

Introduction

The Destination Downtown Overland Park Master Plan identifies five distinct districts in Downtown Overland Park – (1) the Main Street District, (2) the Public Market District, (3) the Santa Fe District, (4) the Metcalf District, and (5) the Downtown Neighborhoods District. Each of the five districts plays a distinct role in strengthening Downtown Overland Park and preserving its unique reputation as a destination at the “heart” of Overland Park. Although Downtown Overland Park has a unified character, the potential for each district to enhance its role in preserving the “downtown character” requires distinct development and redevelopment guidelines within each district.

The Main Street District – The Main Street District is the primary retail center of Downtown Overland Park. It is a pedestrian-oriented area that provides a mixture of uses including street level retail and restaurants, with offices and residences on upper levels.

The Public Market District – The Public Market District contains a unique community anchor – the Farmer’s Market. This district is an extension of the pedestrian-oriented Main Street District, but can provide for a concentration of year-round market-like shopping experiences.

The Santa Fe District – The Santa Fe District provides primarily neighborhood-oriented retail and office uses. These uses support nearby residential neighborhoods and residences within downtown, connected by pedestrian and automobile links. It serves as a transition from automobile-oriented environments to the pedestrian-oriented downtown. The parkway character serves as a gateway to Downtown Overland Park.

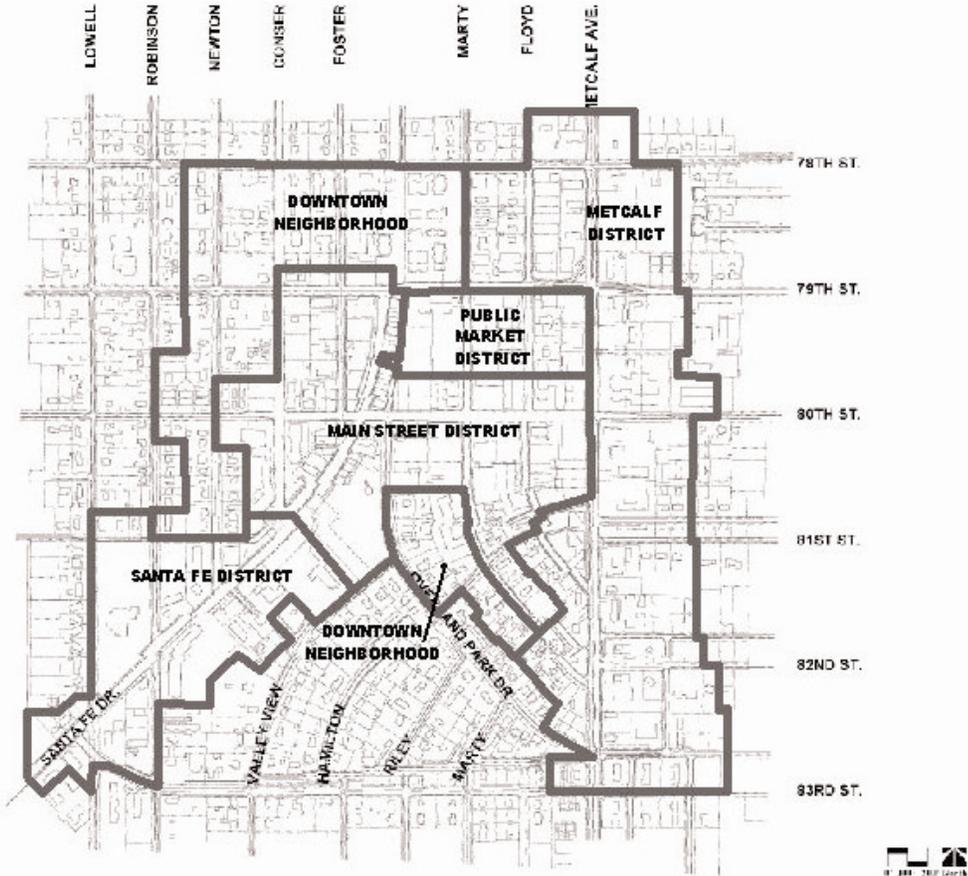
The Metcalf District – The Metcalf District provides opportunities for regional commercial activity. It is primarily an automobile-oriented district, however it serves as a major inter-modal transportation corridor that can support pedestrians, public transportation, and automobiles.

The Downtown Neighborhoods District – The Downtown Neighborhoods District provides urban living experiences of varying densities. These neighborhoods provide the lifeblood of Downtown Overland Park, and allow for opportunities to live, work, and shop, all within a walkable neighborhood.

