



OVERLAND PARK MIXED-USE DESIGN STANDARDS

JULY 1, 2009

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

MIXED-USE DISTRICT



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MIXED-USE DISTRICT



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2.1 PURPOSE

MIXED-USE DISTRICT



2.1.1 Purpose. The Mixed-Use District (MXD) establishes and encourages innovative mixed-use development as an alternative to typical post World War II suburban, use-segregated developments. Specifically, the MXD is intended to be used for the creation of developments that:

1. Create a dynamic walkable, mixed-use environment.
2. Provide a range of housing choices in close proximity to each other.
3. Create quality usable public spaces.
4. Ensure high standards of design for buildings, infrastructure, and landscaping.
5. Guarantee a high degree of pedestrian and vehicular connectivity.
6. Locate buildings close to the street, so that streets and squares feel enclosed.
7. Utilize the streets for on-street parking.
8. Expedite the development process.
9. Provide slow-speed streets.

2.1.2 New developments, redevelopments, or existing neighborhoods desiring to develop or rezone to a Mixed-Use District must exhibit adherence to these standards.



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3.1 APPLICABLE DOCUMENTS

MIXED-USE DISTRICT



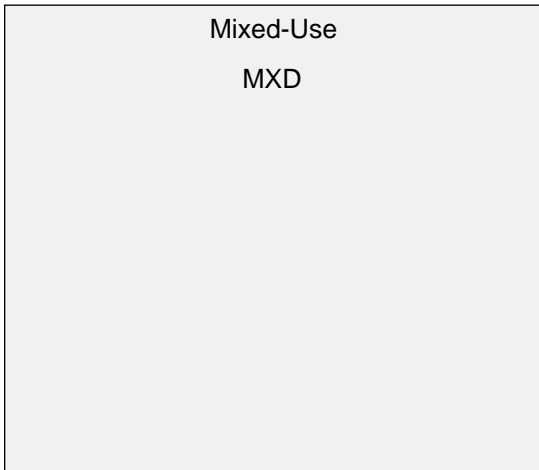
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Applicable Documents:

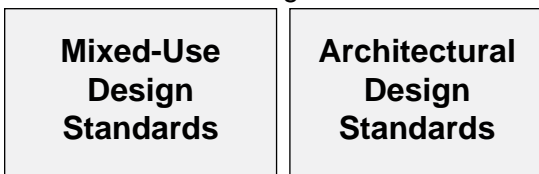
This Zoning District:



Uses this Development Ordinance:



And these Design Standards:



3.1.1 Unified Development Ordinance.

The Unified Development Ordinance (UDO) governs development for all zoning classifications.

3.1.2 Mixed-Use Design Standards.

The Mixed-Use Design Standards, in conjunction with the Municipal Code, shall govern site design in the MXD zoning district. Compliance with the UDO and any applicable building codes is required by the Municipal Code.

3.1.3 Architectural Design Standards.

The Architectural Design Standards, in conjunction with the Municipal Code, shall govern architectural design in the MXD zoning district. Compliance with the UDO and any applicable building codes is required by the Municipal Code.

3.1.4 Conflict in Standards.

In any conflict in standards between the mixed-use design standards, the architectural design standards, or the UDO, the mixed-use standard shall apply.

3.2 USE OF THIS DOCUMENT

MIXED-USE DISTRICT



Use of This Document

3.2.1 General Provisions. The first section of the document contains general provisions related to development and design standards concerning applicability and the application and review process.

3.2.2 Mixed-Use Development Types. Each MXD shall be classified as a one of the defined development types. Mixed-Use Design Standards are applicable based on mixed-used development type.

3.2.3 Applicable Standards. A list of applicable standards for each mixed-use development type is listed in the General Provisions section; this list of standards shall be the governing list of applicable standards for each mixed-use development type.

3.2.4 Page Tabbing. Each page is tabbed with the applicable mixed-used development type for the standard. This tabbing is provided as a quick-reference tool for document-users. This tabbing, however, shall not constitute a specific standard's applicability to a mixed-use development type; the list of applicable standards for each mixed-use development type is provided in the general provisions section of the document.

3.2.5 Standard Format. Each page or set of pages consists of standards relating to a particular topic; each topic consists of an intent and a standard.

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3.3 PROCEDURES

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Procedures:

3.3.1 Mixed Use Preliminary Development Plan: Submission Requirements and Contents for Rezoning or Revised Preliminary Development Plan Applications.

1. All rezoning applications and revised preliminary development plans shall provide all submittal requirements as provided in Section 18.140.190 of the Unified Development Ordinance.
2. In addition to those requirements listed above all rezoning and revised preliminary development plan applications shall submit the following plans and manuals:
 - A. Regulating Plan
 - B. Building type Plan
 - C. Street Type plan
 - D. Utility Location Strategy
 - E. Project Design Manual
 - F. Additional plans or studies deemed necessary by the Director of Planning and Development Services

3.3.2 Modification to Approved Plans.

1. After rezoning, the Director of Planning and Development Services may grant approval for changes to the approved development submittal that does not conflict with the approved plans or manuals of the project, subject to the following criteria:
 - A. Internal sub-zones in an MXD development may be changed administratively if no internal property or units have been sold to a separate entity.
 - B. Perimeter sub-zones in an MXD development may be changed to a less intensive sub-zone without a public hearing. Any changes of perimeter sub-zones which result in a more intensive sub-zone being located within 200 feet of the perimeter property line of an MXD zoned development shall result in a revised preliminary plan subject to the requirements found in the UDO Section 18.140.150. For the purpose of the section the MXD sub-zones from the most intensive to the least intensive shall be as follows:
 - Core
 - Center
 - General
 - Edge
 - Civic

3.3 PROCEDURES

MIXED-USE DISTRICT



2. The Governing Body, Planning Commission, or Director of Planning and Development Services, shall approve amendments to the MXD plans and manuals upon a determination that the following criteria have been satisfied:
 - A. The plan conforms to the applicable MXD regulations and any other adopted plans and policies.
 - B. The plan complies with the criteria set forth in UDO Section 18.140.180 C - Consideration of site plans.
 - C. The landscaping and screening is provided as set forth UDO Chapter 18.450 and the MXD Design Standards.
 - D. All submission requirements have been met.

3.3.3 Approval of Mixed Use Final Development Plans. After approval of the Mixed Use preliminary plan all Mixed Use developments requiring a building permit, site development permit or sign permit, may be approved administratively by the Director of Planning and Development Services subject to meeting the approved plans and project design manual. Applications which have been denied by the Director of Planning and Development Services, may appeal the Director's decision to the Planning Commission, provided written notice is provided to the Director within 14 days following the Director's decision. In the event an application is appealed to the Planning Commission, the procedure outlined in 18.140.490(A) 1-5 shall be followed.

3.3.4 Mixed Use development plans: Content and Submission Requirements. Application for Mixed Use final development plans may only be submitted for property that is zoned to the Mixed Use District. Mixed use development plans shall include the information listed in 18.140.210 to the extent that it is pertinent to the application.

3.3.5. Modification to Allow Alternative Compliance. In addition, the Director of Planning and Development Services may waive or modify any design standard contained in these Mixed Use Design Standards to encourage the implementation of alternative or innovative practices that implement the intent of the modified standard(s) and provide equivalent public benefits without significant adverse impacts on surrounding development.

3.3.6. Modification to Previously-Approved Mixed-Use Development Plans. For properties zoned to the Mixed-Use District prior to adoption of these Mixed-Use Design Standards, any change that requires a Revised Preliminary Plan with notification based upon the criteria set forth in Section 18.140.200 A.3 of the Unified Development Ordinance, the Revised Preliminary Plan shall meet all standards and requirements found in the City of Overland Park Mixed-Use Design Standards.

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3.4 MIXED-USE DEVELOPMENT TYPES

MIXED-USE DISTRICT



Mixed-Use
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Intent:

3.4.1 Developments vary in both size and location. Due to these differences in scale and context, all standards for a mixed-use district may not be equally applicable to all mixed-use developments. Consequently, different scales of mixed-use development should be defined based on a development's size and location; design standards should vary as necessary for the different development types.

Standard:

3.4.2 Mixed-Use Development Types. Each MXD shall be classified as one of the defined mixed-use development types based on its size and location. Mixed-Use Design Standards are applicable based on mixed-used development type. There are three mixed-use development types:

- Mixed-Use Corridor Development
- Mixed-Use Center
- Mixed-Use Neighborhood

Mixed-Use
Center

3.4.3 Mixed-Use Corridor Development. A Mixed-Use Corridor Development is an MXD development that is no larger than 10 acres in gross land area. A Mixed-Use Corridor Development shall be located within a Vision Metcalf Master Plan node or shall abut a thoroughfare, super-collector, or collector.

3.4.4 Mixed-Use Center. A Mixed-Use Center is an MXD development that is larger than 10 acres but less than 40 acres in gross land area. A Mixed-Use Center shall be located within a Vision Metcalf Master Plan node or shall abut a thoroughfare, super-collector, or collector.

3.4.5 Mixed-Use Neighborhood. A Mixed-Use Neighborhood is an MXD development that is no less than 40 acres in gross land area. A Mixed-Use Neighborhood may be located at any location within the city.

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3.4.6 Gross Land Area. Gross land area is measured to the centerline of public streets.

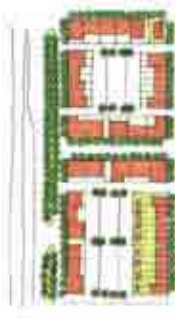
Mixed-Use Development Type	Development Size (gross land area)	Allowed Locations		
		Allowed within Vision Metcalf Nodes	Allowed if abutting a Thoroughfare, Super-Collector, or Collector	Allowed City-Wide
Mixed-Use Corridor Development	10 acre max.	YES	YES	NO
Mixed-Use Center	greater than 10 acres; less than 40 acres	YES	YES	NO
Mixed-Use Neighborhood	40 acre min.	YES	YES	YES

3.4 MIXED-USE DEVELOPMENT TYPES

MIXED-USE DISTRICT

Mixed-Use Development Type Examples

Note: The plans provided are for explanatory purposes only; these plans do not represent projects that are currently in the planning or development phase. No plan included shall be construed to represent development that is proposed or required to occur on a particular site.



Mixed-Use Corridor Development	
Development Specifications	
Gross Land Area	6 acres
Site is within a Vision Metcalf Node?	Yes
Site abuts a thoroughfare, super-collector, or collector?	Yes



Mixed-Use Center	
Development Specifications	
Gross Land Area	35 acres
Site is within a Vision Metcalf Node?	No
Site abuts a thoroughfare, super-collector, or collector?	Yes



Mixed-Use Neighborhood	
Development Specifications	
Gross Land Area	50 acres
Site is within a Vision Metcalf Node?	Yes
Site abuts a thoroughfare, super-collector, or collector?	Yes



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3.5 APPLICABLE STANDARDS

MIXED-USE DISTRICT



3.5.1 Applicable Standards. The Mixed-Use Design Standards are applicable to all mixed-used development types. The following list of standards shall be the governing list of applicable standards for all mixed-use development types.

