

Open Space Lands Design Guidelines for RP-OE Planned Open Space Estate Residential District

General Intent

The intent of the Open Space Lands Design Guidelines are to provide an opportunity to conserve existing natural features and provide the residents within those open space subdivisions the opportunity to utilize those open space lands.

Applicability

These guidelines shall apply to those properties zoned RP-OE, Planned Open Space Estate Residential District.

Permanent Open Space Protection

The open space land that is required to be created and reserved shall be subject to permanent conservation easements prohibiting future development and defining the range of permitted activities.

The boundaries of designated open space area, recreation areas, stormwater management facilities, and green space shall be clearly delineated on plans, including recorded plats.

NEED TO DEVELOP STANDARD CONSERVATION EASEMENT LANGUAGE

Open Space Lands Ownership Options

Open space lands may be owned in a variety of ways. These include the following:

- Fee Simple Dedication to the City of Overland Park – Must be approved by the Director of Parks Department
- Homeowner Association and Condominium Association – Each lot owner shall be required to be a member of a homeowner's association, which shall be formed prior to conveyance of the first lot.
- Private Conservation Organization – If owned by a separate entity, a land trust agreement shall be established for the area and shall be given to the City of Overland Park.

Four-Step Design Process

Nationally known land planners have developed a four-step process in designing quality open space subdivisions as identified below. It is recommended, not required, that this four-step process be utilized for all preliminary plans in the RP-OE, Planned Open Space Estate Residential District.

Step 1: Delineation of the Open Space Lands and notation of the percentage of the total net land acreage as open space lands.

Step 2: Location of House Sites

Step 3: Alignment of Streets

Step 4: Drawing in of Lot Lines

Submittal Requirements for Preliminary Plans in the RP-OE (These are in addition to the submittal requirements found in Section 18. 140.190)

A plan shall be submitted that identifies who will own the required open space lands and how these areas will be managed.

A landscape concept shall be submitted for all designated open space lands.

A plan identifying all significant features on-site shall be submitted. (i.e. steep sloped lands, trees, ponds, water features, wetlands, structures, etc.)

A plan shall be submitted identifying the areas to remain undisturbed and how these areas will be protected during construction.

Open Space Lands Design Review Criteria

The design of open space lands in any subdivision or land development plan shall include the following features, to the fullest extent possible and incorporate any of the following resources if they occur on the tract:

- Stream channels, floodplains, wet soils, swales, springs, and other lowland areas, including adjacent buffer areas.
- Moderate to steep slopes, particularly those adjoining watercourses and ponds, where disturbance and resulting soil erosion and sedimentation could be detrimental to water quality.
- Healthy woodlands, particularly those performing important ecological functions such as soil stabilization and protection of streams, wetlands, and wildlife habitats.

- Hedgerows, groups of trees, large individual trees of botanic significance.
- Visually prominent topographic features such as knolls, hilltops and ridges, and scenic view sheds.
- Existing trails connecting the tract to other locations in the community.

Open Space Lands Design Guidelines

Lot Configuration

Open space subdivisions shall be designed to maximize the number of lots fronting or backing onto designated open space lands.

Open space lands shall be directly accessible to the largest practical number of lots within the subdivision or development.

All new residential lots shall be setback a minimum 75 feet from external thoroughfares and other tract boundaries Master Planned for very low density residential development (excluding public park land).

Views of the open space shall be maximized from adjacent thoroughfares.

Double frontage lots shall be minimized.

Active/Passive open space land design

All open space land areas that are not wooded, farmed, or managed as meadows shall be landscaped in accordance with the submitted landscape plan.

Impervious cover shall not exceed five percent of the designated open space lands.

Open space lands shall be free of all structures except historic buildings or structures, stone walls, and structures related to designated open space uses.

Open space lands shall generally not be less than three acres in size, or be less than 75 feet in width, except for such lands specifically designed as neighborhood parks, playfields, or trail links. Neighborhood parks and playfields shall be a minimum 20,000 square feet in size, and trail links shall be a minimum of 30 feet in width.

Lands dedicated to the City for the hike/bike trail system must be a minimum of 25 feet in width and count towards the required 75 foot setback from external properties and streets.

Open space lands shall be interconnected wherever possible to provide a continuous network of greenway land within and adjoining the subdivision.

Open space lands shall be undivided by streets, except where necessary for proper traffic circulation.

No required open space lands shall be located on residential lots.

Pedestrian pathways for use by the residents shall be provided in the open space lands and linked with public sidewalks or hike/bike trails where appropriate.

Open Space Lands' Street Design

Loop lanes/streets should be utilized as an alternative to the cul-de-sac streets.

When cul-de-sacs are deemed appropriate to be used they shall be designed to terminate into vistas of open space features.

Landscaped islands shall be constructed in the center of cul-de-sacs.

Resource Conservation Standards for Site Preparation and Cleanup

Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, or other significant vegetation or site features, the limit of disturbance shall be delineated and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of and shall be maintained throughout the period of construction activity.