

COMPREHENSIVE PLAN



THE CITY OF OVERLAND PARK

Planning and Development Services Department
8500 Santa Fe Drive – Overland Park, Kansas 66212
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Table of Contents

	Page
Introduction	I-1
151st Street Corridor Design Concept Plan Principles and Land Use Goals	CDC-1
Goal 1: Access Management	
Goal 2: Building Location	
Goal 3: Parking Lot Location	
Goal 4: Shared Parking	
Goal 5: Parcel Consolidation	
Goal 6: Appropriate Transition	
Goal 7: Mixed-Use Development	
Goal 8: Future Redevelopment Opportunities	
Goal 9: Natural Preservation and Environmental Constraints	
Goal 10: Small-Scale Commercial Development	
Goal 11: Building Facade	
Goal 12: Pedestrian Access to Buildings	
Goal 13: Use of Brick	
Goal 14: Compliance with Other City Land Use Policy Documents	
Blue Valley Plan - Urban Fringe Area Land Use Goals	BVP-1
Goal 1: Limit Premature Development	
Goal 2: Joint Development Review	
Goal 3: Preserve and Protect the Environment	
Goal 4: Parks, Recreation and Open Space	
Goal 5: Public Facilities and Services	
Goal 6: Roadway Network	

<p>Blue Valley Study Area Land Use Goals</p> <p>Goal 1: Provide for a Variety of Land Uses and Compatible Transition Between Land Uses of Different Intensities</p> <p>Goal 2: Provide a Balance Between Natural and Man-Made Environments</p> <p>Goal 3: Compliance with Other City Land Use Policy Documents</p>	BVSA-1
<p><i>Sub-Area Goals - Merrill Farm</i></p> <p>Goal 1: Allow a Mixture of Land Uses in a Unified Development</p>	BVSA-2
<p>Commercial Land Use Goals</p> <p>Goal 1: Established Commercial Area Development</p> <p>Goal 2: Compatible Transition from Commercial Development to Less Intensive Uses</p> <p>Goal 3: Locational Criteria for Commercial Development</p> <p>Goal 4: Compliance with Other City Land Use Policy Documents</p> <p>Goal 5: Cooperative Promotional Efforts</p> <p>Goal 6: Transportation Considerations</p>	COM-1
<p>Elder Care Facilities Land Use Goals</p> <p>Goal 1: Criteria for the Location of Skilled Nursing Facilities, Convalescent Homes, Assisted Living Facilities, Congregate Care Facilities, and Retirement Housing</p>	ELD-1
<p>Hotels and Motels Land Use Goals</p> <p>Goal 1: Locational Criteria for Hotels and Motels</p> <p>Goal 2: Compliance with Other City Land Use Policy Documents</p>	H&M -1
<p>Light Industrial/Business Park Land Use Goals</p> <p>Goal 1: Compatible Transition from Light Industrial/Business Park Development to Less Intensive Uses</p> <p>Goal 2: Locational Criteria for Light Industrial/Business Park Development</p> <p>Goal 3: Compliance with Other City Land Use Policy Documents</p> <p>Goal 4: Transportation Considerations</p>	IND-1

Low-Density Residential Land Use Goals

LDR-1

- Goal 1: Neighborhood Conservation
- Goal 2: Criteria for the Location of Low-Density Residential Development
- Goal 3: Create a Functional and Aesthetic Living Environment
- Goal 4: Compatible Transition from Low-Density Residential Development to More Intensive Uses
- Goal 5: Compliance with Other City Land Use Policy Documents

Medium- and Higher-Density Residential Land Use Goals

MDR-1

- Goal 1: Create a Functional and Aesthetic Living Environment
- Goal 2: Criteria for the Location of Medium- and Higher-Density Residential Development
- Goal 3: Compatible Transition from Medium- and Higher-Density Residential Development to Both More Intensive Uses and Less Intensive Uses
- Goal 4: Transportation Considerations
- Goal 5: Compliance with Other City Land Use Policy Documents

Mixed-Use Land Use Goals

MXD-1

- Goal 1: Create Distinctive and Memorable Environments
- Goal 2: Locational Criteria for Mixed-Use Developments
- Goal 3: Compatible Transition from Mixed-Use Development to Less Intensive Uses
- Goal 4: Vehicular and Pedestrian Access and Circulation
- Goal 5: Compliance with Other City Land Use Policy Documents

Office Land Use Goals

OFF-1

- Goal 1: Compatible Transition from Office Development to Less Intensive Uses
- Goal 2: Locational Criteria for Office Development
- Goal 3: Compliance with Other City Land Use Policy Documents
- Goal 4: Transportation Considerations

Parks, Recreation, and Open Space Land Use Goals PRO-1

- Goal 1: Balance Between Natural and Man-Made Environments
- Goal 2: Protect and Expand the System of Parks, Recreation, and Open Space
- Goal 3: Expand Greenway Linkage System
- Goal 4: Criteria for the Location of Parks and Open Space
- Goal 5: Compatible Transition from Recreation Facilities to Residential Land Uses
- Goal 6: Compliance with Other City Land Use Policy Documents

Planned Residential Neighborhoods Land Use Goals PRN-1

- Goal 1: Create a Unique Living Environment
- Goal 2: Criteria for the Location of Planned Residential Neighborhoods
- Goal 3: Provide for Increased Density
- Goal 4: Create a Functional and Aesthetic Living Environment
- Goal 5: Compatible Transition from Planned Residential Neighborhoods to More Intensive and Less Intensive Uses
- Goal 6: Compliance with Other City Land Use Policy Documents

Public and Semi-public Land Use Goals PSP-1

- Goal 1: Provide Facilities and Services to Meet the Needs of the Community
- Goal 2: Criteria for the Location of Public or Semipublic Developments
- Goal 3: Redevelopment Guidelines
- Goal 4: Transportation Considerations
- Goal 5: Compliance with Other City Land Use Policy Documents

West Aubry Study Area Land Use Goals

WASA-1

Goal 1: Provide for a Variety of Land Uses and Compatible Transition Between Land Uses of Different Intensities

Goal 2: Preserve and Protect the Environment

Goal 3: Transportation Considerations

Goal 4: Parks, Recreation, and Open Space

Goal 5: Public Facilities and Services

Goal 6: Compliance with Other City Land Use Policy Documents

Sub-Area Goal - Verhaeghe Family Property

WASA-5

Goal 1: Allow a Mixture of Land Uses in a Unified Development

Sub-Area Goal - The Quarry at 167th Street and Switzer

WASA-7

Goal 1: Allow a Variety of Public and Private Parks, Recreation, and Open Space Uses

Goal 2: Consider the Possibility of Other Appropriate Land Uses

Introduction

For planning to be effective, its benefits must be clearly visible. However, the benefits of planning will remain unseen unless planning goals can be clearly and rationally stated and measured.¹ Once stated, a goal provides direction to those whose decisions in some way change the community in which they live. These decision-makers include elected and appointed officials, city staff, developers, realtors, lawyers, bankers, and other citizens. Goals are, therefore, a basic part of a community's planning process.

A starting point for the development of goals is identifying the nature and relationships of community concerns. The analysis of these concerns begins with a basic listing of the conditions facing the community. The listing may remain fairly general or reach a detailed level of description. Severe community concerns are usually obvious, but the opportunity should not be missed to improve upon an already acceptable condition. A concern exists if there is a gap between the current or anticipated achievements of a community and its aims and desires.

Once a concern has been identified and analyzed it is then important to clarify the ends being sought. A goal is the end toward which effort is directed. Goals are intended to be statements designed to address, in this case, the aims of community planning. For example, a goal of the city may be to "promote consistent and equitable land use regulations and strategies."

Several questions are raised in the discussion of a community's goals. The number, type, and nature of goals may vary significantly as may the range of topics they cover. In order to ensure the usefulness of goals in a community's planning process, it is essential to maintain goals as distinct statements supported by policies.

While a goal is a broad statement, a policy is specific and relates to details of the goal. Policies are more refined than goals and are designed to achieve a measurable end. Frequently there are several policies related to one goal.

¹ Nathaniel Lichfield, Peter Kettle, and Michael Whitbread. *Evaluation in the Planning Process*. (Oxford: Pergamon Press, 1975), p. 20

The focus of a community's planning efforts is maintained by keeping the goals directed toward the most pressing issues. Goals are intended to be the focal point from which the methods of achieving community aims are drawn. Goals are not designed to be binding, unchangeable statements. They are instead structured to guide development and permit flexibility in the types of strategies and programs used to achieve them. To be effective, however, goals should be more than written statements in search of a following.

151st Street Corridor Design Concept Plan Principals and Land Use Goals

Principles

Principle 1: The 151st Street Corridor Design Concept Plan (Stanley area) should encourage smaller-scale development, where a mixture of commercial, office and residential uses co-exist, and which are easily and equally accessible to pedestrians and vehicles from the surrounding residential neighborhoods.

Principle 2: The 151st Street Corridor Design Concept Plan (Stanley area) should use design features characteristic of a traditional neighborhood shopping district or small town "Main Street," including locating buildings adjacent to the street and extensive or exclusive use of brick for building facades.

Goals

Goal 1: Access Management

Encourage shared drives and internal cross access to public streets to minimize the number of driveways connecting to thoroughfares.

Goal 2: Building Location

Locate buildings adjacent to the street with minimum setback from the right-of-way and without parking or driveways between the building and the street.

Goal 3: Parking Lot Location

Locate building parking either to the rear or side of those buildings adjacent to the street.

Goal 4: Shared Parking

Encourage shared parking for mixed-use developments where appropriate and where not detrimental to the overall function of the development.

Goal 5: Parcel Consolidation

Consolidate smaller parcels to form larger ones, thereby allowing for greater flexibility in site design and more uniformity of development.

Goal 6: Appropriate Transition

Provide appropriate transition between higher intensity land uses along the thoroughfares and the less intensive land uses behind them. Such transition methods may include one, or a combination of any, of the following:

1. Graduating the intensity of land use from more intensive uses to less intensive uses (Commercial to Office or Medium-Density Residential to Low-Density Residential)
2. Altering the building scale/mass to be more in proportion with the buildings of the less intensive land use
3. Altering the building materials and building design of the more intensive land use to be more in character with those of the less intensive land uses
4. Using landscaping, walls, solid fencing, or earthen berms as screening between land uses

Note that fencing alone is not considered an appropriate transition method.

Goal 7: Mixed-use Development

Allow for mixed-use development including residential above nonresidential land uses, and residential land uses mixed among nonresidential land uses.

Goal 8: Future Redevelopment Opportunities

Avoid limiting future redevelopment opportunities for parcels adjacent to or designated within Areas A - F, which hamper the ability to integrate these parcels into the new development by:

1. Blocking off potential access and/or
2. Inappropriately locating buildings or other major site improvements.

Goal 9: Natural Preservation and Environmental Constraints

Recognize and integrate natural areas to be preserved either because of the desire to use such areas as amenities to the development, or because

of code requirements or requirements of the regulating authority.
Avoid creating isolated and/or narrow natural areas that are difficult to maintain and of limited aesthetic value.

Goal 10: Small-scale Commercial Development

New commercial development should be small in scale where multiple smaller buildings are planned, rather than only a few or one large building. No one building footprint on a tract should be over 20,000 square feet in size. Buildings should be no more than two stories adjacent to residential uses and three stories elsewhere.

Goal 11: Building Facade

Require that all buildings adjacent to the street be finished on all four sides and be subdivided and proportioned using features such as windows, entrances, arcades, arbors, and awnings as specified in the Infill and Redevelopment Design Guidelines.

Goal 12: Pedestrian Access to Buildings

Require all buildings adjacent to the street to provide at least one public access entrance into the building through a doorway, or off of an enclosed walkway from the street.

Goal 13: Use of Brick

Except as noted below, all new nonresidential buildings shall use brick exclusively on all facades visible from the public street or from parking areas. Multifamily buildings should use 100 percent brick on all facades facing or visible from the public street, and a minimum of 50 percent brick for all other facades on any building. Stone and tile is permitted for use as an accent building material on either nonresidential or multifamily buildings, but shall compose no more than 20 percent of any one facade. In all cases, concrete block, stucco and/or EIFS are prohibited.

Goal 14: Compliance with Other City Land Use Policy Documents

Ensure that development along the 151st Street Corridor (Stanley area) complies with other pertinent City land use policy documents including City Council and Planning Commission resolutions and special area plans.

Blue Valley Plan - Urban Fringe Area Land Use Goals

ISSUE: Guidelines are needed to address the future transition of the Blue Valley area from agricultural and rural residential to more urban uses.

Goal 1: Limit Premature Development

Minimize the random, premature conversion of agricultural lands to scattered-site residential, commercial, and industrial uses.

Policy 1.1: Locate Contiguous to Incorporated Areas -

Encourage future development adjacent to existing growth centers and corridors contiguous to incorporated areas.

Policy 1.2: Limit Higher-Intensity Uses -

Direct industrial, office, and commercial uses toward intersections shown on the Future Development Plan in accordance with the Land Use Goals of the Comprehensive Plan for sites in the City, and for sites in unincorporated Johnson County in accordance with the Proposed Land Use Map for the Blue Valley Planning Area and the Land Use Goals of the county's Rural Comprehensive Plan.

ISSUE: Guidelines are needed to address the City's and County's interests and stakes in the manner in which development occurs on their common border.

Goal 2: Joint Development Review

Adopt a coordinated approach between the City and the County for joint development review and approval.

Policy 2.1: Adopt Joint Resolution -

Adopt a joint resolution addressing the review process.

ISSUE: Guidelines are needed to ensure the preservation and protection of unique physical feature of the area.

Goal 3: Preserve and Protect the Environment

In the area south of the Blue River, east of U.S. 69 Highway, and north of 183rd Street preserve and protect scenic views and significant slopes along the river valley by limiting scale and intensity of future development to very-low-density land uses.

Policy 3.1: Recognize Development Constraints -

Minimize undesirable and irrevocable change to woodlands, scenic views, terrain, and natural drainage systems by respecting the limitations they impose on development.