Downtown Overland Park was built and has evolved over time, and therefore, does not have one particular period or theme that defines its design character and architectural image. However, these Guidelines establish basic design principles that are fundamental for development within Downtown and within each District. These principles are grouped into three main areas - site design, building materials, and signs. Within these principles, the framework that has kept Downtown Overland Park a unique destination will be strengthened, while its character and creativity of will thrive and continue to evolve over time.

One of the primary reasons for Downtown Overland Park’s success, and a key to its growth and improvement, is a mix of uses that are not duplicated anywhere in the metropolitan area. This mix must be integrated to achieve a cohesive, connected, and walkable downtown. Therefore, these Guidelines seek to allow this variety of uses to coexist through quality design rather than the typical concerns of buffers, setbacks and screening. The Downtown Overland Park Design Guidelines are established around “people first” – as a mode of transportation, as an economic resource, and as the cornerstone of the community. The result will be an accessible urban community in which to live, work, shop, and play, rather than segregated land uses accessible only by discrete trips.

The format of these Guidelines includes a narrative of the broad principle of each Guideline, describing its intent and how it relates to the goal for the district. Following this narrative are requirements and/or suggestions that will assure that these principles and the goal for the district are fulfilled. In the event that a particular site design would further the stated goal or principle, but is precluded by a specific requirement in the Guidelines, it is envisioned that the Overland Park Planning Staff could recommend amendments to these Guidelines so that the goals of the Destination Downtown Overland Park Master Plan and the principles expressed in these Guidelines are achieved.



Downtown Neighborhoods - (DN) Residential Guidelines

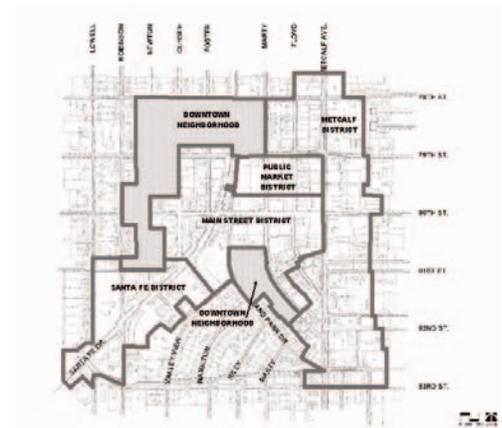
Creating the complete downtown includes a strong and attractive residential base and density to support commercial activity. The plan envisions the accomplishment of this goal through the development of townhomes and redevelopment of existing single family homes and properties in adjacent downtown neighborhoods, in addition to residential possibilities within the commercial areas of downtown.

Single family home redevelopment is likely to occur on a lot-by-lot basis at typical suburban densities utilizing the current property ownership and development patterns. Such lot-by-lot redevelopment will be guided by existing regulations. If larger scale single –family development were to occur – full blocks or several blocks at a time - more urban level densities should be sought in a traditional neighborhood development format.

The proposed townhome areas identified by the Master Plan are intended to be developed on a block by block or multiple block basis. This type of development should reflect the residential qualities that are desired within a traditional downtown, but integrated as part of the total downtown environment and reflect an urban character.

Downtown Neighborhoods

Goal: Encourage private and public investment in the surrounding downtown neighborhoods promoting stability and attractiveness in a unique living environment that offers a variety of housing styles and provides for the daily lifestyle needs of neighborhood residents.



Site Development

Density – Guideline # DN 1

Greater density allows for more residents to be within walking distance to the amenities, services, and stores in Downtown Overland Park. Mixing densities of residential uses within the Downtown Neighborhood District adds diversity to the neighborhood, creates options for different lifestyles or life stages, and establishes long-term stability in the neighborhood.

- 1.a. Net density for non-single family residential development in the Downtown Neighborhood District should be 8 to 16 units per acre.
- 1.b. Net density for single family residential development should be 4 to 7 units per acre.



Urban Level Densities

Lot Size – Guideline # DN 2

Smaller lot sizes allow the desired density for the Downtown Neighborhood District while preserving the opportunity for, and investment in single-family, detached residences in Downtown Overland Park.

- 2.a. Parcels less than one acre shall only be used for single family, detached residences, subject to the following lot standards:
 - (1) the minimum lot width shall be 40 feet;
 - (2) the maximum lot width shall be 60 feet.
- 2.b. Parcels of one acre or more shall only be used for townhomes subject to the following standards for overall net density:

<u>Development Parcel Size</u>	<u>Allowable Net Density by Parcel Area</u>
1 to 2 acre parcel	4,356 sq ft / dwelling unit
2 to 3 acre parcel	3,630 sq ft / dwelling unit
> 3 acre parcel	2,725sq ft / dwelling unit

Setbacks – Guideline # DN 3

The public street is the primary place for community interaction. Setbacks smaller than typical suburban residential streets allow buildings to frame the street and create a pedestrian environment.

