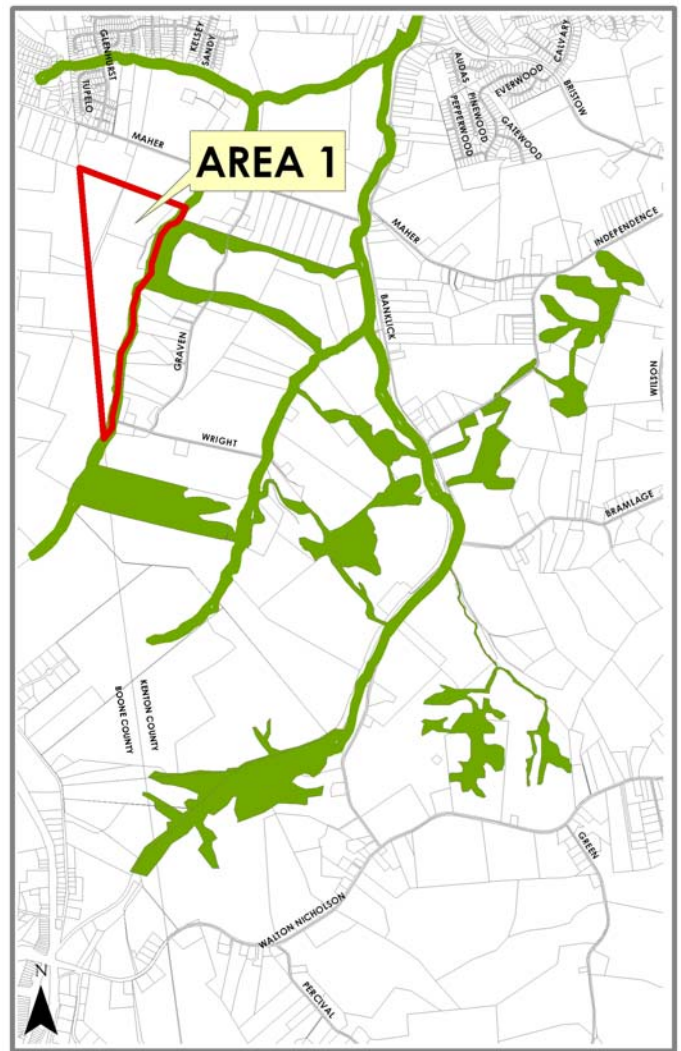
DEVELOPMENT CONCEPTS CONSIDERED:

Eco Commerce Park:

- ✓ Light industrial uses
- ✓ No access permitted from Commerce Park to Banklick or Maher Roads.
- ✓ Streams or existing vegetation used to buffer Commerce Park from residential uses.
- ✓ Require protection of viewsheds by regulating height of building, buffer requirements.
- ✓ Protection of streams
- ✓ Street tree requirement.

Village Commons:

- ✓ Future school site
- ✓ Village greens/Park
- ✓ Gathering place concept
- ✓ Single family homes and small percentage of townhomes or condominiums.



Development concept choices	Score received		Comments												
Eco Commerce Park	<table border="1"> <thead> <tr> <th></th> <th>Alt#1</th> <th>Alt#2</th> </tr> </thead> <tbody> <tr> <td>Like</td> <td>9%</td> <td>6%</td> </tr> <tr> <td>No Opinion</td> <td>36%</td> <td>36%</td> </tr> <tr> <td>Dislike</td> <td>54%</td> <td>54%</td> </tr> </tbody> </table>			Alt#1	Alt#2	Like	9%	6%	No Opinion	36%	36%	Dislike	54%	54%	<ul style="list-style-type: none"> ✓ Would prefer a golf course ✓ If would have would need noise restrictions ✓ Don't want to look at industrial from my front window ✓ Keep industry all together and as little as possible. ✓ Keep industry out of this area. ✓ Already hear equipment from the Richwood Park. Do not want the noise. ✓ Should be residential
	Alt#1	Alt#2													
Like	9%	6%													
No Opinion	36%	36%													
Dislike	54%	54%													
Village Commons	<table border="1"> <tbody> <tr> <td>Like</td> <td>36%</td> </tr> <tr> <td>No Opinion</td> <td>39%</td> </tr> <tr> <td>Dislike</td> <td>24%</td> </tr> </tbody> </table>		Like	36%	No Opinion	39%	Dislike	24%	<ul style="list-style-type: none"> ✓ Would prefer a golf course ✓ O.K 						
Like	36%														
No Opinion	39%														
Dislike	24%														

