

# Martin City Community Improvement District

# MASTER PLAN

Executive Summary

## Land Use Plan and Categories

The Land Use Map is intended to serve as a guide for future growth and development within the Plan Area by outlining recommended uses and densities. These designations are for planning purposes and do not represent a change to existing zoning. However, much of the existing industrial zoning in the area south of 135th Street is not compatible with the current commercial use of the properties. The long range future land use proposed for the area includes a mixed use pattern of neighborhood and community retail sales and services.



**RESIDENTIAL LOW:** Primarily intended for single-family detached residential development up to 5.8 units per acre.



**RESIDENTIAL MEDIUM:** Intended for single-family homes, town homes, duplexes and apartments up to 8.7 units per acre.



**RESIDENTIAL MEDIUM-HIGH:** Intended for single-family homes, town homes, duplexes and apartments up to 17.4 units per acre.



**MIXED-USE NEIGHBORHOOD:** Intended to accommodate a mix of neighborhood-scale retail, service and residential uses.



**MIXED-USE COMMUNITY:** Intended to accommodate a mix of community-scale retail, service and residential uses designed to enhance the pedestrian environment.



**COMMERCIAL:** Intended to accommodate large-scale commercial development targeted in designated areas along major arterials with highway access.



**INSTITUTIONAL:** Includes a variety of public and quasi-public uses and facilities including but not limited to: schools, churches, and public facilities.



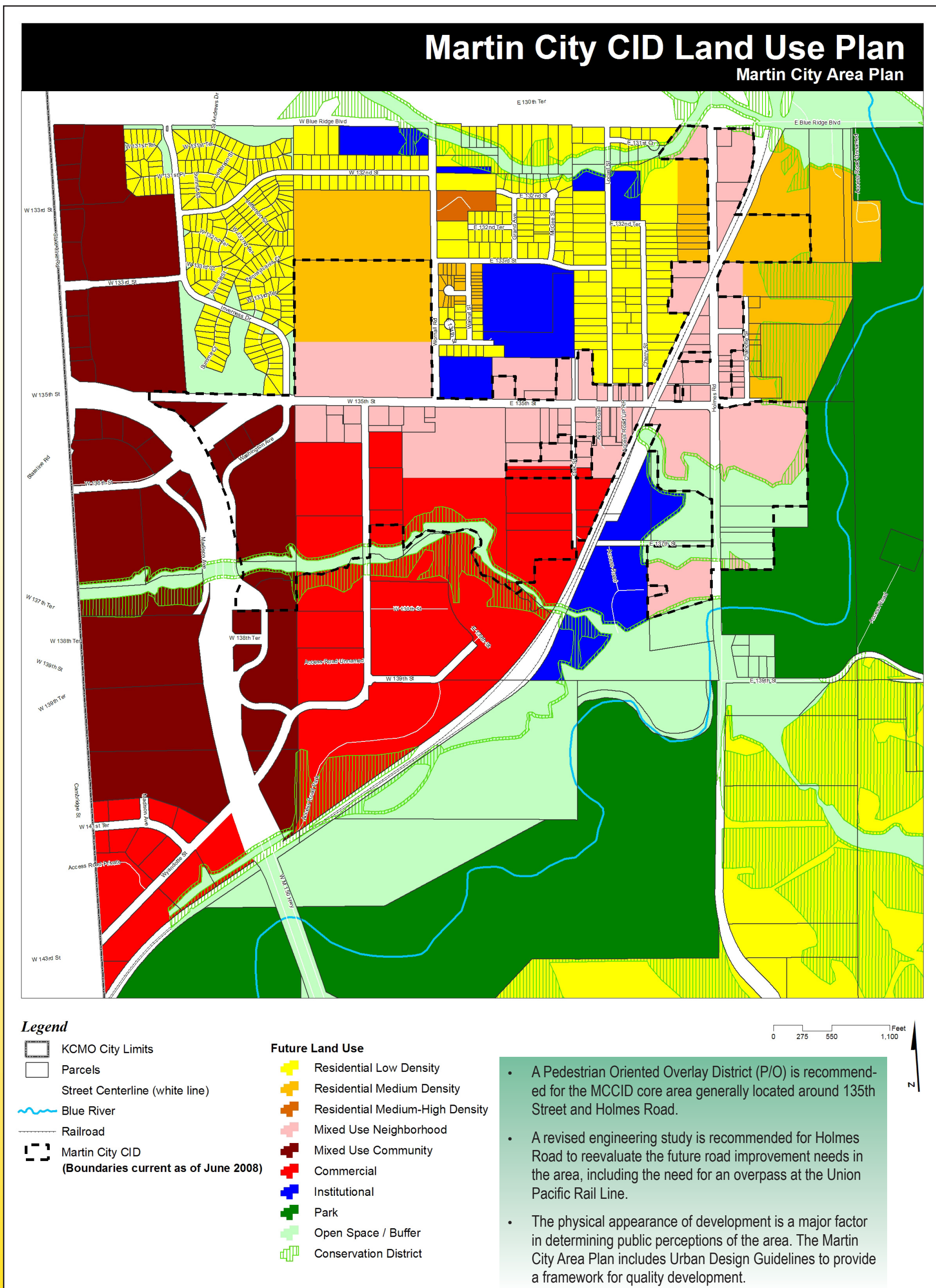
**PARKS:** Intended to accommodate active and passive park lands, trails, recreation uses, and environmentally sensitive areas.



