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Planning Context

Background

In August of 2008, the City of Olathe, Cedar Creek Development, the Cedar Creek Homes Association, and the Cedar Creek Future Land Use Committee jointly commissioned a planning study to study ways to ensure that Cedar Creek continues to develop in a manner that serves the needs of both existing residents and new Cedar Creek owners. This study is intended to build on the recommendations and vision contained in the original Cedar Creek development master plan document, known as the “Green Book” (refer to Appendix C for a copy of the original document).

The City, in conjunction with residents and property owners, was considering a number of different methods to accomplish this, including the possibility of updating the “Green Book”, creation of restrictive covenants, and the implementation of an overlay district. After careful analysis during the planning process, the scope of work was refined to reflect creation of an overlay district and a new zoning district for use in guiding future growth and development within the Cedar Creek area.

Plan Purpose

The Cedar Creek Area Plan is intended to update the existing master plan while preserving and sustaining the unique character and development patterns of Cedar Creek through the creation and adoption of definitive development standards. The result is a balanced approach that recognizes the entitlements associated with existing development approvals. Property owners can continue to implement their existing development plans according to their original approvals - following the City’s standard approval process.

If the property owner/developer wishes to change existing approved development plans, or wishes to submit new plans for property in the area not previously entitled with specific development approvals, the use of a new zoning district crafted specifically for use in Cedar Creek is provided. Use of this new district is anticipated to promote and encourage development character that complements the residential and commercial construction envisioned in the original “Green Book” master plan. This new district is anticipated to provide for an increased certainty of outcomes, implementation flexibility, and a development review and approval process that is somewhat streamlined to compensate for these additional “up-front” planning and coordination efforts.

Study Area

The Cedar Creek Area Plan encompasses approximately 4,200 acres of land south of K-10 Highway and west of K-7 Highway and generally north of 119th street, within the city limits of Olathe, Kansas. The study area is bordered by the cities of Lenexa to the north, Overland Park to the east and Gardner to the southwest.

Plan Process

During the planning process, a series of meetings and workshops were held to provide information and gather feedback from the key stakeholders and the community. To assist in the process, the City formed the Cedar Creek Advisory Committee (CCAC), comprising two representatives each of City staff, the development team, and members of the Cedar Creek Homeowners Association’s Future Land Use Committee. The CCAC’s ongoing commitment and involvement throughout the planning process was imperative to developing the recommendations contained herein.

Meetings were held at key stages of the planning process to provide information and gather input from both the CCAC and the existing Cedar Creek community. Individual and group interviews were also held with key stakeholders and landowners within and adjacent to the study area to identify issues and opportunities for the area from a variety of perspectives.

Members of the community were invited to answer several survey questionnaires, both at meetings as well as via the internet, covering a wide array of relevant land use and development topics. The community was also invited to participate in an interactive planning exercise, providing specific input with regard to future development character, land use, and open space systems to serve the area.

Two alternative conceptual land use and development plans were prepared, reflecting the input received. These were further evaluated and refined to create the Cedar Creek Area Plan. More information on the planning process and plan alternatives is included in Appendices A, B, and D.

Plan Goals

During the early stages of the planning process, the CCAC developed three overall goals for the Cedar Creek Area Plan:

• Preserve the quality and unique character of Cedar Creek.
• Create a flexible plan that results in a sustainable community.
• Create an efficient process that ensures a high quality community.
A workshop session was held with the CCAC to explore and identify strengths, weaknesses, opportunities, and threats that have the potential to impact and affect the future of the Cedar Creek area. Utilizing the results of this work session, the following guiding principles were created and are intended to guide the character and quality of development within the Cedar Creek area:

- Standards should be established to accommodate different housing types and sizes without altering neighborhood character.
- The dimensional standards of individual lots should be such as to prevent a monotonous street environment.
- Tree preservation and on-lot landscaping should be used to lessen the impacts of scale and to provide environmental context.
- Continued care must be taken in the layout and design of subdivisions and development sites to protect the natural terrain and preserve vegetation and environmental resources.
- The development standards must integrate sufficient flexibility in site design to observe the natural features.
- Development should occur in harmony with nature through good land planning, and sound engineering practices that conserve site resources and promote environmental stewardship.
- The master plan should remain sufficiently general while relying on the corresponding regulatory provisions to ensure good development outcomes that respect the property rights and investment interests of homeowners and land owners alike.
- Consider land use as one among many attributes for defining development character, including the density and intensity of use, its pattern, scale, and form; and its aesthetic design.
- Exercise the use of quality materials and good construction practices to result in long lasting buildings and infrastructure that sustain their value and maintain their integrity.
- Maintain a healthy mix of housing types to advocate diversity and provide a choice of residential offerings and living environments.
- Guard against monotonous neighborhood design by allowing intentional variations in lot widths, setbacks, building orientations, and garage access.

Regional Setting

The Cedar Creek community is located in Northwest Olathe on the southwest corner of the Kansas City metropolitan area. Situated in the North Central region of Johnson County, the community is 19 miles east of Lawrence, home of The University of Kansas, and 12 miles west of Overland Park, the second largest city in Kansas. It is also only 22 miles from downtown Kansas City, Missouri.

The City of Olathe was incorporated in 1857. Between 1991 and 2006, it experienced approximately 84 percent growth in population, with an increase from 65,884 to 119,271 residents. This growth has translated into explosive residential construction, doubling from 23,960 to 43,000 single- and multi-family units in this 15-year time period. Over the last five years, there has also been a 20 percent increase in job growth with the expansion or development of several notable companies and developments including Garmin Corporation, Farmers Insurance Group Regional Call Center, Corporate Ridge Office Park, and the Olathe Pointe Shopping Center, among many others.

The Cedar Creek community has benefited from the growth, in part due to its convenient access to the surrounding metropolitan area. The property is located to the south of K-10 Highway at the Cedar Creek Park-way interchange. This state highway is rapidly developing to the west, with the Kansas Department of Transportation (KDOT) predicting future daily traffic volumes to reach 60,000 vehicles between Lawrence and Lenexa. To the east, K-10 Highway intersects with Interstate 435, a metro-wide byway that provides direct access to the Kansas City International Airport, as well as many other destinations.

Another regional connector is the K-7 State Highway - conveniently located one and one-half miles from the eastern edge of the Cedar Creek area. College Boulevard, 103rd Street, and 119th Street connect the development to K-7 Highway, which eventually intersects with Interstate 70 to the north and Interstate 35 to the south. The interchange area around College Boulevard and K-7 Highway has already been designated as a part of a future bioscience technology corridor, resulting from a partnership with the City of Olathe, Johnson County, the Kansas Bioscience Authority, and Kansas State University. Several new bioscience and animal health research companies and higher-education facilities are anticipated to locate along this corridor area, which should complement future housing and commercial opportunities.

The City of Olathe benefits from the spillover effects of its neighboring communities. Overland Park’s convenient location, just twelve miles to the northeast, serves as an employment and retail center that draws much of the population to Johnson County. Adjoining cities, Lenexa and De Soto, are eight miles to the northeast and thirteen miles to the northwest, respectively, from central Olathe. Their strategic location along the K-10 corridor will coincide with the expansion of northern Olathe. Furthermore, the Township of Gardner is approximately eleven miles to the south of Olathe and benefits from development projects adjacent to Interstate 35, such as the New Century Business Park, a major source of light manufacturing labor.
As the whole region experiences population and employment growth, these neighboring communities will feed into the housing stock of Cedar Creek.

Environmental Context

The natural environment has both guided and defined the development of the Cedar Creek community, with over 4,200 acres of rolling hills, rock outcroppings, limestone bluffs, recreational lakes, and undisturbed woodland forest. While many houses are nestled amongst a dense forest to maximize privacy and ambience, other homes and neighborhoods are settled on prairie lands without benefit of existing trees, yet offer attractive views of the Great Plains.

This section provides site analysis data used to assess the existing conditions, as well as to identify potential opportunities and constraints for the remaining approximately 3,400+ acres of undeveloped land within the area.

Water Features and Floodplain

The community is marketed as a “living resort” due to the beauty and function of its water features, Cedar Creek and Shadow Lake. With over four and one-half miles of creek bed and 80 acres of lakes and ponds, the community seamlessly integrates recreational and open-space amenities with residential living.