DEVELOPMENT CONCEPTS CONSIDERED:

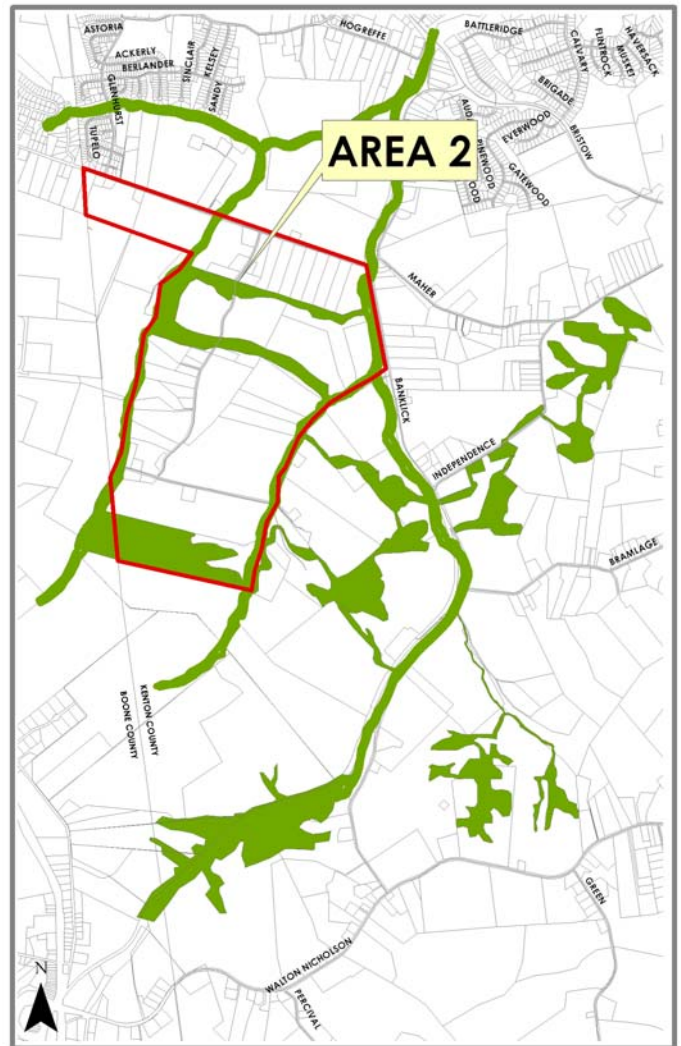
Mixed Residential:

- ✓ Mostly single family but require a small percentage of townhomes and condominiums.
- ✓ Closer to the school or where the current density is.

Conservation Subdivision:

- ✓ Same number of units permitted as base zone but requires grouping of houses. Rest of land preserved as open space.
- ✓ Example for 100 acre site:

A-1 Zone	Conservation Subdivision
<ul style="list-style-type: none"> • No. of units – 100 • Lots on all 100 acres • No open space requirement. 	<ul style="list-style-type: none"> • No. of units – 100 • Lots on 50 acres • 50 acres set aside in open space.



Development concept choices	Score received	Comments												
Mixed Residential	<table border="1"> <thead> <tr> <th></th> <th>Alt#1</th> <th>Alt#2</th> </tr> </thead> <tbody> <tr> <td>Like</td> <td>21%</td> <td>36%</td> </tr> <tr> <td>No Opinion</td> <td>39%</td> <td>33%</td> </tr> <tr> <td>Dislike</td> <td>39%</td> <td>30%</td> </tr> </tbody> </table>		Alt#1	Alt#2	Like	21%	36%	No Opinion	39%	33%	Dislike	39%	30%	<ul style="list-style-type: none"> ✓ Don't want condos, end up being bad. ✓ Single residential but not condo's or apartments. ✓ Prefer whatever will give the largest lots per single home. Prefer agriculture. ✓ Would rather see conservation subdivisions. ✓ Don't want condos. ✓ Prefer agriculture. Keep largest lot per single-family house.
	Alt#1	Alt#2												
Like	21%	36%												
No Opinion	39%	33%												
Dislike	39%	30%												
Conservation Subdivision	<table border="1"> <tbody> <tr> <td>Like</td> <td>54%</td> </tr> <tr> <td>No Opinion</td> <td>30%</td> </tr> <tr> <td>Dislike</td> <td>15%</td> </tr> </tbody> </table>	Like	54%	No Opinion	30%	Dislike	15%	<ul style="list-style-type: none"> ✓ Widen Wright Road ✓ Congestion of houses – would want to discuss space issues ✓ Now you are talking' 						
Like	54%													
No Opinion	30%													
Dislike	15%													

DEVELOPMENT CONCEPTS CONSIDERED:

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- ✓ Closer to the school or where the current density is.