Page	MXD Design Standards for all Mixed-Use Development Types
17	Allowed & Required Sub-Zones
18	Regulating Plan
20	Allowed Building Types
22	Required Design Elements
24	Permitted Uses & Intensity of Use
25	Project Design Manual
26	Block Size
28	Lot Size
30	Building Envelopes
32	Building Height
34	Existing Trees & Vegetation
35	Street Trees: Species & Standards
36	Street Trees: Planting Conditions
38	Parking Requirements
40	Parking Lots & Garages

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4.1 SUB-ZONES

MIXED-USE DISTRICT



Mixed-Use
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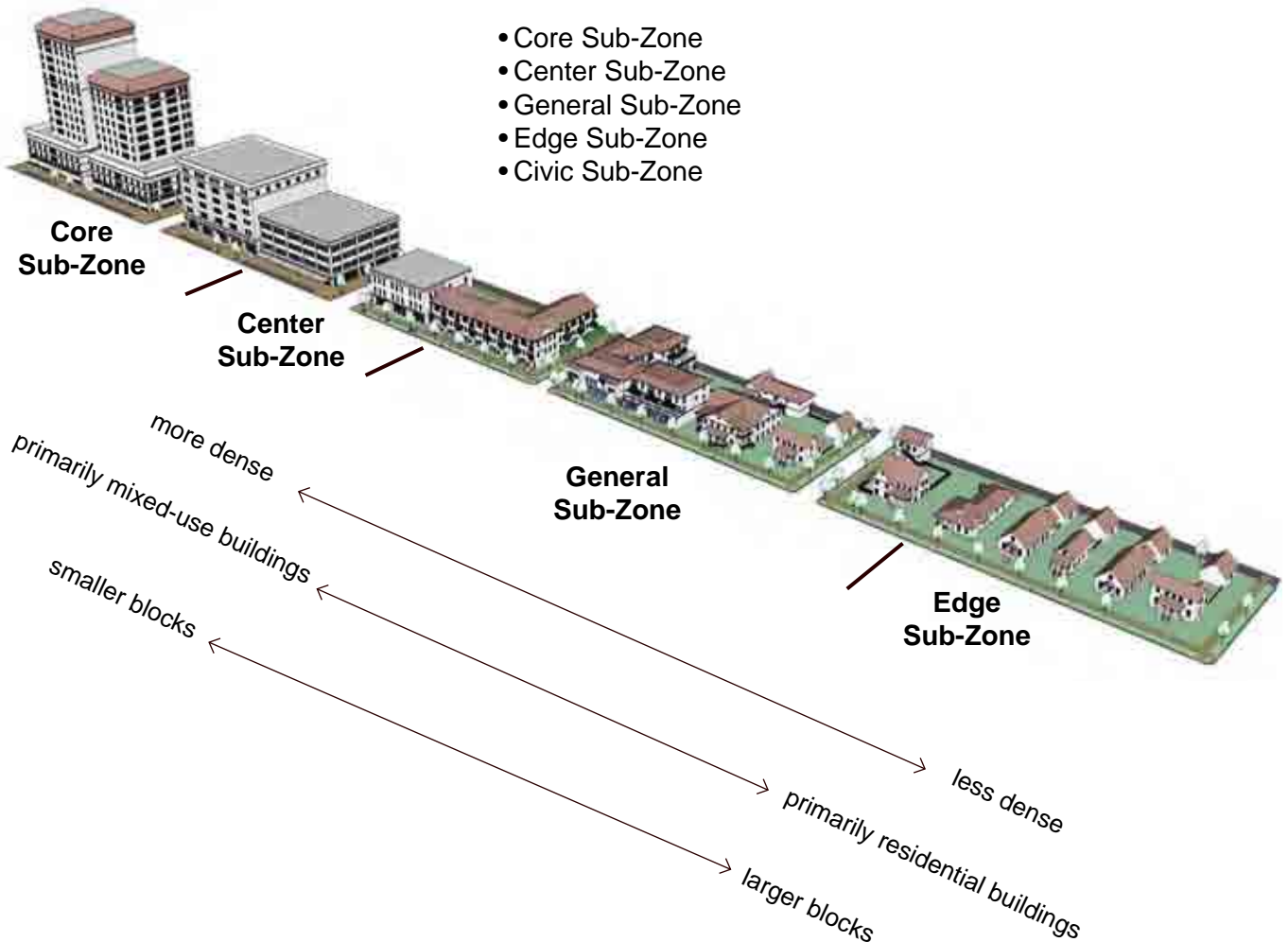
Intent:

4.1.1 Mixed-use developments have historically contained different zones or communities of building types that are compatible in scale with each other. New mixed-use districts should be based on a framework of these zones of compatible building types. These zones should help to regulate the creation of the built environment by utilizing land use, density, and intensity to create a quality environment by using them as assets rather than regulating them as potential detriments to the development.

Standard:

4.1.2 Because of the unique characteristics of an MXD, a sub-classification of organizing property called MXD sub-zones is established. All lots, parcels, and tracts within the development, except streets, access-ways, and public parking areas, shall be classified as one of five (5) different sub-zones:

- Core Sub-Zone
- Center Sub-Zone
- General Sub-Zone
- Edge Sub-Zone
- Civic Sub-Zone



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4.1 SUB-ZONES

MIXED-USE DISTRICT



4.1.3 The Core Sub-Zone is the most dense area consisting of primarily taller, mixed-use buildings and cultural and entertainment attractions for a region. This sub-zone is typically the most developed sub-zone but still has a tight network of streets and blocks including wide sidewalks, consistent street tree plantings, and buildings set close to the street frontages.



4.1.4 The Center Sub-Zone is the equivalent of the main street area; this sub-zone includes mixed-use building types that will accommodate retail, offices, and dwelling units. Other residential building types include townhouses and apartments. This sub-zone has a tight network of streets and blocks with wide sidewalks, consistent street tree plantings, and buildings set close to the street frontages.



4.1.5 The General Sub-Zone has a denser and primarily residential urban fabric; mixed-use buildings are usually confined to certain corner locations. This sub-zone has a wide range of building types: single family detached houses, townhouses, apartment buildings, and more. Setbacks and street tree plantings are more variable. Streets typically define medium-sized blocks.



4.1.6 The Edge Sub-Zone is similar in density to conventional residential areas but differs by its superior connectivity. This sub-zone is more naturalistic in planting. Blocks may be large and more irregular to accommodate site conditions.



4.1.7 The Civic Sub-Zone consists of sites reserved for Civic Buildings and open space. This sub-zone includes land reserved for parks, greens, squares, plazas, pedestrian paths, and civic buildings.

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4.2 ALLOWED & REQUIRED SUB-ZONES

MIXED-USE DISTRICT



Intent:

4.2.1 Due to their different scales, each mixed-use development type should be required to have a different minimum number of sub-zones. Size and location should also determine the suitability for use of a sub-zone within a mixed-use development type.

Standard:

4.2.2 **Minimum Number of Sub-Zones.** To ensure a variety of building types and housing choices in close proximity to each other, each mixed-use development is required to include a minimum number of sub-zones according the following table.

Mixed-Use Development Type	Minimum Number of Sub-Zones Required
Mixed-Use Neighborhood	4
Mixed-Use Center	3
Mixed-Use Corridor Development	1

4.2.3 **Allowed, Required, and Prohibited Sub-Zones.** Due to their different development scales and locations, not all mixed-use development types are permitted to contain every sub-zone. Sub-zones are allowed in mixed-use development types according to the following table.

Mixed-Use Sub-Zone	Applicability of the Sub-Zone in a:		
	Mixed-Use Neighborhood	Mixed-Use Center	Mixed-Use Corridor Development
Core	Allowed	Allowed	Allowed
Center	Allowed	Required	Allowed
General	Allowed	Allowed	Allowed
Edge	Allowed	Allowed	Prohibited
Civic	Required	Required	Allowed

Legend	
Allowed	Allowed
Required	Required
Prohibited	Prohibited

Mixed-Use Neighborhood

Mixed-Use Center

Mixed-Use Corridor Development

4.3 REGULATING PLAN

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

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Intent:

4.3.1 A mixed-use development should not be zoned simply as a mixed-use district; it should be zoned based on the location of its core, center, general, edge, and/or civic sub-zones. Doing so ensures that the public and governing bodies can adequately evaluate a development's anticipated character and scale.

Standard:

4.3.2 As part of the development application, a plan shall be submitted that shows the disposition of sub-zones contained in the development. This plan shall be the regulating plan. The regulating plan shall be sub-zone specific to both the block and the lot.



Legend

- Core Sub-Zone
- Center Sub-Zone
- General Sub-Zone
- Civic Sub-Zone

Mixed-Use Neighborhood Regulating Plan Example	
Development Specifications	
Minimum Number of Sub-Zones Required for a Mixed-Use Neighborhood	4
Number of Sub-Zones Included in this Plan	4

4.3 REGULATING PLAN

MIXED-USE DISTRICT



Legend

- Center Sub-Zone
- General Sub-Zone
- Civic Sub-Zone

Mixed-Use Center Regulating Plan Example	
Development Specifications	
Minimum Number of Sub-Zones Required for a Mixed-Use Center	3
Number of Sub-Zones Included in this Plan	3



Legend

- Center Sub-Zone
- General Sub-Zone
- Civic Sub-Zone

Mixed-Use Corridor Development Regulating Plan Example	
Development Specifications	
Minimum Number of Sub-Zones Required for a Mixed-Use Corridor Development	1
Number of Sub-Zones Included in this Plan	3

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4.4 ALLOWED BUILDING TYPES

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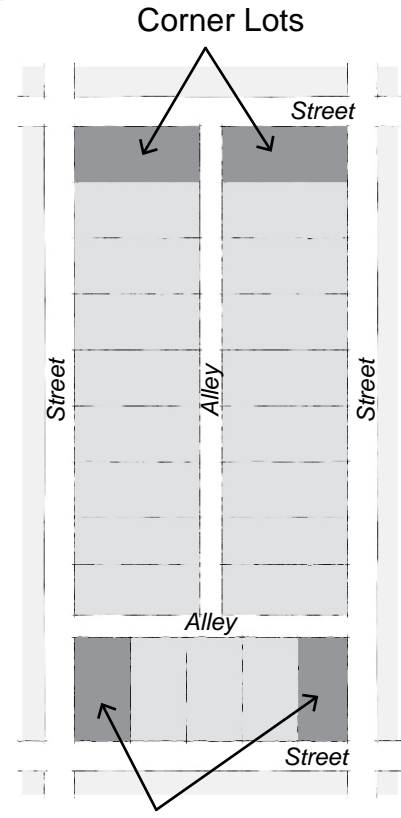
Intent:

4.4.1 While all types of buildings may occur within a short walking distance of each other in a mixed-use development, some building types are not naturally compatible enough in scale and character to be located next each other. A mixed-use district should provide sub-zones composed of compatible building types.

Standard:

4.4.2 Building Types. In an MXD, a variety of building types are permitted. Each building within an MXD shall be classified as a building type and shall adhere to all standards applicable to that building type.

4.4.3 Allowed Building Types by Sub-Zone. Each sub-zone in an MXD contains a different mixture of building types; not every building type is allowed in every sub-area. Building type is regulated by sub-zone according to the following table.



Legend	
	Allowed in the Sub-Zone
C	Allowed on Corner Lots in the Sub-Zone
	Prohibited in the Sub-Zone

Building Type		applicability of the building type in sub-zone:				
		Core	Center	General	Edge	Civic
I	Mixed-Use Building			C		
II	Live/Work Building			C		
III	Civic Building					
IV	Commercial Building			C		
V	Apartment Building					
VI	Townhouse					
VII	Flat Over Flat (Duplex)					
VIII	Paired House (Duplex)					
IX	Single Family Detached House					
X	Accessory Unit					

4.4 ALLOWED BUILDING TYPES

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4.4.4 Type I. Mixed-Use Building is a structure with a vertical mixture of uses. The upper floors may be used for office, residential, lodging, storage, or parking; the

ground floor (lot frontage at the street level) may be used for retail or office.



4.4.5 Type II. Live/Work Building is a dwelling unit that contains, to a limited extent, a retail or office component. A live/work building is a fee-simple unit on its own lot with

the commercial component limited to the ground level.



4.4.6 Type III. Civic Building is a structure specifically designed for a civic function. Buildings and structures for public or private assembly, including places of

worship and schools, shall be considered civic buildings.



4.4.7 Type IV. Commercial Building is a single-use, one-story structure with either office or retail use.



4.4.8 Type V. Apartment Building is a structure with more than two dwelling units on one lot. The apartment building type may also be used for lodging purposes.



4.4.9 Type VI. Townhouse is a dwelling unit attached by a common wall to at least one other dwelling unit. A townhouse is generally a fee-simple unit, from ground to roof, with no units above

or below. Structures containing townhouses must contain at least three townhouses.



4.4.10 Type VII. Flat-over-Flat (Duplex) is a structure with two dwelling units placed one above the other.



4.4.11 Type VIII. Paired House (Duplex) is a structure with two dwelling units placed one beside the other sharing a common wall.



4.4.12 Type IX. Single Family Detached House is one dwelling unit on its own lot, detached from structures on adjoining lots. An accessory unit may be located on the same lot as a single

family detached house; the accessory unit may be attached or detached to the single family detached house.



4.4.13 Type X. Accessory Unit is a dwelling unit that is located over a garage on the same lot as the main structure. An accessory unit may also be a single-story dwelling unit, not

associated with a garage, located on the same lot as the main structure. An accessory unit may be attached or detached from the main structure and is located to the rear of the lot.



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4.5 REQUIRED DESIGN ELEMENTS

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Intent:

4.5.1 Mixed-use developments typically exhibit a similar design quality. Aside from specific regulations contained in this document, a mixed-use district should exhibit design elements that are consistent with historically successful mixed-use developments.

Standard:

4.5.2 Each mixed-use development type requires specific design elements that must be included to ensure the characteristics of a mixed-use development. These design elements are required according to the following table.