Cedar Creek is a premiere natural amenity that traverses the community with a north-south drainage course that runs for 4.7 miles generally defining the east and west sides of the development. The creek bed is bound by steep topography, undisturbed forest, and low-lying plains, extending a width of approximately one-third mile from bank to bank. The creek is part of the Kansas River basin, the largest draining watershed in Johnson County. Other tributaries, such as Kill Creek, Captain Creek, and Mill Creek, also each drain into the Kansas River. As displayed in Map 3. Water Resources and Features, the 100-year floodplain accounts for roughly 15 percent of the property while steep slopes consume another 35 percent of the site. These environmentally sensitive areas have been preserved and well integrated into the development to accommodate recreation opportunities, scenic vistas, and natural amenities.

Shadow Lake is a man-made outdoor amenity that began as a dammed tributary of Cedar Creek. This 65-acre water feature maximizes the interface between community residents and the environment, with a picturesque setting among the fairways and greens of the Shadow Glen Golf Club and breathtaking views from the overhanging hillsides. While the lake is an amenity for the community it also serves a function to retain storm water and control flooding. It also allows for sailing, boating, and other recreational activities — complete with a dockside park and launch facility. The lake is stocked with 250,000 fish to accommodate freshwater anglers. Several smaller, natural and constructed ponds are scattered throughout the development for picnicking, fishing, and ice skating. Additional water features include small waterfalls and fountains that are tucked into the landscape — taking advantage of the bedrock foundation.

Soils and Development Suitability

The soil composition of the Cedar Creek community is primarily well-irrigated, upland soils that are conducive for total development. The soils support a wealth of vegetative species, as demonstrated by the expansive forest cover. Exhibited by Table 1. Suitability for Land Development, and displayed in Map 4. Soil Types, are the different soil types as well as the suitability for land development according to the Natural Resources Conservation Service (NRCS). Soil properties can be an influential determinant of site selection and building design.

The indications used to describe the suitability of soils for different land development purposes are defined as follows:

- Not limited indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.
- Somewhat limited indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation techniques. Fair performance and moderate maintenance can be expected.
- Very limited indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation.
### Table 1. Suitability for Land Development

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<th>Soil Type</th>
<th>Depth to Bedrock</th>
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<td>Cedar Creek silt loam</td>
<td>Very Limited</td>
<td>Reading silt loam</td>
<td>Very Limited</td>
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<td>Limited</td>
<td>Sogn-Vinland complex</td>
<td>Limited</td>
<td>Sogn-Vinland complex</td>
<td>Limited</td>
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<tr>
<td>Soil-Loess complex</td>
<td>Limited</td>
<td>Sogn-Vinland complex</td>
<td>Limited</td>
<td>Lastage silt loam</td>
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<tr>
<td>Marl silt clay loam</td>
<td>Limited</td>
<td>Lastage silt loam</td>
<td>Limited</td>
<td>Marl silt clay loam</td>
<td>Limited</td>
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<td>Deep and very deep, moderately well drained soils that formed in glacial till and/or residuum from terraces, eskers, and outwash fans.</td>
<td>Very Limited</td>
<td>Boulder-Martin complex</td>
<td>Limited</td>
<td>Boulder-Martin complex</td>
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<td>Limited</td>
<td>Boulder-Martin complex</td>
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**Figure 1.** Shadow Lake serves as a recreational amenity for residents and a picturesque setting for Shadow Glen golf club.

Although there are broad indications of unfavorable conditions for most land development, these conditions exist throughout Johnson County. The two primary soil limitations for Cedar Creek are the presence of bedrock and high shrink-swell potential. While extensive bedrock layers are common throughout the County and contribute to its rolling topography, this limitation increases the expense of site preparation. The presence of bedrock layers presents a constraint for conventional wastewater systems since the bedrock layers tend to convey wastewater rapidly to subsurface and surface waters. The high shrink/swell potential indicates that the soil is conducive to shrinking and swelling during wet and dry periods. Without adequate precautions in their design and construction, this change may be problematic for building foundations, roads, and other structures.