Policy 3.2: Manage Stormwater Runoff -

Undertake detailed joint-studies to identify the effect that various levels of development will have on stormwater runoff.

Policy 3.3: Transfer Development Intensity -

Encourage development patterns which will preserve the character of the area (scenic vistas, large stands of trees, significant topography) by allowing a transfer of development intensity to areas with 0-5% slopes or ridge lines with minimal tree cover.

ISSUE: Guidelines are needed to ensure the expansion of public park systems into the Blue Valley Planning Area and the linkage of existing City and county parks, recreation and open space uses with similar proposed uses in the Blue Valley Planning Area.

Goal 4: Parks, Recreation and Open Space

Develop an expanded system of parks, recreation and open spaces in the Blue Valley Plan - Urban Fringe Area with ties to existing facilities and open spaces.

Policy 4.1: Plan for Neighborhood Parks -

Ensure that land is preserved for a neighborhood park in the square mile sections of the Blue Valley Plan - Urban Fringe Area as shown on the Future Development Plan for sites in the City and for sites in unincorporated Johnson County as shown on the Proposed Land Use Map for the Blue Valley Planning Area.

Policy 4.2: Use Greenway Linkages -

Use Greenway Linkages to tie existing parks, recreation and open space into the Overland Park Arboretum, Heritage Park, the county's Streamway Park System, the greenway system in Leawood, and the Blue River Parkway in Missouri.

ISSUE: Guidelines are needed to ensure the availability of adequate public facilities and services prior to more intense development.

Goal 5: Public Facilities and Services

Develop sanitary sewer service, water service, and thoroughfare and collector streets to urban standards in the Blue Valley Plan - Urban Fringe Area.

Policy 5.1: Regulate Patterns of Development -

Ensure that development patterns reflect an efficient and effective use of private dollars and public revenues to fund public facilities and services built to urban standards.

ISSUE: Guidelines are needed to allow for the development of a roadway network to fully serve the Blue Valley Plan - Urban Fringe Area.

Goal 6: Roadway Network

Ensure a complete, efficient, safe and unimpeded circulation system.

Policy 6.1: Develop a Joint Plan -

The City and County should continue to jointly develop a road network plan for thoroughfares and collector roads in all of the Blue

Valley Plan - Urban Fringe Area, providing an overall scheme for coordinated traffic circulation.

Policy 6.2: Develop Design Standards -

The City and County should adopt mutually agreed upon design standards for thoroughfares and collectors in the Blue Valley Plan - Urban Fringe Area.

Policy 6.3: Require Dedication of Right-of-Way -

Ensure that the amount of right-of-way needed to serve development as shown in the Comprehensive Plan or the Rural Comprehensive Plan will be available. Upon request for a zoning, subdivision or tract split approval, require a dedication of minimum right-of-way, measured from the center line of the street to the property line of the lot or tract, with the amount required to be based on the classification of the abutting street as shown on the joint road network plan.

Blue Valley Study Area Land Use Goals

Issue: Guidelines are needed to provide direction on how the Blue Valley Study Area will be developed over time.

Goal 1: Provide for a Variety of Land Uses and Compatible Transition Between Land Uses of Different Intensities

Provide for a balance of land uses including a mixture of housing type, shopping, entertainment, and employment choices. Not all land uses may be included within the study area but should be located in close proximity for the convenience of area residents.

Policy 1.1: Preserve Large Areas for Residential Neighborhoods -

Large pockets of residential areas should be preserved as shown to create and maintain viable residential neighborhoods.

Policy 1.2: Follow Locational Criteria for Nonresidential Land Uses -

The locational criteria for all nonresidential land uses are:

- a. Avoid expanding nonresidential land uses beyond the areas already planned for such uses.
- b. Except for those areas already shown, higher density/intensity land uses should be located adjacent to or east of U.S. 69 Highway.

Policy 1.3: Provide Adequate Transition -

Provide adequate transition between land uses of different density and/or intensity through the uses of common lot size and lot orientation, step down in building design and density/intensity, and/or the use of meaningful natural open space as measured in size or quality of space provided.

Issue: The preservation of open space and natural features is needed to avoid flood loss, stabilize stream banks, and preserve natural habitat.

Goal 2: Provide a Balance Between Natural and Man-Made Environments

A balance between the natural and man-made environments is needed to preserve and protect natural features while allowing new development.

Policy 2.1: Restrict Development on Significant Slopes -

Restrict development in areas of significant slope (30 percent) to avoid creating severe erosion, weakening slope stability, and loss of scenic views.

Policy 2.2: Minimize Disruption of Moderate Slope Areas -

Limit the disruption of areas with slopes of 20 – 30 percent, and preserve, where feasible, mature trees and native vegetative cover in these areas.

Policy 2.3: Preserve Natural Areas and Floodplain

Preserve natural streamways and floodplain to avoid flood loss, stabilize stream banks, preserve natural habitat, and provide open space to residents of the surrounding neighborhoods and/or the general public.

Issue: A need is recognized that development in the Blue Valley Study Area should comply with other pertinent City land use policy guidelines.

Goal 3: Compliance with Other City Land Use Policy Documents

Ensure that development in the Blue Valley Study Area complies with the guidelines of other pertinent City land use policy documents such as all other land use goals, City Council and Planning Commission Resolutions, Overland Park Architectural Design Standards, and Overland Park Site Design Standards.

Sub-Area Goals – Merrill Farm

Issue: Guidelines are needed for the Merrill Farm (300-acre tract at the southwest side of U.S. 69 and 159th Street) that recognize the opportunities presented to create a unique development unlike anything found elsewhere in the City.

Goal 1: Allow a Mixture of Land Uses in a Unified Development

Policy 1.1: Encourage Traditional Neighborhood Design (TND) Principles -

Traditional Neighborhood Design (TND) principles are encouraged for this site. These principles call for the design of compact, pedestrian-friendly neighborhoods that offer a mixture of housing choices that are connected to, and integrated with, areas having a mixture of higher density residential uses above and adjacent to commercial and office uses.

Policy 1.2: Allow Commercial Mixed-Use Development -

Allow Commercial Mixed-Use Development at the southwest corner of 159th Street and U.S. 69 Highway. Such development should be predominantly commercial and office uses, but may include a mixture of residential and nonresidential uses on stories above and in buildings adjacent to commercial uses. The scale, building orientation, and building design should promote and be compatible with the surrounding compact, pedestrian-friendly neighborhoods.

Policy 1.3: Allow Office Mixed-Use Development -

Allow Office Mixed-Use Development in the vicinity of the east side of Antioch Road directly across from the main (southern) drive serving the Blue Valley West High School. Such development should be predominantly office, but may include a mixture of residential and office uses on stories above and in buildings adjacent to office uses. The scale, building orientation, and building design should promote and be compatible with the surrounding compact, pedestrian-friendly neighborhoods.

Policy 1.4: Preserve Natural Areas -

Preserve streamway corridors as natural open space and link open space areas (natural areas and parkland), where possible, through a system of bike/pedestrian trails.

Commercial Land Use Goals

Issue: Guidelines are needed to allow for the retention and expansion of development in the established commercial areas of the City.

Goal 1: Established Commercial Area Development

Allow for the formation, retention, and expansion of commercial development in the established areas of the City.

Policy 1.1: Ensure Compatibility of Development -

Encourage investment in new and existing commercial development that is compatible in size, architectural design, intensity, and signage with the surrounding land uses in established areas.

Policy 1.2: Contain Commercial Development -

Encourage the formation, retention, and expansion of commercial development within the existing commercial boundaries as shown on the Future Development Plan.

Issue: Guidelines are needed to allow for a compatible transition from commercial development to residential neighborhoods and other less intensive land uses (churches, schools, and parkland). These guidelines are needed for application throughout the City including both established areas and those currently developing.

Goal 2: Compatible Transition from Commercial Development to Less Intensive Uses

Ensure compatible transition from commercial development to residential neighborhoods and other less intensive land uses.

Policy 2.1: Use Appropriate Transitional Methods -

Appropriate transitional methods should be considered at all locations where the development or expansion of commercial land use abuts residential property (either built or zoned). The City strives to meet the following objectives when compatible transition is necessary:

a. Site Orientation:

- (1) Site design should be oriented toward thoroughfare or commercial streets.
- (2) Site access should be off of thoroughfare or commercial streets.
- (3) Where appropriate, streets may be used as boundaries between commercial and residential land uses.

b. Building Orientation:

- (1) Commercial activities and parking, pedestrian access, and main building entrances should be oriented toward the street.
- (2) Allow front-to-front building orientations especially for pedestrian-intensive and smaller scale commercial uses. A back-to-back relationship may be preferred when intense commercial uses are proposed adjacent to residential uses.
- (3) The use of similar building height and roof forms should be utilized to enhance compatibility with surrounding development, especially adjacent residential neighborhoods.
- (4) Commercial buildings and parking should not have lesser setbacks than abutting residential buildings.

c. Land Features:

- (1) When possible, use stream corridors, forestation, hedgerows, ponds, or open areas to naturally separate commercial and residential areas.

- (2) Where possible, use existing topography to naturally separate commercial and residential areas.
- (3) Encourage development of green spaces, courts, plazas or other similar features to act as transitions where no naturally occurring land features are present.

d. Buffering and Landscaping:

- (1) Where other transitional methods are not possible or do not provide adequate buffer, a combination of landscaping, berming, and fencing may be necessary.
- (2) Avoid the use of fences as a sole means of providing screening or buffering.
- (3) Promote the use of existing land features, vegetation such as stands of trees and hedgerows, and stream corridors as natural buffers.
- (4) Encourage the use of high quality materials in the construction of fencing and landscaping to decrease long-term maintenance costs and to decrease the likelihood that neglected, unsightly areas will occur.

e. Lighting:

- (1) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged so as to deflect light away from any adjoining property or from public streets through fixture type, height and location.
- (2) Exterior lighting of buildings shall be limited to low level incandescent spotlights and similar illuminating devices hooded in such a manner that the direct beam of any such light source will not glare upon adjacent property or public streets.

Policy 2.2: Locate Less Compatible Uses Toward the Interior of Commercial Areas -

Encourage higher intensity and or less compatible commercial uses because of height, bulk, parking, lighting, noise, traffic generation, or hours of operation to locate in the interior of commercial areas and not adjacent or in close proximity to residential neighborhoods.

Policy 2.3: Screen Unsightly Views -

Ensure adequate screening of unsightly views of commercial developments (loading docks, rooftop equipment, service entrances and corridors, parking garages and decks, trash containers, satellite dishes, and storage areas) through the use of extensive landscaping, berms, fencing, architectural design, open space, setbacks, building orientation, or any combination of these methods.

Policy 2.4: Allow the Option of Higher-Density Residential as Transitional Use -

Allow the use of higher-density residential development as a transitional land use between commercial developments and the surrounding low-density residential neighborhoods.

Policy 2.5: Allow the Option of Low-Intensity Office as Transitional Use -

Allow low-intensity office development as an alternative transitional land use into low-density residential neighborhoods with these conditions:

- a. Such development must be compatible in architectural design, height, bulk, and building materials to the adjacent low-density residential developments.
- b. Such development must demonstrate compatible site design by the use of extensive screening, building and parking orientation, and preservation of natural site amenities.
- c. Traffic generated by such development must be directed away from residential areas and on to commercial streets.

- d. Such development is limited to areas shown as Office on the Future Development Plan and/or as discussed in a Comprehensive Plan study area report.

Issue: Guidelines are needed to provide direction on how much, where, and at what scale commercial development is appropriate and justified by the market it is intended to serve.

Goal 3: Locational Criteria for Commercial Development

Plan for sufficient and varied choices in the location of commercial activities that serve a definite market need within the City, but avoid over building.

Policy 3.1: Follow Locational Criteria for All Commercial Development -

The locational criteria for all commercial development are:

- a. Limit commercial development to the areas shown as Commercial on the Future Development Plan and, where applicable, on specific plan maps.
- b. Discourage the formation or expansion of strip commercial development by focusing new growth in a more clustered pattern.
- c. Promote the assembling of small tracts to form larger, more cohesive parcels to enable well planned, and orderly development to occur.
- d. Encourage commercial development to form as part of existing or new shopping centers as opposed to isolated parcels along commercial strips.
- e. Limit the principal access of commercial development to thoroughfare, reverse frontage, or commercial streets as defined in the Comprehensive Plan.
- f. Encourage commercial development to locate on sites having minimal slope to avoid substantial grading and disruption of natural drainage and vegetation. Avoid areas with substantial stream corridors.

- g. Promote the retention of stands of trees, natural vegetation, and environmentally sensitive areas whenever possible to act as buffers between developments and as site amenities within developments.

Policy 3.2: Follow Locational Criteria for Neighborhood Centers -

The locational criteria for new neighborhood commercial centers are:

- a. Limit to one corner of the intersection of thoroughfares.
- b. Sites spaced from one and one-half to two-mile intervals, depending upon the density of the surrounding residential developments. In areas where Very-Low-Density Residential is the dominant land use, sites for neighborhood commercial centers may be located at greater than two-mile intervals.
- c. Other uses such as office (limited to one corner), public and semipublic, parks and recreation, or higher-density residential could be located at the remaining corners to avoid excessive concentrations of commercial traffic and unnecessary duplication of commercial services.
- d. Low-density residential is also an appropriate use at any of the other three corners, but may require screening measures to mitigate traffic noise and views of the intersection.
- e. Neighborhood commercial centers should be integrated into the surrounding residential neighborhoods by:
 - (1) Designing for pedestrian access.
 - (2) Use of appropriate transitional methods (see Goal 2: Compatible Transition from Commercial Development to Less Intensive Uses).
 - (3) Location of public and semipublic uses or parks and recreational uses adjacent to the neighborhood commercial centers.

- f. The site size for neighborhood commercial centers should be limited to a maximum of 150,000 square feet of building space or a 16-acre tract, whichever is less. The maximum square footage is all-inclusive whether the use is retail commercial, banking, office, restaurant, day-care facility, or mixture of these uses.