4.5 REQUIRED DESIGN ELEMENTS

MIXED-USE DISTRICT



Design Element		design element is required in a:		
		Mixed-Use Neighborhood	Mixed-Use Center	Mixed-Use Corridor Development
1	The development has streets laid out in a connected network, so there are multiple alternate routes to various destinations			
2	Street designs accommodate parking. Parking lots and garages rarely front the streets, and are typically relegated to the rear of the lot and the center of blocks.			
3	All public streets, private access-ways, and roadways, excluding thoroughfares, within the development are designed for relatively slow speeds.			
4	Buildings are placed close to the street, so that streets and squares feel enclosed.			
5	Each development shall have public amenities such as gathering places, public areas, and/or common spaces.			
6	Each development has at least one discernible center.			Not Required
7	Sub-zones within the development are in succession (Edge, General, Center, etc.), but may skip one zone. In no case may the sub-zones skip over more than one sub-zone (example: Edge to Core). The Civic sub-zone does not occur in succession and may abut any other zone.			
8	Each development has a variety of dwelling types.			
9	The plan consists of a series of neighborhoods based on pedestrian sheds. This encourages walking and interaction among residents. A pedestrian shed is the area encompassing a 1/4 mile radius out from a discernible center; 1/4 mile correlates to a 5 minute walk.		Not Required	
10	All developments of 80 acres shall provide at least one civic building in the development.			
11	Each development has a variety of open spaces.			

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4.6 PERMITTED USES & INTENSITY OF USE

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Intent:

4.6.1 To ensure compatible scales and uses within a sub-zone, mixed-use developments should limit the intensity of uses within certain sub-zones.

Standard:

4.6.2 Permitted Office & Retail Uses. Office and retail uses in an MXD shall conform to the uses specified for zoning district CP-2 (UDO 18.270.020).

4.6.3 Intensity of Use. Intensity of use is governed by sub-zone, lot location, and parking requirements according to the following table.

Allowed Intensity of the Use in this Sub-Zone:				
Use	Core	Center	General	Edge
Retail	No Applicable Standard		building area available for retail use is restricted to the first story of block corner locations	N/A
Office	No Applicable Standard		building area available for office use is restricted to the first story of block corner locations	N/A
Residential: <i>building types</i>	No Applicable Standard		minimum of three allowed building types, excluding accessory units, must be constructed; each building type in the general sub-zone must account for at least 10% of the total number of units within the sub-zone	N/A
Residential: <i>accessory units</i>	No Applicable Standard		maximum of one accessory unit per main structure; accessory unit square footage shall not exceed 50% of the main structure's furnished space, excluding garages and basements.	
Lodging	No Applicable Standard		maximum of 12 bedrooms for lodging allowed on each lot	N/A
All Uses	No Applicable Standard		use limited by the parking standards	

4.7 PROJECT DESIGN MANUAL

MIXED-USE DISTRICT



Intent:

4.7.1 The public and governing bodies should be provided with enough information to understand the scope, scale, and design qualities of a development at the time of rezoning or development approval. Therefore, an application for mixed-use development should both convey the project's vision and illustrate how the project meets the standards required by this document.

Standard:

4.7.2 In an MXD, a wide variety of uses and structures are permitted. To encourage this, the city requires any applicant seeking this zoning classification or developing within this zoning district to submit, as a part of the application, a Project Design Manual. The Project Design Manual shall include, but shall not be limited to, the items listed in the following table.

Project Design Manual shall include, but shall not be limited to, the following:		Required in this Mixed-Use Development Type:		
		Mixed-Use Neighborhood	Mixed-Use Center	Mixed-Use Corridor Development
1	a detailed summary of the project including the scope and vision of the project			
2	a detailed analysis of the existing and surrounding zoning			
3	regulating plan			
4	illustrations of the building types contained in the project & their anticipated locations			
5	illustrated thoroughfare standards			
6	preliminary landscape plan, landscape standards, and street tree schedule			
7	architectural standards for the project			
8	phasing diagram			
9	unit count			
10	illustrations of preliminary grading			
11	illustrations of the stormwater management plan, including flood plain, stream corridor, flood control detention facilities, stormwater treatment facilities			
12	utility location strategy for the development; the strategy shall include coordination of general utility locations with utility providers			
13	illustrative plan of the development			
14	illustrations of parks, open space, block patterns, and street network			Not Required
15	illustrations of pedestrian shed(s)		Not Required	

Mixed-Use Neighborhood

Mixed-Use Center

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5.1 BLOCK SIZE

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Corridor Development

Intent:

5.1.1 To promote walkability and street connectivity, streets and private access-ways should be designed with small block sizes and minimal distances between intersections. Although dimensions vary even within a single development, mixed-use developments typically have block perimeters of about 1/4 mile.

Standard:

5.1.2 Block Size. Block size shall be regulated by block perimeter and intersection distance according to the following table.

Sub-Zone	Maximum Block Perimeter	Maximum Intersection Distance
Core	2000'	500'
Center		
General	2000'	700'
Edge	3000'	700'

5.1.3 Intersection Distance. Intersection distance shall be the distance between two consecutive street and/or private access way intersections; intersection distance shall be measured between the centerlines. Alleys and driveways shall not be considered streets or private access-ways for the purposes of this standard.

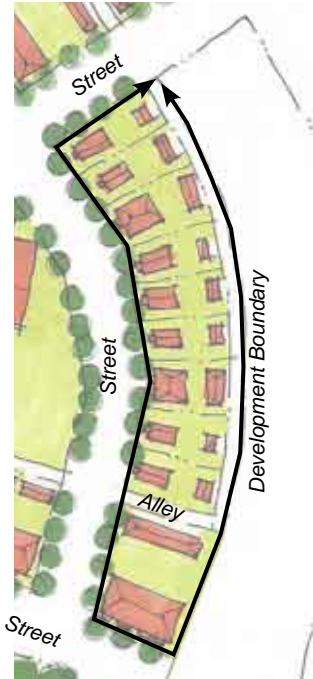
5.1.4 Block Perimeter. Block perimeter shall be the perimeter distance of a block; block perimeter shall be measured at the lot line around blocks. For blocks that abut a boundary to the mixed-use development, the boundary line shall be considered an edge to the block.

5.1 BLOCK SIZE

MIXED-USE DISTRICT



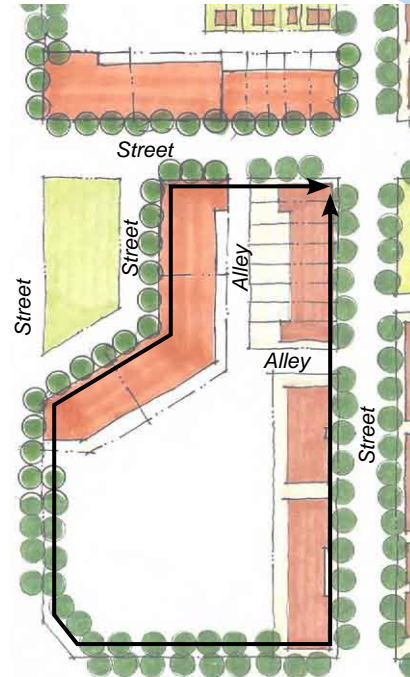
Block Perimeter at Development Boundary



Block Perimeter



Block Perimeter



Intersection Distances



Intersection Distances



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

5.2 LOT SIZE

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

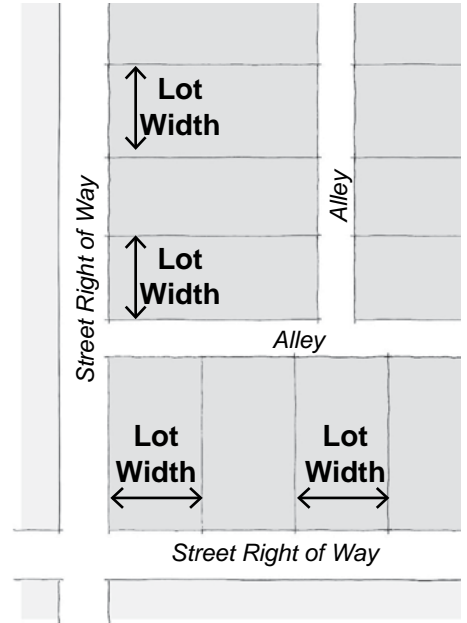
Mixed-Use
Corridor Development

Intent:

5.2.1 To ensure flexibility and promote variety, minimum and maximum lot sizes should be specified by sub-zone.

Standard:

5.2.2 **Lot Size.** Lot size shall be regulated according to the following table. Lot width shall be measured at the lot line.



Sub-Zone		Permitted Lot Width along Primary Frontage
Core		No Restrictions
Center		100' max.
General	Attached Structures	16' min.
	Detached Structures	25' min.
Edge	25-50% of the total number of Edge Lots	not less than 25'; not greater than 45'
	25-50% of the total number of Edge Lots	greater than 45'; not greater than 60'
	15-35% of the total number of Edge Lots	greater than 60'

5.2 LOT SIZE

MIXED-USE DISTRICT

Example Lot Widths



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

5.3 BUILDING ENVELOPES

MIXED-USE DISTRICT



Comment. Inclusion of a specific building type in this table shall not imply its applicability in a sub-zone; permitted building types for each sub-zone are listed in the Allowed Building Types standard.

Intent:

5.3.1 To ensure a compatible and consistent streetscape, a mixed-use development should specify where a building must be located on a lot.

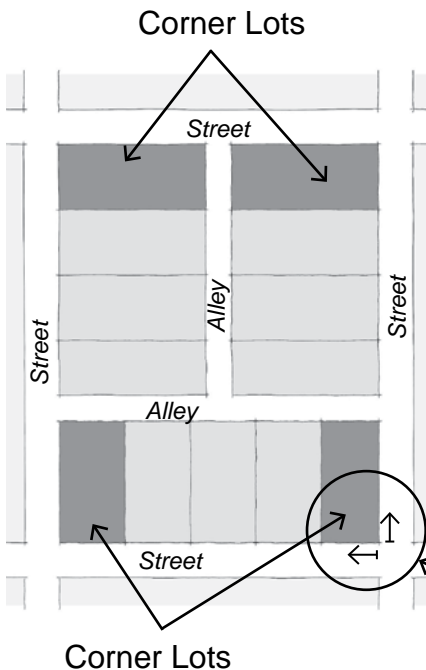
Standard:

5.3.2 Possible building envelopes are regulated by sub-zone and building type and are measured from the property line according to the following table. In existing neighborhoods, building setbacks shall align with existing adjacent structures for all building types except mixed-use building, live/work building, and small commercial building.

Mixed-Use Neighborhood

Mixed-Use Center

Mixed-Use Corridor Development



Building Type (see comment)	Sub-Zone	
	Core & Center	
	Corner Lots	Interior Lots
I. Mixed-Use Building		
II. Live/Work Building		
IV. Commercial Building		
Notes 1 & 2 apply		
III. Civic Building		
V. Apartment Building		
VI. Townhouse		
VII. Flat Over Flat (Duplex)		
VIII. Paired House (Duplex)		
IX. Single Family Detached House		
X. Accessory Unit		
Notes 1 & 2 apply	Note 1 applies	

- Note 1.** At least 80% of the building facade length shall be located at the front setback line.
- Note 2.** At least the first 30' of all street-facing facades, as measured from the building corner located at the intersection of two or more streets, shall be located at the applicable front or side setback line; note 2 applies to all street-facing facades on corner lots in core and center sub-zones.

5.3 BUILDING ENVELOPES

MIXED-USE DISTRICT

Comment. Inclusion of a specific building type in this table shall not imply its applicability in a sub-zone; permitted building types for each sub-zone are listed in the Allowed Building Types standard.

Building Type (see comment)	Sub-Zone	
	General	Edge
	Corner & Interior lots	Corner & Interior lots
I. Mixed-Use Building		Not Applicable
II. Live/Work Building		
IV. Commercial Building		
III. Civic Building		
V. Apartment Building		
VI. Townhouse		
VII. Flat Over Flat (Duplex)		
VIII. Paired House (Duplex)		
IX. Single Family Detached House		
X. Accessory Unit		



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

5.4 BUILDING HEIGHT

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

Intent:

5.4.1 To ensure a compatibility of building types within a sub-zone, a mixed-use development should specify acceptable building heights.

Standard:

5.4.2 The height of the primary building on a lot is regulated by zone and building type. Building height in stories shall be measured as viewed from the primary street frontage of the building. Walk-out basements not located on the primary street frontage shall not be considered a story.

Comment. Inclusion of a specific building type in this table shall not imply its applicability in a sub-zone; permitted building types for each sub-zone are listed in the Allowed Building Types standard.

Building Type (see comment)	Sub-Zone	
	Core	Center
I. Mixed-Use Building	<p>Stories Permitted: Min.: 2; Max.: 10</p> <p>First Floor Height: 15' min.</p>	<p>Stories Permitted: Min.: 2; Max.: 4</p> <p>First Floor Height: 15' min.</p>
II. Live/Work Building		
IV. Commercial Building	<p>Not Applicable</p>	<p>Stories Permitted: 1</p> <p>First Floor Height: 15' min.</p>
III. Civic Building	<p>Stories Permitted: Min.: 2; Max.: 10</p>	<p>Stories Permitted: Min.: 2; Max.: 4</p>
V. Apartment Building		
VI. Townhouse		
VII. Flat Over Flat (Duplex)		
VIII. Paired House (Duplex)		
IX. Single Family Detached House		
X. Accessory Unit	<p>Stories Permitted: not greater than the primary structure</p>	

5.4 BUILDING HEIGHT

MIXED-USE DISTRICT



Comment. Inclusion of a specific building type in this table shall not imply its applicability in a sub-zone; permitted building types for each sub-zone are listed in the Allowed Building Types standard.