**Topography and Steep Slopes**

The Cedar Creek property is characterized by rolling topography with an approximate 250-foot elevation change between its highest and lowest points, ranging from fertile bottomlands to wooded bluffs. Most of the steep slopes exceeding 10 percent are situated along the edges of Cedar Creek and its tributaries. A majority of the property is highly developable with slopes of less than 10 percent. Another 22 percent of the site has grades ranging between 10 percent and 20 percent. Portions of this land are developable as residential lots but are limited for other development purposes. Approximately 15 percent of the property is consumed by slopes exceeding 20 percent, which are generally divided evenly for those between 20 percent and 30 percent and those greater than 30 percent.

The percentages of slope gradients are as follows:

- **Slope Gradient**
  - 0 to 10 percent slope: 63%
  - 10 to 20 percent slope: 22%
  - 20 to 30 percent slope: 8%
  - 30 percent and greater slope: 7%
Slopes with a 10 percent or less grade change are generally suitable for building construction, while slopes exceeding 10 percent require significant grading and protection against erosion and bank slumping. As illustrated by Map 5: Steep Slopes, the existing development has been carefully placed to avoid high-risk zones and to maximize views and opportunities for residential lots to accommodate walk-out basements.

The low points of the Cedar Creek property are found along the stream bed of Cedar Creek. The grade change is steepest where the bluffs drop to the water’s edge. The low-lying basin along the creek spans a width as much as one-third mile, bounded by steep ledges and flats offering scenic views and opportunities for nature viewing and recreation. The highest point is located on the far eastern side of the property where the topography is relatively flat and with limited vegetation. Another high point is on the far western boundary in the northwestern quadrant of the property. Primary ridge lines extend from the high points toward the creek with a long ridge line paralleling the creek and defining the western extents of the development.

Vegetative Cover

The Ozark-style landscape of Cedar Creek is populated with deciduous and cedar trees, covering nearly 55 percent of the property. The dense tree cover serves as a buffer between neighborhoods and other land uses and separation between home sites, as well as recreational open space, habitat for native wildlife species, and as scenic view sheds. As illustrated in Map 6: Vegetative Cover, the forested areas are predominant along the lowlands and adjacent to the floodplain of Cedar Creek, with tree canopies along each of the tributaries.

Each of the neighborhoods has been carefully sited to maximize tree preservation and capitalize on the natural beauty of the property. Larger lot neighborhoods, such as North Shore Estates and The Reserve at Shadow Lake, effectively use the woodlands to maintain privacy between neighbors and reinforce the ambience. The western portion of the site, across Cedar Creek, is undisturbed and is home to a diversity of wildlife species including deer, bobcat, heron, cranes, coyote, and beaver. Future development of this area must continue to honor its environmental resources to sustain the quality character of the Cedar Creek community.

As development expands toward the eastern edge of the property the topography is more gentle and the tree cover is sparse. This environment will present a different character unless the landscaping standards are sufficiently elevated to achieve this eventual character outcome. As described later, South Glen of Cedar Creek as well as a portion of Hidden Lake of Cedar Creek will exhibit a more urban character, particularly until the planted vegetation matures.

Utilities and Infrastructure

Sanitary Sewers:
Sanitary Sewers: The sanitary sewer system is composed of gravity sewers that flow to one of three pump stations that pump the wastewater through a force main to the treatment plant located at 119th Street, approximately one mile to the west of Clare Road. The area of Cedar Creek that is an exception to this is in the southeast portion of the development where gravity sewers flow to the large gravity main that runs along 119th Street flowing from east to west until reaching the treatment plant. As shown in Appendix D, the force main that carries the flow from the majority of the development is located along the east side of Cedar Creek from approximately one quarter of a mile south of K-10 Highway to where it connects to the sanitary sewer main along 119th Street just east of the treatment plant.

There is also a branch of the force main that runs along the south side of Shadow Lake from the pump station located at the intersection of Cedar Creek Parkway and 103rd Street to the aforementioned force main along Cedar Creek and connects to the force main at the south end of the dam for Shadow Lake. Additional pump stations in the development area are located along the force main adjacent to Cedar Creek at College Boulevard and where the force main begins just south of K-10 Highway.

