

Leawood Comprehensive Plan | Community Questionnaire

Thank you for sharing your input, your voice is essential to Leawood's future!

Leawood is embarking on an exciting journey to shape what's next for our community. **Leawood: Rooted & Reaching** brings together two major initiatives: an update to the citywide **Comprehensive Plan** and a revision of the **Leawood Development Ordinance (LDO)**. Together, these efforts will guide how our city grows, evolves, and thrives over the next 20 years.

The planning process will unfold throughout 2025 and into 2026, beginning with the Comprehensive Plan, which will reflect the community's shared vision and priorities. Once that plan is adopted, the LDO will be carefully reviewed and updated to reflect the community's shared vision and priorities. This coordinated approach ensures that our development policies support the goals identified by residents like you.

Your participation helps the project team better understand the hopes, needs, and everyday experiences of Leawood's community members. In addition to this questionnaire, there will be pop-up events, public meetings, and open houses in Fall 2025 and Spring 2026—offering even more ways to get involved.

Let's shape the future of Leawood—starting with your voice!



If you are filling out a paper survey, please deliver your responses to the Planning Services Department at City Hall (4800 Town Center Dr, Leawood, KS 66211) by September 29th.



Part I: A Bit About You

How would you describe your role in Leawood? *(Select all that apply)*

- ☐ I live in Leawood
- ☐ I work in Leawood
- ☐ I own a business in Leawood
- ☐ I represent a neighborhood or homeowners association
- ☐ I am a student or represent a school or educational institution
- ☐ I am involved in a nonprofit or community organization
- ☐ I represent a faith-based organization
- ☐ I am a parent or guardian of school-aged children
- ☐ I am a senior (age 65+)
- ☐ I am a young adult (age 18–30)
- ☐ I identify as part of a historically underrepresented group
- ☐ I have accessibility needs or advocate for individuals with disabilities
- ☐ I am interested in building housing in Leawood
- ☐ I am interested in building commercial or mixed-use development in Leawood
- ☐ Other (please specify)

What is your age group?

- ☐ Under 18
- ☐ 18–24
- ☐ 25–34
- ☐ 35–44
- ☐ 45–54
- ☐ 55–64
- ☐ 65 and over
- ☐ Prefer not to say

What is your gender?

- ☐ Male
- ☐ Female
- ☐ Other (please specify): _____
- ☐ Prefer not to say



What is your ethnicity? *(Select all that apply)*

- ☐ Asian
- ☐ Black or African American
- ☐ American Indian or Alaska Native
- ☐ White or European
- ☐ Hispanic or Latino
- ☐ Native Hawaiian or Other Pacific Islander
- ☐ Other (please specify): _____
- ☐ Prefer not to say

What is your household income range?

- ☐ Less than \$50,000
- ☐ \$50,000–\$99,999
- ☐ \$100,000–\$149,999
- ☐ \$150,000–\$249,999
- ☐ Greater than \$250,000
- ☐ Prefer not to say

What is your employment status?

- ☐ Employed full-time
- ☐ Employed part-time
- ☐ Unemployed
- ☐ Retired
- ☐ Other _____
- ☐ Prefer not to say

Approximately how many years have you lived in the City of Leawood?

- ☐ Less than 5 years
- ☐ 5-10 years
- ☐ 10-20 years
- ☐ More than 20 years
- ☐ I am not a resident of Leawood



Part II: Housing & Neighborhoods

Where in the city do you live?

(Select one)

- ☐ North of 95th Street
- ☐ Between 95th Street and I-435
- ☐ Between I-435 and 119th Street
- ☐ Between 119th Street and 135th Street
- ☐ South of 135th Street
- ☐ I am not a resident of Leawood

How would you describe the character of your neighborhood? (Select all that apply)

- ☐ I am not a resident of Leawood
- ☐ Quiet & peaceful
- ☐ Active & walkable
- ☐ Noisy & crowded
- ☐ Mixed-use (residential + commercial)
- ☐ Aging & outdated
- ☐ Historic & charming
- ☐ Safe & secure
- ☐ Community-oriented
- ☐ Stagnant
- ☐ Other (please specify): _____

What type of housing unit do you live in?