Building Type (see comment)	Sub-Zone	
	General	Edge
I. Mixed-Use Building	<p>Stories Permitted: Min.: 2; Max.: 3</p> <p>First Floor Height: 15' min.</p>	Not Applicable
II. Live/Work Building		
IV. Commercial Building	<p>Stories Permitted: 1</p> <p>First Floor Height: 15' min.</p>	Not Applicable
III. Civic Building	<p>Stories Permitted: Min.: 1; Max.: 3</p>	<p>Stories Permitted: Min.: 1; Max.: 2 1/2</p>
V. Apartment Building		
VI. Townhouse		
VII. Flat Over Flat (Duplex)		
VIII. Paired House (Duplex)		
IX. Single Family Detached House		
X. Accessory Unit	<p>Stories Permitted: not greater than the primary structure</p>	

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

6.1 EXISTING TREES & VEGETATION

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

Intent:

6.1.1 Significant existing trees and vegetation should be incorporated into the design of the development as natural features. Appropriate locations to preserve existing trees and vegetation include streamways, drainageways, steep slopes, and any other area where a natural woodland, grassland, or wetland is desired as an amenity to the development or the city.

Standard:

6.1.2 Significant Trees. Significant trees in design-appropriate locations shall be preserved or transplanted on site. Significant tree shall be defined as one of the following:

- Deciduous tree with a twelve inch (12") minimum caliper
- Evergreen tree at least twelve feet (12') in height
- Groups of ten (10) or more deciduous or evergreen trees with a six inch (6") minimum caliper

6.1.3 Tree Survey. Developers shall submit an existing tree survey and preservation plan. The extent of the survey required shall be determined by the city.

6.1.4 Preserved Trees and Vegetation. All preserved trees and vegetation shall be healthy and free of mechanical injury. Significant trees shall be protected during construction with the erection of barrier fencing. Grading shall be avoided within the root area or drip line of any preserved trees.

6.1.5 Tree Replacement. If a significant tree designated to be preserved is removed or substantially damaged during clearing, grading, or construction, the developer shall replace the removed or damaged tree with new trees. Replacement trees shall be the same or similar species to the trees removed or damaged, or a species native to Johnson County and approved by the city. For every one inch (1") of combined total tree caliper removed or damaged, the applicant or developer shall do one of the following:

- replace two (2) inches of combined total tree caliper; if this option is prohibited by site conditions, the applicant shall work with the City Forester to develop a tree replacement plan.
- with the city's concurrence, contribute an equivalent sum to the city's tree replacement fund

6.2 STREET TREES: SPECIES & STANDARDS

MIXED-USE DISTRICT



Intent:

6.2.1 The consistent use of street trees is a typical design feature for mixed-use developments. Street trees should be planted and spaced to provide both a continuous, shaded sidewalk and a spatially-enclosed street.

Standard:

6.2.2 Street Trees. Street trees are required along all streets and roadways. Street trees shall provide both a continuous, shaded environment along roadways and a physical and visual barrier between a pedestrian on the sidewalk and vehicles on the roadway. Alleys and service drives shall not be considered streets or roadways for the purposes of this standard.



6.2.3 Standards and Species. Street trees shall conform to the standards provided in the following table.

Street Tree Standards	
Species	<ul style="list-style-type: none"> A variety of tree species shall be used from block to block to provide a diverse urban forest; one species may be used on both sides of a street for the entire length of a block. Street tree species shall conform to 7.16 of the Municipal Code and shall be listed in a street tree schedule in the project design manual.
Size	<ul style="list-style-type: none"> Large deciduous canopy trees shall be two (2) inches caliper minimum at planting; small deciduous ornamental trees shall be one and one-half (1-1/2) inches caliper minimum at planting.
Spacing	<ul style="list-style-type: none"> Street tree spacing shall be determined by the mature size of the tree, the sub-zone, and other site features such as infrastructure and utilities; street tree spacing shall be a minimum of fifteen (15) feet and a maximum of forty (40) feet for the full length of all streets and roadways.
Configuration	<ul style="list-style-type: none"> Street trees shall be planted in a row that extends the full length of all streets and roadways.
Location	<ul style="list-style-type: none"> Street trees shall be planted within the right-of-way of all streets, access-ways, and roadways, excluding thoroughfares, alleys, and service drives. If not allowed within a thoroughfare right-of-way, street trees shall be planted on the private lots along the thoroughfare right-of-way. The location of street trees shall not conflict with site distance triangles, street lights, utilities, and other public facilities. Street trees shall not be required along civic sub-zones if landscape plans included in the project design manual demonstrate that street trees would interfere with the design and character of the civic space.

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

6.3 STREET TREES: PLANTING CONDITIONS

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

Intent:

6.3.1 Street trees should be planted in environments and conditions that promote their successful growth and ensure adequate pedestrian access.

Standard:

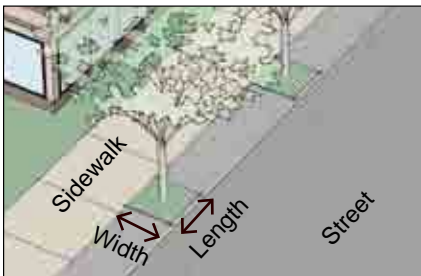
6.3.2 Allowed Planting Conditions. Street trees shall be planted in tree wells, tree planters, or tree lawns. Tree wells, tree planters, and tree lawns are applicable in sub-zones according the following table.

Sub-Zone	Street Tree Planting Condition		
	Tree Lawn	Tree Planter	Tree Well
Core	Prohibited	Allowed	
Center			
General	Allowed	Prohibited	
Edge	Allowed		

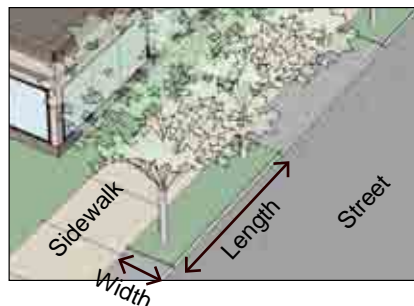
6.3.3 Size and Area. The size and area for the planting condition shall conform to the following table.

Street Tree Planting Condition	Street Tree Planting Condition Size & Area		
	Width	Length	Planting Area per Tree
Tree Well	5' min.	5' min.	25 s.f. min.
Tree Planter	5' min.	10' min.	25 s.f. min.
Tree Lawn	6' min.	no min.	no min.

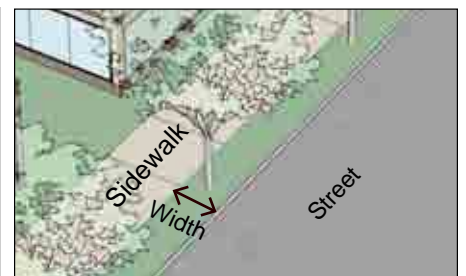
Tree Well



Tree Planter



Tree Lawn



6.3 STREET TREES: PLANTING CONDITIONS

MIXED-USE DISTRICT



6.3.4 Street Trees. Street trees in an MXD shall be trees planted along streets and roadways.



6.3.5 Tree Lawn. A tree lawn is a continuous landscaped strip between the edge of a street and a detached sidewalk.



6.3.6 Tree Well. A tree well is an individual landscaped area surrounded by pavement.



6.3.7 Tree Planter. A tree planter is an individual landscaped area larger than a tree well that is surrounded by pavement and may be elevated above the level of the surrounding pavement with curbs or planter walls. The entire area of the tree planter shall be planted with turfgrass or shall be mulched and planted with groundcover.

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

7.1 PARKING REQUIREMENTS

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

Intent:

7.1.1 To avoid excessive parking areas, standards for mixed-use developments should encourage low parking minimums and allow developments that combine different uses on the same block to reduce those required minimums.

Standard:

7.1.2 Required Parking Spaces. Parking Standards are regulated by sub-zone. Office and retail space may utilize the on-street parking adjacent to the lot frontage as part of the parking requirement. Parking shall conform to the following table.

Required Parking Spaces						
For this Use:	The required number of parking spaces in this sub-zone shall be :					The required parking spaces shall be located:
	Core	Center	General	Edge	Civic	
Residential	no minimum	1 space per dwelling unit minimum		2 spaces per dwelling unit minimum	no minimum	off-street
Lodging	no minimum	1 space per lodging bedroom minimum		N/A	no minimum	off-street
Office or Retail	no minimum	3 spaces per 1000 square feet of retail or office space minimum		N/A	no minimum	off-street, on-street, or a combination of off-street and on-street

7.1.3 Reduced Parking. The Planning Commission and City Council may reduce the required parking after considering documentation and/or study provided by the applicant, staff's recommendation and giving decisive weight to all relevant facts, including but not limited to the following factors: availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; the characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street parking that will be provided; and whether the proposed use is new or a small addition to an existing use.

7.1 PARKING REQUIREMENTS

MIXED-USE DISTRICT

On-Street Parking Examples



Parallel Parking



Angled or Head-in Parking

Off-Street Parking Examples



Parking Located behind the Building



Alley-Loaded Garage



Front-Loaded Garage



Alley-Accessed Parking Space



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

7.2 PARKING LOTS & GARAGES

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

Intent:

7.2.1 To promote an active and diverse streetscape, parking lots and garages should be located behind buildings in the interior of blocks. Parking garages that front streets should line the parking garage at the street level with an active use.

Standard:

7.2.2 Parking lots and parking garages shall be located in the interior of blocks. Parking garages that front onto streets shall provide a lining of retail, office, or residential use at the street level along the entire street frontage. Parking garages that provide this lining of retail, office, or residential use at the street level are classified as mixed-use buildings.

Parking Lots and Garages located in the interior of Blocks



The parking lot is correctly located behind the buildings on the interior of the block.



This parking garage is located behind the buildings on the interior of the block.

7.2 PARKING LOTS & GARAGES

MIXED-USE DISTRICT



Parking Garages fronting onto Streets with Liners



This parking garage is lined with retail and office space on the first two floors along its entire street frontage.



The parking garage is lined with retail space along the street frontage.



This parking garage is fully lined with an apartment building along its street frontages.



The parking garage is lined with retail and office space on the first two floors along its entire street frontage.



The parking garage is lined with display space on the first two floors along its entire street frontage.



This parking garage is lined with retail space on the first floor along its entire street frontage.

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

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8.1 DEFINITIONS

MIXED-USE DISTRICT



Alley: low capacity roadway along the rear of properties providing common access for parking, service areas, accessory units, and utility easements. An alley shall be privately owned.

Block: the aggregate of private lots, passages, rear lanes, and alleys, circumscribed by streets and roadways.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, religion, and municipal parking.

Civic Space: an open area dedicated for public use.

Design Manual: a manual used as a tool for the applicant to present their vision for the MXD development. The design manual is accepted as the plan for the development and is used as a guide for plan review.

Fee-Simple: the private ownership of property (real estate) in which the owner has the right to control, use, and transfer the property at will.

Frontage Line: the front property line and/or right-of-way line of a building lot.

Lodging: premises available for daily and/or weekly renting of bedrooms.

Open Space: an area or tract of land that is set aside and left natural or is manicured for the enjoyment of the public. These areas should be accessible both physically and visually to residences of the community. Such land shall be owned and maintained by a government, the developer, the owner, or the property owners association.

Outdoor Room: an open space that is framed by buildings, fences, walls, or landscaping in order to create the feel of a private open space.

Pedestrian Shed: an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. This distance is applied to determine the size of a neighborhood or extent of a community. A standard pedestrian Shed is one quarter of a mile radius, or 1,320 feet. Pedestrian sheds should be conceived as oriented toward a central destination containing one or more important intersections, meeting places, civic spaces, civic buildings, and the capacity to accommodate a center or core sub-zone in the future.

Sub-Zone: a geographical cross-section, used to identify the level of urban character and intensity of a mixed-use district (MXD) development.

Use-Segregated Development: a method of development wherein different types of uses are separated and sorted by type, size, and setback from property lines.

Walkable Neighborhoods: neighborhoods that are designed to allow residents the ability and reason to walk around the neighborhood for goods, services, and social interaction.

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

9.1 MIXED-USE STREET TYPE PRECEDENTS

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

Intent:

9.1.1 Mixed-use districts should use designs for streets, drives, and access-ways that have historically supported mixed-use neighborhoods and communities. The intent of the mixed-use street types is to give examples of streets that could be suitable for mixed-use districts in Overland Park, Kansas.

Guideline:

9.1.2 The street types in this guideline exhibit the design qualities that are compatible with a mixed-use district; an application for a mixed-use district should use these precedents as a guide for developing specific street types for the application. This listing covers a simple cross section of street types that generally would be suitable for a different range of sub-zones within a mixed-use district; this list, however, does not qualify as a complete list of the type of streets that could be applicable in a mixed-use district.