Village Commons:

- ✓ Future school site
- ✓ Village greens/Park
- ✓ Gathering place concept
- ✓ Single family homes and small percentage of townhomes or condominiums.

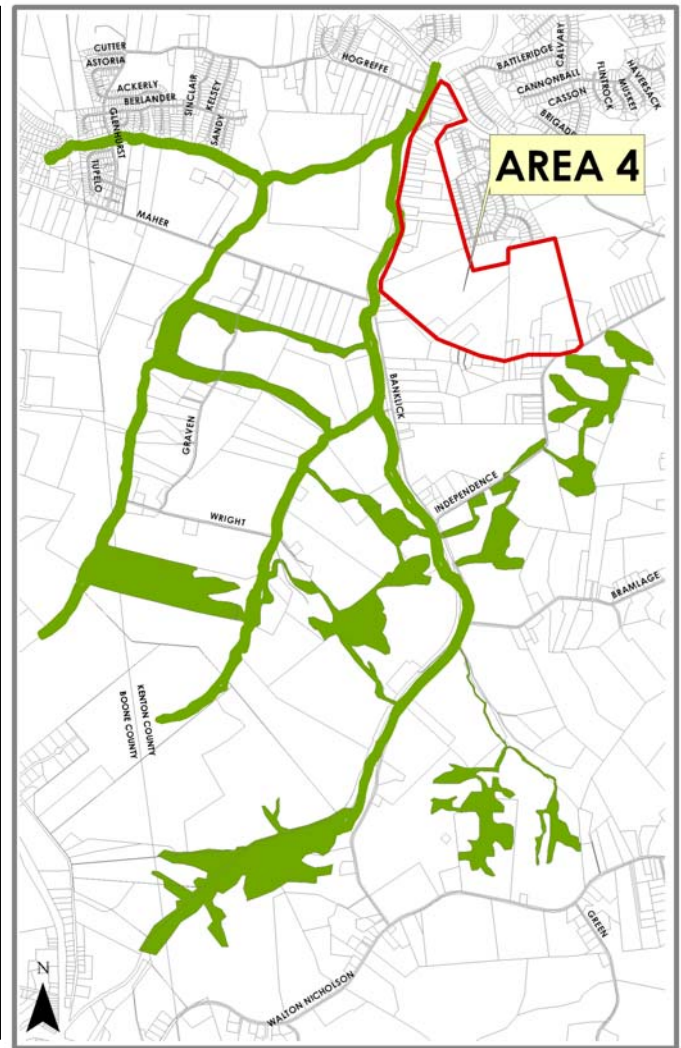


Development concept choices	Score received	Comments												
Mixed Residential	<table border="1"> <thead> <tr> <th></th> <th>Alt#2</th> <th>Alt#3</th> </tr> </thead> <tbody> <tr> <td>Like</td> <td>24%</td> <td>27%</td> </tr> <tr> <td>No Opinion</td> <td>39%</td> <td>39%</td> </tr> <tr> <td>Dislike</td> <td>36%</td> <td>33%</td> </tr> </tbody> </table>		Alt#2	Alt#3	Like	24%	27%	No Opinion	39%	39%	Dislike	36%	33%	<ul style="list-style-type: none"> ✓ No park. Maher is too congested – speeding, litter. ✓ Too much green space (3). ✓ Would rather see a park. ✓ Going to have issues with park traffic. ✓ Make it a park. ✓ No park. ✓ Whatever gives the largest lot per house.
	Alt#2	Alt#3												
Like	24%	27%												
No Opinion	39%	39%												
Dislike	36%	33%												
Village Commons	<table border="1"> <tbody> <tr> <td>Like</td> <td>42%</td> </tr> <tr> <td>No Opinion</td> <td>30%</td> </tr> <tr> <td>Dislike</td> <td>27%</td> </tr> </tbody> </table>	Like	42%	No Opinion	30%	Dislike	27%	<ul style="list-style-type: none"> ✓ Part of this land already zoned and planned for single-family. ✓ Too congested to have a school. ✓ Prefer whatever will give the largest lots per single home – prefer agriculture. 						
Like	42%													
No Opinion	30%													
Dislike	27%													

DEVELOPMENT CONCEPTS CONSIDERED:

Mixed Residential:

- ✓ Mostly single family but require a small percentage of townhomes and condominiums.
- ✓ Closer to the school or where the current density is.