Policy 3.3: Follow Locational Criteria for Community Centers -

The locational criteria for community commercial centers are:

- a. Limit to key intersections of thoroughfare streets.
- b. Limit the size of community commercial centers to 400,000 square feet of building space or a 43-acre tract, whichever is less.
- c. Compatible transition from community commercial centers to less intensive adjacent uses is essential, and may require extensive on- and off-site measures (see Goal 2: Compatible Transition from Commercial Development to Less Intensive Uses).
- d. Unless other site factors do not permit, the boundaries of commercial centers on any of the four corners of an intersection should go no further back from the intersection than those of the adjacent commercial or office centers. This clustering of the nonresidential uses near the intersection will help avoid the need for extensive on-site screening of any low-density residential developments that would otherwise be directly across from the commercial centers.
- e. Other optional uses for any remaining corners of intersections where community commercial centers are shown would include: office, business park, public and semipublic, parks and recreation, and with extensive on-site screening, higher density residential.
- f. Low-density residential development should be discouraged from intersections where community commercial centers are shown because of the intensity of uses concentrated at these locations. Exceptions to this criterion may be appropriate where only one or two of the corners are committed to high intensity nonresidential uses, such as, commercial, office, or business park.

In these circumstances, extensive on-site screening would be needed.

Policy 3.4: Follow Locational Criteria for Regional Centers -

The locational criteria for regional commercial centers are:

- a. Locate at intersection corners of thoroughfares within major growth corridor areas such as Metcalf Avenue, U.S. 69 Highway, College Boulevard, K-150, and other similar future corridors.
- b. Sites should be within one-half mile of an interstate or limited access state or federal highway interchange.
- c. The size of the regional commercial center may range from 400,000 or more square feet of building space on tracts of 43 or more acres.
- d. Compatible transition from the regional commercial center to less intensive adjacent uses is essential and requires extensive on- and off-site measures (see Goal 2: Compatible Transition from Commercial Development to Less Intensive Uses).
- e. Encourage the development of mixed-use developments (office, hotel, business park, and public and semipublic uses) adjacent to the regional commercial center to provide mutual attraction to employees and retailers, while breaking up the visual monotony of large areas of commercial development.
- f. Low-density residential development should be discouraged from intersections where community level commercial centers are shown because of the intensity of uses concentrated at these intersections. Exceptions to this criterion may be appropriate where only one or two of the corners are committed to high intensity nonresidential uses, such as, commercial, office, or business park. In these circumstances, extensive on-site screening would be needed.

Issue: A need is recognized that commercial developments should comply with other pertinent City land use policy guidelines.

Goal 4: Compliance with Other City Land Use Policy Documents

Ensure that commercial developments comply with the guidelines of other pertinent City land use policy documents including the Commercial Design Guidelines and Standards, Overland Park Architectural Design Standards, Overland Park Site Design Standards, City Council and Planning Commission Resolutions, and special area plans such as the 151st Street Corridor Design Concept Plan.

Issue: Several older commercial areas in the City evolved in fragments by the random development of small tracts. These areas lack a clear identity and have suffered from inconsistent maintenance and weakening attractiveness to consumers. By encouraging collective efforts for establishing and promoting an identity through a variety of measures, business owners may choose to reinvest through increased maintenance or expansion while consumer spending may increase.

Goal 5: Cooperative Promotional Efforts

Encourage the cooperation of commercial area business owners, business associations, and neighborhood groups to help define and promote the identity and character of commercial areas through various measures including, but not restricted to, area business associations, improvement districts, special regulatory controls, cross-access agreements, and physical improvements.

Issue: Traffic concerns continue to be of major importance with much of the concern focused on ensuring safe and effective access and circulation at an acceptable level of service within and adjacent to commercial developments.

Goal 6: Transportation Considerations

Promote a transportation system which provides or improves access and circulation within and adjacent to commercial areas.

Policy 6.1: Avoid Exceeding Street Capacity -

Discourage the expansion of existing or the inclusion of new commercial development in areas where, even with street and traffic signal improvements, the additional traffic generated by such development would exceed the handling capacity of the street system.

- Policy 6.2: Avoid Reliance on Speculative Traffic Improvements -**
An evaluation of the traffic impacts of a project on the surrounding area should consider existing and projected traffic conditions and be based on anticipated traffic system improvements, not on speculative traffic system improvements.
- Policy 6.3: Use Traffic Demand Management (TDM) Strategies -**
Encourage traffic demand management strategies and institutional arrangements to anticipate and mitigate traffic congestion.
- Policy 6.4: Ensure Site Design and Land Use Compatibility with TDM Strategies -**
Promote site design that is responsive to traffic demand management (TDM) strategies and, along with compatible land use patterns, maximize balance between workers' needs in the work place and public services that support them.
- Policy 6.5: Encourage Convenient Parking within Commercial Areas -**
Encourage convenient customer parking within commercial areas by limiting the distance between parking fields and building entrances. Large, unbroken expanses of parking and parking in adjacent residential neighborhoods are discouraged.
- Policy 6.6: Provide Continuous Pedestrian Networks -**
Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential, and public uses.
- Policy 6.7: Avoid Pedestrian and Vehicular Conflicts -**
Strive to avoid pedestrian and vehicular conflicts within commercial areas.
- Policy 6.8: Avoid Diversion of Commercial Traffic -**
Discourage the diversion of commercial traffic into residential neighborhoods.

Policy 6.9: Ensure Adequate Ingress and Egress -
Ensure adequate ingress to and egress from commercial developments.

Policy 6.10: Limit Access -
Limit the number of driveways onto thoroughfares and commercial streets, and coordinate these driveway locations with adjacent development to allow for shared access.

Policy 6.11: Provide Vehicular Circulation -
Ensure adequate vehicular circulation within commercial developments that allows access to adjacent commercial buildings and commercial developments without the need to drive to the public streets.

Elder Care Facilities Land Use Goals

Issue: Elder Care Facilities are permitted by special use permit. As such, guidelines are needed to provide direction on where and at what scale these land uses are appropriate.

Goal 1: Criteria for the Location of Skilled Nursing Facilities, Convalescent Homes, Assisted Living Facilities, Congregate Care Facilities, and Retirement Housing

Plan for sufficient and varied choices for the location of elder care facilities.

Policy 1.1: Designate Appropriate Locations -

Elder care facilities should be located in areas identified on the Future Development Plan for Medium-, Medium-High- and High-Density Residential or Commercial uses.

- a. Allow the option of locating elder care facilities in areas designated for Office uses where the elder care facility will serve as a transitional use to residential development. Avoid locating elder care facilities in identifiable office corridors or office parks where the introduction of a residential use will interrupt the continuity of a contiguous office project.
- b. Allow the option of locating elder care facilities in areas designated for Public and Semipublic uses where the scale, massing and design of the proposed facility is compatible with the scale, massing and design of surrounding land uses.

Policy 1.2: Limit Access -

Direct access to elder care facilities should be from thoroughfares or collector streets as defined in the Comprehensive Plan.

Policy 1.3: Encourage Development Compatibility -

- a. The architectural design, building materials, location of service areas, setbacks, scale, massing, height, and signage of elder care facilities should be consistent with the adjacent development.
- b. Encourage the use of additional setbacks, landscape buffers and architectural detailing where the adjacent development is less intense than the proposed elder care facility.

Policy 1.4: Ensure Quality Development -

Encourage emphasis on open space, access to light and air, pedestrian access and connectivity, access to services, and the availability of amenities generally associated with residential developments.

Policy 1.5: Provide Continuous Pedestrian Networks -

Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential, and public uses.

Hotels and Motels Land Use Goals

Issue: Hotels and motels are allowed by special use permit. As such no specific policy guidelines exist as to where they should be located and how they should be integrated into the surrounding area.

Goal 1: Locational Criteria for Hotels and Motels

Plan for sufficient and varied choices for the location of hotels and motels.

Policy 1.1: Designate Appropriate Locations -

Hotels and motels should be located in areas shown as Commercial, Office, Mixed-Use, or Light Industrial/Business Park on the Future Development Plan.

Policy 1.2: Limit Access -

Principal access to hotel and motel sites should be from thoroughfares or commercial streets as defined in the Comprehensive Plan, unless part of a larger Mixed-Use Development.

Policy 1.3: Encourage Development Compatibility -

The architectural design, setbacks, signage, and height of hotel and motel development should be compatible with the adjacent land uses.

Policy 1.4: Encourage Visibility

Hotels and motels should be located adjacent to and/or visible from thoroughfares and state or interstate highways.

Policy 1.5: Provide Continuous Pedestrian Networks -

Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential, and public uses.

Issue: A need is recognized that hotel and motel developments should comply with other pertinent City land use policy guidelines.

Goal 2: Compliance with Other City Land Use Policy Documents

Ensure that the development of hotels and motels complies with the guidelines of other pertinent City land use policy documents including City Council and Planning Commission Resolutions, Commercial Design Guidelines and Standards, Overland Park Architectural Design Standards, Overland Park Site Design Standards, and special areas plans such as the Downtown Master Plan.

Light Industrial/Business Park Land Use Goals

Issue: Guidelines are needed to allow for a compatible transition from light industrial/business park development to other less intensive land uses. These guidelines are needed for application throughout the City including both established areas and those currently developing.

Goal 1: Compatible Transition from Light Industrial/Business Park Development to Less Intensive Uses

Ensure compatible transition from light industrial/business park development to other less intensive land uses.

Policy 1.1: Use Appropriate Transitional Methods -

Appropriate transitional methods should be considered at all locations where the development or expansion of light industrial/business park land abuts less intensive uses (either built or zoned). The City strives to meet the following objectives when compatible transition is necessary:

a. Site Orientation:

- (1) Site design should be oriented toward freeways or thoroughfare streets.
- (2) Site access should be limited to freeway access roads, thoroughfare streets, or commercial/industrial streets.
- (3) Where appropriate, streets may be used as boundaries between light industrial/business park and commercial, office or higher-density residential land uses.

b. Building Orientation:

- (1) Light industrial/business park activities, pedestrian access, and main building entrances should be oriented toward the street.
- (2) A back-to-back relationship is preferable between light industrial/business park and residential buildings, but may require substantial screening of unsightly views to insure compatibility (see Policy 1.3).
- (3) The height and bulk of an industrial building and accessory structures (parking garages, satellite dishes, etc.) should be oriented away from residential neighborhoods to avoid creating a negative visual effect.

c. Land Features:

- (1) Promote the retention of stands of trees, natural vegetation, wetlands, stream corridors, and environmentally sensitive areas whenever possible to separate light industrial/business park developments from residential land uses.
- (2) Where possible, use existing topography to naturally separate light industrial/business park and residential areas.

d. Buffering and Landscaping:

- (1) Encourage the creative and extensive use of landscaping and berming techniques for effective buffering of residential and light industrial/business park land uses.
- (2) Avoid the use of fences as a sole means of providing screening or buffering.

- (3) Promote the use of existing land features, vegetation such as stands of trees and hedgerows, and stream corridors as natural buffers.
- (4) Encourage the use of high quality materials in the construction of fencing and landscaping to decrease long-term maintenance costs and to decrease the likelihood that neglected, unsightly areas will occur.

e. Lighting:

- (1) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining property or from public streets through fixture type, height and location.
- (2) Exterior lighting of buildings shall be limited to low level incandescent spotlights and similar illuminating devices hooded in such a manner that the direct beam of any such light source will not glare upon adjacent property or public streets.

Policy 1.2: Locate Less Compatible Uses toward the Interior of Light Industrial/Business Park Areas -

Encourage higher intensity and/or less compatible uses to locate in the interior of light industrial/business park areas or adjacent to freeways or thoroughfares, but not adjacent or in close proximity to residential neighborhoods. A use may be considered less compatible because of height, bulk, parking, light, noise, traffic generation, or hours of operation.

Policy 1.3: Screen Unsightly Views -

Ensure adequate screening of unsightly views of light industrial/business park developments (loading docks, rooftop equipment, parking areas, trash containers, and satellite dishes) through the use of extensive landscaping, berms, fencing, architectural design, open space, setbacks, building orientation, or any combination of these methods.

Policy 1.4: Allow the Option of Low-Intensity Office as a Transitional Use -

Allow the use of low-intensity office development as a transitional use between business park developments and residential developments (see Office Land Use Goals Policy 1.4).

Policy 1.5: Allow the Option of Commercial or Office as a Transitional Use -

Allow the use of commercial or office development as a transitional use between light industrial developments and residential developments.

Policy 1.6: Allow the Option of Parks, Recreation and Open Space as a Transitional Use -

Allow the use of medium- to high- intensity recreation facilities such as ball fields, court game areas, etc. as a transitional use so that joint use is made of parking facilities.

Policy 1.7: Provide Adequate Space to Avoid Overcrowding -

Adequate space should be provided for building(s), parking, and landscaped areas so that the site does not appear overdeveloped.

Policy 1.8: Additional Criteria for Business Park Developments -

Appropriate transitional methods should be considered at all locations where the development or expansion of a business park development abuts less intensive uses (either built or zoned). The City strives to meet the following objectives when compatible transition is necessary:

a. Building Orientation:

- (1) Business Park activities and parking, pedestrian access, and main building entrances should be oriented toward the street.
- (2) Allow front-to-front building orientations especially for pedestrian-intensive and smaller scale commercial uses. A back-to-back relationship may be preferred when intense commercial uses are proposed adjacent to residential uses.

- (3) The use of similar building height and roof forms should be utilized to enhance compatibility with surrounding development, especially adjacent residential neighborhoods.

Issue: Guidelines are needed to provide direction on how much, where and at what scale light industrial/business park development is appropriate and justified by the market it is intended to serve.

Goal 2: Locational Criteria for Light Industrial/Business Park Development

Plan for sufficient and varied choices in the location of light industrial and business park activities that serve a definite market need within the City.