9.1.3 Thoroughfares. These street types shall not apply to any thoroughfares adjoining or bisecting a mixed-use district.

9.1.4 Street Type Submittal. Applications for a mixed-use district shall include dimensional standards for its streets, drives, and access-ways and shall indicate their location on a plan of the development.

9.1.5 Approval Required. Inclusion of these street types does not imply, explicitly or implicitly, their approval for use in a mixed-use district by the city; applicants shall receive approval in order to construct any street, drive, or access-way that does not meet currently adopted standards. All street types shall be approved by the City Engineer.

9.1.6 Applicable Sub-Zones. Most street types within a mixed-use district will not be suitable for every sub-zone; specific street types in a development should be designed for use in specified sub-zones. The street types given in this section have been classified for their applicability in sub-zones according to the table below.

Page	Street	Applicable Sub-Zones			
		Core	Center	General	Edge
43	Avenue				
44	Commercial Street				
45	Residential Street				
46	Parkway				
47	Drive with Angled Parking				
48	Drive with Parallel Parking				
49	Lane				
50	Two-Lane Alley				
51	Yield Alley				

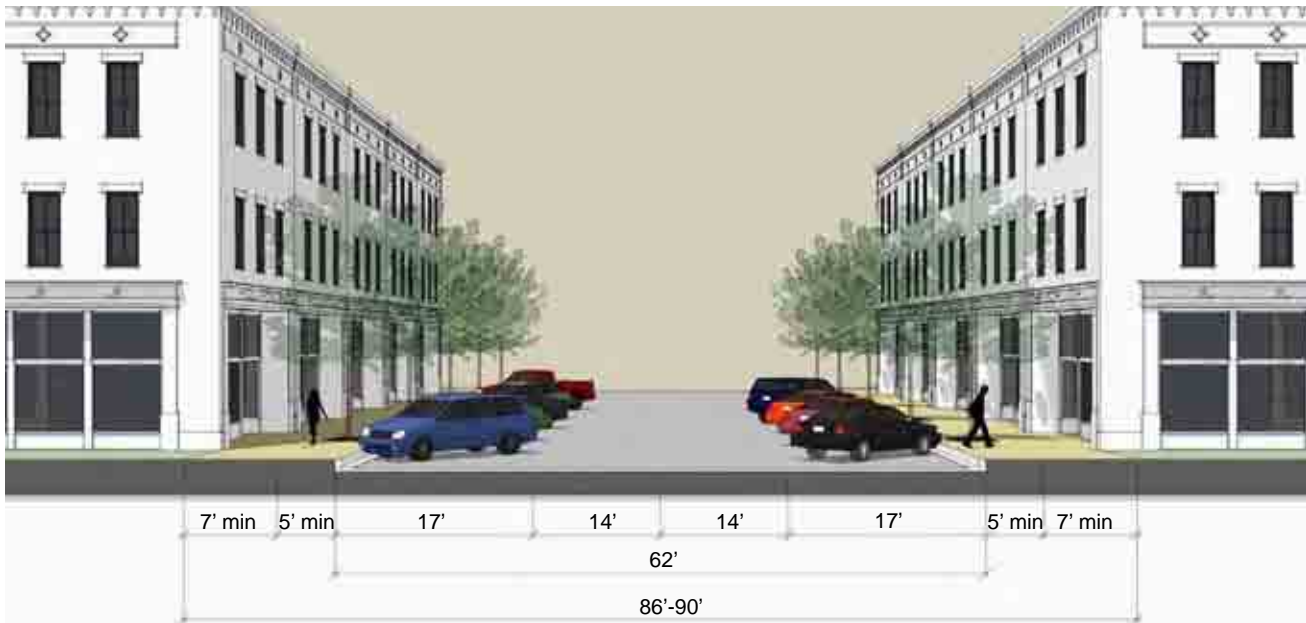
9.1 MIXED-USE STREET TYPE PRECEDENTS

MIXED-USE DISTRICT



Avenue:

9.1.7 The Avenue is a street type that would be compatible for use in a Core or Center Sub-Zone of an MXD. Its primary use would be for a “main street” that has mixed-use, live/work, or small commercial building fronts. Two-way traffic is accommodated with two travel lanes. Convenience parking is provided with angled on-street parking; additional parking could be provided in parking lots or parking structures located on the interior of the blocks behind the building fronts.



Avenue	
Design Speed	25 mph
Posted Speed	20 mph
Applicable Mixed-Use Sub-Zones	Core; Center
R.O.W.	86' - 90'
Roadway Width	62' B.O.C. to B.O.C.
Traffic Lanes	2 lanes; two-way
Traffic Lane Width	14'
Parking Lanes	Angled 45 degrees both sides
Parking Lane Width (includes curb & gutter)	17'
Sidewalk Width	7' minimum
Street Tree Planting Condition	Tree Well: 5' minimum width Tree Planter: 5' minimum width Tree Lawn: not applicable

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

9.1 MIXED-USE STREET TYPE PRECEDENTS

MIXED-USE DISTRICT



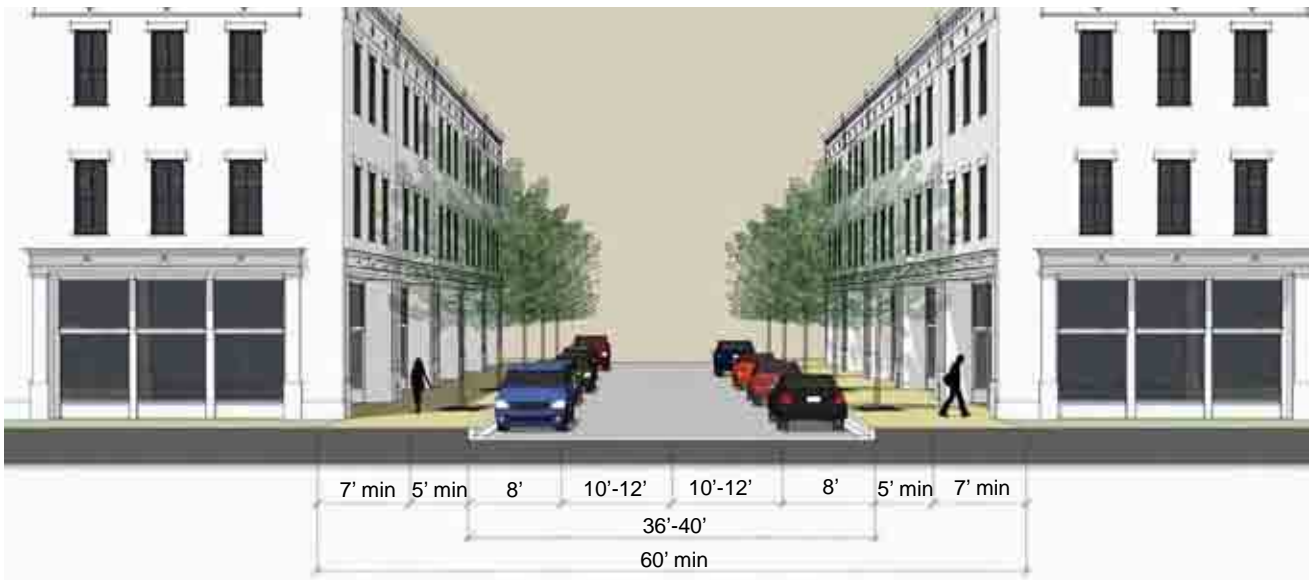
Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

Commercial Street:

9.1.8 The Commercial Street is a street type that would be compatible for use in a Core or Center Sub-Zone of an MXD; this type of street could be the predominate street type in Core and Center Sub-Zones. Its primary use would be for a street that has mixed-use, live/work, small commercial, or apartment building fronts. Two way traffic is accommodated with two travel lanes. Convenience parking is provided with parallel on-street parking; additional parking could be provided in parking lots or parking structures located on the interior of the blocks behind the building fronts.



Commercial Street	
Design Speed	25 mph
Posted Speed	20 mph
Applicable Mixed-Use Sub-Zones	Core; Center
R.O.W.	60' minimum
Roadway Width	36' - 40' B.O.C. to B.O.C.
Traffic Lanes	2 lanes; two-way
Traffic Lane Width	10' - 12'
Parking Lanes	Parallel both sides
Parking Lane Width (includes curb & gutter)	8'
Sidewalk Width	7' minimum
Street Tree Planting Condition	Tree Well: 5' minimum width Tree Planter: 5' minimum width Tree Lawn: not applicable

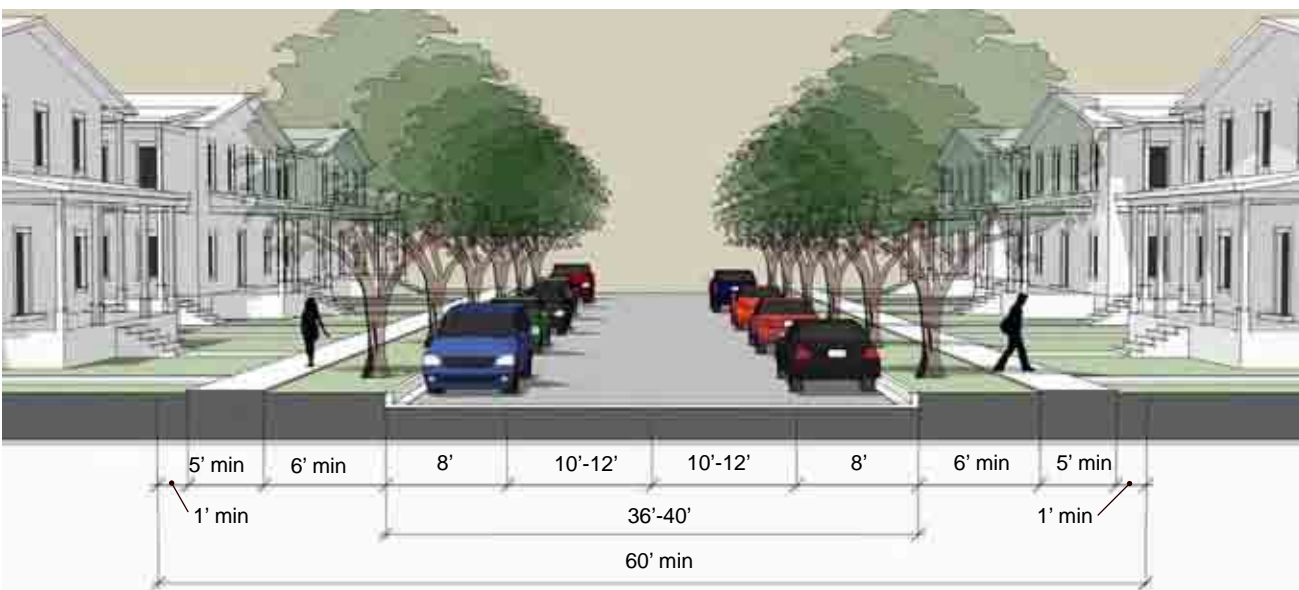
9.1 MIXED-USE STREET TYPE PRECEDENTS

MIXED-USE DISTRICT



Residential Street:

9.1.9 The Residential Street is a street type that would be compatible for use in a Center or General Sub-Zone of an MXD. This type of street could be the predominate street type in General Sub-Zones; its use in the Edge Sub-Zone should be limited to streets with substantial through-traffic. Its primary use could be for a street that has apartment, townhouse, and duplex building fronts. Two way traffic is accommodated with two travel lanes. On-street parking is provided by parallel parking on both sides of the street.