**OPEN SPACE/BUFFER:** These areas are in some way temporarily or permanently reserved from development, including creek and stream buffers, floodplains, woodlands, severe slopes, and natural resources.



**CONSERVATION:** These districts allow a variety of uses and building types in exchange for 60% open space preservation. These open spaces are intended to provide amenities for residents, preserve environmentally sensitive resources as well as reduce storm water runoff and water pollutants.





# Urban Design

A primary goal of the MCCID Master Plan is to create a more pedestrian friendly, vital, successful mixed use community with a sense of place and a small town character. In large part, this will be dictated by building, street and sidewalk character.

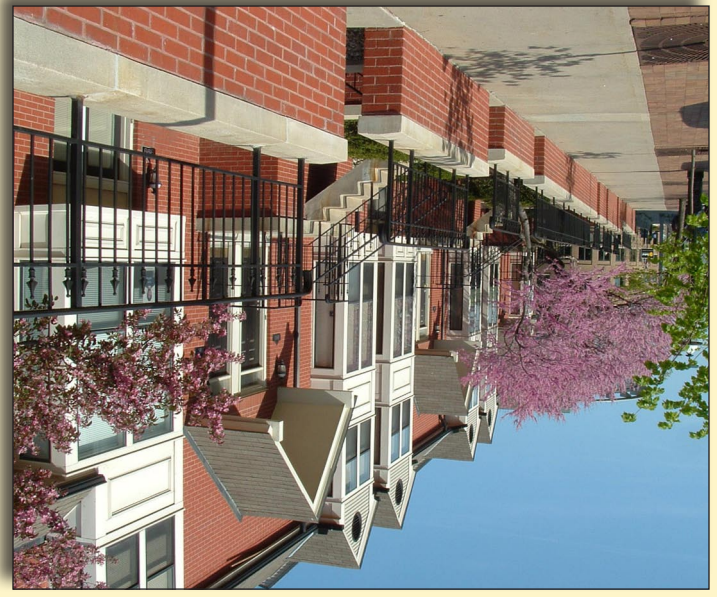
- The existing building stock and community character should be retained and enhanced whenever possible.
- Provide special definition of streets at key locations such as major street intersections and gateway areas.
- Create a built environment that is in scale and character with pedestrian activities.
- Ensure high quality appearance, form, and scale of buildings that enhance the unique character of Martin City and provides long term value.
- Buildings should be designed and oriented toward 135th Street and Holmes Road to encourage a pedestrian environment.



Rehabilitation and renovation of existing buildings should integrate with neighboring buildings in terms of massing and proportion.



Buildings should be oriented toward the street and integrate architectural details to enhance and promote human scale and interest.



- Single-family detached homes (50-55% recommended mix)
- Single-family attached townhomes-patio homes (19-21% recommended mix)
- Multifamily units in mixed use buildings (above ground level retail) and other multifamily developments (25-30% recommended mix).

300-325 new housing units consisting of: date adjacent area can support approximately 300-325 new housing units consisting of:

## HOUSING

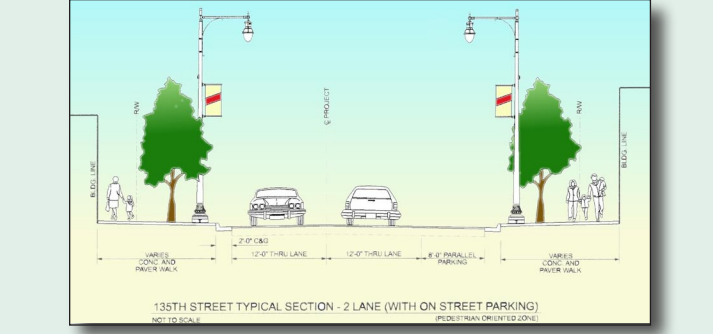
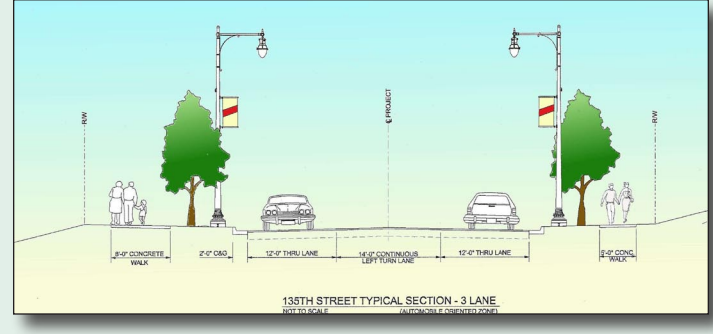
# STREETSCAPE

Streetscape is a critical element in visually enhancing 135th Street and Holmes Road, and providing a distinctive character. Future streetscape improvements will include:

- Street trees and landscaping for color
- Ornamental street lighting
- Pedestrian and bicycle amenities
- Accommodations for gathering places, civic spaces, and outdoor sidewalk seating.
- Enhanced visual image by providing unique "gateway" enhancements and removing visual clutter such as overhead power lines and billboards.



Streetscape enhancements will provide a distinctive image for Martin City and enhance the pedestrian experience.



The addition of new housing units and fitness and recreation, retail shops, arts, and additional "small scale" business types: restaurants, fitness and recreation, and building appearance should be unique to Martin City, not including prototypical corporate design.

- New development and rehabilitation and renovation of existing buildings should be compatible in terms of design, density, massing and scale to adjacent properties.
- New business in the MCCID should be focused on small scale establishments, with an emphasis on recreation and specialty goods and services.
- Business character and building appearance should be unique to Martin City, not including prototypical corporate design.
- There is a potential for approximately 120,000 additional square feet of retail in approximately 26 to 32 additional "small scale" business types: restaurants, retail shops, arts, and fitness and recreation.
- The addition of new housing units and fitness and recreation, retail shops, arts, and additional "small scale" business types: restaurants, fitness and recreation, and building appearance should be unique to Martin City, not including prototypical corporate design.

## LAND USE AND DEVELOPMENT

A March 2008 economic market analysis conducted for the MCCID and the surrounding trade area addressed the retail market potential, targeted business types suitable for the area, as well as market potential and community input obtained during the planning process the following land use and housing recommendations were prepared.

## Key Recommendations



# Martin City Community Improvement District MASTER PLAN

## Executive Summary

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MARTIN CITY AREA PLAN

The Martin City area has a strong recreational environment including the nearby Blue River Greenway, Saeger Woods Conservation Area, and Jerry Smith Park. These open space areas are planned for further recreational development, including trail connections to the Martin City area business district and nearby neighborhoods.

The Martin City area also has:

- antique;
- Mexican imports;
- florists, landscaping and gardening supplies;
- home improvement and interior;
- parks and recreation uses including golf, volleyball, baseball, and gymnastics;
- fine furniture; and
- in recent years discount stores, supermarkets, and associated retail centers opened in the area around M-150 highway and State Line Rd.

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Retail ventures are quite diverse at the core area of Martin City in the vicinity of 135th Street and Holmes Road. While primarily known for its destination restaurants, the Martin City area also has:

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Since being platted in the late 1880s as the town of Tilden, the area has had a long and colorful history. In 1957 a tornado destroyed much of the area. However, the community rebuilt and in subsequent years many of its quaint small town businesses became regional destinations. In 1963 the area was annexed by the City of Kansas City along with much of southern Jackson County. In addition to small, family-owned businesses, the surrounding residential area maintains its charm. Nearby neighborhoods have a mix of farmhouses built in the early 1900s, post World War II bungalows, and 1980s ranch-style homes.

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## History & Background

The Martin City Community Improvement District (MCCID) planning area includes the over 300-acre district, as well as properties within close proximity. The MCCID is roughly centered on 135th Street from M-150 Highway on the west to Holmes Road on the east, and includes properties on both sides of Holmes Road from Blue Ridge Blvd on the north to approximately the Blue River on the south.

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to ensure a "sustainable" Martin City community for the future by:

- Guiding future land use, development and zoning;
- Providing design guidelines to reinforce and enhance the area's unique sense of place;
- Providing a strategy for public infrastructure investments compatible with the character of the area; and
- Serving as a resource for developers, property owners, business owners, residents and interested citizens

## Planning Area