In addition to the existing sanitary sewer system, there are sewers under construction in the area of K-10 Highway and the future interchange at Clare Road. The sewers are Johnson County Wastewater sewers that flow from the north side of K-10 Highway in the City of Lenexa to the south under K-10 Highway and connect to the City of Olathe gravity sewers at Valley Parkway and Bluestem Parkway. From there the Olathe gravity sewers flow to the pump station at Cedar Creek Parkway and 103rd Street, where the force main carries the flow to the treatment plant.

There are also gravity sewers that are currently in the design stage towards the south end of the development area. The proposed gravity sewers are located approximately one half mile west of Clare Road from 119th Street to approximately one half mile north of 119th Street. The sewers will flow from north to south and serve two draws that are adjacent to Cedar Creek. Eventually, a 20 inch diameter force main will be connected to these proposed sewers, which will be pumped from the pump station at Cedar Creek Parkway and 103rd Street.
The proposed gravity sewers will take the flow to the existing large gravity sewer main that runs along 119th Street to the treatment plant. As the Cedar Creek development continues to expand to the west side of the creek, the City of Olathe will need to determine if there is enough capacity in the existing force main running along the east side of Cedar Creek to handle the proposed flows from this western portion of the development area. With the current plans in place to build a 20 inch diameter force main from the 103rd Street pump station to the proposed sewers under design near 119th and Clare Road, the existing force main running from the 103rd Street pump station to the force main along the east side of the creek will be abandoned and reduce the flow to the existing force main along the creek.

A study will need to be performed by the City of Olathe to determine if this reduction in flow to the existing force main along the creek will allow for the entire development area to the west to be discharged to the existing force main or if an additional parallel force main will need to be constructed to handle the flows projected from this area.

As the plant is expanded, additional buildings and treatment structures will be constructed onsite. The buildings will conform to all applicable City requirements for block and brick, and split-face block construction. The outdoor treatment structures will primarily be concrete and will not be covered. There will be a minimum of 6 employees on site after the completion of phase 1 expansion.

- **Location:** The existing wastewater treatment plant is located south of 119th Street and west of Cedar Creek. The treatment plant is not included in the Cedar Creek Overlay District, but is adjacent to residential, school and church zonings proposed in the Overlay District. Due to its proximity to the proposed zonings, the Overlay District should consider coordination between the existing site and proposed adjacent zonings.

- **Visibility:** The existing wastewater treatment plant is located in the flood plain on lowlying land near Cedar Creek. Existing trees along the east and west sides of the plant site provide a natural buffer to the adjacent properties. Over 300 feet of existing trees reduce the visibility of the plant from the west side. Over 300 feet of existing trees, a riparian area and Cedar Creek reduce the visibility of the plant from the east side. However, even with the tree foliage along the east and west sides of the plant, it may still be possible to see the plant from higher ground surrounding the site. Future expansions will be constructed at a higher elevation with a greater potential for direct visibility. Proposed zonings should avoid allowing construction on land with direct visibility to the existing plant to avoid future complaints.

- **Odor:** The collection, treatment, and solids processing of municipal and industrial wastewater results in the generation of objectionable odors. Odors are often the first concern of the public regarding wastewater treatment facilities. Factors that can contribute to odor problems include facilities with longer travel times in the collection system, location of the WWTP, prevailing winds, treatment processes, uncovered basins, and encroaching development to plant sites. Consequently, wastewater treatment facility design, construction, and operation will address odor control to reduce odor emissions as much as possible.

Liquid-phase odor control is currently planned for the headworks as part of the Phase I plant expansion. Chemical addition at this location will minimize odor release at the headworks.
but will not eliminate odors from the plant site. Regardless of how efficiently a wastewater treatment plant is operated, local weather conditions, particularly seasonal characteristics, will greatly affect how and where odors are perceived by the community. Based on seasonal atmospheric conditions, odor may be perceived for greater than 2 miles downstream from the plant site.

- **Noise:** There is the potential of noise for residential areas located adjacent to the plant site. This includes required noise from treatment equipment including aeration blowers, pumps, mixers, alarms, and trucks. This type of equipment is required to operate a wastewater treatment facility. Additional buffering and screening from the plant by adjacent property developers is recommended to further reduce impact of the treatment plant.

