

**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

*AMLJ at
Highland Ridge*

*AMLJ 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.

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Planning and Development Services Department

OVERLAND PARK
K A N S A S
ABOVE AND BEYOND. BY DESIGN.

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