Development concept choices	Score received				Comments
Mixed Residential		Alt#1	Alt#2	Alt#3	<ul style="list-style-type: none"> ✓ Too many houses keep area rural. ✓ Would rather see conservation subdivisions ✓ No apartments or condos ✓ Townhomes and condos are a concern due to traffic situation already. The area turning into another Beech Grove. ✓ Make it Village Commons. ✓ Single residential - no school ✓ Whatever gives the largest lot per acre. ✓ Just single family residential.
	Like	30	30	27	
	No Opinion	42	45	48	
	Dislike	27	24	24	

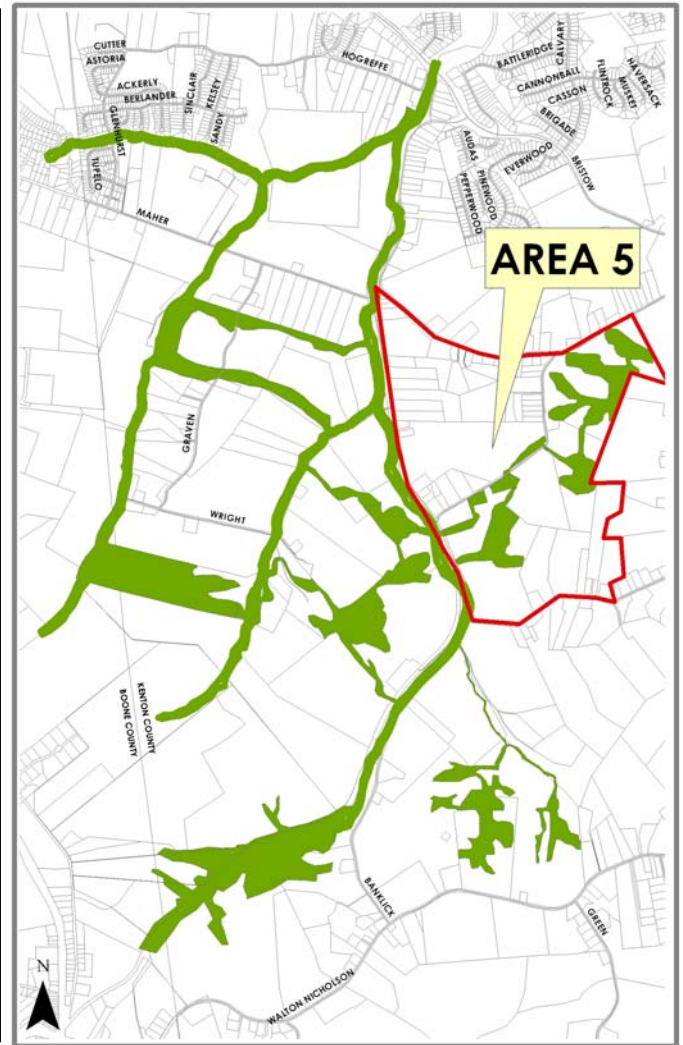
DEVELOPMENT CONCEPTS CONSIDERED:

Conservation Subdivision:

- ✓ Same number of units permitted as base zone but requires grouping of houses. Rest of land preserved as open space.
- ✓ Example for 100 acre site:

A-1 ZONE	Conservation Subdivision
<ul style="list-style-type: none"> • No. of units – 100 • Lots on all 100 acres • No open space requirement. 	<ul style="list-style-type: none"> • No. of units - 100 • Lots on 50 acres • 50 acres set aside in open space.

- ✓ Larger area for this development concept considered in Alternative 2.