Policy 2.1: Locational Criteria for All Light Industrial/Business Park Development -

The locational criteria for light industrial/business park development are:

- a. Limit light industrial/business park development to the areas shown as Light Industrial/Business Park on the Future Development Plan and, where applicable, on specific plan maps.
- b. Encourage the formation of new unified light industrial/business park corridors or the development of individual parcels as part of business parks by focusing new growth in a more clustered pattern, as opposed to isolated parcels along strips of nonresidential land uses lining thoroughfares.
- c. Promote the assembly of small tracts to form larger, more cohesive parcels to enable well planned, and orderly light industrial/business park development to occur.
- d. Light industrial/business park land uses shall be located near freeways with adequate access provided by thoroughfares. Access to rail is desirable where possible.

- e. Encourage light industrial/business park development to locate on sites having minimal slope to avoid substantial grading and disruption of natural drainage and vegetation.
- f. Promote the retention of stands of trees, natural vegetation, stream corridors, and environmentally sensitive areas whenever possible to act as buffers between developments and as site amenities within developments.
- g. Avoid areas with substantial stream corridors.

Policy 2.2: Additional Locational Criteria for Business Park Development -
The locational criteria for business park developments are:

- a. Limit business park development to tracts of 15 acres or more in size.
- b. Because the Business Park District is designed to provide for low-density development with increased amenities and open space, in some circumstances Business Parks may be located adjacent to higher-density residential uses.
- c. Avoid areas with substantial stream corridors.

Issue: A need is recognized that light industrial/business park development should comply with other pertinent City land use policy guidelines.

Goal 3: Compliance with Other City Land Use Policy Documents

Ensure that light industrial/business park developments comply with the guidelines of other pertinent City land use policy documents including the Overland Park Architectural Design Standards, Overland Park Site Design Standards, City Council and Planning Commission Resolutions, and special area plans such as the K-150 Corridor Design Guidelines.

Issue: Traffic concerns continue to be of major importance with much of the concern focused on ensuring safe and effective access and circulation at an acceptable level of service within and adjacent to light industrial/business park developments.

Goal 4: Transportation Considerations

Promote a transportation system which provides or improves access and circulation within and adjacent to light industrial/business park areas.

Policy 4.1: Avoid Exceeding Street Capacity -

Discourage the expansion of existing or the inclusion of new light industrial/business park development in areas where, even with street and traffic signal improvements, the additional traffic generated by such development would exceed the handling capacity of the street system.

Policy 4.2: Avoid Reliance on Speculative Traffic Improvements -

An evaluation of the traffic impacts of a project on the surrounding area should consider existing and projected traffic conditions and be based on anticipated traffic system improvements, not on speculative traffic system improvements.

Policy 4.3: Encourage Convenient Parking within Light Industrial/Business Park Areas -

Encourage convenient customer parking within light industrial/business park areas and discourage parking in adjacent areas.

Policy 4.4: Provide Continuous Pedestrian Networks -

Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential and public uses.

Policy 4.5: Ensure Adequate Truck Loading and Maneuvering Areas -

Ensure adequate loading space within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks will take place solely on private property.

Policy 4.6: Ensure Adequate Ingress and Egress -

Ensure adequate ingress to and egress from light industrial/business park developments.

Policy 4.7: Limit Access -

Limit the number of driveways onto thoroughfares and coordinate these driveway locations with adjacent development to allow for shared access.

Policy 4.8: Provide Vehicular Circulation -

Ensure adequate vehicular circulation within light industrial/business park developments that allows access to adjacent industrial buildings and developments without the need to drive to the public streets.

Police 4.9: Avoid Diversion of Light Industrial/Business Park Traffic -

Discourage the diversion of light industrial or business park traffic into residential neighborhoods.

Low-Density Residential Land Use Goals

Issue: The City is made up of several distinct neighborhood areas, each with somewhat different physical characteristics such as age of housing, street configuration, and structure and lot sizes. Much of the City's overall image and identity is due to the unique character of its neighborhoods, and these distinguishing features should be preserved.

Goal 1: Neighborhood Conservation

The attractive appearance and environmental quality of existing low-density residential neighborhoods should be protected and improvements made where necessary in order to maintain the value of properties and enhance the quality of life.

Policy 1.1: Public Improvements -

Existing public facilities shall be well maintained to help protect developed stable neighborhoods from deterioration and to preserve them as desirable places to live. Overall environmental and public improvements should be undertaken where necessary.

Policy 1.2: Protect the Existing Housing Stock -

Preserve and protect existing housing through code enforcement and preventive maintenance.

Policy 1.3: Encourage Compatible Infill Development -

The physical form and pattern of existing, established low-density residential neighborhoods should be maintained to the greatest extent possible. Infill design should incorporate the following principles:

- a. Building orientation should reflect the predominant neighborhood pattern. The front-to-front, back-to-back relationships of typical residential neighborhoods establish security, privacy, and a very identifiable streetscape that should be maintained.

- b. Vehicular and pedestrian circulation patterns should be maintained by infill or redevelopment projects.
- c. Neighborhood open space patterns, and side, front, and rear yards should be visually preserved. The yard spacing of infill units should generally reflect the yard spacing of existing homes in the neighborhood.
- d. Building height should be compatible with the average height of homes in the neighborhood with particular attention paid to contiguous parcels.
- e. The architectural design of infill development should strengthen the existing forms of the neighborhood. Architecturally, infill development should reflect:
 - (1) Compatible building silhouette or form
 - (2) Compatible roof types, slope, and overhang
 - (3) Compatible horizontal and vertical proportions
 - (4) Compatible exterior materials, finishes, and details
 - (5) Minimized emphasis on garages
- f. Lot widths for new development should reflect the established pattern of lot widths in the existing neighborhood.

Policy 1.4: Minimize Traffic Impact -

The negative impact of traffic should be minimized through buffers and discouraging the diversion of commercial, office, and industrial traffic into and through residential neighborhoods.

Policy 1.5: Minimize Encroachment of Nonresidential Uses -

The negative impact of nonresidential encroachment into existing low-density residential neighborhoods should be minimized.

Policy 1.6: Promote Neighborhood Identity -

Encourage the formation of neighborhood identity.

Policy 1.7: Promote Neighborhood Associations -

The City shall actively encourage the involvement of citizens in their neighborhoods and the forming of neighborhood organizations to promote city/resident partnerships taking responsibility for neighborhood stability.

Issue: Guidelines are needed to provide direction on where and at what scale low-density residential developments are appropriate.

Goal 2: Criteria for the Location of Low-Density Residential Development

Adopt criteria that will help form neighborhoods that are stable, safe and aesthetically pleasing.

Policy 2.1: Consider Land Use Relationships -

The relationship of land uses should reflect consideration of existing development, environmental conditions, and service and access needs.

Policy 2.2: Protect Areas Planned for Low-Density -

Avoid reducing low-density residential areas as shown on the Future Development Plan Map by allowing encroachment of higher density residential, unless part of a larger Planned Residential Neighborhood, or by allowing nonresidential land uses which are not customarily allowed in low-density residential districts.

Policy 2.3: Reserve Suitable Sites -

Reserve suitable land areas of adequate size to accommodate a number of subdivisions in order to facilitate well-planned orderly development with better coordination of public services and facilities.

Policy 2.4: Limit Premature Development -

Encourage development only in or adjacent to existing growth centers and corridors in order to reduce the cost and extent of public services.

Policy 2.5: Ensure Adequate Infrastructure Facilities -

Ensure that new housing development occurs in areas that can be adequately and efficiently served by infrastructure facilities.

Policy 2.6: Provide for Open-Space Subdivisions -

Allow the use of open-space subdivisions as an option in low-density residential areas where flexibility in subdivision design is necessary to preserve nature features or stream corridors, provide for greenway linkages, and avoid floodplains.

Issue: Guidelines are needed to allow for the provision of low-density development that is safe, attractive, and accessible to necessary facilities and services.

Goal 3: Create a Functional and Aesthetic Living Environment

Create and maintain living environments that are aesthetically pleasing as well as functionally efficient and practical.

Policy 3.1: Preserve and Protect the Environment -

Encourage the preservation and protection of trees, natural vegetation, wetlands, stream corridors, and environmentally sensitive areas in low-density developments to serve as site amenities.

Policy 3.2: Encourage Proper Lot Orientation -

Encourage subdivision design in which peripheral lots face inward toward the neighborhood of which they are a part, especially those lots which are adjacent to collectors or thoroughfares. No home shall front on a designated thoroughfare.

Policy 3.3: Provide for Extra Buffering in Special Circumstances -

Encourage subdivision design that provides extra buffering between homes and adjacent freeways or thoroughfares. Extra buffering can be accomplished by using any of the following methods or a combination thereof:

- a. Berms
- b. Landscape screening
- c. Fences
- d. Extra lot depth
- e. Front homes on a parallel residential street with a landscape screen between the street and the adjacent freeway.

Policy 3.4: Ensure Adequate Ingress and Egress -

Encourage the provision of adequate ingress and egress for subdivisions. Unless other factors prevail, a subdivision containing more than two hundred homes should provide at least two access points.

Policy 3.5: Ensure Convenient and Logical Street System Design -

Ensure that adequate public access is provided to and between each existing and future subdivision and that the proposed street pattern within a subdivision connects to that of surrounding areas.

Policy 3.6: Provide Continuous Pedestrian Networks -

Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential, and public uses.

Policy 3.7: Provide Access to Parkland -

Encourage subdivision design that provides sufficient access to any City parkland or greenway adjacent to the subdivision.

Policy 3.8: Provide for Extension of Greenway Linkages -

Encourage subdivision design that provides for the extension of the City's greenway linkages through either dedication of land and/or easement for a bike/hike trail or landscape easement or dedication of extra right-of-way along a collector street for a bike/hike trail/landscape easement.

Issue: Guidelines are needed to allow for a compatible transition from low-density residential neighborhoods to other more intensive land uses (medium- and high-density residential, office, commercial, industrial). These guidelines are needed for application throughout the City including in both established low-density areas and those currently developing.

Goal 4: Compatible Transition from Low-Density Residential Development to More Intensive Uses

Ensure compatible transition from low-density development to more intensive residential and nonresidential land uses.

Policy 4.1: Use Appropriate Transitional Methods -

Appropriate transitional methods should be considered at all locations where the development or expansion of nonresidential and medium- or high-density residential land uses abut low-density residential property (either built or zoned). In general, transitions between different types of intensities of land use should be made gradually, particularly where natural or man-made buffers are not available. (See the City's Commercial and Office Land Use Goals).

The City strives to meet the following additional objectives when compatible transition is necessary:

a. Building Relationships:

- (1) A back-to-back relationship is preferable between low-density residences and other more intensive residential uses.
- (2) More intense residential uses should not have lesser setbacks than abutting low-density residential uses.

b. Land Features:

- (1) Promote the retention of stands of trees, natural vegetation, wetlands, stream corridors, and environmentally sensitive areas whenever possible to separate low-density residential developments from other more intensive land uses.
- (2) Where possible, use existing differences in topography to naturally separate low-density developments and other more intensive land uses.

c. Buffering and Landscaping:

- (1) Encourage the creative and extensive use of landscaping and berming techniques for effective buffering of low-density residential uses.
- (2) Avoid the use of fences as a sole means of providing screening and buffering.
- (3) Promote the use of existing land features, vegetation such as stands of trees and hedgerows, and stream corridors as natural buffers.
- (4) Encourage the use of high quality materials in the construction of fencing and landscaping to decrease long-term maintenance costs and to make it less likely that neglected, unsightly areas will occur.

Policy 4.2: Higher-Density Residential as Transitional Use -

Promote the use of higher density residential development as a transitional land use between nonresidential developments and surrounding low-density residential neighborhoods.

Issue: A need is recognized that low-density residential development should comply with other pertinent City land use policy guidelines.

Goal 5: Compliance with Other City Land Use Policy Documents

Ensure that low-density residential developments comply with the guidelines of other pertinent City land use policy documents such as City Council and Planning Commission Resolutions, special area plans, the Multifamily Residential Design Guidelines and Standards, Infill and Redevelopment Design Guidelines and Standards, Overland Park Architectural Design Standards, and Overland Park Site Design Standards.

Medium- and Higher-Density Residential Land Use Goals

Issue: Guidelines are needed to allow for the provision of medium- and higher-density residential development that is safe, attractive, and accessible to necessary facilities and services.

Goal 1: Create a Functional and Aesthetic Living Environment

Create and maintain living environments that are aesthetically pleasing as well as functionally efficient and practical.

Policy 1.1: Ensure Quality Development -

Encourage emphasis on open space, access to light and air, pedestrian access and connectivity, and the provision of amenities generally associated with and available to low-density residential development in all medium- and higher-density residential developments.

Policy 1.2: Preserve and Protect the Environment -

Encourage the preservation and protection of trees, natural vegetation, wetlands, stream corridors, and environmentally sensitive areas in medium- and higher-density residential developments to serve as site amenities.

Policy 1.3: Provide for Extra Buffering in Special Circumstances -

Encourage project design that provides extra buffering between structures and adjacent freeways or thoroughfares and increases the distance of structures from such uses to reduce the impact of off-site noise. Extra buffering can be accomplished by using any of the following methods or a combination thereof:

- a. Berms
- b. Landscape screening
- c. Solid walls

- d. Clubhouses, recreation areas, carports and garages

Policy 1.4: Provide Continuous Pedestrian Networks -

Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential, and public uses.

Policy 1.5: Provide Open Space -

Encourage the purposeful integration of common open space on site by clustering buildings to minimize the creation of narrow strips of unusable open space in front of and between buildings.

Policy 1.6: Provide Access to Parkland -

Encourage development design that provides sufficient access to any City parkland or greenway adjacent to the development.

Policy 1.7: Provide for Extension of Greenway Linkages -

Encourage development design that provides for the extension of the City's greenway linkages through either dedication of land and/or easement for a bike/hike trail or landscape easement or dedication of extra right-of-way along a collector street for a bike/hike trail/landscape easement.

Policy 1.8: Consider Appropriate Density -

The number of dwelling units per acre in any residential category should be viewed as representing a density range rather than a maximum allowable density. The exact density of a specific tract is to be determined at the time of rezoning based on the following:

- a. All multifamily developments shall demonstrate compliance with the Overland Park Architectural Design Standards and Overland Park Site Design Standards. Only those projects that incorporate site layout and building design features above the standard requirements shall be considered for densities above the attainable density range.