- ☐ Single-family house – owner-occupied
- ☐ Single-family house – rented
- ☐ Duplex, twin villa, or townhouse – owner-occupied
- ☐ Duplex, twin villa, or townhouse – rented
- ☐ Apartment/condo building or complex – owner-occupied
- ☐ Apartment/condo building or complex – rented
- ☐ Mixed-use building – owner-occupied
- ☐ Mixed-use building – rented
- ☐ Other _____



What do you value most about your current neighborhood?

- ☐ I am not a resident of Leawood
- ☐ Sense of community
- ☐ Safety
- ☐ Walkability
- ☐ Access to parks or schools
- ☐ Housing style or size
- ☐ Great neighbors
- ☐ Mature tree canopy
- ☐ Other: _____

If you have children, how important is it to you that your children be able to live in Leawood as adults?

- ☐ I do not have children
- ☐ Very important
- ☐ Somewhat important
- ☐ Not important
- ☐ Unsure

If you or someone in your household is age 55 or older, are you considering downsizing to a different type of housing if suitable options are available in Leawood? (Please select all that apply)

- ☐ Yes, I/we would consider downsizing to a smaller home for ownership
- ☐ Yes, I/we would consider renting instead of owning
- ☐ No, I/we plan to stay in our current home
- ☐ Not applicable – no one in the household is 55 or older
- ☐ Other (please specify): _____

If you have children, how likely do you think it is that they will be able to afford to live in Leawood as adults? (Select all that apply)

- ☐ I do not have children
- ☐ I am fully confident they will be able to live in Leawood
- ☐ I am somewhat confident they will be able to live in Leawood
- ☐ I am somewhat unconfident they will be able to live in Leawood
- ☐ I am very unconfident they will be able to live in Leawood
- ☐ Unsure



How confident do you feel in your ability to continue residing in Leawood in all stages of life, if you choose? (Select all that apply)

- ☐ Fully confident
- ☐ Somewhat confident
- ☐ Somewhat concerned
- ☐ Very concerned
- ☐ Unsure

Are there any housing-related challenges you or your family currently face in Leawood?

- ☐ Cost of housing
- ☐ Lack of housing options for changing lifestyle needs
- ☐ Accessibility for aging or disabled residents
- ☐ Maintenance or code enforcement issues
- ☐ Rising property taxes
- ☐ Other: _____

How important is it to you that Leawood offers varied housing options for people at different stages of life?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not very important
- ☐ Not sure

What types of housing do you think Leawood needs more of? (Select all that apply)

- ☐ Single-family homes on large lots
- ☐ Single-family homes on smaller lots
- ☐ Townhomes or duplexes/twin villas (owner-occupied)
- ☐ Apartments (rentals)
- ☐ Condos (owned)
- ☐ Mixed-use formats
- ☐ Senior or age-friendly housing (low maintenance and ADA accessible)
- ☐ Assisted living (such as nursing homes or memory care)
- ☐ Affordable or workforce housing
- ☐ Accessory cottage-style housing or secondary units
- ☐ Other (please specify): _____



How supportive are you of allowing a greater variety of housing types (e.g., duplexes, townhomes, mixed-use/apartments/condos) in appropriate areas of Leawood?

- ☐ Very supportive
- ☐ Somewhat supportive
- ☐ Not supportive
- ☐ Not sure

What concerns, if any, do you have about Leawood offering housing types beyond single-family, owner-occupied homes? (Select all that apply)

- ☐ Increased traffic or congestion
- ☐ Strain on public infrastructure or services (e.g., schools, roads, utilities)
- ☐ Changes to neighborhood character or aesthetics
- ☐ Potential decrease in property values
- ☐ Increased noise or density
- ☐ I do not have any concerns
- ☐ Other (please specify): _____

What benefits, if any, do you anticipate from Leawood offering housing formats that are not single-family, owner-occupied houses?

- ☐ I do not see any benefits to offering housing types beyond single-family, owner-occupied homes.
- ☐ A larger customer base for local businesses
- ☐ More efficient land use and increased tax revenue
- ☐ Housing options that allow seniors to age in place
- ☐ More choices for young professionals, couples without children, or single individuals
- ☐ Other (please specify): _____

Is there anything else you'd like to share—concerns, ideas, or interests—about Housing & Neighborhoods that we should know? How can we better address your concerns or support your ideas?