Development concept choices	Score received			Comments	
	Alt#1	Alt#2	Alt#3		
Conservation Subdivision	Like	39	42	45	<ul style="list-style-type: none"> ✓ Preserve property, maximum one house per acre. ✓ Build homes that are mostly brick, upper income scale homes. ✓ Now you are talking' ✓ Conservation yet. One house per acre maximum. ✓ Whatever gives the largest house per acre.
	No opinion	42	48	39	
	Dislike	18	9	15	

DEVELOPMENT CONCEPTS CONSIDERED:

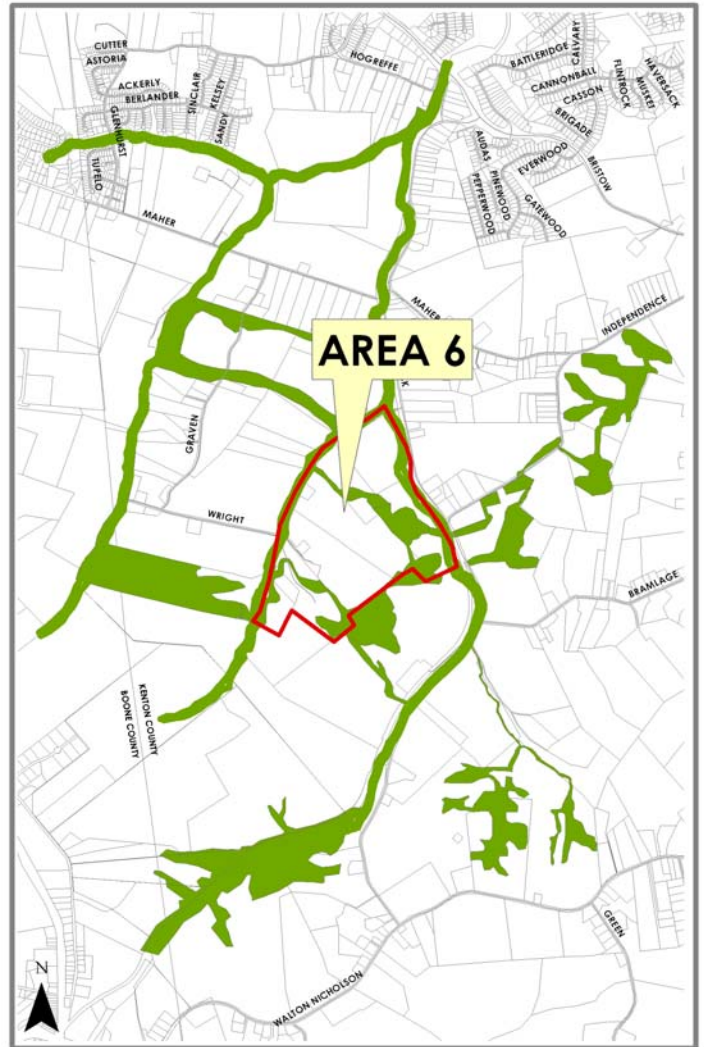
Eco Commerce Park:

- ✓ Light industrial uses
- ✓ No access permitted from Commerce Park to Banklick or Maher Roads.
- ✓ Streams or existing vegetation used to buffer Commerce Park from residential uses.
- ✓ Require protection of viewsheds by regulating height of building, buffer requirements.
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- ✓ Street tree requirement.

Conservation Subdivision:

- ✓ Same number of units permitted as base zone but requires grouping of houses. Rest of land preserved as open space.
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No. of units – 100 Lots on all 100 acres No open space requirement.	No. of units – 100 Lots on 50 acres 50 acres set aside in open space.