Policy 1.9: Provide for Variety in Housing Types -

Encourage the use of a variety of housing types, including townhomes, patio homes, duplexes, zero lot line homes, cluster housing, garden apartments and retirement housing.

Issue: Guidelines are needed to provide direction on where and at what scale medium- and higher-density residential developments are appropriate.

Goal 2: Criteria for the Location of Medium- and Higher-Density Residential Development

Adopt criteria that will ensure that livability, property values, open spaces, safety and the general welfare are sustained.

Policy 2.1: Consider Land Use Relationships -

The relationship of land uses should reflect consideration of existing development, environmental conditions, and service and access needs.

- a. No higher-density development (more than 12.4 units per net acre) shall have a property line common with properties zoned and or designated as Very-Low- or Low-Density Residential on the Future Development Plan unless such low-density property is used for a nonresidential land use such as a church, school or park. The exception would be projects granted density bonuses under the Overland Park Architectural Design Standards and Overland Park Site Design Standards.
- b. High-density residential developments (more than 16.4 units per net acre) should not be located within the interior of square mile sections, which are generally reserved for low-density land uses. Exceptions to this are those properties adjacent to major highways such as U.S. 69 Highway and I-435 or projects granted density bonuses under the Overland Park Architectural Design Standards and Overland Park Site Design Standards.

Policy 2.2: Consider Access -

Higher-density residential developments shall have frontage and main access directly on major thoroughfares unless part of a larger Planned Residential Neighborhood.

Policy 2.3: Protect Areas Planned for Medium- and Higher-Density Residential Developments -

Avoid reducing medium- and higher-density residential areas as shown on the Future Development Plan Map by allowing encroachment of nonresidential land uses, which are not customarily allowed in residential districts.

Policy 2.4: Reserve Suitable Sites -

Reserve suitable land areas of adequate size to accommodate medium- and higher-density residential development near or adjacent to employment centers.

Policy 2.5: Limit Premature Development -

Encourage development only in or adjacent to existing growth centers and corridors in order to reduce the cost and extent of public services.

Policy 2.6: Ensure Adequate Infrastructure Facilities -

Ensure that new medium- and higher-density development occurs in areas that can be adequately and efficiently served by infrastructure facilities.

Issue: Guidelines are needed to allow for a compatible transition from medium- and higher-density residential neighborhoods to both more intensive and less intensive land uses. These guidelines are needed for application throughout the City including in both established medium- and higher-density residential areas and those currently developing.

Goal 3: Compatible Transition from Medium- and Higher-Density Residential Development to Both More Intensive and Less Intensive Uses

Ensure compatible transition from medium- and higher-density residential developments to nonresidential or low-density residential land uses.

Policy 3.1: Use Appropriate Transitional Methods -

Appropriate transitional methods should be considered at all locations where the development or expansion of either more or less intensive land uses abut medium- and higher-density residential property (either built or zoned), except in the case of a larger Planned Residential Neighborhood. In general, transitions between different types of intensities of land use should be made gradually, particularly where natural or man-made buffers are not available. (See the City's Commercial, Office and Low-Density Residential Land Use Goals).

The City strives to meet the following additional objectives when compatible transition is necessary:

a. Site Orientation:

- (1) Site design should be oriented so that less compatible uses such as recreational facilities are located in the interior of the development and not adjacent or in close proximity to low-density residential neighborhoods.
- (2) Site access should be off of collector or thoroughfare streets.
- (3) Where appropriate, streets may be used as boundaries between different intensities of land uses.

b. Building Relationships:

- (1) When multifamily developments abut uses of higher or lower intensity, buildings should be sited with a perpendicular orientation or additional setbacks provided to minimize any negative impacts.

- (2) Medium-density residential uses should not have lesser setbacks than abutting low-density residential uses.
- (3) The height and bulk of a medium-density residential buildings and accessory structures (clubhouses, satellite dishes, etc.) should be oriented away from low-density residential neighborhoods to avoid creating a negative visual effect.
- (4) Encourage the location of smaller buildings or one-story end units to transition to adjacent low-density residential areas.

c. Land Features:

- (1) Promote the retention of stands of trees, natural vegetation, wetlands, stream corridors, and environmentally sensitive areas whenever possible to separate medium- or higher-density residential development from other more or less intensive land uses.
- (2) Where possible, use existing differences in topography to naturally separate medium- and higher-density developments and other more or less intensive land uses.

d. Buffering and Landscaping:

- (1) Encourage the creative and extensive use of landscaping and berming techniques for effective buffering between differing intensities of land uses and to increase neighborhood privacy and security.
- (2) Discourage the use of fencing around the perimeter of multifamily developments. Where fencing may be necessary, it should be used in combination with landscaping and berming.

- (3) Promote the use of existing land features, vegetation such as stands of trees and hedgerows, and stream corridors as natural buffers.
- (4) Encourage the use of high quality materials in the construction of fencing and landscaping to decrease long-term maintenance costs and to make it less likely that neglected, unsightly areas will occur.

e. Lighting:

- (1) Any lighting used to illuminate parking areas, signs or other structures shall be arranged so as to deflect light away from any adjoining property or from public streets through fixture type, height, and location.
- (2) Exterior lighting of buildings shall be limited to low level incandescent spotlights and similar illuminating devices hooded in such a manner that the direct beam of any such light source will not glare upon adjacent property or public streets.

Policy 3.2: Ensure Compatible Infill Development -

Encourage investment in new and existing medium- and higher-density residential development that maintains similar setbacks and building orientation to surrounding land uses. Buildings should be designed to respect the mass and scale of adjacent low-density residential areas.

Policy 3.3: Screen Unsightly Views -

Ensure adequate screening of unsightly views (carports, trash containers, satellite dishes, etc.) through the use of extensive landscaping, berms, fencing, architectural design, open space, setbacks, building orientation or any combination of these methods.

Policy 3.4: Allow the Option of Medium-Density Residential as a Transitional Use -

Allow the use of medium-density residential as a transitional land use between low-density residential and other more intensive uses.

Policy 3.5: Allow the Option of Parks, Recreation and Open Space as a Transitional Use -

Allow the use of medium- to low-intensity recreation facilities such as neighborhood parks, bike/hike trails, and natural areas as a transitional land use into medium- and higher-density residential neighborhoods. (See Parks, Recreation and Open Space Land Use Goals)

Issue: Traffic concerns continue to be of major importance with much of the concern focused on ensuring safe and effective access to all types of land uses.

Goal 4: Transportation Considerations

Promote a transportation system which provides or improves access and circulation within and adjacent to medium- and higher-density residential areas.

Policy 4.1: Avoid Exceeding Street Capacity -

Discourage the expansion of existing or the inclusion of new medium- and higher-density residential development in areas where, even with street and traffic signal improvements, the additional traffic generated by such development would exceed the handling capacity of the street system.

Policy 4.2: Avoid Reliance on Speculative Traffic Improvements -

An evaluation of the traffic impacts of a project on the surrounding area should consider existing and projected traffic conditions and be based on anticipated traffic system improvements, not on speculative traffic system improvements.

Policy 4.3: Avoid Diversion of Traffic -

Discourage the diversion of traffic to or from medium- and higher-density residential developments onto local residential streets through low-density residential neighborhoods.

Policy 4.4: Ensure Adequate Ingress and Egress -

Ensure adequate ingress to and egress from medium- and higher-density residential developments via thoroughfares and/or collector streets. Unless other factors prevail, all medium- and higher-density developments should provide at least two access points.

Policy 4.5: Limit Access -

Limit the number of driveways or private streets onto thoroughfares and collectors and coordinate their locations with adjacent developments.

Policy 4.6: Provide Vehicular Circulation -

Ensure adequate vehicular circulation within medium- and higher-density developments.

Policy 4.7: Provide Pedestrian Access -

Provide pedestrian access linking dwelling units to neighborhood facilities while ensuring adequate physical separation from vehicles along both public and private streets and within parking areas.

Issue: A need is recognized that medium- and higher-density residential developments should comply with other pertinent City land use policy guidelines.

Goal 5: Compliance with Other City Land Use Policy Documents

Ensure that medium- and higher-density residential developments comply with the guidelines of other pertinent City land use policy documents such as City Council and Planning Commission Resolutions, Overland Park Architectural Design Standards, Overland Park Site Design Standards, and special area plans such as the K-150 Corridor Design Guidelines.

Mixed-Use Land Use Goals

Issue: Guidelines are needed to facilitate the mixing, rather than separation of, land uses – residential, commercial, office, hotels, public and semipublic, and parks, recreation, and open space – in one distinctive environment.

Goal 1: Create Distinctive and Memorable Environments -

Encourage the creation of distinctive and memorable environments in which people can live, work, shop, visit, and play by following the Overland Park Mixed-Use Design Standards.

Policy 1.1: Provide for More Than a Single Use

A mixed-use development should contain two or more significant uses that are mutually supporting.

- a. A significant physical and functional integration of uses can be achieved through:
 - (1) Buildings that are intended to be primarily multi-story structures with a vertical mixing of uses.
 - (2) Key components of the development that are positioned around central public spaces.
 - (3) Interconnected buildings/uses through pedestrian friendly pathways such as sidewalks, interior walkways, plazas and mall areas, escalators, and aerial bridges between buildings.

Policy 1.2: Provide a Safe, Comfortable, and Attractive Environment -

A mixed-use development should be safe, comfortable, and attractive to pedestrians, patrons, and residents.

- a. Provide a continuous pedestrian network.

- (1) Sidewalks should connect all residences to open space, gathering places, public and semipublic uses, and nonresidential uses.
 - (2) Internal sidewalks should be connected to the perimeter public sidewalk system.
 - (3) Horizontal and vertical pedestrian movement systems are important.
- b. Provide functional, people-oriented open spaces and/or public gathering spaces as opposed to just landscaped areas. These spaces should include a mix of the following:
- (1) Water features
 - (2) Sculptures
 - (3) Seating areas
 - (4) Special lighting, to set nighttime atmosphere in particular
 - (5) Special paving
 - (6) Trees and landscaping
 - (7) A well-defined edge
- c. Buildings with active uses such as restaurants and retail spaces, trees, walls, topography, and other site features should be oriented and arranged to enclose gathering places and lend a human scale.
- d. Site planning should integrate the principles of “Crime Prevention through Environmental Design” (CPTED) to the maximum extent practicable.

Policy 1.3: Work with the Natural Environment -

Preserve and integrate into a mixed-use development natural features such as mature trees, topography, streams, and natural drainage ways.

- a. Respect and maintain the natural topography through a sensitive site layout that avoids extensive grading or large retaining walls.
- b. Comply with all applicable federal, state, and city laws and regulations related to preservation and protection of stream corridors and wetlands.

Policy 1.4: Provide for Extension of Greenway Linkages -

Encourage design that provides for the extension of the City's greenway linkages through either dedication of land and/or easement for a bike/hike trail or landscape easement or dedication of extra right-of-way along a street for a bike/hike trail/landscape easement.

Policy 1.5: Reduce Sprawl -

A mixed-use development can be used to reduce sprawl by achieving higher densities while also creating more amenities and more useable public open space.

- a. The appropriate density for a mixed-use development should be judged based on circumstances such as:
 - (1) Intensity of surrounding uses
 - (2) Adjacency to a thoroughfare
 - (3) Separation from other uses by a thoroughfare
 - (4) The extent and type of proposed transitions
 - (5) The degree to which the development provides a sense of place or a design that surrounding uses will want to connect to

Policy 1.6: Include a Residential Component -

Encourage mixed-use development that includes a residential component as opposed to a mix of only nonresidential uses to reduce the number of trips generated and congestion on adjacent roadways.

Policy 1.7: Facilitate Mass Transit -

Encourage more intense mixed-use developments along current mass transit routes or along planned/anticipated routes.

- a. Provide connections to mass transit on-site or
- b. Provide distinctive pedestrian connections to adjacent off-site stops.

Policy 1.8: Share Parking -

Utilize shared parking facilities linked to multiple buildings to provide safe and efficient access to buildings and to lessen the impact of vehicles and parking.

Issue: Guidelines are needed to provide direction on how much, where, and at what scale mixed-use development is appropriate.

Goal 2: Locational Criteria for Mixed-Use Development

Allow for sufficient and varied choices in the location of mixed-use developments.

Policy 2.1: Appropriate Future Development Plan Land Use Categories -

Mixed-use developments are appropriate in areas shown as Commercial or Office on the Future Development Plan or where a special study has been undertaken that recommends a nonresidential-focused mixed use development.

Policy 2.2: Assemble Small Tracts to Form Larger Better Planned Ones -

Promote the assembling of small tracts to form larger, more cohesive parcels to enable well planned and orderly development to occur.

Policy 2.3: Respect the Natural Environment -

Encourage mixed-use development to locate on sites having minimal slope to avoid substantial grading and disruption of natural drainage and vegetation. Avoid areas with substantial stream corridors.

Policy 2.4: Retain Natural Site Amenities -

Existing natural features, as well as the common open space, should be used to create site amenities and provide physical separators and buffers from adjacent development, where needed.

Policy 2.5: Use of the Street Network -

Consider the project's relationship to the street network.

- a. Small-scale projects can use existing streets in combination with open-air plazas and pedestrian areas.
- b. An internal street network is important for large-scale projects on undeveloped parcels or for redevelopment of large parcels such as shopping centers.

Issue: Guidelines are needed to allow for a compatible transition from mixed-use developments to residential neighborhoods and other less intensive land uses (churches, schools, and parkland). These guidelines are needed for application throughout the City including both established areas and those currently developing.

Goal 3: Compatible Transition from Mixed-Use Development to Less Intensive Uses

Ensure that buildings in a mixed-use development relate appropriately to surrounding developments and streets and create a cohesive visual identity and attractive street scene.

Policy 3.1: Use Appropriate Transitional Methods -

Use architectural transitions, green/open space transitions, and less intensive uses as transitions to the maximum extent practicable before employing more traditional landscaping and screening transitions.