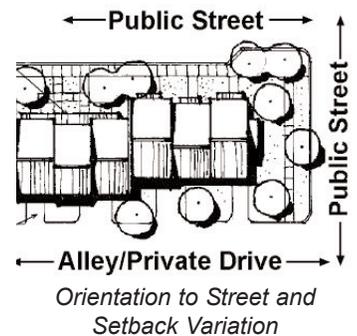
- 3.a. Setback requirements are as follows:
 - (1) Front yard setbacks for single family, detached and townhome dwellings shall be a minimum of ten (10) feet and a maximum of twenty (20) feet. Unenclosed porch, entries and porticos may extend five (5) feet into front yard setback
 - (2) Minimum side yard Setbacks shall be:
 - (a) Six (6) feet for single-family, attached dwellings;
 - (b) Zero (0) feet for townhomes. However, townhomes adjacent to single-family detached dwellings shall be set back a minimum six (6) feet from the side lot line adjacent to the single family dwelling.

- (c) Both single-family detached dwellings and townhomes, the side yard setback for side yards adjacent to a public street shall be a minimum of twenty (20) feet.
- (3) Minimum rear yard setbacks for single-family, detached dwellings and townhomes shall be as follows:
 - (a) twenty-five (25) feet for dwellings and attached garages.
 - (b) five (5) feet for detached garages.

Orientation to the Street – Guideline # DN 4

Designing active portions of the residences closer to the street through the use of porches, front doors, and windows into living quarters can create a sense of community and add safety to the pedestrian environment.

- 4.a. The site plan configuration for a development parcel shall create a strongly defined street presence. All residential structures shall front the street and shall incorporate front porches and other architectural elements.
- 4.b. Residential structures should engage the street, providing the massing and building form that helps define the block, but variations on setbacks should be allowed among the attached single family and multifamily residential units. These slight variations help to reduce the scale of multiple unit development, provide visual interest, provide a sense of entry and transition from the street, and to allow landscaping. Front setback deviations should provide a definable rhythm among the unit development.
- 4.c. Uninterrupted grouping of attached units should not exceed six units in width with a minimum separation of twelve (12) feet between groupings. This includes a minimum of six (6) feet the end of each grouping and the property line.
- 4.d. Site plan configurations and building designs that create blank walls along public streets or orient front doors so they are not visible from the street are not acceptable.
- 4.e. Front doors and dwelling unit windows to major rooms shall face the street and walkways from the street shall lead to the front door.



- 4.f. The front entry shall incorporate an unenclosed porch, covered stoop or portico or awning of not less than 4 ft by 4ft. A useable front porch, 4 feet by 8 feet or greater, is preferred.



Front Porches

Garages, Parking Areas and Driveways – Guideline #DN 5

Emphasis on pedestrian activities is supported by de-emphasizing structures and facilities designed solely for automobiles. Economical use of these structures and facilities can place priority on the design of usable space for people.

- 5.a. Garages and parking areas shall not be emphasized along street frontage. Detached garages in the rear yard with access to mid-block streets or private shared driveways along the rear of the property are preferred.
- 5.b. Attached garages may be placed to the side of single-family dwellings and townhomes with drive access from the front of the property, but shall be setback a minimum of ten (10) feet from the surface of the dwelling closest to the street and each garage door is restricted to single car widths.
- 5.c. For single family attached and multifamily dwellings, garages may be attached at the rear of the dwelling and parking areas shall be behind the dwellings. Such garages and parking areas can only be accessed via drives located in the rear yard leading from mid-block streets or private shared driveways along the rear of the property.
- 5.d. At least one covered parking area per dwelling unit shall be provided.

Landscaping – Guideline # DN 6

Landscaping enhances the pedestrian environment, adds vitality and a human scale to the street, and creates a seamless transition between public and private places.

- 6.a. Front yards shall incorporate a grass lawn with at least one shade tree for every 40 ft of frontage.
- 6.b. Plantings of deciduous or evergreen shrubs shall be used to screen the foundation of the structures.
- 6.c. Decorative wooden or ornamental metal fencing of a single unified design that complements the architectural character of townhouse or multifamily housing can be used along front and side property lines but can not exceed 3 ft in height.