Part III: Transportation, Parks, & Gathering Spaces

How do you typically get around Leawood? (Select all that apply)

- ☐ Personal vehicle
- ☐ Walking
- ☐ Biking
- ☐ Rideshare (Uber, Lyft, etc.)
- ☐ Other: _____

How would you rate the safety and accessibility of walking and biking in Leawood?

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ Not sure

What are the biggest transportation challenges you experience in Leawood?

- ☐ Traffic congestion
- ☐ Lack of sidewalks or bike lanes
- ☐ Limited public transit options
- ☐ Unsafe intersections
- ☐ Other: _____

How far do you typically travel for work, school, or errands?

- ☐ Less than 1 mile
- ☐ 1–5 miles
- ☐ 5–10 miles
- ☐ More than 10 miles

Would you support investments in alternative transportation options (e.g., bike share, microtransit, expanded trails)?

- ☐ Yes
- ☐ Maybe
- ☐ No
- ☐ Not sure



What improvements would make it easier for you to walk, bike, or use other non-car transportation in Leawood? (Select all that apply)

- ☐ More sidewalks or trails
- ☐ Better bike lanes
- ☐ Safer street crossings
- ☐ Improved lighting
- ☐ More public transit options
- ☐ Other: _____

What observed traffic behaviors concern you the most within Leawood? (Select up to four)

- ☐ Speeding
- ☐ Aggressive driving
- ☐ Distracted driving (e.g., cellphone use)
- ☐ Running red lights or stop signs
- ☐ Failure to yield
- ☐ Jaywalking
- ☐ Conflicts with motorized scooters or golf carts
- ☐ Unsafe road conditions (narrow roads, curves, high speeds)
- ☐ Lack of sidewalks
- ☐ Poor sidewalk conditions
- ☐ Lack of bicycle infrastructure
- ☐ General pedestrian safety
- ☐ General bicycle safety
- ☐ Other (please specify): _____

What safety improvements would you support in your community? (Select all that apply)

- ☐ Engineering (roundabouts, curb bump-outs, pedestrian islands)
- ☐ Education (signage, public campaigns)
- ☐ Slower vehicle speeds and traffic calming
- ☐ Pedestrian signals at intersections
- ☐ Additional crosswalks or safer crossings
- ☐ Sidewalk repairs or new sidewalks
- ☐ Additional bike lanes or safer bike crossings
- ☐ Improved access to downtown, parks, schools, or transit
- ☐ Other (please specify): _____



Have you experienced any of the following in the last five years? (Select all that apply)

- ☐ I've been involved in a collision
- ☐ I've felt endangered by others breaking traffic laws
- ☐ My travel path has been obstructed (e.g., blocked crosswalk, bike lane, stopped train)
- ☐ I've been stopped or cited for a traffic law
- ☐ I've received or participated in traffic safety education
- ☐ Other (please specify): _____

Do you believe traffic laws are enforced fairly and consistently in your area?

- ☐ Yes
- ☐ No
- ☐ Unsure
- ☐ Prefer not to answer

How would you rate the ease of traveling across Leawood (from one end or side of the city to another) using major roads and throughfares?

- ☐ Very easy – roads are well-connected and efficient
- ☐ Somewhat easy – generally okay, but a few areas are hard to navigate
- ☐ Neutral – no strong opinion
- ☐ Somewhat difficult – limited routes or traffic calming measures make it harder
- ☐ Very difficult – not enough throughfares or direct routes across the city
- ☐ Not sure / Don't use major roads often

How often do you visit parks or trails in Leawood?

- ☐ Frequently (weekly or more)
- ☐ Occasionally (monthly)
- ☐ Rarely
- ☐ Never

**What features would you like to see more of in Leawood's parks and open spaces?
(Select all that apply)**

- ☐ Walking/biking trails
- ☐ Natural areas or wildlife habitats
- ☐ Playgrounds or splash pads
- ☐ Sports fields or courts



- ☐ Community gardens
- ☐ Outdoor event spaces
- ☐ Other: _____

What do you enjoy most about Leawood's parks and trails?

- ☐ Natural scenery
- ☐ Recreational facilities
- ☐ Events and activities
- ☐ Peace and quiet
- ☐ Other: _____

Are there any park or open space amenities you feel are currently lacking in Leawood?