- a. Employ a Minimum of Three Architectural Transition Techniques:
 - (1) Similar building setback
 - (2) Similar building height

- (3) Similar roof form
- (4) Articulated facade to lessen mass
- (5) Front-to-front building orientations especially for pedestrian-intensive and smaller scale mixed-uses.

b. Green/Open Space Transitions:

- (1) Use small green spaces, courts, squares, parks, plazas, and similar spaces that can also function as community gathering places.
- (2) Use existing natural features including differences in topography, streams, and stands of trees to separate uses while still providing pedestrian connections.

c. Less-Intensive Uses as Transitions:

- (1) Locate lesser-intensive uses or community-serving uses on the perimeter to serve as transitions to lower-intensity, adjacent uses.
- (2) Orient potentially bothersome or nuisance features such as garages, parking lots, or service areas away from neighboring uses.
- (3) A small-scale mixed-use project designed to serve the immediate neighborhood may be appropriate if it is integrated into a larger planned residential development.

d. Landscaping and Screening Transitions:

- (1) Landscaping should consist of both trees and shrubs.
- (2) Fences and walls should meet design guideline requirements and be used only in combination with landscaping.

e. Operational Compatibility:

Extra attention should be given to:

- (1) The placement of trash receptacles
- (2) The location of delivery and loading zones
- (3) The placement and illumination of outdoor vending machines

f. Site Orientation:

- (1) Site access should be off of thoroughfare or commercial streets.
- (2) Where appropriate, streets may be used as boundaries between mixed-use developments and residential land uses.
- (3) Extra attention should be given to ensure that the street frontage is visually appealing.

g. Building Orientation:

- (1) Buildings on the edge of a mixed-use development should present an active face toward adjacent development.
- (2) Pad site or perimeter buildings should be arranged and grouped so that their primary orientation complements adjacent, existing development, defines street edges and entry points, and/or creates and encloses interesting places between buildings.
- (3) When located at the intersection of two thoroughfares, primary buildings and/or pad site buildings should orient to the thoroughfare streets and frame the corner at the intersection.

h. Lighting:

- (1) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged so as to deflect

light away from any adjoining property or from public streets through fixture type, height and location.

- (2) Exterior lighting of buildings shall be limited to low level incandescent spotlights and similar illuminating devices hooded in such a manner that the direct beam of any such light source will not glare upon adjacent property or public streets.

Policy 3.2: Connection to Adjacent Uses -

Provide convenient pedestrian and vehicle access and connections to adjacent uses.

Policy 3.3: Pay Special Attention to Parking Garages/Decks -

Give parking garages/decks an active face through attention to design and architectural detail such as:

- a. Locate retail uses on the first floor of parking garages/decks.
- b. Wrap parking garages/decks with other uses.
- c. Use architectural treatments to conceal vehicles from view.

Issue: Traffic concerns continue to be of major importance with much of the concern focused on ensuring safe and effective access and circulation at an acceptable level of service within and adjacent to mixed-use developments.

Goal 4: Vehicular and Pedestrian Access and Circulation

Provide safe, efficient, and convenient vehicular and pedestrian access and circulation patterns within and between developments.

Policy 4.1: Primary Access -

Limit the primary access of mixed-use developments to thoroughfares or commercial streets as defined in the Comprehensive Plan.

- Policy 4.2: Require Traffic Impact Study under Certain Circumstances -**
When a mixed-use development is proposed at a location or density that will have a significant effect on current traffic patterns, a traffic impact study may be required.
- Policy 4.3: Avoid Exceeding Street Capacity -**
Discourage the expansion of existing or the inclusion of new mixed-use development in areas where, even with street and traffic signal improvements, the additional traffic generated by such development would exceed the handling capacity of the street system.
- Policy 4.4: Avoid Reliance on Speculative Traffic Improvements -**
An evaluation of the traffic impacts of a project on the surrounding area should consider existing and projected traffic conditions and be based on anticipated traffic system improvements, not on speculative traffic system improvements.
- Policy 4.5: Vehicle Entrances -**
The number and location of vehicle entrances should be consistent with the existing or anticipated design of adjacent streets.
- Policy 4.6: Entry Driveway Configuration -**
The specific design or geometrics of entry driveways shall be based on the size of the development and the capacity of the street, including the volume, speed, and distribution of the traffic, and should provide an efficient ingress and egress to the development without causing undue congestion or accidents on the public street system.
- Policy 4.7: Internal Vehicle Circulation -**
Main drive aisles should be continuous, connect the main entry driveway to the development and provide a clear and direct path to the principal buildings, outlying perimeter buildings, and parking areas.

- Policy 4.8: Avoid Pedestrian and Vehicular Conflicts -**
Avoid pedestrian and vehicular conflicts within mixed-use areas by striving to keep main circulation drives away from the faces of buildings that contain primary customer entrances.
- Policy 4.9: Avoid “4-way” Intersections -**
The intersection of two main circulation drives should be designed as a “t” intersection, rather than a four-way intersection, to minimize vehicular conflicts.
- Policy 4.10: Flexibility is Possible for Small Mixed-Use Centers -**
Where traffic volumes are lower and pedestrian-vehicular and vehicular-vehicular conflicts are less likely, more flexibility is possible in the location and design of internal drives.
- Policy 4.11: On-Site Truck Traffic/Loading and Circulation -**
As the size of the development and volume of trucks increase, internal circulation patterns should reflect an increasing separation between automobile and truck traffic in order to minimize accidents and congestion.
- Policy 4.12: Connections to Adjacent Property -**
Connections to adjacent non-residential development parcels shall be provided and driveway locations should allow for shared access.
- Policy 4.13: Common or Shared Service and Delivery Access -**
Common or shared service and delivery access shall be provided between adjacent parcels and/or buildings.
- Policy 4.14: Avoid Diversion of Mixed-Use Traffic -**
Mixed-use drives or on-site streets shall not align with access to adjacent residential developments to the greatest extent feasible.
- Policy 4.15: Provide Continuous Pedestrian Networks -**
Provide for safe, continuous pedestrian networks to promote direct pedestrian access within the mixed-use development and to

neighboring residential, non-residential, public uses, and public transportation nodes.

Issue: A need is recognized that mixed-use developments should comply with other pertinent City land use policy guidelines.

Goal 5: Compliance with Other City Land Use Policy Documents

Ensure that mixed-use developments comply with the guidelines of other pertinent City land use policy documents including City Council and Planning Commission Resolutions, the Overland Park Mixed-Use Design Standards, and special area plans such as the 151st Street Corridor Design Concept Plan.

Office Land Use Goals

Issue: Guidelines are needed to allow for a compatible transition from office development to residential neighborhoods and other less intensive land uses (churches, schools, and parkland). These guidelines are needed for application throughout the City including both established areas and those currently developing.

Goal 1: Compatible Transition from Office Development to Less Intensive Uses

Ensure compatible transition from office development to residential neighborhoods and other less intensive land uses.

Policy 1.1: Use Appropriate Transitional Methods -

Appropriate transitional methods should be considered at all locations where the development or expansion of office land use abuts residential property (either built or zoned). The City strives to meet the following objectives when compatible transition is necessary:

a. Site Orientation:

- (1) Site design should be oriented toward thoroughfare or commercial streets.
- (2) Site access should be off of thoroughfare or commercial streets.
- (3) Where appropriate, streets may be used as boundaries between office and residential land uses.

b. Building Orientation:

- (1) Office activities and parking, pedestrian access, and main building entrances should be oriented toward the street.

- (2) Allow front-to-front building orientations especially for pedestrian-intensive and smaller scale office uses. A back-to-back relationship may be preferred when intense office uses are proposed adjacent to residential uses.
- (3) The use of similar building height and roof forms should be utilized to enhance compatibility with surrounding development, especially adjacent residential neighborhoods.
- (4) Office buildings should not have lesser setbacks than abutting residential buildings.

c. Land Features:

- (1) When possible, use stream corridors, forestation, hedgerows, ponds, or open areas to naturally separate office and residential areas.
- (2) Where possible, use existing topography to naturally separate office and residential areas.
- (3) Encourage development of green spaces, courts, plazas or other similar features to act as transitions where no naturally occurring land features are present.

d. Buffering and Landscaping:

- (1) Where other transitional methods are not possible or do not provide adequate buffer, a combination of landscaping, berming, and fencing may be necessary.
- (2) Avoid the use of fences as a sole means of providing screening or buffering.

- (3) Promote the use of existing land features, vegetation such as stands of trees and hedgerows, and stream corridors as natural buffers.
- (4) Encourage the use of high quality materials in the construction of fencing and landscaping to decrease long-term maintenance costs and to decrease the likelihood that neglected, unsightly areas will occur.

e. Lighting:

- (1) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining property or from public streets through fixture type, height and location.
- (2) Exterior lighting of buildings shall be limited to low level incandescent spotlights and similar illuminating devices hooded in such a manner that the direct beam of any such light source will not glare upon adjacent property or public streets.

Policy 1.2: Screen Unsightly Views -

Ensure adequate screening of unsightly views of office developments (loading docks, rooftop equipment, parking garages and decks, service entrances, trash containers, and satellite dishes) through the use of extensive landscaping, berms, fencing, architectural design, open space, setbacks, building orientation, or any combination of these methods.

Policy 1.3: Locate Less Compatible Uses toward the Interior of Office Areas -

Encourage higher intensity and or less compatible office uses because of height, bulk, parking, lighting, noise, traffic generation, or hours of operation to locate in the interior of office areas and not adjacent or in close proximity to residential neighborhoods.

Policy 1.4: Allow the Option of Higher Density Residential as a Transitional Use -

Allow the use of higher density residential development as a transitional land use between office developments and the surrounding low-density residential neighborhoods.

Policy 1.5: Allow the Option of Low-Intensity Office as a Transitional Use -

Low-intensity office development may be considered appropriate as a transition between more intense nonresidential development and existing/planned lower intensity residential neighborhoods under the following circumstances:

- a. The maximum total building area is limited to 20% of the total net land area in the project (excluding those areas in public right-of-way).
- b. Such development must be compatible in architectural design, height, bulk, and building materials to the adjacent low-density residential developments, as referenced in the Overland Park Design Standards.
- c. Such development must demonstrate compatible site design by the use of extensive screening, building and parking orientation, and preservation of natural site amenities.
- d. Traffic generated by such development must be directed away from residential areas and on to commercial streets.

Policy 1.6: Provide Adequate Space to Avoid Overcrowding -

Adequate space should be provided for building(s), parking, and landscaped areas so that the site does not appear overdeveloped.

Issue: Guidelines are needed to provide direction on how much, where, and at what scale office development is appropriate.

Goal 2: Locational Criteria for Office Development

Plan for sufficient and varied choices in the location of office development within the City, but avoid excessive concentrations in areas where the

provision of acceptable levels of public and semipublic services would be difficult to achieve or maintain.

Policy 2.1: Limit to Office Areas Shown on the Future Development Plan -
Limit office development to the areas shown as Office on the Future Development Plan and, where applicable, on specific plan maps.

Policy 2.2: Cluster Office Development -
Encourage the formation of new unified office corridors or the development of individual parcels as part of office parks, shopping centers, or mixed-use developments by focusing new growth in a more clustered pattern as opposed to isolated parcels along strips of nonresidential land uses lining thoroughfare or commercial streets.

Policy 2.3: Assemble Small Tracts to Form Larger Better Planned Ones -
Promote the assembling of small tracts to form larger, more cohesive parcels to enable well planned, and orderly office development to occur.

Policy 2.4: Limit Access to Major Roadways -
Limit the principal access of office development to thoroughfare, reverse frontage, or commercial streets as defined in the Comprehensive Plan.

Policy 2.5: Retain Natural Site Amenities -
Promote the retention of stands of trees, natural vegetation, stream corridors, and environmentally sensitive areas whenever possible to act as buffers between developments and as site amenities within office developments.

Issue: A need is recognized that office developments should comply with other pertinent City land use policy guidelines.

Goal 3: Compliance with Other City Land Use Policy Documents
Ensure that office developments comply with the guidelines of other pertinent City land use policy documents including the Commercial Design Guidelines and Standards, Overland Park Architectural Design Standards,

Overland Park Site Design Standards, City Council and Planning Commission Resolutions, and special area plans such as the 151st Street Corridor Design Concept Plan.

Issue: Traffic concerns continue to be of major importance with much of the concern focused on ensuring safe and effective access and circulation at an acceptable level of service within and adjacent to office developments.

Goal 4: Transportation Considerations

Promote a transportation system which provides or improves access and circulation within and adjacent to office areas.

Policy 4.1: Avoid Exceeding Street Capacity -

Discourage the expansion of existing or the inclusion of new office development in areas where, even with mitigating street and traffic signal improvements, the additional traffic generated by such development would exceed the handling capacity of the street system.

Policy 4.2: Avoid Reliance on Speculative Traffic Improvements -

An evaluation of the traffic impacts of a project on the surrounding area should consider existing and projected traffic conditions and be based on anticipated traffic system improvements, not on speculative traffic system improvements.

Policy 4.3: Use Traffic Demand Management (TDM) Strategies -

Encourage traffic demand management strategies and institutional arrangements to anticipate and mitigate traffic congestion.

Policy 4.4: Ensure Site Design and Land Use Compatibility with TDM Strategies -

Promote site design that is responsive to traffic demand management (TDM) strategies and, along with compatible land use patterns, maximize a balance between workers' needs in the office work place, and the commercial and public services that support them.

- Policy 4.5: Encourage Convenient Parking within Office Areas -**
Encourage convenient customer parking within office areas and discourage parking in adjacent residential neighborhoods.
- Policy 4.6: Provide Continuous Pedestrian Networks -**
Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential, and public uses.
- Policy 4.7: Avoid Pedestrian and Vehicular Conflicts -**
Strive to avoid pedestrian and vehicular conflicts within office areas.
- Policy 4.8: Avoid Diversion of Office Traffic -**
Discourage the diversion of office traffic into residential neighborhoods.
- Policy 4.9: Ensure Adequate Ingress and Egress -**
Ensure adequate ingress to and egress from office developments.
- Policy 4.10: Limit Access -**
Limit the number of driveways onto thoroughfares and commercial streets, and coordinate these driveway locations with adjacent development to allow for shared access.
- Policy 4.11: Provide Vehicular Circulation -**
Ensure adequate vehicular circulation within office developments that allows access to adjacent office buildings and office developments without the need to drive to the public streets.