Residential Street	
Design Speed	30-35 mph
Posted Speed	25-30 mph
Applicable Mixed-Use Sub-Zones	Center; General
R.O.W.	60' minimum
Roadway Width	36' - 40' B.O.C. to B.O.C.
Traffic Lanes	2 lanes; two-way
Traffic Lane Width	10' - 12'
Parking Lanes	Parallel both sides
Parking Lane Width (includes curb & gutter)	8'
Sidewalk Width	5' minimum
Street Tree Planting Condition	Tree Well: 5' minimum width Tree Planter: 5' minimum width Tree Lawn: 6' minimum width

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

9.1 MIXED-USE STREET TYPE PRECEDENTS

MIXED-USE DISTRICT



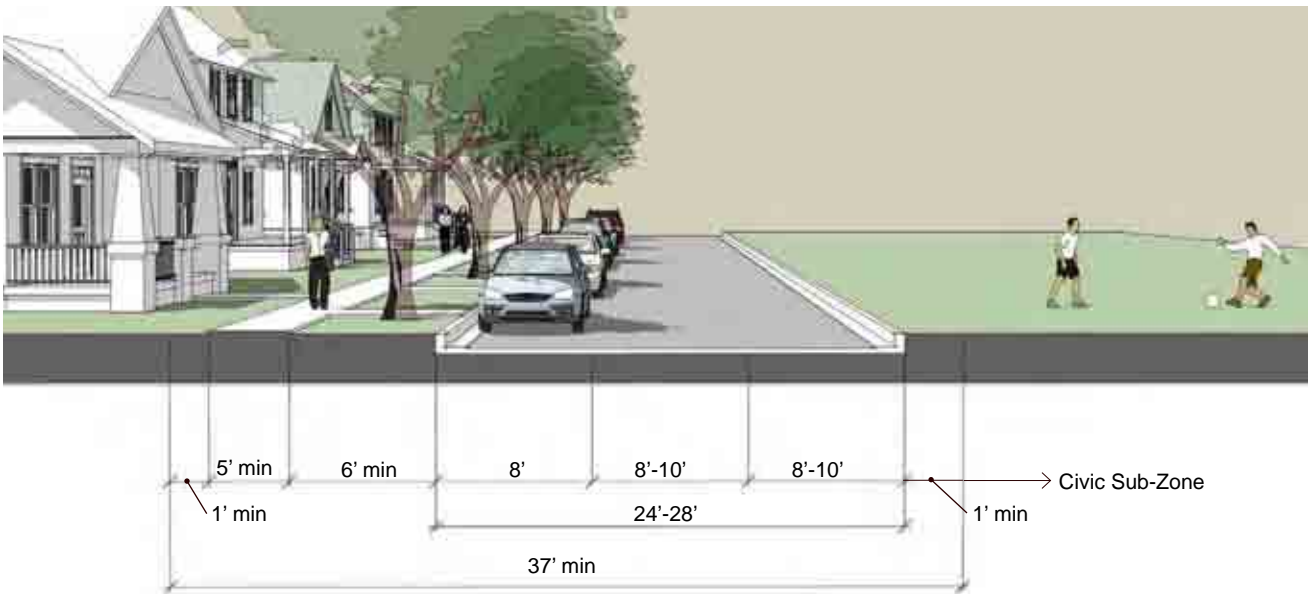
Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

Parkway:

9.1.10 The Parkway is a street type that would be compatible for use in a Core, Center, General, or Edge Sub-Zone of an MXD. Its primary characteristic is that one side of the street contains a Civic Sub-Zone; a variety of building types could front the other side of the street;. Two way traffic is accommodated with two travel lanes. On-street parking is provided by parallel parking on the building side of the street. In situations where higher traffic volumes are anticipated, the 28 feet wide roadway should be used.



Parkway	
Design Speed	30 mph
Posted Speed	25 mph
Applicable Mixed-Use Sub-Zones	Core; Center; General; Edge
R.O.W.	37' minimum
Roadway Width	24' - 28' B.O.C. to B.O.C.
Traffic Lanes	2 lanes; two-way
Traffic Lane Width	8' - 10'
Parking Lanes	Parallel one side
Parking Lane Width (includes curb & gutter)	8'
Sidewalk Width	5' minimum
Street Tree Planting Condition	Tree Well: 5' minimum width Tree Planter: 5' minimum width Tree Lawn: 6' minimum width

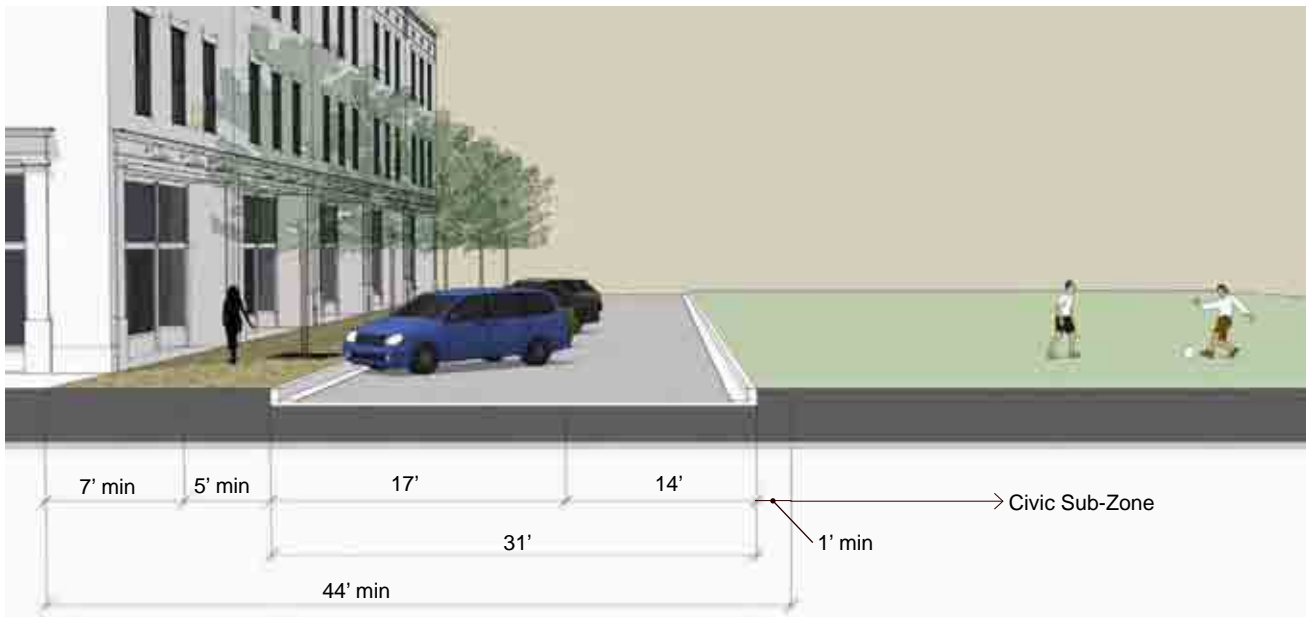
9.1 MIXED-USE STREET TYPE PRECEDENTS

MIXED-USE DISTRICT



Drive with Angled Parking:

9.1.11 The Drive with Angled Parking is a street type that would be compatible for use in a Core or Center Sub-Zone of an MXD. Its primary characteristic is that one side of the street contains a Civic Sub-Zone; a variety of building types could front the other side of the street. One-way traffic is accommodated by one travel lane. On-street parking is provided by angled parking on the building side of the street.



Drive with Angled Parking	
Design Speed	25 mph
Posted Speed	20 mph
Applicable Mixed-Use Sub-Zones	Core; Center
R.O.W.	44' minimum
Roadway Width	31' B.O.C. to B.O.C.
Traffic Lanes	1 lane; one-way
Traffic Lane Width	14'
Parking Lanes	Angled 45 degrees on building side of street
Parking Lane Width (includes curb & gutter)	17'
Sidewalk Width	7' minimum
Street Tree Planting Condition	Tree Well: 5' minimum width Tree Planter: 5' minimum width Tree Lawn: not applicable

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

9.1 MIXED-USE STREET TYPE PRECEDENTS

MIXED-USE DISTRICT



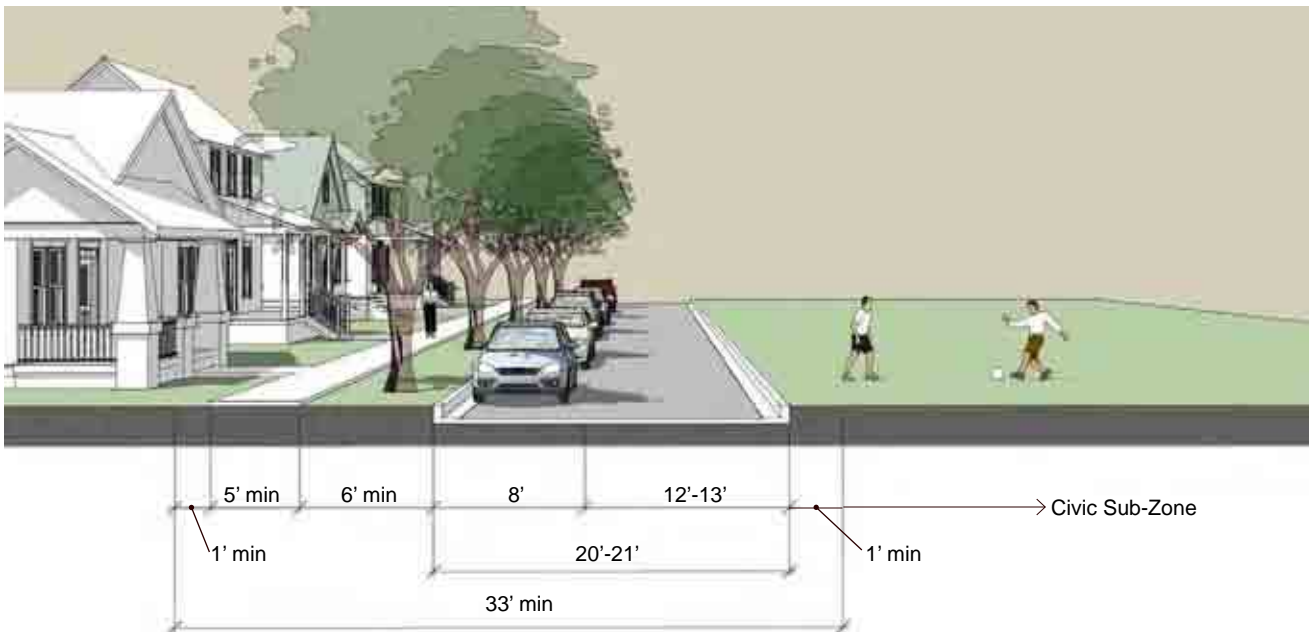
Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

Drive with Parallel Parking:

9.1.12 The Drive with Parallel Parking is a street type that would be compatible for use in a Core, Center, General, or Edge Sub-Zone of an MXD. Its primary characteristic is that one side of the street contains a Civic Sub-Zone; a variety of building types could front the other side of the street;. One-way traffic is accommodated by one travel lane. On-street parking is provided by parallel parking on the building side of the street.



Drive with Parallel Parking	
Design Speed	30 mph
Posted Speed	25 mph
Applicable Mixed-Use Sub-Zones	Core; Center; General; Edge
R.O.W.	33' minimum
Roadway Width	20' - 21' B.O.C. to B.O.C.
Traffic Lanes	1 lane; one-way
Traffic Lane Width	12' - 13'
Parking Lanes	Parallel on building side of street
Parking Lane Width (includes curb & gutter)	8'
Sidewalk Width	5' minimum
Street Tree Planting Condition	Tree Well: 5' minimum width Tree Planter: 5' minimum width Tree Lawn: 6' minimum width

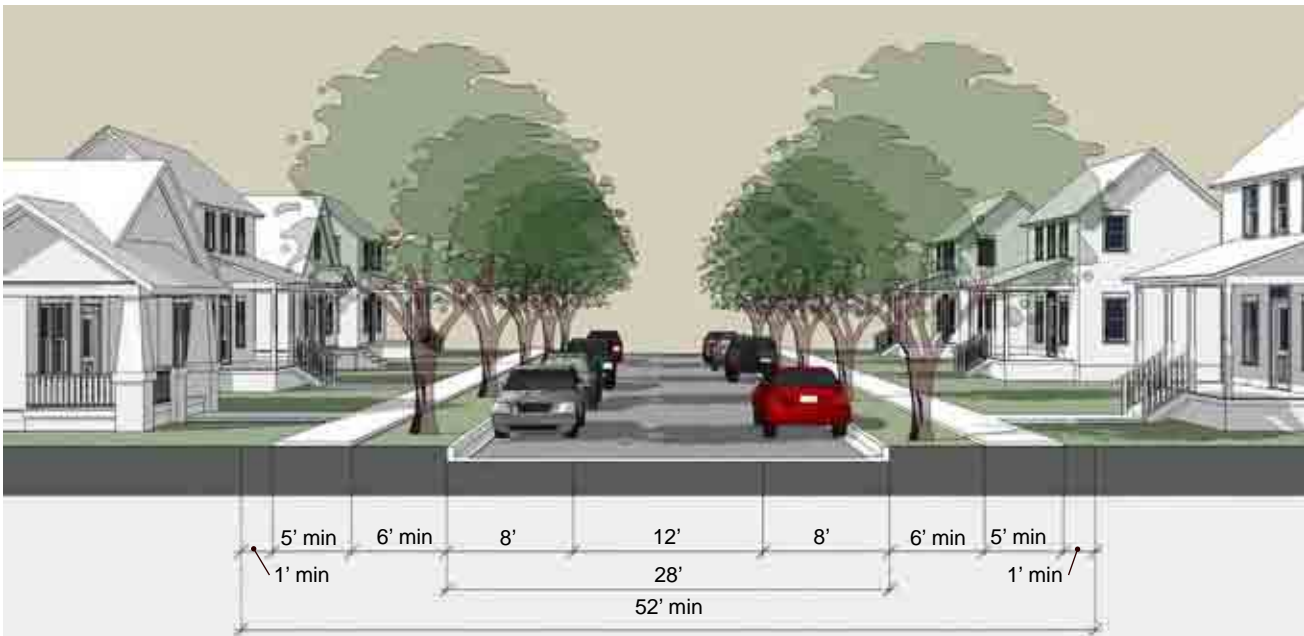
9.1 MIXED-USE STREET TYPE PRECEDENTS

MIXED-USE DISTRICT



Lane:

9.1.13 The Lane is a street type that would be compatible for use in a General or Edge Sub-Zone of an MXD; this type of street could be the predominate street type in the Edge Sub-Zone. Its primary use would be for a street that has duplex or single family building fronts. Due to its low traffic volumes and lower parking demands, two-way traffic is accommodated with one travel lane. Parking is provided with parallel on-street parking on both sides of the street.