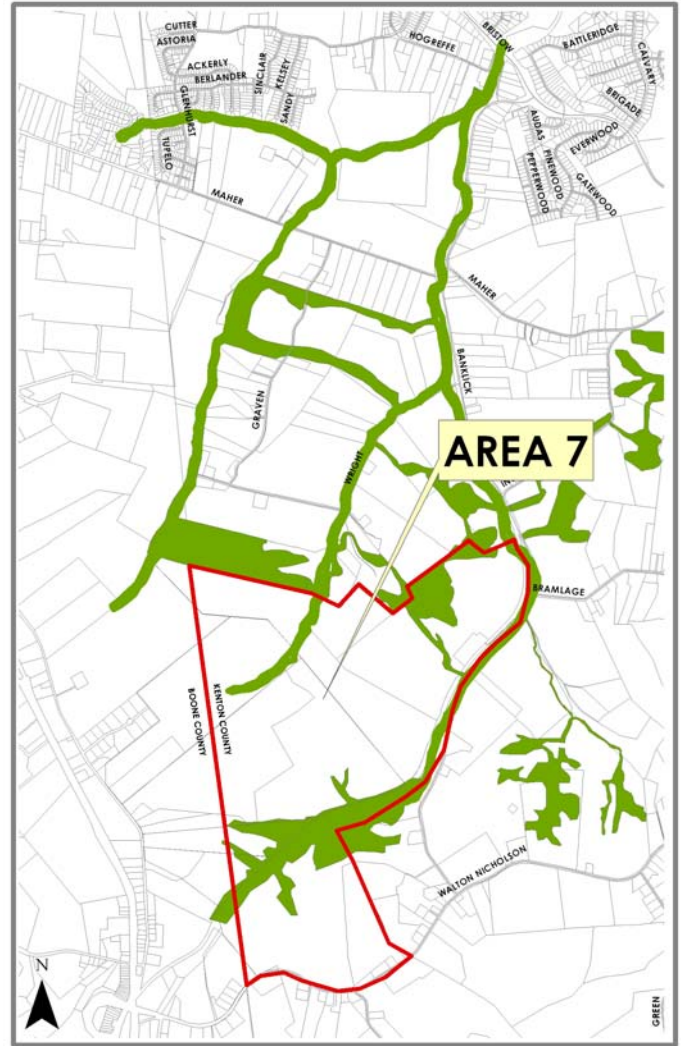


Development concept choices	Score received	Comments		
Eco Commerce Park		<ul style="list-style-type: none"> ✓ Too large an area ✓ Too much industrial ✓ Way too much ✓ Too close to me ✓ Too much industrial – worried about lights and not enough green 		
			Alt#2	
	Like		21%	
	No Opinion		12%	
Conservation Subdivision		<ul style="list-style-type: none"> ✓ Conservation yes. One house per acre max ✓ Whatever gives the largest lot per house. ✓ Would like to see as little industry as possible, worried about the lights. 		
			Alt#1	Alt#3
	Like		45%	45%
	No Opinion		42%	39%
	Dislike	12%	15%	

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Eco Commerce Park:

- ✓ Light industrial uses
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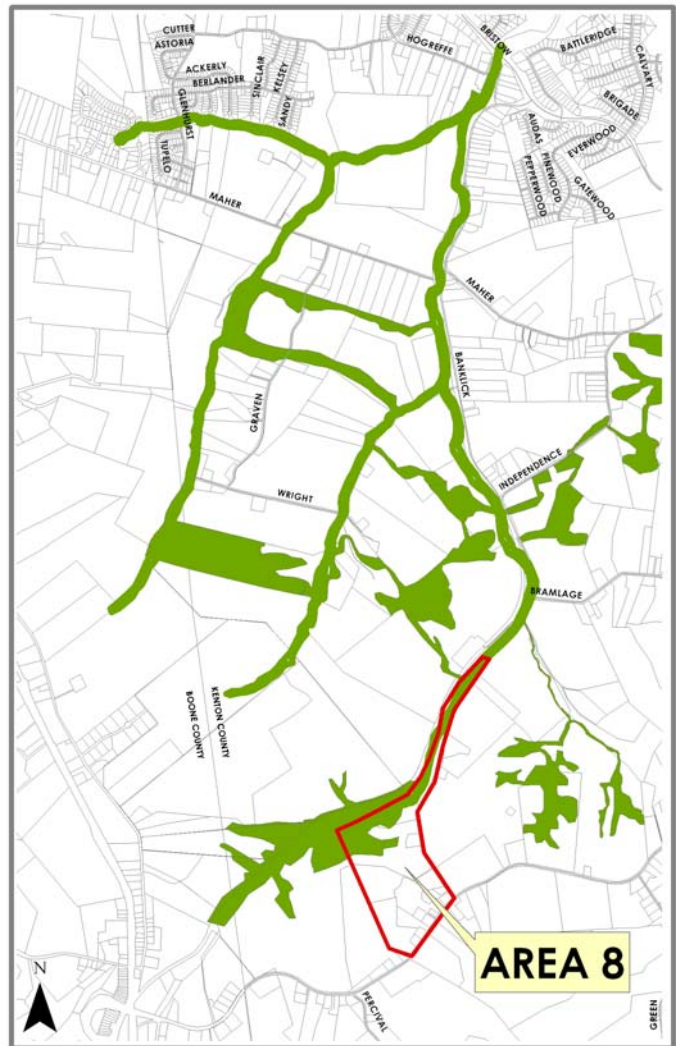


Development concept choices	Score received				Comments
Eco Commerce Park		Alt#1	Alt#2	Alt#3	<ul style="list-style-type: none"> ✓ No Commerce or industrial by Rt.16. ✓ Not big enough ✓ Bridge across RR and back from Walton ✓ Noise control ✓ Keep it Ag ✓ Destroys country/rural atmosphere. ✓ Too much industrial. Worried about lights and green space. ✓ Please! No commerce or industrial buildings between the RR and Walt Nicholson Road. This land is the highest elevation and most beautiful land in KC. ✓ No commerce or industrial by Rt.16.
	Like	30%	21%	27%	
	No opinion	27%	12%	21%	
	Dislike	42%	66%	54%	