Parks, Recreation, and Open Space Land Use Goals

Issue: The preservation of open space and natural features will enhance the character of the built environment, promote public health and safety, provide for outdoor recreation and provide visual enjoyment.

Goal 1: Balance between Natural and Man-Made Environments

A balance between the natural and man-made environments is needed to preserve and protect natural features while allowing new development.

Policy 1.1: Preserve the Floodplain and Floodway -

Preserve as much as possible the natural attributes of both the floodplain and floodway to avoid loss of life and property while providing open space.

Policy 1.2: Provide Nonrecreational Open Space Areas -

Encourage the preservation of significant stands of trees, natural vegetation, wetlands, stream corridors, and environmentally sensitive areas as part of a passive use open space system and permit other uses as allowed by the stream corridor and floodplain ordinances.

Policy 1.3: Maintain Close Relationship between Open Space and Development -

Maintain a close relationship between the natural environment and developed areas through an extensive parks, recreation, and open space system connecting developed areas.

Policy 1.4: Preserve Natural Areas -

Preserve stream corridors and other riparian areas to ensure habitat preservation, protection of water quality, stream bank stability and open space opportunities.

Issue: Guidelines are needed to allow for and encourage the retention and expansion of the parks, recreation, and open space system throughout the community.

Goal 2: Protect and Expand the System of Parks, Recreation, and Open Space

Policy 2.1: Protect Parkland -

Existing parklands should be dedicated for park purposes and be protected against conversion to nonrecreational uses.

Policy 2.2: Preserve Park, Recreation, and Open Space Sites -

Acquire or otherwise preserve future park, recreation, and open space sites within growth areas prior to extensive new development in order to ensure adequate land is available and to avoid prohibitive acquisition costs.

Policy 2.3: Encourage Private Developer Participation -

Encourage private developers to actively contribute to the City's park, recreation, and open space system and encourage the development of private recreational facilities to supplement those provided by the City.

Policy 2.4: Encourage Private/Public Partnerships -

Encourage the use of easements across private property for bike/hike trails and landscaped open spaces.

Policy 2.5: Preserve Trees -

Encourage the protection and preservation of significant stands of existing trees and the planting of new trees throughout the community.

Policy 2.6: Continue Planting Programs -

Continue and expand planting programs on public property and along roadways.

Policy 2.7: Avoid Duplication of Recreation Services and Facilities -
Continue close cooperation between the City, school districts, and other public agencies to avoid a duplication of recreational services and facilities.

Policy 2.8: Develop Regional Facilities -
Encourage the development and expansion of both public and private park, recreation, and open space facilities that are regional in scope and tied to one another and to other public and private facilities through a system of bike/hike trails and greenway linkages.

Policy 2.9: Provide Continuous Pedestrian Networks -
Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential, and public uses.

Issue: The linkage of many park areas within the City by way of the floodplain and public rights-of-way has, and will continue to be, a major asset of the community.

Goal 3: Expand Greenway Linkage System

Expand the bike/hike trail system utilizing floodplain land, easements, and parklands into areas not currently served including both developing and established areas of the City.

Issue: Guidelines are needed to provide direction on where parks and open space should be located.

Goal 4: Criteria for the Location of Parks and Open Space

Create a park, recreation, and open space system that is sensitive to both the recreational needs and the environmental/ecological needs of the City.

Policy 4.1: Focus on the Future Parks Plan Map -

Encourage development of parks, recreation, and open space as shown on the Future Parks Plan Map.

Policy 4.2: Preserve Special Landscapes -

Preserve and protect special landscapes such as areas with sensitive slopes or dramatic topographic changes, waterways, floodplains, stream corridors, areas of dense natural vegetation, and sites of particular aesthetic or historic value.

Policy 4.3: Ensure Adequate Access -

Locate new park and recreation areas so that they are readily accessible and can be reached through safe and convenient approaches.

a. Neighborhood Park

- (1) Locate close to the center of a residential area and within walking distance of a majority of the residents.
- (2) Locate adjacent to elementary schools wherever possible.
- (3) Locate adjacent to greenway linkages wherever possible.
- (4) Vehicular access and parking is not essential but park should be readily accessible by pedestrians and bicyclist.

b. Community Park

- (1) Locate on collector or thoroughfare to accommodate automobile access and parking.
- (2) Locate adjacent to greenway linkages wherever possible.
- (3) Provide a buffer between a community park and adjacent residential areas to prevent traffic and noise intrusion.

Issue: Guidelines are needed to allow for a compatible transition from parks, recreation, and open space land uses to residential land uses. These guidelines are needed for application throughout the City including in both established areas and those currently developing.

Goal 5: Compatible Transition from Recreation Facilities to Residential Land Uses

Ensure compatible transition from recreational facilities whether public or private to residential land uses.

Policy 5.1: Use Appropriate Transitional Methods -

Appropriate transitional methods should be considered at all locations where the development or expansion of parks, recreation, and open space land uses abut residential property (either built or zoned). In general, transitions between different types of intensities of land use should be made gradually, particularly where natural or man-made buffers are not available. The City strives to meet the following additional objectives when compatible transition is necessary:

a. Land Features:

- (1) Promote the retention of stands of trees, natural vegetation, wetlands, stream corridors, and environmentally sensitive areas whenever possible to separate residential developments from recreational facilities such as ball fields, golf driving ranges, swimming pools, tennis courts, and associated parking lots.
- (2) Where possible, use existing differences in topography to naturally separate residential developments from active recreation areas.

b. Buffering and Landscaping:

- (1) Encourage the creative and extensive use of landscaping and berming techniques for effective buffering of residential uses.

- (2) Avoid the use of fences as a sole means of providing screening and buffering.
- (3) Promote the use of existing land features, vegetation such as stands of trees and hedgerows, and stream corridors as natural buffers.
- (4) Encourage the use of high quality materials in the construction of fencing and landscaping to decrease long-term maintenance costs and to make it less likely that neglected, unsightly areas will occur.

c. Lighting:

- (1) Control light spill-over onto adjacent property through fixture type, height, and location.
- (2) Limit the height of outdoor lighting at recreation facilities adjacent to residential areas and direct the beam such that light will not glare upon adjacent property or public streets.

Issue: A need is recognized that parks, recreation, and open space development should comply with other pertinent City land use policy guidelines.

Goal 6: Compliance with Other City Land Use Policy Documents

Ensure that parks, recreation, and open space developments comply with the guidelines of other pertinent City land use policy documents such as City Council and Planning Commission Resolutions, special area plans, and the Greenway Linkages Guidelines and Plans.

Planned Residential Neighborhoods Land Use Goals

Issue: Guidelines that provide for diverse high quality residential areas that include a variety of housing styles and layouts are needed.

Goal 1: Create a Unique Living Environment

Planned Residential Neighborhoods should offer a creative, well-developed concept that allows residents an opportunity to experience a unique living environment, not currently offered in other residential developments.

Policy 1.1: Provide for a Mix of Different Housing Types -

Allow developers the flexibility to provide for diverse housing types within one development without sacrificing the existing image and character of the surrounding area.

- a. Planned Residential Neighborhoods are intended to offer residents of different housing types an opportunity to interact with one another on the same sidewalks, public open spaces, parks, and community buildings.
- b. Ensure that a Planned Residential Neighborhood, while offering a variety of housing types, is large enough to not adversely impact adjacent existing residential developments.
- c. A minimum of three dwelling types is necessary to assure diversity.
- d. Use a variety of architectural styles and layouts, including dwellings with front porches or stoops.
- e. The perimeter of Planned Residential Neighborhoods should be sensitive to existing developed residential properties.

Policy 1.2: Pedestrian Orientation -

Design Planned Residential Neighborhoods with pedestrians in mind.

- a. All streets should have sidewalks on both sides.
- b. Internal sidewalks should ultimately connect to the perimeter public sidewalk system.
- c. Housing should be designed in ways that lessen the visual impact of garages and minimize the number of driveways along streets
- d. Parking lots for civic buildings, schools, and religious facilities are best located at the side or rear of a building and screened from public streets.
- e. The street network should be designed to offer a variety of ways to reach any point within the subdivision, decreasing the amount of traffic on any one street, and creating an environment for the pedestrian with reduced travel distances.
 - (1) Street connectivity which disperses traffic across the street network is important to the Planned Residential Neighborhood concept.
 - (2) Cul-de-sacs should be limited and used only when topography, environmental issues, or parcel shapes prevent other possible street connections.

Policy 1.3: Open Space -

A characteristic of Planned Residential Neighborhoods is the location and size of open space areas.

- a. Children should be able to walk from their homes to small open spaces, playgrounds, or other similar features.

- b. A Planned Residential Neighborhood should contain large areas of useable open space such as parks, school playgrounds, or required environmental areas such as stream corridors.
 - (1) There should be a centrally located large community place.
 - (2) Both active and passive parks are important.
- c. The street pattern should be designed to allow the maximum number of residential lots possible to either back up to or front on green space.

Issue: Guidelines are needed to provide direction on where and at what scale Planned Residential Neighborhoods are appropriate.

Goal 2: Criteria for the Location of Planned Residential Neighborhoods

Adopt criteria that will help form neighborhoods that are stable, safe, and aesthetically pleasing.

Policy 2.1: Consider Land Use Relationships -

The relationship of land uses should reflect consideration of existing development, environmental conditions, and service and access needs.

- a. Planned Residential Neighborhoods are appropriate in any area shown on the Future Development Plan for residential use with the exception of areas shown as Very-Low-Density Residential.
- b. Limit the principal access to thoroughfares or collector streets unless located adjacent to an existing Planned Residential Neighborhood Development.

Policy 2.2: Reserve Suitable Sites -

Reserve suitable land areas of at least 40 acres in size to accommodate a variety of housing types in order to facilitate well-planned, orderly development with better coordination of public services and facilities.

Policy 2.3: Limit Premature Development -

Encourage development only in or adjacent to existing growth centers and corridors to reduce the cost and extent of public services.

Policy 2.4: Ensure Adequate Infrastructure Facilities

Ensure that new housing development occurs in areas that can be adequately and efficiently served by infrastructure facilities.

Issue: Guidelines are needed that provided for increased density so as to ensure cost effective delivery of services and preservation of open space and environmentally sensitive areas.

Goal 3: Provide for Increased Density

Allow developers the flexibility to provide for diverse housing types within one development that may increase density to the maximum allowed by the Comprehensive Plan land use category.

Policy 3.1: At the Higher Range of Density -

Focus on design aspects that provide density without forsaking the basics of good design.

- a. Incorporate multiple open spaces within walking distance of homes.

- (1) All dwellings should be within 1,500 feet of an open space area.

- b. Establish written architectural criteria for all residential structures.
- c. Maintain a consistent setback for all structures on the same block and across the street.
- d. Minimize the appearance of automobiles in driveways through the use of private alleys serving rear yard garages.

Policy 3.2: Promote Neighborhood Identity -

Encourage the formation of a neighborhood identity that includes the residents of all types of housing within the development.

Policy 3.3: Promote Neighborhood Associations -

The City shall actively encourage the involvement of citizens in their neighborhoods and the forming of neighborhood organizations to promote city/resident partnerships taking responsibility for neighborhood stability.

Issue: Guidelines are needed to allow for the provision of Planned Residential Neighborhoods that are safe, attractive, and accessible to necessary facilities and services.

Goal 4: Create a Functional and Aesthetic Living Environment

Create and maintain living environments that are aesthetically pleasing as well as functionally efficient and practical.

Policy 4.1: Preserve and Protect the Environment -

Encourage the preservation and protection of trees, natural vegetation, wetlands, stream corridors, and environmentally sensitive areas in Planned Residential Neighborhoods to serve as site amenities.

Policy 4.2: Encourage Proper Lot Orientation -

Encourage subdivision design in which peripheral lots face inward toward the neighborhood, of which they are a part, especially those lots which are adjacent to collectors or thoroughfares. No home shall front on a designated thoroughfare.

Policy 4.3: Provide for Extra Buffering in Special Circumstances -

Encourage subdivision design that provides extra buffering between homes and adjacent freeways or thoroughfares. Extra buffering can be accomplished by using any of the following methods or a combination thereof, with a combination of methods being preferred:

- a. Berms
- b. Landscape screening
- c. Fences
- d. Extra lot depth
- e. Front homes on a parallel residential street with a landscape screen between the street and the adjacent freeway.

Policy 4.4: Ensure Adequate Ingress and Egress -

Encourage the provision of adequate ingress and egress for subdivisions. Unless other factors prevail, a subdivision containing more than fifty homes should provide at least two access points.

Policy 4.5: Provide for Extension of Greenway Linkages -

Encourage subdivision design that provides for the extension of the City's greenway linkages through either dedication of land and/or easement for a bike/hike trail or landscape easement or dedication of extra right-of-way along a collector street for a bike/hike trail/landscape easement.

Issue: Guidelines are needed to allow for a compatible transition from planned residential neighborhoods to other more intensive land uses (office, commercial, industrial) and less-intensive uses (very-low-density residential).

Goal 5: Compatible Transition from Planned Residential Neighborhoods to More Intensive and Less Intensive Uses

Ensure compatible transition from Planned Residential Neighborhoods to more intensive nonresidential land uses and less intensive residential uses.