- **Buffering from Plant:** In order to improve the aesthetics and minimize the odor impact of the wastewater treatment site on the adjacent properties, an additional buffer around the plant site is recommended. The existing plant and future expansions will require the use of the entire City property. It is recommended that nearby development consider the use of green space for a buffer adjacent to the plant site and Cedar Creek.

- **Aesthetics:** The existing trees near the plant site provide a natural visibility buffer for the properties adjacent to the plant. However, additional earthen berms and landscaping on the adjacent sites is recommended to further buffer the proposed zonings from the site.

- **Traffic and Dust:** During daily plant operations there will be sporadic truck traffic from the biosolids processing operation and chemical deliveries along with regular vehicular traffic associated with normal plant operations.

- **Chemicals:** Wastewater treatment plants use chemicals for a number of the treatment processes and for odor control. These chemicals will be delivered to the treatment facility on a regular basis. There will be an enclosed chemical storage and feed equipment area that will house the chemicals.

- **Location of 100-year Flood:** The Cedar Creek WWTP is in the 100 year flood plain. The plant is protected from inundation by the 100-year flood and located within the protective concrete wall and earthen berms. All future plant expansions will be built within the confines of an extended flood wall or levee. The most current 100 year flood plain reflects flood waters overtopping 119th street along the north edge of the property. The 100 year flood plain is also shown inundating the east side of Cedar Creek an approximate distance of 100 feet to the east.

- **Lake Olathe EAP Impact:** In the event of a dam breach of Lake Olathe, flood waters significantly exceed the 100 year flood elevation along Cedar Creek. Land use considerations along 119th street should understand and consider the impacts of a potential dam breach.
Waterlines:
In the Cedar Creek Development area there are three different water providers consisting of the City of Olathe, WaterOne of Johnson County, and Johnson County Rural Water District Number 6. WaterOne’s service area includes everything east of Clare Road in the Cedar Creek Development area as seen in Appendix E. The City of Olathe water service area includes everything west of Clare Road in the Cedar Creek Development area.

There are two parcels in the southwest region of the Cedar Creek Development area that are within the service area boundaries of both the City of Olathe and Johnson County Rural Water District Number 6. As the City of Olathe annexes the land that these two parcels are a part of, the rights to the water service area will be purchased from Johnson County Rural Water District Number 6 by the City of Olathe.

In the WaterOne service area the waterline mains larger than 12” are located along the arterial and collector roadways. WaterOne waterline mains within the Cedar Creek development area are located along the east side of Clare Road between College Boulevard and 119th Street, along the north side of College Boulevard east of Clare Road, and along the south side of Valley Parkway.

In the City of Olathe service area the waterline mains larger than 12” for the most part run along the arterial roads built to date and also run along the east side of Cedar Creek creating a loop around the majority of the area developed to this point. The Olathe waterline mains running along the roadways are located as follows:
- Along Cedar Creek Parkway between Valley Parkway and its south termination
- Along Cedar Niles Boulevard between Cedar Creek Parkway and College Boulevard
- Along College Boulevard between Cedar Niles Boulevard and Clare Road.
- Along Valley Parkway from Cedar Creek to Clare Road
- Along Shadow Ridge Drive between Valley Parkway and 103rd Street
- Along 103rd Street between Cedar Creek Parkway and Bluemont Parkway
- Along Bluemont Parkway between Valley Parkway and 103rd Street

As the Cedar Creek development continues to grow to the west of the Cedar Creek basin, there will be a need to provide water service to the western region of the development area where currently no waterline infrastructure exists. The source of this water will come from the east with a connection to the existing distribution waterline that runs along the east side of the creek.

There are no Johnson County Rural Water District 6 waterline mains located within the Cedar Creek Development area.