- ☐ Yes (please specify): _____
- ☐ No
- ☐ Not sure

How important is it to you that Leawood creates more public gathering spaces (e.g., plazas, green spaces, community hubs)?

- ☐ Very important – we need more places for the community to connect
- ☐ Somewhat important – a few more would be nice
- ☐ Not very important – current spaces are sufficient
- ☐ Not important at all
- ☐ Not sure

What types of gathering spaces would you most like to see in Leawood? (Select all that apply)

- ☐ Outdoor plazas or town squares
- ☐ Community centers or indoor event spaces
- ☐ Parks with seating and shade
- ☐ Farmers markets or food truck areas
- ☐ Amphitheaters or performance spaces
- ☐ Other (please specify): _____



Is there anything else you'd like to share—concerns, ideas, or interests—about Transportation, Parks, & Gathering Spaces that we should know? How can we better address your concerns or support your ideas?



Part IV: Nonresidential & Mixed-use Destinations

How would you rate the current availability of commercial and retail spaces (e.g., shops, restaurants, services) in Leawood?

- ☐ Excellent – there are plenty of options and easy access
- ☐ Good – generally sufficient, with some room for improvement
- ☐ Fair – limited options or inconvenient locations
- ☐ Poor – not enough commercial or retail development
- ☐ Not sure

Do you feel that Leawood has an appropriate balance between residential and nonresidential (commercial, retail, office) development?

- ☐ Yes – the balance feels right
- ☐ No – there is too much residential development
- ☐ No – there is not enough commercial, retail, or office development
- ☐ Not sure

How important is it to you that Leawood expands or improves access to commercial and retail areas in the future?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not very important
- ☐ Not important at all
- ☐ Not sure

How often do you currently visit mixed-use destinations in Leawood (e.g., Town Center Plaza, Park Place)?

- ☐ Weekly or more
- ☐ A few times a month
- ☐ A few times a year
- ☐ Rarely
- ☐ Never

**What barriers, if any, prevent you from visiting mixed-use areas in Leawood more often?
(Select all that apply)**



- ☐ Lack of parking
- ☐ Traffic congestion
- ☐ Limited variety of businesses
- ☐ Lack of pedestrian or bike access
- ☐ Not enough events or activities
- ☐ Other (please specify): _____

What types of places would you like to see more of in Leawood? (Select all that apply)

- ☐ Local shops and restaurants
- ☐ Mixed-use developments (housing + retail)
- ☐ Community gathering spaces
- ☐ Arts and cultural venues
- ☐ Outdoor dining or plazas
- ☐ Other: _____

What types of experiences or activities would encourage you to spend more time in mixed-use areas? (Select all that apply)

- ☐ Live music or performances
- ☐ Farmers markets or pop-up events
- ☐ Outdoor fitness or wellness classes
- ☐ Art installations or rotating exhibits
- ☐ Food trucks or seasonal festivals
- ☐ Other (please specify): _____

How concerned are you about the height and size (massing) of new buildings in Leawood?

- ☐ Very concerned – taller or bulkier buildings would negatively impact the community
- ☐ Somewhat concerned – depends on the location and design
- ☐ Not very concerned – I'm open to taller or larger buildings in appropriate areas
- ☐ Not concerned at all
- ☐ Not sure

How important is it to you that new developments in Leawood include a mix of uses (e.g., housing, retail, office)?

- ☐ Very important



- ☐ Somewhat important
- ☐ Not very important
- ☐ Not sure

What makes a place feel vibrant and welcoming to you? (Select all that apply)

- ☐ Public art or murals
- ☐ Outdoor seating and gathering areas
- ☐ Local businesses
- ☐ Events and programming
- ☐ Walkability
- ☐ Urban design elements like lighting, materials, and landscaping
- ☐ Other: _____

In which areas of Leawood, if any, would you support taller or more densely built developments? (Select all that apply)

- ☐ Along major corridors (e.g., State Line Road, 119th Street)
- ☐ Near existing commercial centers
- ☐ In mixed-use developments
- ☐ Nowhere – I prefer low-rise development throughout the city
- ☐ Not sure

Are there areas in Leawood you think could benefit from more mixed-use development?

