

# Peculiar, MO

## Comprehensive Plan and Zoning Regulations\*



Keith worked with the City of Peculiar to develop a new Master Plan (Comprehensive Development Plan) and regulations for the community, while employed with another consulting firm.

The city is located approximately 25 miles south of downtown Kansas City, Missouri and has already begun seeing major growth pressures as suburban development continues to expand outward from the central city.

The project was prompted when the city's 2000 US Census of 2,500 people increased to over 4,000 in the 2005 Population Estimates from the US Census. In addition to the population growth, the city had approximately 3,000 platted undeveloped residential lots ready to be constructed upon.

Public Participation was a major component of this project with numerous focus group meetings, town hall meetings, and a three day charrette conducted in order to collect input.

### Issues:

- Major growth pressures as suburban development radiates out from Kansas City.
- Development of an internal transportation system to accommodate the anticipated future growth.
- Develop transportation strategies to enhance Peculiar's access within the Metropolitan Area.
- Develop land use policies and strategies allowing the City to attract a destination company and/or retailer.
- Enhance the public facilities/services within the community.



### Client Contact Person:

Brad Ratliff  
City Administrator  
City of Peculiar  
bratliff@cityofpeculiar.com

### Project Completed:

2009

\* Keith was Lead Planner and Project Manager while with JEO Consulting Group.