A.M. Peak Hour Volumes

<table>
<thead>
<tr>
<th>Highway Segment</th>
<th>Existing (2004) A.M. Peak-Hour Volume</th>
<th>Projected 2030 A.M. Peak-Hour Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>K-10: Prairie Star Pkwy. to Cedar Creek Pkwy. E.B.</td>
<td>1967</td>
<td>3694</td>
</tr>
<tr>
<td>K-10: Prairie Star Pkwy. to Cedar Creek Pkwy. W.B.</td>
<td>949</td>
<td>2450</td>
</tr>
<tr>
<td>K-10: Cedar Creek Pkwy to Clare Road E.B.</td>
<td>2068</td>
<td>4392</td>
</tr>
<tr>
<td>K-10: Cedar Creek Pkwy to Clare Road W.B.</td>
<td>1088</td>
<td>2628</td>
</tr>
<tr>
<td>K-10: Clare Road to K-7 Highway E.B.</td>
<td>2068</td>
<td>3719</td>
</tr>
<tr>
<td>K-10: Clare Road to K-7 Highway W.B.</td>
<td>1088</td>
<td>1955</td>
</tr>
<tr>
<td>K-7: Prairie Star Pkwy. to K-10 Highway N.B.</td>
<td>975</td>
<td>3635</td>
</tr>
<tr>
<td>K-7: Prairie Star Pkwy. to K-10 Highway S.B.</td>
<td>744</td>
<td>3469</td>
</tr>
<tr>
<td>K-7: K-10 Highway to College Blvd. N.B.</td>
<td>1613</td>
<td>3630</td>
</tr>
<tr>
<td>K-7: K-10 Highway to College Blvd. S.B.</td>
<td>985</td>
<td>3469</td>
</tr>
<tr>
<td>K-7: College Blvd. to 119th Street N.B.</td>
<td>1735</td>
<td>4309</td>
</tr>
<tr>
<td>K-7: College Blvd. to 119th Street N.B.</td>
<td>762</td>
<td>3314</td>
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</table>

Source: K-10 Interchanges Break-In-Access Report Dated June 21, 2006 By: HNTB and HDR

P.M. Peak Hour Volumes

<table>
<thead>
<tr>
<th>Highway Segment</th>
<th>Existing (2004) P.M. Peak-Hour Volume</th>
<th>Projected 2030 P.M. Peak-Hour Volume</th>
</tr>
</thead>
<tbody>
<tr>
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<td>3494</td>
</tr>
<tr>
<td>K-10: Prairie Star Pkwy. to Cedar Creek Pkwy. W.B.</td>
<td>1916</td>
<td>5168</td>
</tr>
<tr>
<td>K-10: Cedar Creek Pkwy to Clare Road E.B.</td>
<td>1546</td>
<td>4006</td>
</tr>
<tr>
<td>K-10: Cedar Creek Pkwy to Clare Road W.B.</td>
<td>1959</td>
<td>5965</td>
</tr>
<tr>
<td>K-10: Clare Road to K-7 Highway E.B.</td>
<td>1546</td>
<td>3114</td>
</tr>
<tr>
<td>K-10: Clare Road to K-7 Highway W.B.</td>
<td>1959</td>
<td>5116</td>
</tr>
<tr>
<td>K-7: Prairie Star Pkwy. to K-10 Highway N.B.</td>
<td>1379</td>
<td>4937</td>
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<td>K-7: Prairie Star Pkwy. to K-10 Highway S.B.</td>
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<td>4791</td>
</tr>
<tr>
<td>K-7: K-10 Highway to College Blvd. N.B.</td>
<td>1460</td>
<td>4935</td>
</tr>
<tr>
<td>K-7: K-10 Highway to College Blvd. S.B.</td>
<td>975</td>
<td>4791</td>
</tr>
<tr>
<td>K-7: College Blvd. to 119th Street N.B.</td>
<td>1323</td>
<td>4779</td>
</tr>
<tr>
<td>K-7: College Blvd. to 119th Street N.B.</td>
<td>1054</td>
<td>6132</td>
</tr>
</tbody>
</table>

Source: K-10 Interchanges Break-In-Access Report Dated June 21, 2006 By: HNTB and HDR

Table 2. Peak Hour Volumes

Other Utility Service Providers:
- Power Providers: KCP&L (eastern portion) and Westar Energy (western portion)
- Natural Gas Provider: Atmos Energy

Transportation

As development continues in Cedar Creek and more streets are constructed, it is important that planning for the overall street system is considered. A conceptual street system will need to be followed that allows for the flow of traffic through the development. In planning this street system there are two streets that have been identified as being vital to the flow of traffic within the Cedar Creek development.

