

Chapter 18.240
RP-6 PLANNED HIGH-RISE APARTMENT DISTRICT

Sections:

- 18.240.010 Statement of intent
- 18.240.020 Permitted uses
- 18.240.030 Height and area regulations
- 18.240.040 Parking regulations
- 18.240.050 Development and performance standards

18.240.010 Statement of intent

The zoning of property as RP-6, Planned High-Rise Apartment District, is intended to provide high-density residential living in buildings of four stories and above in height. The permitted density is acceptable only in buildings of a high-rise nature. Property zoned RP-6 should have direct access to thoroughfares, as defined and designated in the Overland Park Master Plan, and should not be located within the interior of square mile sections, which are generally reserved for low-density land uses.

(History: Ord. ZRR-2698 §10, 2007; ZRR-1725; ZRR-1637; ZRR-1202 §9)

18.240.020 Permitted uses

No building, structure, land or premises shall be used and no structure shall be hereafter erected, constructed, reconstructed or altered except for one or more of the following uses, subject to the development and performance standards set forth in Section 18.240.050.

- A. High-rise apartment buildings.
- B. Utility structures, subject to the provisions set forth in Section 18.250.050(H).
(History: Ord. ZRR-2262 §9, 2001; ZRR-1725; ZRR-1637; ZRR-1202; ZRR-889 §18.18)

18.240.030 Height and area regulations

The height of buildings, the minimum dimensions of lots and yards and the minimum lot area per dwelling permitted on any lot shall be as follows, except as otherwise provided in Chapter 18.420:

- A. Height:
 - 1. High-rise apartment buildings -- minimum height of four stories.
 - 2. Accessory structures and uses -- maximum height of two stories, not exceeding 30 feet.
- B. Minimum setbacks:
 - 1. All main structures shall be located at least 20 feet, plus five feet for each story in excess of four, from any lot line, except where the lot line abuts a street.
 - 2. Where a lot line abuts a street, the minimum setback from main structures shall be as follows:

Chapter 18.240

- a. 40 feet, plus three feet for each story in excess of four, from an interstate, highway or freeway;
 - b. 20 feet from a thoroughfare; or
 - c. 10 feet from a super-collector, collector or any other street.
3. All accessory structures shall be located at least 10 feet from any interior lot line.
 4. All accessory structures shall be at least 20 feet from any lot line which abuts a street.
 5. For Infill or Redevelopment projects, the perimeter setback along a public street shall not be less than the average setback for residential uses along the same and facing block faces.

C. Net site area per dwelling unit -- 1,000 square feet (43.6 units per net acre).
(History: Ord. ZRR-2848 §15, 2010; ZRR-2698 §11, 2007; ZRR-1725; ZRR-1637; ZRR-1202; ZRR-889 §18.18)

18.240.040 Parking regulations

Parking spaces shall be provided at the following rates:

<u>Dwelling Unit</u>	<u>Number of Spaces Required per Unit</u>
Studio/efficiency	1.33
1 bedroom	1.5
2 bedroom	1.8
More than 2 bedrooms	2.0

It is further provided that covered parking in the form of garages or carports shall be designed as part of the project and provided for at the minimum rate of one space for each two dwelling units. The construction of one-half of the required covered parking may be deferred. See Chapter 18.430 for other parking requirements.

(History: Ord. ZRR-1725; ZRR-1635; ZRR-1427; ZRR-889 §18.18)

18.240.050 Development and performance standards

A. Unless exceptional circumstances are demonstrated, no RP-6 District shall be located in areas designated as Low-Density Residential on the Future Development Plan. Exceptional circumstances shall be determined at the discretion of the Planning Commission or the Governing Body and shall be supported by findings stated in the record.

- B. No RP-6 development shall have a property line common with property zoned R-1 or undeveloped property designated as Low-Density Residential on the Future Development Plan. This provision shall not apply if the adjoining R-1 property is used for a church, school, cemetery, park or other non-residential land use.
- C. The maximum lot coverage shall be 70%.
- D. Pedestrian circulation systems (sidewalks, walkways and paths) shall be located and designed so as to provide adequate physical separation from vehicles along all public and private streets and drives and within any parking area.
- E. Site drainage patterns shall be designed, graded and constructed so as to prevent surface drainage from collecting on and flowing across pedestrian paths, walks and sidewalks.
(History: Ord. ZRR-2848 §16, 2010; ZRR-2285 §8, 2001; ZRR-1725; ZRR-1637)

[Next Page is 18-1550]