



Introduction

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Project Background

The Little Blue Valley planning area, annexed in 1963 along with a series of annexations between 1973 and 1975 which were approved by the court in 1979, has long been viewed by the City of Independence as its economic future. Following many years waiting for development to arrive, the City of Independence is now taking a pro-active market-based approach to plan for the development of the Little Blue Valley. Consequently, this report takes a new look at the development potential and proposes a dramatically different growth strategy. The Little Blue Valley Comprehensive Plan Update presents a land use, transportation and community facilities plan for the eastern part of Independence that responds better to current transportation needs, market demand, and property owner interests than the City's current Comprehensive Plan.

Study Area

The section of eastern Independence, Missouri known as the Little Blue Valley encompasses approximately 25,000 acres or 39 square miles, more than 48 percent of the City's total area. The study area is generally defined by Missouri Highway 24 to the north, the Independence City limits to the east, Jackson Drive (and its southward extension) to the west, and 39th Street to the south. (See figure 1)



1962



1963



1975

In 1962 the eastern City Limit line followed the approximate alignment of Highway 291. In 1963 the limits expanded to the Little Blue River. The limits extended to their current location, as far east as Burnley Road, in 1975. This plan addresses most of the area from the 1963 and 1975 annexations.

Figure 1 Plan Area