Architectural Character

Scale – Guideline # DN 7

The relative size or mass of a building in relation to adjacent buildings is one of the primary ways to achieve design continuity in Downtown Overland Park. Attention to building scale in the Downtown Neighborhood District allows a variety of residential uses to coexist in the same neighborhood and presents a consistent contour on the public streets.

- 7.a. Residential structures shall reflect the scale of the surrounding development context. Structures shall not exceed two stories plus an occupied attic (2 ½ stories) in height. Dormers are allowed.
- 7.b. Structures may incorporate a flat roof with a parapet or sloped roof, and in any case, the structure shall not exceed 35 feet in height.
- 7.c. Garages shall not exceed 450 sq ft and not be taller than 1 ½ stories or 20 ft in height.
- 7.d. Any other accessory structure is subject to the requirements of applicable zoning and site development regulations.

Materials – Guideline # DN 8

Building materials convey a sense of quality regardless of the type of structure. The use of similar quality materials for a variety of residential structures can allow diverse dwelling opportunities to coexist in a single neighborhood, while preserving the value of private investments in Downtown.

- 8.a. Building materials for residential structures in downtown should mirror those found in other structures within the area. The preferred dominant material for residential structures is either brick, stone, wood lap siding, wood shingles or cementous lap siding. Stucco may be utilized only as a secondary material (less than 50% of the surface area of any façade).
- 8.b. All garages and accessory structures shall be constructed of the same materials as the residential structure.

Signs

Signage in the Downtown Neighborhood District is subject to the applicable zoning and sign ordinance requirements of the City of Overland Park.

Appendix A – Definitions

The following words and phrases, as used in the Destination Downtown Overland Park Design Guidelines, shall have the meanings given in this Appendix A. These meanings shall be used in administering the Design Guidelines. A different interpretation is not allowed without approval of the Governing Body of the City of Overland Park.

adjacent lot – for the purposes of shared parking, adjacent lot shall mean any lot that is within the distance allowed for the parking area to be utilized to meet the parking requirements for that use. Otherwise, adjacent shall have mean sharing a common boundary or directly across a public street.

adjacent uses - for the purposes of shared parking, adjacent uses shall mean any lot that is within the distance allowed for the parking area to be utilized to meet the parking requirements for that use. Otherwise, adjacent shall have mean sharing a common boundary or directly across a public street.

alignment – shall mean continuing the same horizontal or vertical plane on a new element, as established on similar elements adjacent or within visual proximity.

alley or *alleyway* - shall mean a paved surface providing access to all abutting property from a public street, not intended for general traffic circulation. It may be publicly or privately owned and maintained. In the case of a pedestrian alleyway, it shall provide secondary access that excludes automobile traffic because of its design.

architectural theme, character or *style* – shall mean the basic aesthetic design of a building, or group of buildings, that gives it a unique visual appearance.

architectural features – shall mean distinct and prominent element of a building façade or structure that may include ornamental surfaces, projections, or alternate materials and colors.

block – shall mean a unit of land bounded by streets or a combination of streets and other physical land characteristic. In the case of block or block face redevelopment, the *entire block* or *block face* shall mean that portion of the block facing a common public street.

building – shall mean any structure having a roof supported by columns or walls and intended for shelter. Differentiation between buildings shall be determined by common roofs and building façade materials.

building façade – shall mean the exterior walls of a building visible to persons not within the building.

building, major entries – shall mean public entrances that accommodate mass entries of the public at defined times, such as for a scheduled production or performance.

building, side of a – shall mean that area of the lot entirely between the extension of the front building façade line and the rear building façade line, extended to the side lot line

business – shall mean any establishment operating as a distinct economic unit.

corbels – shall mean masonry treatment at the cornice line of a building where masonry units such as bricks are slightly off-set from adjacent units to achieve a decorative pattern.

cornice line – shall mean the top of a parapet wall on a building.

distinctly different hours of operation – for the purposes of shared parking requirements, shall mean uses with hours of operation where 50% or more of one use's hours of operation are mutually exclusive of the hours of operation of the other uses which it proposes to share parking.

distinctly different peak hours of operation - for the purposes of shared parking requirements, shall mean the peak hours of operation, based on a parking demand study, of uses proposing to share parking are mutually exclusive.

dominant material – in the case of building materials, shall mean the material making up 80% or more of the building façade, exclusive of windows and doors.

equipment, ground level mechanical – shall mean those structures that are exterior to the building but are necessary for services and uses within the building, and located on the ground.

equipment, roof mounted specialty or mechanical - shall mean those structures that are exterior to the building but are necessary for services and uses within the building, and located on the roof.

fascias – shall mean a horizontal piece, such as a board, covering the joint between the top of a wall and another structural element.