DEVELOPMENT CONCEPTS CONSIDERED:

Agriculture:

- ✓ Current Agriculture (A-1) zone
- ✓ Allows for agriculture and single-family homes on one acre lots
- ✓ No requirement for open space protection



Development concept choices	Score received	Comments						
Agriculture	<table border="1"> <tr> <td>Like</td> <td>30%</td> </tr> <tr> <td>No opinion</td> <td>36%</td> </tr> <tr> <td>Dislike</td> <td>33%</td> </tr> </table>	Like	30%	No opinion	36%	Dislike	33%	<ul style="list-style-type: none"> ✓ What's the use ✓ Not big enough
Like	30%							
No opinion	36%							
Dislike	33%							

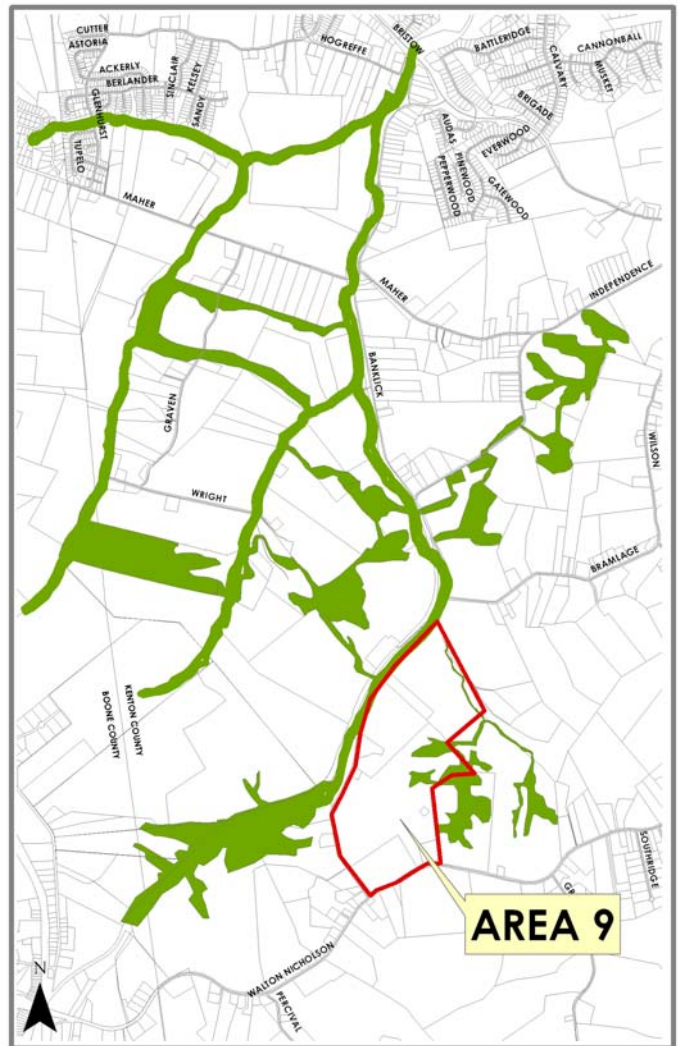
DEVELOPMENT CONCEPTS CONSIDERED:

Mixed Residential:

- ✓ Mostly single family but require a small percentage of townhomes and condominiums.
- ✓ Closer to the school or where the current density is.

Agriculture (for a larger area):

- ✓ Current Agriculture (A-1) zone
- ✓ Allows for agriculture and single-family homes on one acre lots
- ✓ No requirement for open space protection

