

Planned Residential Neighborhoods Land Use Goals

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

Goal 1: Create a Unique Living Environment

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

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

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

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

Policy 1.2: Pedestrian Orientation -

Design Planned Residential Neighborhoods with pedestrians in mind.

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

Policy 1.3: Open Space -

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

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

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

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

Goal 2: Criteria for the Location of Planned Residential Neighborhoods

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

Policy 2.1: Consider Land Use Relationships -

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

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

Policy 2.2: Reserve Suitable Sites -

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

Policy 2.3: Limit Premature Development -

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

Policy 2.4: Ensure Adequate Infrastructure Facilities

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

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

Goal 3: Provide for Increased Density

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

Policy 3.1: At the Higher Range of Density -

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

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

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

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

Policy 3.2: Promote Neighborhood Identity -

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

Policy 3.3: Promote Neighborhood Associations -

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

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

Goal 4: Create a Functional and Aesthetic Living Environment

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

Policy 4.1: Preserve and Protect the Environment -

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

Policy 4.2: Encourage Proper Lot Orientation -

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

Policy 4.3: Provide for Extra Buffering in Special Circumstances -

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

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

Policy 4.4: Ensure Adequate Ingress and Egress -

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

Policy 4.5: Provide for Extension of Greenway Linkages -

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

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

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

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

Policy 5.1: Use Appropriate Transitional Methods -

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

a. Existing Residential Development -

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

b. Undeveloped Land -

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

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

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

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

Goal 6: Compliance with Other City Land Use Policy Documents

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