friezes – shall mean a richly ornamental band on a building, typically near a cornice

glazing – shall mean the use of glass in windows or doors

landscape element or landscaping – shall mean living or non-living natural ground cover, such as trees, shrubs, vines, turf, grasses, rocks, mulch, or wood chips, that prevents accumulation, erosion or tracking of dirt, mud or rock, and/or a natural feature that serves as a visual enhancement to unimproved ground or sidewalk area.

lintels – shall mean a horizontal structural member above an opening which carries the weight of the wall above it; usually made of steel, wood, or stone.

lot - shall mean a designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.

lot frontage – shall mean that portion of the lot where primary access to the public street is provided.

masonry - shall mean the art of shaping, arranging and uniting stone, brick, or building blocks having a special finish or facing, usually with the use of mortar as a bonding agent, to form walls and other parts of a building. Use of stucco or Exterior Insulation and Finish System (EFIS) shall not be considered masonry.

mullion and/or *mutton pattern* – shall mean a slender vertical and/or horizontal member that forms a division between units of a window or door.

opaque – shall mean impervious to the transmission of visible light.

parapet – shall mean the extension of the main wall above the roof level.

pedestrian walk – shall mean any paved surface designed primarily for pedestrian travel and raised or separated physically from the public street, including sidewalks, walkways or paths.

pediment - shall mean a triangular or arched form located on top of a parapet wall.

public street – shall mean any right-of-way owned, controlled, and maintained by the City of Overland Park, for the general travel of the public.

roofs, false – shall mean a roof that is only decorative in nature

roofs, mansard – shall mean the use of roofing material on a wall surface or any roof with a pitch greater than 6/12.

signs, box or *cabinet* – shall mean a pre-manufactured sign featuring a translucent panel, typically back-lighted, mounted on a metal or wood box or cabinet.

soldier or *sailor courses* – shall mean a vertically laid brick with either narrow (soldier) or wide (sailor) side facing outward.

spandrels – shall mean an opaque panel.

storefront – shall mean that area of the building that allows primary or secondary access to the business or use within the building and allows visual reference to the activities within the building.

transparent (fence) - in the case of fences, shall mean unobstructed view through more than 50% of the fencable area.

transparent / clear glass – in the case of glass, shall mean glass that allows unimpaired visibility and transmission of light.

uses: the following different use classifications are identified in the Destination Downtown Overland Park Design Guidelines: (need to correspond with defined uses in UDO and allowed uses in DD or CBD or how these are interpreted under UDO)

entertainment - shall mean establishments offering recreational opportunities such as music, productions, movies or other performances, which may be in conjunction with a restaurant.

institutions - shall mean a non-profit, religious or public use

neighborhood-oriented retail - shall mean a retail establishment providing goods or merchandise to the surrounding neighborhoods, with target markets generally within 2 miles of the establishment.

office - shall mean establishments conducting the affairs of a business, service, industry or government.

offices (“walk-in” customer service) - shall mean offices that rely on customer or client visits to the establishment.

residences - shall mean dwelling units providing for common living spaces for individuals or families.

restaurant – shall mean any fixed establishment which food or drink is offered or prepared for retail sale and served on the premises of the establishment.

retail – shall mean establishments engaged in selling goods or merchandise on the premises of the establishment for personal or household use or consumption and rendering services incidental to the sale of such goods.

windows (“punched”) - shall mean window openings that are surrounded on all sides by masonry or decorative elements such as lintels.

Appendix B – Procedures

These Design Guidelines shall be administered through a site plan review for all development within the districts of the Destination Downtown Overland Park Master Plan.

The site plan review shall follow the same procedures established in Section 18.140.180.B. of the Overland Park Unified Development Ordinance. These procedures are reproduced below for information, and in the event of any conflict between this information and the site plan review procedures in the Unified Development Ordinance, and any amendments, the ordinance shall control

Site Plan Review. After the effective date of this ordinance, no property which has a zoning district classification which requires approval of a site plan may be developed or redeveloped without a site plan first having been submitted to and approved by the Director of Planning and Development Services. Disapproval of a site plan by the Director of Planning and Development Services may be appealed to the Planning Commission. The decision of the Planning Commission on the appeal may be appealed to the Governing Body by either the property owner or the Director of Planning and Development Services by filing a notice of appeal with the City Clerk within 10 days following the Planning Commission's decision.
Overland Park Code of Ordinances Section 18.140.180.B.

Upon adoption of these Guidelines by the Governing Body, the standards for the site plan review shall be those established in the Guidelines. To the extent that these Guidelines do not address a particular area, the Unified Development Ordinance shall supplement the Guidelines.