

**Medium-High Density
RP-5, PRN**

Greater than 12.5 and less than or equal to 16.5 units per acre

**High Density
RP-6, PRN**

Greater than 16.5 and less than or equal to 43 units per acre

*AMLI at
Highland Ridge*

*AMLI at
Wynnewood Farms*

The Claremont

Skylar Ridge

NE corner of
119th & Switzer

NE corner of
135th & Nall

NW corner of
109th & Quivira

NW corner of
115th & Metcalf

12.5 units/acre

14.8 units/acre

16.5 units/acre

19.1 units/acre



Comprehensive Plan Land Use Categories

Current Planning



This brochure is designed to provide residential examples of Overland Park's Comprehensive Plan Land Use Categories. Two Overland Park examples are provided in each category, including the density of the developments. In addition, an aerial view and three street-view pictures of the projects are provided. This pamphlet may also be viewed at Overland Park's website: www.opkansas.org.

**Planning and Development Services
Current Planning
8500 Santa Fe Drive
Overland Park, KS 66212
Ph. 913/895-6217 Fax 913/895-5013
www.opkansas.org
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Planning and Development Services Department



Zoning Districts

- A Agricultural district
Lot Area: 5 acres minimum

- RE Residential Estates district
Lot Area: 1 acre minimum

- RP-OE Planned Open Space Estate district
Density: Maximum 1 unit per gross acre
Open Space: 40% of gross land area

- RP-OS Planned Open Space Single-Family Residential district
Density: Maximum 5 units per gross acre
Open Space: 30% of gross land area

- R-1 Single-Family Residential district
- RP-1 Planned Single-Family Residential district
Lot Area: 8,000 sq. ft. minimum

- R-1A Single-Family Residential district
- RP-1A Planned Single-Family Residential district
Lot Area: 5,000 sq. ft. minimum

- RP-1N Planned Single-Family Infill Residential district
Lot Area: 4,250 sq. ft. minimum

- R-2 Two-Family Residential district
- RP-2 Planned Two-Family Residential district
Lot Area: 8,000 sq. ft. minimum

- R-3 Garden Apartment district
- RP-3 Planned Garden Apartment district
Lot Area: 3,500 sq. ft. per unit
Density: 12.4 units/acre

- RP-4 Planned Cluster Dwelling district
Lot Area: 6,000 sq. ft. per unit
Density: 7.3 units/acre

- RP-5 Planned Apartment House district
Lot Area: 2,650 sq. ft. per unit
Density: 16.4 units/acre

- RP-6 Planned High Rise Apartment district
Lot Area: 1,000 sq. ft. per unit
Density: 43.6 units/acre

- MHP Mobile Home Park district
Lot Area: 8,712 sq. ft. per unit
Density: 5.0 units/acre

- PRN Planned Residential Neighborhood district
Established by rezoning

**Very-Low Density
A, RE, RP-OE**
1 acre or more per unit
depending on the zoning

**Low Density
R-1, RP-1, R-1A, RP-1A,
RP-1N, R-2, RP-2, RP-4, PRN,
RP-OS**
Greater than 1 and less than or equal
to 5 units per acre

**Medium Density
RP-1N, R-2, RP-2, R-3, RP-3,
RP-4, PRN**
Greater than 5 and less than or equal
to 12.5 units per acre

*Town & Country
Manor*

Colton Lakes

Wilshire Farms

Villas of Tamarind

*The Village of
Deer Creek*

*Retreat at
Maple Crest*

SE corner of
154th & Switzer

SE corner of
151st & Switzer

NW corner of
159th & Antioch

NW corner of
119th & Lowell

NW corner of
135th & Lamar

NW corner of
159th & Marty

1 unit/acre

1 unit/gross acre

2.09 units/acre

3.96 units/acre

5.9 units/acre

7.6 units/acre



Density = # of units/gross or net land area
based upon zoning district