Policy 5.1: Use Appropriate Transitional Methods -

Appropriate transitional methods should be considered at all locations where the development or expansion of Planned Residential Neighborhoods abuts either more intensive nonresidential land uses or less intensive residential uses. In general, transitions between different types of intensities of land use should be made gradually, particularly where natural or man-made buffers are not available.

a. Existing Residential Development -

- (1) The perimeter of Planned Residential Neighborhoods should be sensitive to existing residential development with less intensive uses.
- (2) Perimeter lots should be similar in size and context to adjacent lots located on the perimeter of single-family subdivisions developed with less intensive uses.
- (3) The perimeter lots in Planned Residential Neighborhoods should not be less than 80% of the average width of adjacent lots.
- (4) Multifamily buildings should be centrally located within the Planned Residential Neighborhood if the neighborhood is adjacent to Low-Density Residential conventional subdivisions.

b. Undeveloped Land -

- (1) No transition is necessary where Planned Residential Neighborhoods are located adjacent to undeveloped property, unless a preliminary plat has been approved for that property.

c. Higher Intensity Nonresidential (Office, Commercial, Light Industrial/Business Park) Land Uses -

- (1) Promote the use of higher-density residential areas as a transitional land use between adjacent nonresidential developments and lower-density residential areas within the Planned Residential Neighborhood.
- (2) Promote the retention of stands of trees, natural vegetation, wetlands, stream corridors, and environmentally sensitive areas whenever possible to separate Planned Residential Neighborhoods from other more intensive nonresidential land uses.
- (3) Where possible, use existing differences in topography to naturally separate Planned Residential Neighborhoods and other more intensive nonresidential land uses.
- (4) Encourage the creative and extensive use of landscaping and berming techniques for effective buffering of Planned Residential Neighborhoods.
- (5) Avoid the use of fences as a sole means of providing screening and buffering.
- (6) Promote the use of existing land features, vegetation such as stands of trees and hedgerows, and stream corridors as natural buffers.

Issue: A need is recognized that Planned Residential Neighborhoods should comply with other pertinent City land use policy guidelines.

Goal 6: Compliance with Other City Land Use Policy Documents

Ensure that Planned Residential Neighborhoods comply with the guidelines of other pertinent City land use policy documents such as City Council and Planning Commission Resolutions, the Multifamily Residential Design Guidelines and Standards, Overland Park Architectural Design Standards, Overland Park Site Design Standards, and special area plans.

Public and Semipublic Land Use Goals

Issue: Both public and semipublic services and facilities serve to enhance the quality of life in a city. Guidelines are needed to direct the efficient provision of these services and facilities.

Goal 1: Provide Facilities and Services to Meet the Needs of the Community

Provide quality public and semipublic facilities equitably distributed throughout the City.

Policy 1.1: Maintain Existing Facilities -

Maintain or upgrade existing facilities and services where necessary to serve existing development.

Policy 1.2: Identify Suitable Sites -

Cooperate with other agencies in identifying appropriate sites for future community facilities.

Policy 1.3: Coordinate the Delivery of Services -

Cooperate with nearby cities, other governmental agencies, and public and private agencies to improve and expand the range and quality of public services and facilities through:

- a. Joint-use facility agreements wherever there are mutual cost and operational benefits.
- b. Use of private sector resources wherever it can provide more economic and effective services.

Policy 1.4: Combine Facilities -

Promote combined public facilities such as school/community centers, police/fire stations, or library/community centers in several locations throughout the City to improve accessibility and promote efficient delivery of services.

Policy 1.5: Provide Continuous Pedestrian Networks -

Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential and public uses.

Issue: Guidelines are needed to provide direction on where and at what scale public or semipublic developments are appropriate.

Goal 2: Criteria for the Location of Public or Semipublic Developments

Adopt criteria that will ensure that public and semipublic uses are located, designed and operated in a manner compatible with neighboring uses.

Policy 2.1: General Locational Criteria -

Public facilities that serve community or regional populations such as a central library or courthouse annex and are used extensively and directly by the general public should be located on thoroughfares in nonresidential areas.

Policy 2.2: Follow Locational Criteria for Churches and Other Religious Facilities -

The locational criteria for churches and other religious facilities are:

- a. Locate in any of the various residential categories shown on the Future Development Plan.
- b. Provide direct access to a thoroughfare or collector street.

Policy 2.3: Follow Locational Criteria for Public and Private Schools -

The locational criteria for public and private school facilities are:

- a. Locate in any of the various residential categories shown on the Future Development Plan.
- b. Coordinate site locations with City parkland, recreation facilities and the Greenway Linkages system.
- c. Provide direct access to a thoroughfare or collector street.

Policy 2.4: Follow Locational Criteria for Hospitals -

The locational criteria for hospitals are:

- a. Locate at or near the intersection of two thoroughfares or thoroughfare with highway.
- b. Locate helipads towards the interior of the development to minimize the impact on nearby residences.
- c. Evaluate locations on a case-by-case basis with special consideration given to buffering between hospitals and residential land uses (See Office Land Use Goal 1, Policy 1.1: Use Appropriate Transitional Methods).

Policy 2.5: Follow Locational Criteria for Utility Structures -

Choose locations and design sites in a manner that minimizes the impact on adjacent properties.

Issue: Because Public and Semipublic Uses are very distinct uses with unique characteristics, a site that is appropriate for one type of Public and Semipublic Use would not necessarily be appropriate for all or any of the other Public and Semipublic Uses. Guidelines are needed, therefore, to address the redevelopment of a Public and Semipublic Use.

Goal 3: Redevelopment Guidelines

Policy 3.1: Criteria for the Future Development Plan Designation of Redevelopment Public and Semipublic Uses

The City will look at the following issues when redevelopment is necessary:

- a. Existing zoning of the parcel
- b. Surrounding existing land uses
- c. Surrounding Future Development Plan designations
- d. Surrounding zoning

- e. Traffic Impacts
- f. Environmental Impacts

Issue: Guidelines are needed to direct the continued development of a transportation system that provides for adequate and convenient mobility.

Goal 4: Transportation Considerations

Promote a transportation system that provides or improves access and circulation throughout the City.

Policy 4.1: Coordinate with Other Jurisdictions -

Coordinate existing and planned thoroughfare and collector streets along boundaries with other jurisdictions.

Policy 4.2: Cooperate with Other Public Agencies -

Maintain a good working relationship with other transportation agencies and adjacent municipalities.

Policy 4.3: Maintain and Expand the Street Network -

Maintain and expand the street network through:

- a. Maintaining the infrastructure
- b. Increasing system capacity where necessary and appropriate
- c. Making improvements to connecting streets
- d. Constructing new thoroughfare and collector streets generally in conformance with the corridors shown on the Future Development Plan

Policy 4.4: Enhance Public Safety -

Enhance public safety through:

- a. The use of common drives and internal access between compatible properties to minimize conflict points and direct access off of public streets.

- b. Alignment of driveway locations with existing or proposed driveways on the opposite side of the street in office, commercial and industrial developments.
- c. The use of tee intersections at collector-collector junctions, in the interior of sections, with appropriate offsetting to help minimize the need for future traffic regulation and enforcement.
- d. The alignment of collector streets with thoroughfares to form standard four-legged intersections in order to limit the disruption of traffic movement and facilitate signalization.
- e. Linking of residential developments to maintain an integrated street system and assure prompt emergency access.

Issue: A need is recognized that public and semipublic development should comply with other pertinent City land use policy guidelines.

Goal 5: Compliance with Other City Land Use Policy Documents

Ensure that public and semipublic development complies with the guidelines of other pertinent City land use policy documents including City Council and Planning Commission Resolutions and special area plans.

West Aubry Study Area Land Use Goals

Issue: Guidelines are needed to provide direction on how the West Aubry Study Area will be developed over time.

Goal 1: Provide for a Variety of Land Uses and Compatible Transition Between Land Uses of Different Intensities

Provide for a balance of land uses including a mixture of housing types, shopping, entertainment, and employment choices. Not all land uses may be included within the study area but should be located in close proximity for the convenience of area residents.

Policy 1.1: Preserve Large Areas for Residential Neighborhoods -

Large pockets of residential areas should be preserved as shown to create and maintain viable residential neighborhoods.

Policy 1.2: Follow Locational Criteria for Nonresidential Land Uses -

The locational criteria for all nonresidential land uses are:

- a. Avoid expanding nonresidential land uses beyond the areas already planned for such uses.
- b. In certain circumstances where adequate transitions can be provided, a small-scale nonresidential use designed to serve the immediate neighborhood may be appropriate in other locations if integrated into a larger planned residential development.

Policy 1.3: Provide Adequate Transition -

Provide adequate transition along common property lines between existing and new development with land uses of different density and/or intensity through the use of compatible lot orientation, step down in building design and density/intensity, and/or the use of meaningful natural open space as measured in size or quality of space provided.

Issue: The preservation of open space and natural features is needed to avoid flood loss, stabilize stream banks, and preserve natural habitat.

Goal 2: Preserve and Protect the Environment

A balance between the natural and man-made environments is needed to preserve and protect natural features while allowing new development.

Policy 2.1: Transfer Development Intensity -

Encourage development patterns which will preserve the character of the area (scenic vistas, significant trees, native vegetative cover, or significant topography) by allowing a transfer of residential development intensity through the use of the open space zoning districts.

Policy 2.2: Preserve Natural Areas and Floodplain

Preserve natural streamways and floodplain to avoid flood loss, stabilize stream banks, filter stormwater runoff, preserve natural habitat, and provide open space to residents of the surrounding neighborhoods and/or the general public.

Issue: Ensure that the future street network serves the needs of current and future developments.

Goal 3: Transportation Considerations

Promote a transportation system which provides adequate access and circulation, both for vehicles and pedestrians, within the West Aubry Study Area.

Policy 3.1: Re-evaluate the Collector Network As Needed -

In the future, if areas shown as Very-Low-Density on the Future Development Plan are changed to or developed at a higher density, the need for collectors in those areas will be re-examined.

Issue: Guidelines are needed to ensure the expansion of public park systems into the West Aubry Study Area and the linkage of new systems to existing City and County parks, recreation, and open space uses.

Goal 4: Parks, Recreation, and Open Space

Develop an expanded system of parks, recreation, and open spaces in the West Aubry Study Area with ties to existing facilities and open spaces.

Policy 4.1: Plan for Neighborhood Parks -

Ensure that land is preserved for neighborhood parks as shown on the Future Development Plan for sites in the West Aubry Study Area.

Policy 4.2: Provide for Greenway Linkages and Parks -

Use floodplains and adjacent areas as well as streamway corridors for expansion of the City's greenway linkages system and the development of parks throughout the West Aubry Study Area.

Policy 4.3: Use Greenway Linkages -

Use Greenway Linkages to tie existing parks, recreation, and open space into the Overland Park Arboretum, Heritage Park, and the county's Streamway Park System.

Issue: Guidelines are needed to ensure the availability of adequate public facilities and services.

Goal 5: Public Facilities and Services

Ensure that development patterns reflect an efficient and effective use of private dollars and public revenues to fund public facilities and services.

Policy 5.1: Encourage the Use of Sanitary Sewers -

Encourage development patterns that facilitate future sanitary sewer service to all areas.

Policy 5.2: Protect the Enrollment Base of Area School Districts -

Encourage a variety of housing choices to support the continued health of area school districts.

Policy 5.3: Promote Public Safety, Interconnectivity, and Convenience -

To promote public safety, interconnectivity between adjacent developments, and convenience of access for residents, ensure that adequate access is provided to and between each existing and future subdivisions and that the proposed street pattern within a subdivision connects to that of surrounding areas, where feasible.

Issue: A need is recognized that development in the West Aubry Study Area should comply with other pertinent City land use policy guidelines.

Goal 6: Compliance with Other City Land Use Policy Documents

Ensure that development in the West Aubry Study Area complies with the guidelines of other pertinent City land use policy documents such as all other land use goals, City Council and Planning Commission Resolutions.

Sub-Area Goal – Verhaeghe Family Property

Issue: Guidelines are needed for the Verhaeghe family property (near the future intersection of 167th Street and Quivira) that recognize the opportunities presented to create a unique development unlike anything found elsewhere in the City.

Goal 1: Allow a Mixture of Land Uses in a Unified Development

Policy 1.1: Follow the Limits Established by the West Aubry Study Area Task Force for the Mixed-Use Area –

The following limits are considered appropriate:

- a. Limit the total mixed-use area to 100 acres.
- b. Limit commercial uses to 150,000 square feet.
- c. Cap the size of a single-use commercial building at 50,000 square feet to discourage big-box users.

Policy 1.2: Encourage Using the Planned Mixed Use Zoning District (MXD) in the Area Designated as Appropriate for Mixed-Use

The use of the Planned Mixed Use District (MXD) and Mixed Use Design Standards are encouraged for the area of the site designated by the Mixed-Use asterisk. This zoning district establishes and encourages innovative mixed-use development as an alternative to typical post World War II suburban, use-segregated developments. Developments in this district create a dynamic walkable, mixed-use environment; provide a range of housing choices in close proximity to each other; create quality usable public spaces; ensure high standards of design for buildings, infrastructure, and landscaping; guarantee a high degree of pedestrian and vehicular connectivity; locate buildings close to the street, so that streets and squares feel enclosed; utilize the streets for on-street parking; and provide slow-speed streets.

Policy 1.3: Encourage Traditional Neighborhood Design (TND) Principles in the Mixed-Use Area -

Traditional Neighborhood Design (TND) principles are encouraged for this site. These principles call for the design of compact, pedestrian-friendly neighborhoods that offer a mixture of housing choices that are connected to, and integrated with, areas having a mixture of higher density residential uses above and adjacent to commercial and office uses.

Policy 1.4: Preserve Natural Areas -

Preserve streamway corridors as natural open space and link open space areas (natural areas and parkland), where possible, through a system of bike/pedestrian trails.

Sub-Area Goal – The Quarry at 167th Street and Switzer

Issue: Guidelines are needed for the future redevelopment of the quarry that recognize the unique limitations of the property.

Goal 1: Allow a Variety of Public and Private Parks, Recreation, and Open Space Uses

Policy 1.1: Public or Private Recreation Uses Are Allowed –

Recreation uses of a commercial nature may be appropriate if compatible with surrounding residential uses.

Goal 2: Consider the Possibility of Other Appropriate Land Uses

Policy 2.1: Further Study is Required –

At the time of redevelopment or intensification of development, further study of other appropriate land uses will be required based on the physical conditions of the property.