Lane	
Design Speed	30 mph
Posted Speed	25 mph
Applicable Mixed-Use Sub-Zones	General; Edge
R.O.W.	52' minimum
Roadway Width	28' B.O.C. to B.O.C.
Traffic Lanes	1 lane; two-way
Traffic Lane Width	12'
Parking Lanes	Parallel both sides
Parking Lane Width (includes curb & gutter)	8'
Sidewalk Width	5' minimum
Street Tree Planting Condition	Tree Well: not applicable Tree Planter: not applicable Tree Lawn: 6' minimum width

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

9.1 MIXED-USE STREET TYPE PRECEDENTS

MIXED-USE DISTRICT



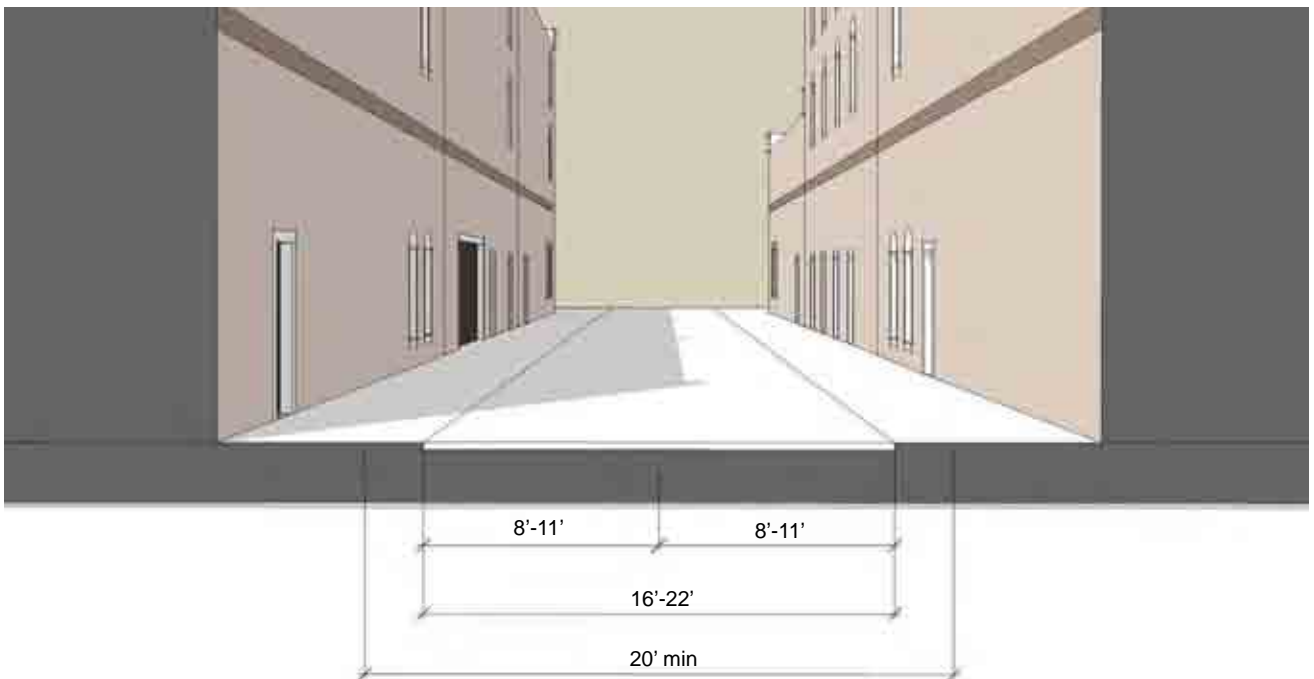
Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

Two-Lane Alley:

9.1.14 The Two-Lane Alley is a private street type that would be compatible for use in a Core or Center Sub-Zone of an MXD. Its primary use would be for access to parking, garages, and service areas located at the rear of mixed-use, live/work, commercial, and apartment buildings. No parking is located on the roadway.



Two Lane Alley	
Design Speed	10 mph
Applicable Mixed-Use Sub-Zones	Core; Center
R.O.W. or Tract width	20' minimum
Roadway Width	16' - 22' Edge-of-pavement to Edge-of-pavement
Traffic Lanes	2 lanes; two-way
Traffic Lane Width	8' - 11'
Parking Lanes	Prohibited
Parking Lane Width (includes curb & gutter)	N/A
Sidewalk Width	none
Street Tree Planting Condition	Tree Well: not applicable Tree Planter: not applicable Tree Lawn: not applicable

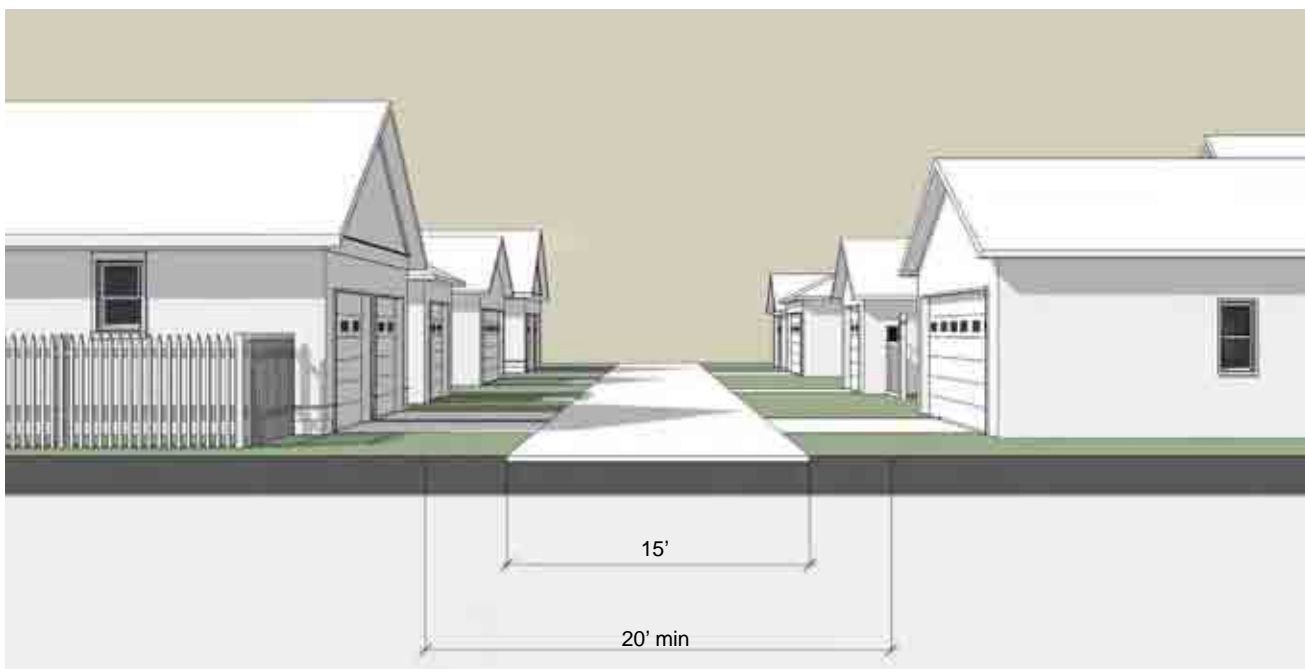
9.1 MIXED-USE STREET TYPE PRECEDENTS

MIXED-USE DISTRICT



Yield Alley:

9.1.15 The Yield Alley is a private street type that would be compatible for use in a General or Edge Sub-Zone of an MXD. Its primary use would be for access to parking and garages located at the rear of apartment, townhouse, duplex, and single-family lots. Due to its extremely low traffic volume, two way traffic is accommodated with one travel lane. No parking is located on the roadway.



Yield Alley	
Design Speed	10 mph
Applicable Mixed-Use Sub-Zones	Center; General; Edge
R.O.W.	20' minimum
Roadway Width	15' Edge-of-pavement to Edge-of-pavement
Traffic Lanes	1 lane; two-way
Traffic Lane Width	15'
Parking Lanes	Prohibited
Parking Lane Width (includes curb & gutter)	N/A
Sidewalk Width	none
Street Tree Planting Condition	Tree Well: not applicable Tree Planter: not applicable Tree Lawn: not applicable

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

9.2 PEDESTRIAN REALM

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

Intent:

9.2.1 Walkways along building fronts and streets, drives, access-ways, and parking lots should be designed to enhance the pedestrian realm and ensure adequate space for uses provided within the pedestrian realm. The intent of the pedestrian realm standards is to provide direction for the minimal dimensions required to accommodate common items provided within the pedestrian realm.

Standard:

9.2.2 Applicability. An applicant shall use the pedestrian realm standards for developing enhanced pedestrian realms along building fronts and streets, drives, and access-ways.

9.2.3 Pedestrian Realm. The pedestrian realm shall be the area between the curb of a street, drive, access-way, or parking lot and the building facade or property line.

9.2.4 Pedestrian Realm Submittal. Applications shall include dimensional standards for the pedestrian realm included along buildings, streets, drives, and access-ways and shall indicate their location on a plan of the development. This submittal may be fulfilled in the typical sections and plan for street types.

9.2.5 Pedestrian Realm Zones. The pedestrian realm is composed of three zones: the activity zone, the pedestrian zone, and the amenity zone.

- **Activity Zone.** The activity zone shall be the pedestrian realm from the building front to the edge of the pedestrian zone. The activity zone is the section of the pedestrian realm that is reserved for activities that commonly occur immediately adjacent to the building facade. Typical amenities or activities included in the activity zone include, but are not limited to, window shopping, benches, potted plants, dining, and outdoor shopping.
- **Pedestrian Zone.** The pedestrian zone shall be the pedestrian realm between the activity zone and the amenity zone. The pedestrian zone is the section of the pedestrian realm that is reserved for pedestrian through-traffic.
- **Amenity Zone.** The amenity zone shall be the pedestrian realm from the curb or pavement edge to the edge of the pedestrian zone. The amenity zone is the section of the pedestrian realm that is reserved for activities that commonly occur between the adjacent curb or pavement edge and pedestrian through-traffic. Typical amenities included in the activity zone include, but are not limited to, street trees, benches, bus stops, dining tables, and bike racks.

9.2 PEDESTRIAN REALM

MIXED-USE DISTRICT



9.2.6 Pedestrian Realm Amenities. In order to not impede upon the pedestrian through-traffic and the parking or travel lanes, amenities provided in the pedestrian realm require a minimum amount of space within a zone. When planning for the location of desired amenities it is important to remember that amenities located in different pedestrian realm zones may require different areas due to the location of the zone. Minimum widths of common amenities according to their location are listed in the following table. Please note that the table contains widths that are the minimum necessary to accommodate the one specific item listed; irregardless of the minimum listed below, developments shall consider the pedestrian realm widths necessary to accommodate the intended types and quantities of amenities.

Amenity	minimum width in this zone:	
	Activity Zone	Amenity Zone
Tree Well	N/A	5'
Tree Planter	N/A	5'
Tree Lawn	N/A	5'
Bench: parallel to building	1'-6"	3'
Bench: perpendicular to building	4'-6"	5'-6"
Bus Stop with bench	N/A	5'
Bus Stop with shelter	N/A	8'
Dining: one single table	3'	5'
Dining: two single or one double table	5'	7'
Dining: four-person table	6'	8'
Sandwich Sign Board	1'-6"	3'
Newspaper Vending Machine/Stand	1'-6"	3'
Potted Plants	1'-6"	3'
Bike Rack	N/A	4'

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

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9.3 MIXED-USE DEVELOPMENT EXAMPLES

MIXED-USE DISTRICT



Intent:

9.3.1 The following section provides examples of possible development that could occur within Overland Park using the Mixed-Use Design Standards. The intent of these examples is to illustrate some of the typical drawings that would accompany a submittal for rezoning to and/or developing as a mixed-use district.

9.3.2 Test Sites. Each example illustrates a specific mixed-use development type for a test site located within Overland Park, Kansas. For each test site, a sample illustrative plan, regulating plan, anticipated building types plan, and street types plan is included.

