

b. Design Incentives

The city may allow up to a twenty percent (20%) increase in permitted density for a development that includes any two of the following housing types according to the following Schedule A:

- i. Multi-family dwellings containing more than four (4) units per building;
- ii. Single-family detached dwellings;
- iii. Two-family dwellings, triplexes, or four-plexes; or
- iv. Attached townhome dwellings (no more than six (6) dwelling units per townhome structure).

SCHEDULE A: DWELLING MIX DENSITY BONUS		
Maximum Density Bonus	Dwelling Mix Based on Project Size	
	50 to 100 Units	100+ Units
10% bonus	10% mix	20% mix
15% bonus	15% mix	30% mix
20% bonus	20% mix	40% mix

8. Crime Prevention

a. Intent

Integrate site planning principles, such as easy surveillance of common areas and walkways by residents, into the design of new multi-family developments to lessen the likelihood of crime within the development.

b. Design Guidelines and Standards

i. Multi-family development site planning should integrate the principles of "Crime Prevention through Environmental Design," (CPTED) to the maximum extent practicable. Applicants are encouraged to consult with the Overland Park Police Department and Planning and Development Services Department regarding implementation of CPTED principles to multi-family developments. These principles include:

- (a) Territoriality. Space within the development and along the edges should be well defined and delineated to create a sense of ownership, such that intruders and strangers stand out. This may be accomplished through the use of pavement treatments, landscaping, art, signage, screening, fencing, and similar techniques.
- (b) Natural Surveillance. Create an environment where it is possible for people engaged in their normal behavior to observe the spaces around them. Maximize a space's visibility through thoughtful design of building orientation, window placement, entrances and exits, landscaping of trees and shrubs, and other physical obstructions. Utilize nighttime illumination of parking lots, walkways, entrances, stairwells, and related areas that promote an environment in which natural surveillance is possible.
- (c) Access Control. Plan and implement access control to restrict criminal intrusion, especially in areas where criminal activity cannot be easily observed. Access control may include, but is not limited to, use of

fences, walls, landscaping, and lighting to prevent or discourage public access to or from dark or unmonitored areas. In addition, sidewalks, pavement, lighting, and landscaping areas should be used to guide the public to and from primary development entrances and exits.

- (d) Activity Support. Create activity support by placing new or existing activities in an area so that individuals engaged in a particular activity become part of the natural surveillance of other areas. For example, picnic areas may be located next to tot lots, not away from such areas, to assist in observation of children at play.
- (e) Maintenance. Maintain landscaping, lighting fixtures, and other features to facilitate the principles of CPTED, territorial reinforcement, natural surveillance, and access control.

c. Design Incentives:

- i. Upon the recommendation of the Police Department, the City may allow up to a 10% increase in permitted density for the incorporation of CPTED principals.

## **B. SITE LAYOUT AND DEVELOPMENT PATTERN**

### **1. General Intent**

Site layout and building orientation often define the focus of activity that occurs at the front door or along the street. The layout of the site also establishes the sense of community for a neighborhood by providing opportunities for people to gather. These standards are intended to use site planning and building orientation to:

- a. Ensure that buildings relate appropriately to surrounding developments and streets and create a cohesive visual identity for the neighborhood and attractive street scene;
- b. Promote efficient site layout in terms of vehicular and pedestrian circulation patterns;
- c. Create a unique and identifiable image for new multi-family development in Overland Park;
- d. Ensure occupants' privacy through careful siting of buildings within a multi-family development (e.g., address sightline of window-to-window in adjacent buildings, limit buildings' primary orientation to parking lots).