- ☐ Yes (please specify): _____
- ☐ No
- ☐ Not sure

How important is it to you that mixed-use areas reflect Leawood's unique identity and character?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not important
- ☐ Not sure



How important is it to preserve Leawood's existing character while allowing for new development?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not important
- ☐ Not sure

How would you rate the availability of office space (for businesses, professionals, or startups) in Leawood?

- ☐ Excellent – there are plenty of options and locations
- ☐ Good – generally sufficient, with some limitations
- ☐ Fair – limited availability or outdated spaces
- ☐ Poor – not enough office space or poorly located
- ☐ Not sure

How important is it to you that Leawood supports the development or redevelopment of office space to attract or retain businesses?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not very important
- ☐ Not important at all
- ☐ Not sure

How supportive are you of redevelopment efforts in older or underutilized areas of Leawood (e.g., 103rd & State Line to 87th Street)?

- ☐ Very supportive – redevelopment is needed to revitalize these areas
- ☐ Somewhat supportive – depends on the type and scale of redevelopment
- ☐ Not very supportive – I prefer to preserve existing structures and uses
- ☐ Not supportive at all
- ☐ Not sure

What types of redevelopment would you most like to see in these areas? *(Select up to three)*

- ☐ Neighborhood-serving retail (e.g., grocery, cafes)
- ☐ Office or professional space



- ☐ Mixed-use (residential + commercial)
- ☐ Parks or public gathering spaces
- ☐ More housing options
- ☐ Other (please specify): _____
- ☐ I don't support redevelopment in these areas

Is there anything else you'd like to share—concerns, ideas, or interests—about Nonresidential & Mixed-use Destinations that we should know? How can we better address your concerns or support your ideas?



Part V: Sustainability & Resilience

Which sustainability issues are most important to you? (Select up to 3)

- ☐ Energy efficiency
- ☐ Water conservation
- ☐ Investment in parks and open spaces
- ☐ Tree preservation
- ☐ Stormwater management
- ☐ Climate resilience
- ☐ Recycling and waste reduction
- ☐ Other: _____

What role do you think the City of Leawood should play in advancing climate adaptation strategies? (Select all that apply)

- ☐ Lead by example through city operations
- ☐ Provide incentives for residents and businesses
- ☐ Educating the public on sustainability practices
- ☐ Partner with regional or national initiatives
- ☐ Other (please specify): _____

Would you support the City investing in the following sustainability initiatives? (Select all that apply)

- ☐ Electric vehicle charging infrastructure
- ☐ Community composting programs
- ☐ Native landscaping and pollinator gardens
- ☐ Green building certifications for new developments
- ☐ Urban agriculture or food forests
- ☐ HOA involvement in the City's garbage, composting, and/or recycling contracts and strategies
- ☐ Other (please specify): _____

How important is it to preserve and expand natural areas and green space in Leawood?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not important
- ☐ Not sure



How supportive are you of the City adopting policies that promote green building and sustainable development?

- ☐ Very supportive
- ☐ Somewhat supportive
- ☐ Not supportive
- ☐ Not sure

**What actions would you support to make Leawood more environmentally sustainable?
(Select all that apply)**

- ☐ Expanding tree canopy
- ☐ Incentives for energy-efficient buildings
- ☐ Solar or renewable energy programs
- ☐ Green infrastructure (e.g., rain gardens, permeable pavement)
- ☐ Other: _____

How prepared do you feel Leawood is for future environmental challenges (e.g., extreme weather, flooding)?

- ☐ Very prepared
- ☐ Somewhat prepared
- ☐ Not prepared
- ☐ Not sure

Would you support city-led initiatives to reduce greenhouse gas emissions?

- ☐ Yes
- ☐ Maybe
- ☐ No
- ☐ Not sure

How likely are you to participate in city-led sustainability programs (e.g., tree planting, energy audits, recycling education)?

- ☐ Very likely
- ☐ Somewhat likely



- ☐ Not likely
- ☐ Not sure

What concerns, if any, do you have about implementing sustainability initiatives in Leawood? (Select all that apply)

- ☐ Cost to taxpayers
- ☐ Impact on property rights
- ☐ Effectiveness of programs
- ☐ Lack of awareness or education
- ☐ Other (please specify): _____

Is there anything else you'd like to share—concerns, ideas, or interests—about Sustainability & Resilience that we should know? How can we better address your concerns or support your ideas?

