



As a founding Principal of Planning Works, Bruce G. Peshoff focuses on integrating a multi-disciplinary balance between land use, regulatory controls and fiscal impacts to promote good development and smart growth, which typically includes growth management planning (tiers, growth boundaries, area and corridor plans, centers and villages, mixed use and master planned communities and implementing prioritized strategies); multi-jurisdictional and public-private coordination (intergovernmental agreements, extra-territorial jurisdiction, budget and capital improvement plan coordination, development agreements and); fiscal responsibility (levels of service, costs of growth, equitable financing plans, infrastructure assessments, annexation and extension policies) and client advocacy (litigation support, site planning, on- and off-site

improvement requirements, staff support). Mr. Peshoff has over 15 years of planning experience in the public, private and non-profit sectors, and received his joint planning and law degrees from the University of Toledo – *Juris Doctor* (1990) and *Master of Arts - Urban Planning* (1991), and a *Bachelor of Science* (1985) from the University of Akron.

PROFESSIONAL ACHIEVEMENTS

- *Speaker*, North Carolina APA Conference, Topic: Smart Growth and Public Facilities, 2003.
- *Participant*, Jackson County (MO) Economic Development Forum (Sponsored by Ingrams magazine), 2002.
- *Speaker*, Mississippi Municipal League, Topic: Understanding Impact Fees, 2001.
- *Speaker*, Kansas APA Growth Workshop, Topic: Annexation vs. Incorporation - Fiscal Impacts, 1999.
- *Author*, with Robert H. Freilich, The Social Costs of Sprawl, THE URBAN LAWYER (Summer 1996).
- *Speaker*, APA National Conference, Topic: The Social Costs of Sprawl (sponsored by Rutgers University Center for Urban Policy Research), 1996.
- *Speaker*, APA National Conference, Topic: APA Response to Land Use Regulations and the "Takings" Challenge, 1995.
- *APA/Missouri Chapter Excellence in Planning Award: Jackson County Unified Development Code, 1995.*
- *APA/Missouri Chapter Excellence in Planning Award: Jackson County Strategy for the Future, 1994.*
- *Volunteer Editor*, Planning Commissioner's Journal, 2002-2005.
- *Chair*, APA Research and Policy Committee, Planning & Law Division, 1996-97.
- *Guest Commentator*, 'Planning from the Right' - Kansas City APA Newsletter, 1995-1996.
- *Chair*, Nominations Committee, Planning & Law Division, 1995-96.
- *Research Assistant*, with Roger W. Andersen, Architectural Barriers Legislation and the Range of Human Ability: Of Civil Rights, Missed Opportunities and Building Codes, 28 Williamette Law Review 525 (1992).
- *Past Member*, Toledo Neighborhood Business and Economic Development Committee, 1988-1989.
- *Research Assistant*, with Roger W. Andersen, The 1988 Fair Housing Act Amendments, 35 The Practical Lawyer 79 (1989).

PROJECT EXPERIENCE

Growth Management Planning:

Alachua County, Florida
Appanoose County, Iowa
Bozeman, Montana

Growth Management Plan
Transportation and Land Use Plan
Unified Development Code

Centennial, California
 Cedar Rapids, Iowa
 Clinton County, Iowa
 Desert Hot Springs, California
 Dexter, Michigan
 Durango, Colorado
 Durant, Oklahoma
 Effingham, Illinois
 Grand Junction, Colorado
 Islamorada, Florida
 Jackson County, Missouri
 Jacksonville, North Carolina
 Kiawah Island, South Carolina
 Lafayette County, Missouri
 Lake Lotawana, Missouri
 Linn County, Iowa
 Ocean Springs, Mississippi
 Osage Beach, Missouri
 Raytown, Missouri
 Saline County, Kansas
 Thornton, Colorado
 Warren County, Iowa
 Weddington, North Carolina

Development Regulations:

Clinton County, Iowa
 Columbia, Missouri
 Jackson County, Missouri
 Kiawah Island, South Carolina
 Lake Lotawana, Missouri
 Linn County, Iowa

Fiscal and Infrastructure Impact Analysis:

Beaufort County, South Carolina
 Cherokee County, Georgia
 Delaware, Ohio
 Douglas County, Colorado
 Johnson County, Kansas
 Ocean Springs, Mississippi
 Queen Anne's County, Maryland
 West Peculiar, Missouri
 Wilmington, North Carolina

Economic Development / Redevelopment:

Bass Pro Shops (Independence, MO)
 Dial Realty / RLDS Church (Independence, MO)
 Grosse Ile, MI
 GSSW Real Estate Corp. (Orlando, FL)
 Hazel Park, Michigan
 Homart Corporation (Independence, MO)
 Independence (MO) Regional Health Center
 Iowa 80 Group (Council Bluffs, IA)
 Jackson County, Missouri
 Kessinger/Hunter / J.C. Nichols (Prairie Village, KS)
 Lincoln Park, Michigan
 Longview Farms (Lee's Summit, MO)
 Omaha Realty Group (Omaha, NB)
 PDSI, Inc. (Grandview, MO)