Test Sites			
Page	Mixed-Use Development Type	Approximate Area	Number of Sub-Zones
54	Mixed-Use Neighborhood	50 acres	4
56	Mixed-Use Center	35 acres	4
58	Mixed-Use Center	20 acres	3
60	Mixed-Use Corridor Development	6 acres	2
62	Mixed-Use Corridor Development	5 acres	1

9.3.3 Approval Required. Inclusion of these examples does not imply, explicitly or implicitly, their approval for construction by the city; applicants would need to receive approval in order to construct anything that does not meet currently-adopted standards. The driveway, street, and alley locations in these examples are conceptual and may need to be adjusted based on conditions along the adjoining streets or thoroughfares.

Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

9.3 MIXED-USE DEVELOPMENT EXAMPLES

MIXED-USE DISTRICT

9.3.4 Mixed-Use Neighborhood in a Vision Metcalf Node

A 50 acre site in a Vision Metcalf Node was used as an example to illustrate how an area could redevelop as a Mixed-Use Neighborhood.

Example Illustrations. Illustrations on these two pages include typical plans that would be part of the design manual and application for the development's approval.

Mixed-Use Neighborhood

Development Specifications	
Approximate Gross Land Area	50 acres
Is the site within a Vision Metcalf Node?	Yes
Does the site abut a thoroughfare, super-collector, or collector?	Yes
Mixed-Use Development Type	Mixed-Use Neighborhood
Sub-Zones located in the development	Core, Center, General, Civic

Unit & Area Counts		
Building Type	Retail & Office (sf)	Dwelling Units
Mixed-Use Building	535,600	399
Live/Work Building	13,200	17
Commercial Building	11,800	
Apartment Building		250
Townhouse		69
Duplex (Flat over Flat or Paired House)		36
Single Family Detached House		52
Total	560,600	823

Illustrative Plan



9.3 MIXED-USE DEVELOPMENT EXAMPLES

MIXED-USE DISTRICT



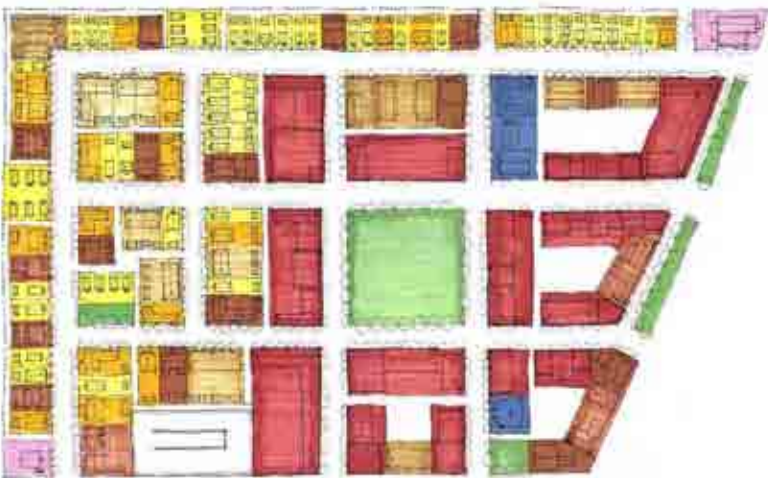
Mixed-Use
Neighborhood



Regulating Plan

Legend

- Core Sub-Zone
- Center Sub-Zone
- General Sub-Zone
- Civic Sub-Zone



Building Types

Legend

- Mixed-Use or Live/Work Building
- Commercial Building
- Apartment Building
- Townhouse
- Duplex (Flat over Flat or Paired House)
- Single Family Detached House
- Civic Building



Street Types

Legend

- Avenue
- Commercial Street
- Residential Street
- Drive with Angled or Parallel Parking
- Two-Lane or Yield Alley

9.3 MIXED-USE DEVELOPMENT EXAMPLES

MIXED-USE DISTRICT

9.3.5 Mixed-Use Center not in a Vision Metcalf Node

A 35 acre site not in a Vision Metcalf Node was used as an example to illustrate how an area could develop as a Mixed-Use Center.

Example Illustrations. Illustrations on these two pages include typical plans that would be part of the design manual and application for the development's approval.

Development Specifications	
Approximate Gross Land Area	35 acres
Is the site within a Vision Metcalf Node?	No
Does the site abut a thoroughfare, super-collector, or collector?	Yes
Mixed-Use Development Type	Mixed-Use Center
Sub-Zones located in the development	Center, General, Edge, Civic

Unit & Area Counts		
Building Type	Retail & Office (sf)	Dwelling Units
Mixed-Use Building	30,600	46
Live/Work Building	3750	5
Commercial Building		
Apartment Building		218
Townhouse		56
Duplex (Flat over Flat or Paired House)		30
Single Family Detached House		43
Total	34,350	398

Illustrative Plan



9.3 MIXED-USE DEVELOPMENT EXAMPLES

MIXED-USE DISTRICT



Regulating Plan

Legend

- Center Sub-Zone
- General Sub-Zone
- Edge Sub-Zone
- Civic Sub-Zone



Building Types

Legend

- Mixed-Use or Live/Work Building
- Apartment Building
- Townhouse
- Duplex (Flat over Flat or Paired House)
- Single Family Detached House
- Civic Building



Street Types

Legend

- Commercial Street
- Residential Street
- Parkway
- Drive with Angled or Parallel Parking
- Lane
- Two-Lane or Yield Alley

Mixed-Use Center

9.3 MIXED-USE DEVELOPMENT EXAMPLES

MIXED-USE DISTRICT



9.3.6 Mixed-Use Center in a Vision Metcalf Node

A 20 acre site in a Vision Metcalf Node was used as an example to illustrate how an area could redevelop as a Mixed-Use Center.

Example Illustrations. Illustrations on these two pages include typical plans that would be part of the design manual and application for the development's approval.

Development Specifications	
Approximate Gross Land Area	20 acres
Is the site within a Vision Metcalf Node?	Yes
Does the site abut a thoroughfare, super-collector, or collector?	Yes
Mixed-Use Development Type	Mixed-Use Center
Sub-Zones located in the development	Center, General, Civic

Unit & Area Counts		
Building Type	Retail & Office (sf)	Dwelling Units
Mixed-Use Building	66,400	83
Live/Work Building		
Commercial Building	21,000	
Apartment Building		48
Townhouse		58
Duplex (Flat over Flat or Paired House)		4
Single Family Detached House		19
Total	87,400	212

Illustrative Plan



9.3 MIXED-USE DEVELOPMENT EXAMPLES

MIXED-USE DISTRICT



Regulating Plan

Legend

- Center Sub-Zone
- General Sub-Zone
- Civic Sub-Zone



Building Types

Legend

- Mixed-Use or Live/Work Building
- Commercial Building
- Apartment Building
- Townhouse
- Duplex (Flat over Flat or Paired House)
- Single Family Detached House
- Civic Building



Street Types

Legend

- Commercial Street
- Residential Street
- Parkway
- Drive with Angled or Parallel Parking
- Two-Lane or Yield Alley

Mixed-Use Center

9.3 MIXED-USE DEVELOPMENT EXAMPLES

MIXED-USE DISTRICT

9.3.7 Mixed-Use Corridor Development in a Vision Metcalf Node

A 6 acre site in a Vision Metcalf Node was used as an example to illustrate how an area could redevelop as a Mixed-Use Corridor Development.

Example Illustrations. Illustrations on these two pages include typical plans that would be part of the design manual and application for the development's approval.

Development Specifications	
Approximate Gross Land Area	6 acres
Is the site within a Vision Metcalf Node?	Yes
Does the site abut a thoroughfare, super-collector, or collector?	Yes
Mixed-Use Development Type	Mixed-Use Corridor Development
Sub-Zones located in the development	Center, Civic

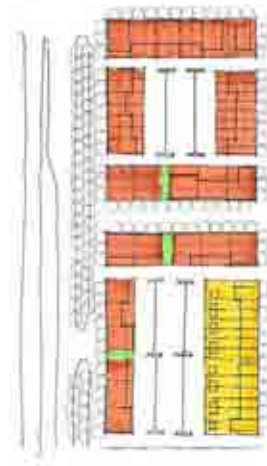
Unit & Area Counts		
Building Type	Retail & Office (sf)	Dwelling Units
Mixed-Use Building	36,825	44
Live/Work Building	5,400	7
Commercial Building	30,900	
Apartment Building		
Townhouse		22
Duplex (Flat over Flat or Paired House)		
Single Family Detached House		
Total	73,125	73

Illustrative Plan



9.3 MIXED-USE DEVELOPMENT EXAMPLES

MIXED-USE DISTRICT



Regulating Plan

Legend

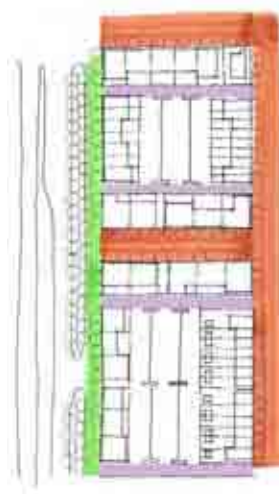
- Center Sub-Zone
- General Sub-Zone
- Civic Sub-Zone



Building Types

Legend

- Mixed-Use or Live/Work Building
- Commercial Building
- Civic Building
- Townhouse



Street Types

Legend

- Commercial Street
- Drive with Angled Parking
- Two-Lane or Yield Alley

Mixed-Use
Corridor Development

9.3 MIXED-USE DEVELOPMENT EXAMPLES

MIXED-USE DISTRICT

9.3.8 Mixed-Use Corridor Development not in a Vision Metcalf Node

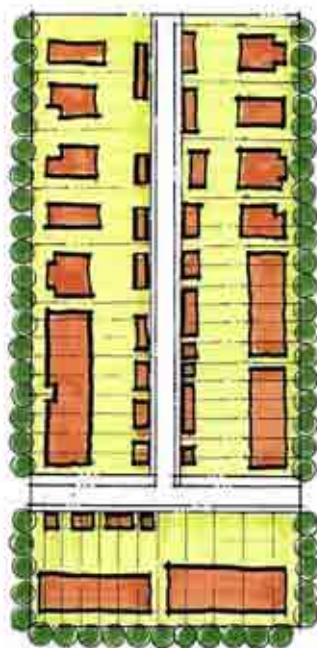
A 5 acre site not in a Vision Metcalf Node was used as an example to illustrate how an area could redevelop as a Mixed-Use Corridor Development.

Example Illustrations. Illustrations on these two pages include typical plans that would be part of the design manual and application for the development's approval.

Development Specifications	
Approximate Gross Land Area	5 acres
Is the site within a Vision Metcalf Node?	No
Does the site abut a thoroughfare, super-collector, or collector?	Yes
Mixed-Use Development Type	Mixed-Use Corridor Development
Sub-Zones located in the development	General

Unit & Area Counts		
Building Type	Retail & Office (sf)	Dwelling Units
Mixed-Use Building	3750	5
Live/Work Building		
Commercial Building		
Apartment Building		
Townhouse		28
Duplex (Flat over Flat or Paired House)		6
Single Family Detached House		6
Total	3750	45

Illustrative Plan

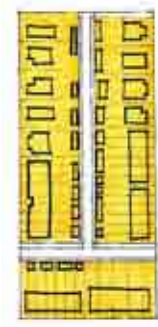


9.3 MIXED-USE DEVELOPMENT EXAMPLES

MIXED-USE DISTRICT



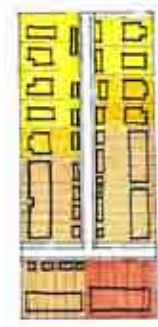
Regulating Plan



Legend

- General Sub-Zone

Building Types



Legend

- Mixed-Use or Live/Work Building
- Townhouse
- Duplex (Flat over Flat or Paired House)
- Single Family Detached House

Street Types



Legend

- Commercial Street
- Lane
- Two-Lane or Yield Alley

Mixed-Use
Corridor Development

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

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9.4 CHECKLIST

MIXED-USE DISTRICT

Date : _____

Applicant : _____

**Development
Gross Area:**

_____ acres

**Mixed-Use
Development Type:**

- Mixed-Use Neighborhood
- Mixed-Use Center
- Mixed-Use Corridor Development

**Mixed-Use
Sub-Zones:**

- Core Edge
- Center Civic
- General



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

page	MXD Design Standard	Conforms	Does Not Conform	Comments:
17	Allowed & Required Sub-Zones			
18	Regulating Plan			
20	Allowed Building Types			
22	Required Design Elements			
24	Permitted Uses & Intensity of Use			
25	Project Design Manual			
26	Block Size			
28	Lot Size			
30	Building Envelopes			
32	Building Height			
34	Existing Trees & Vegetation			
35	Street Trees: Species & Standards			
36	Street Trees: Planting Conditions			
38	Parking Requirements			
40	Parking Lots & Garages			

Comments:

MIXED-USE DISTRICT



Mixed-Use
Neighborhood

Mixed-Use
Center

Mixed-Use
Corridor Development

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