



Chapter One

Introduction

The Master Plan

The Rosedale Master Development Plan is a framework for future development decisions in the Rosedale neighborhood. The Rosedale Master Development Plan was created with the input of Rosedale’s residents, community leaders, and shareholders, and it is intended to provide guidance on future development issues. It provides a future vision for the community, a set of common goals for which to strive, and a pathway of steps to attain these desired goals. It is anticipated that this document will be used as a guide when future land use and community development issues are considered.

The Rosedale Master Development Plan is based on four general premises:

- The plan is intended as a general decision-making and implementation guide for the development of Rosedale. It does not establish future required development types for individual lots or parcels.
- The plan is designed to achieve quality development reflecting the vision of the community.
- The plan recognizes local market forces and develops practical alternatives in accordance with these forces.

- The plan will be implemented through Kansas City, Kansas Zoning and Subdivision regulations. Changes to those regulations may be necessary to fully implement this plan. Other implementation tools may need to be created as well.

Legal Authority for Master Planning

The Unified Government of Wyandotte County and Kansas City, Kansas is authorized by Kansas Statute No. 12-747 Section A to adopt a comprehensive plan. *"A city planning commission is hereby authorized to make or cause to be made a comprehensive plan for the development of such city and any unincorporated territory lying outside of the city but within the same county in which such city is located..."* In addition, the planning commission is given authority to adopt a master plan developed for a portion of the community. Kansas Statute No. 12-747 Section B states, *"...the planning commission may adopt or amend parts of the plan. Such resolution shall identify specifically any written presentations, maps, plats, charts or other materials made a part of such plan."*

Nature and Purpose of the Master Plan

The general purpose of a master plan is to guide the development, of a defined study area, so that it occurs in a coordinated, efficient, and effective manner. The plan and planning process is intended to determine community needs and preferences, anticipate problems and propose solutions, balance competing interests, and define and defend common goals. Thus, the plan is an advisory document, and it may be amended over time as conditions and/or community preferences change. Unlike zoning, however, these changes require study of the broad and comprehensive effects of such changes on the study area as a whole, rather than the impacts on immediate or adjacent properties. On a more specific level, the Rosedale Master Plan is designed to guide the study area's day-to-day activities within the context of a long-range future vision.

The Planning Process

The Rosedale Master Plan was developed through an extensive community participation process. A broad based steering committee, comprised of local community and business leaders, was formed to give ongoing advice and input to the project planning team. Acting as the “eyes and ears” of the study area’s residents, the steering committee was the link between the project team and the general public. Additionally, public meetings and individual interviews were held so area residents and business leaders could express their concerns, priorities, and future goals.

The intent of the planning process was to seek a wide range of public input so that the community had a broader understanding and sense of ownership of the plan.

The Rosedale Master Plan planning process was conducted in four phases. These phases are:

- Phase 1 – Project Kick-off
- Phase 2 – Issues and Data
- Phase 3 – Land Use Alternatives and Selection
- Phase 4 - Adoption

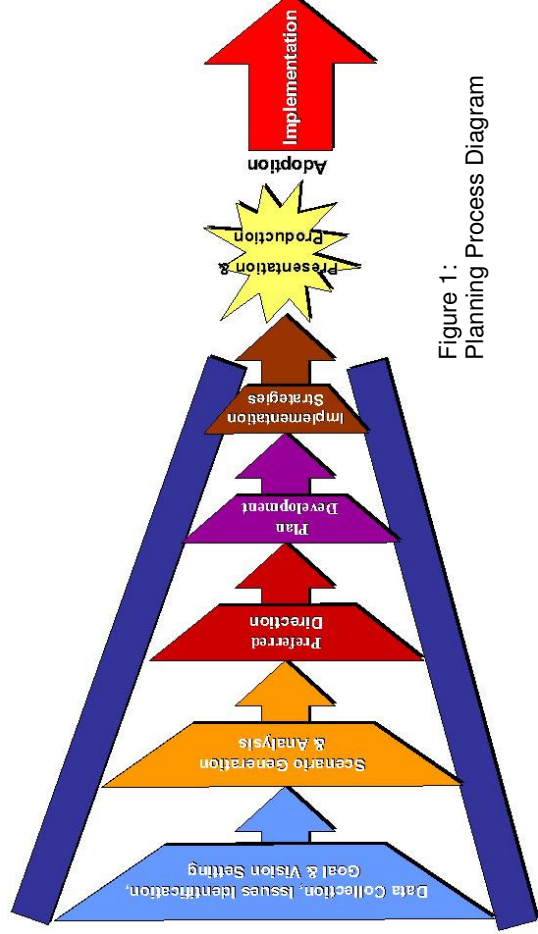


Figure 1:
Planning Process Diagram

These phases can generally be illustrated by Figure 1: Planning Process Diagram. It illustrates a process that begins with broad community issues, generates a wide range of alternatives, narrows to a preferred direction, undergoes further development, and is enriched by implementation strategies. Ultimately the test of any plan, however, is through its adoption and implementation.

A living document...

The primary implementation tools for the plan are put in place through land use ordinances, budgetary activities, and other legal and policy documents. As the community changes and priorities shift, the plan and associated planning efforts will need to be adjusted as well. The planning process and the master plan, thus, are “living” or dynamic in nature. The intent is to ensure annual review and minor updates through continual maintenance of information, monitoring of community issues, and follow up on decisions made by the Planning and Zoning Commission and City Council. Regular review makes the plan a viable instrument, which is flexible and adaptable to change. Annual reviews of the Rosedale Master Plan should be completed by the Rosedale Development Association with recommendations provided to the Unified Government for consideration.

Plan Implementation

Implementation of the master plan, which begins with the adoption of the plan document, should be an ongoing day-to-day process. By itself, the plan does not bring about change except by identifying issues, articulating goals and objectives, defining directions, and providing information regarding the future consequences of present actions. Implementation of the plan is directly connected to daily public and private decisions regarding the allocation of public and private resources and the need to coordinate the actions resulting from those decisions.

The final component of the planning process is the use

of feedback from the community to evaluate the performance of the plan and refine its recommendations. Refinement activities, including the preparation of specific project or sub-area plans, provide a solid sense of direction for policy/decision-makers in both the public and private sectors. The utilization of feedback creates a plan that is responsive to the needs of the community and is not stagnant.

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