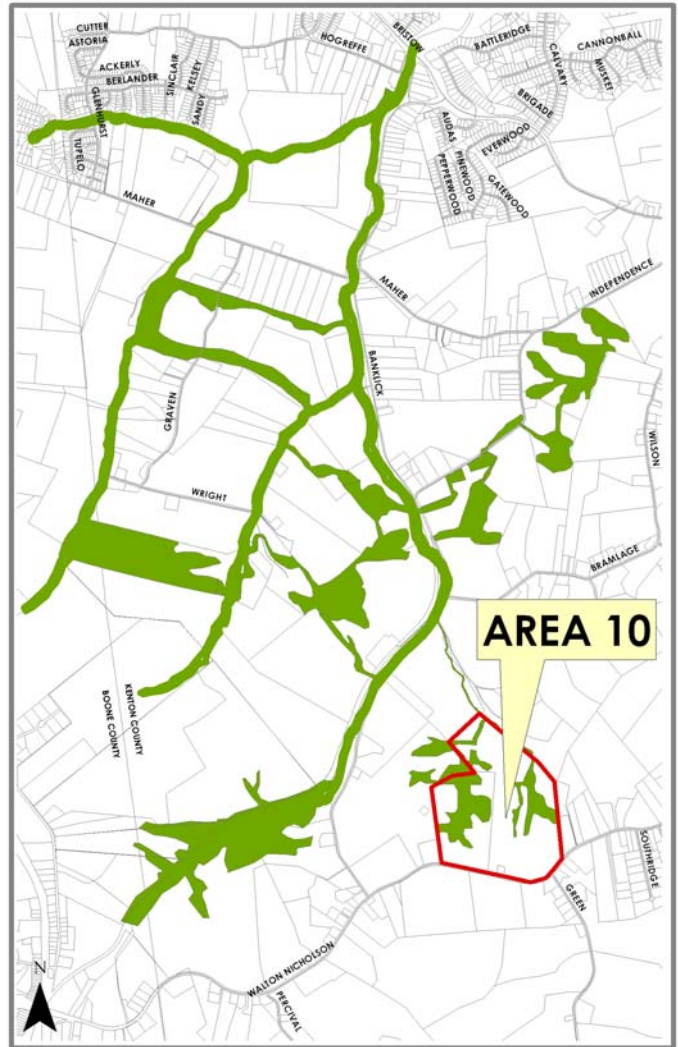


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Like	27%													
No opinion	45%													
Dislike	24%													
Agriculture	<table border="1"> <tr> <td></td> <td>Alt#1</td> <td>Alt#3</td> </tr> <tr> <td>Like</td> <td>54%</td> <td>60%</td> </tr> <tr> <td>No opinion</td> <td>36%</td> <td>30%</td> </tr> <tr> <td>Dislike</td> <td>9%</td> <td>6%</td> </tr> </table>		Alt#1	Alt#3	Like	54%	60%	No opinion	36%	30%	Dislike	9%	6%	<ul style="list-style-type: none"> ✓ Why leave all this A-1. Add more to #7 lot (Eco Commerce Park) ✓ Widen Bramlage.
	Alt#1	Alt#3												
Like	54%	60%												
No opinion	36%	30%												
Dislike	9%	6%												

DEVELOPMENT CONCEPT CONSIDERED:

Village Commons:

- ✓ Future school site
- ✓ Village greens/Park
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Village Commons	<table border="1"> <tr> <td data-bbox="631 1350 794 1388">Like</td> <td data-bbox="794 1350 911 1388">27</td> </tr> <tr> <td data-bbox="631 1388 794 1425">No opinion</td> <td data-bbox="794 1388 911 1425">54</td> </tr> <tr> <td data-bbox="631 1425 794 1463">Dislike</td> <td data-bbox="794 1425 911 1463">18</td> </tr> </table>	Like	27	No opinion	54	Dislike	18	<ul style="list-style-type: none"> ✓ School closer to houses.
Like	27							
No opinion	54							
Dislike	18							

<u>Location of Nature Park:</u>	On Maher – 13	No Opinion – 13	Either - 1
	On Graven – 3	Neither – 4	
<u>Location of school:</u>	On Maher – 2	On Walt Nicholson – 14	
	No opinion – 15	Neither – 1	

OTHER COMMENTS:

Industrial:

- ✓ I would prefer a beautiful golf course to look at in area as Industrial Park. Just clean up his field in area 1.
- ✓ I would prefer large rural lots over anything. No industrial. No heavy density in subdivision.
- ✓ Industrial I am worried about lights and green space.
- ✓ Want to keep it agriculture with single-family homes. Parks would make too much congestion/litter. Would rather have light commerce than all the subdivisions.
- ✓ Rather have light industrial next door than subdivision.

Residential:

- ✓ What would keep the largest lots to house. Concerned with the conservation subdivision having houses still jammed up in certain areas.
- ✓ Do not want 4 houses to one acre.
- ✓ Not interested in subdivisions.

School:

- ✓ Put school somewhere more central. Both proposed are on edge. Maybe on Banklick between Independence and Bramlage.