'New Town' Development Plan
 Comprehensive Plan, Consolidated Plan
 Growth Management Plan
 General Plan
 Comprehensive Plan, Parks and Recreation Plan
 Growth Plan
 Comprehensive Plan
 Comprehensive Plan
 Growth Plan
 Workforce Housing Plan
 Master Plan, Master Plan Update
 Growth Management Plan
 Master Plan
 Comprehensive Plan
 Comprehensive Plan, Plan Amendment, Annexation Plan
 Rural Land Use Plan
 Comprehensive Plan, Annexation Strategy
 Growth Management Plan
 Downtown Plan
 Comprehensive Plan
 Community Facilities Analysis, Comprehensive Plan
 Comprehensive Plan
 Land Use Plan

Subdivision Regulations, Zoning Ordinance
 North Central Columbia Neighborhood Overlay District
 Unified Development Code
 Zoning Code, Subdivision Regulations, Road Code
 Zoning & Subdivision Regulations
 Interim Development Ordinance

Impact Fees
 Impact Fees
 Impact Fees
 Impact Fees
 Alternative Infrastructure Financing Alternatives
 Impact Fees
 Impact Fee Capital Improvement Program
 Adequate Public Facilities Ordinance, Capital Improvements Plan
 Cost of Growth Analysis

Redevelopment Plan / Tax Increment Financing Plan
 Jackson Point Redevelopment Plan / Tax Increment Financing Plan
 Airport Industrial Park, Brownfield Redevelopment Plan
 Multi-Site Office Development Plan
 Tax Increment Financing District Restructuring
 39th / Jackson Redevelopment Plan / Tax Increment Financing Plan
 Truman Road Corridor Redevelopment Plan / TIF Plan
 Council Bluffs Travel Plaza Tax Increment Financing Plan
 Economic Development Plan
 Prairie Village Plaza Redevelopment Plan
 Tax Increment Financing District Restructuring
 Redevelopment Plan
 Northeast Downtown Area Redevelopment Plan / Condemnation
 Truman Corners Redevelopment Plan / TIF Update

Target Stores / Onyx (Independence, MO)
Target Stores / Kessinger/Hunter (Manhattan, KS)
Target Stores (Mission, KS)
Neighborhood Housing Services (Toledo, OH)

Site Analysis / Development Review:

Alexander Development (Akron, OH)
Dexter, Michigan
Edgerton, Kansas
Flying J Travel Plaza (Vienna, WI)
Flying J Travel Plaza (Oak Grove, MO)
Fountain Hills, Arizona
Hope & Andrews Corp. (Creve Couer, MO)
Laner Development Corp.(Leawood, Kansas)
Martin Marietta, Inc. (Augusta, KS)
Martin Marietta, Inc. (Greenwood, MO)
NEOT, Inc. (Toledo, Ohio)
Novi, Michigan
Olathe Kia (Olathe, KS)
Putnam County, Missouri
Spring Hill, Kansas
Sunflower Oil Co. (Kansas City, MO)

Litigation Support:

Brown & Dunn (Kansas City, MO)
Cass County, Missouri
Havana Development Group (Kansas City, MO)
Coppell, Texas
DST Realty, Inc. (Kansas City, MO)
Elkhorn, Nebraska
Greensprings Development (Baltimore County, MD)
Home Builders Association of Madison, MS
Kelly Company (Gardner, Kansas)
Kingston Homeowners Association (Overland Park, KS)
Lake Lotawana, Missouri
Martin Marietta, Inc. (Peculiar, MO)
Mosely & Standerfer (Flower Mound, TX)
Omaha Realty Corp. (Omaha, NE)
Pinter Enterprises (Casselberry, FL)
Smith Law Group (Overland Park, KS)
TKW, Inc (Grandview, MO)
Toledo, Ohio

I-70 / I-470 Redevelopment Plan / Tax Increment Financing Plan
Redevelopment Plan
Redevelopment Plan
Old West End Neighborhood Redevelopment Plan, Historic South
Side Neighborhood Redevelopment Plan

Multi-Site Redevelopment Plan
Staff Support
Growth Management Workshop, Staff Support
Site Plan
Site Plan
Residential Development Site Plan Review
Highest and Best Use Analysis, Site Design Analysis
Annexation Strategies
Site Analysis; Annexation Strategy
Site Analysis; Annexation Strategy; Special Use Permit
Highest & Best Use Analysis
Highest and Best Use Analysis
Redevelopment Approval
Zoning and Land Use Base Map
Growth Management Workshops, Staff Support
Site Selection / Redevelopment Plan, Lease Negotiations

Expert Witness - Development Impacts
Aquila Power Plant Litigation
Expert Witness - Urban Redevelopment Project
Mixed Use Redevelopment Plan
Cathedral Square Redevelopment Plan
Annexation Litigation
Redevelopment Plan
Impact Fee Challenge
Annexation and Land Use Zoning Litigation
Expert Witness - Development Impacts
Annexation Litigation
Annexation Litigation
Impact Fee Challenge
Condemnation Litigation
Adult Use Ordinance - Condemnation Litigation
Expert Witness - Development Impacts
Development Approval Litigation
Environmental Litigation Landfills, Roadway Improvements