The two streets are a north/south arterial on the west side of Cedar Creek and the extension of College Boulevard to the west. Each will require a 120 foot of right-of-way, which will need to be accounted for in planning for future development in these regions of the development area.

The north/south arterial will need to connect to the future interchange of Prairie Star Parkway at K-10 Highway and run along the west side of Cedar Creek allowing traffic to travel between K-10 Highway and College Boulevard. This north/south arterial will be the main traffic way for those on the west side of Cedar Creek to access K-10 Highway.
Currently K-10 Highway is composed of four lanes of traffic (two westbound and two eastbound) from the east side of Lawrence to I-435 in Lenexa and the direction are divided by an open median. What the study found is that within five years of the study date K-10 will need to be widened from four lanes to six lanes between K-7 Highway and I-435 and within 15 years widened again to a total of eight lanes. West of K-7 Highway the study projected that within 20 years of the study date that the four lanes will need widened to six lanes to the Johnson-Douglas county line. West of K-7 two plans for the widening are being considered. One plan is to widen the highway within the existing median by using a concrete safety barrier to separate the traffic and the other plan is to widen the highway on the outside and keep the open median that exists currently. If the outside widening plan is the one chosen, then additional right-of-way will need to be purchased to accommodate the extra lane in each direction.

Other improvements identified in the transportation study that will impact the Cedar Creek area include two new interchanges adjacent to the study area at Prairie Star Parkway and Clare Road. The Prairie Star Parkway interchange will serve as an access point to the west side of the Cedar Creek area from K-10 and the Clare Road interchange will serve as an access point to the east side of the Cedar Creek area from K-10. In addition to the new interchanges being identified in the 2005 transportation study of K-10 Highway, the cities of Lenexa and Olathe submitted a Break-In-Access Study to KDOT for approval of the two interchanges in June of 2006. The break-in-access study, also done by HNTB and HDR, show different interchange layouts for both the Prairie Star Parkway and Clare Road interchanges from the 2005 K-10 transportation study. The interchange layouts from both studies are preliminary at this point, but for illustration purposes the layouts from the Break-In-Access study have been included in Appendix B: K-10 Interchanges Study.

In addition to the two new interchanges, modifications to the existing interchanges at Cedar Creek Parkway along K-10 Highway, Prairie Star Parkway and College Boulevard along K-7 Highway, and the K-10/K-7 interchange were also identified to handle the increased traffic from the projected traffic volumes. See Appendix 2: K-10 Interchanges Study for potential modifications to the interchanges.

The transportation study also identified environmental considerations along K-10 and the Cedar Creek area which will be impacted by some of those identified. One environmental issue will be with the Cedar Creek Floodplain in the region of the Prairie Star Parkway interchange. Another will be with a wetland area that has been identified on the north side of K-10 Highway at the proposed Clare Road interchange. Finally, one environmental consideration that will impact every property adjacent to K-10 Highway is a buffer easement that is recommended in the study. The study recommends that a 100 foot wide buffer easement adjacent to the K-10 right-of-way, on both sides of the highway, be incorporated into all developments. The buffer area is recommended to minimize noise issues, allow for landscaping along the highway, and potentially serve as an area to place a bike/pedestrian trail along the highway. The study recommends that all cities and counties along the highway work with developers to ensure that this buffer easement is incorporated into the developments.
Development Character

Throughout the planning process described in Appendix D, the term character was often used to describe the qualities that make Cedar Creek special. Indeed, the Cedar Creek community is distinctive and has an individual quality that is, in and of itself, unique. While there are commonly agreed upon attributes that contribute to its character, many referencing the pristine natural setting, the patterns and forms of development are equally contributing. The street and lot patterns, arrangement and design of buildings, and their contextual relationships to the natural environment help to form what residents and visitors refer to as character.

In order to perpetuate the quality of place for which Cedar Creek is highly recognized, this Area Plan must transform these character traits into tangible outcomes. This is accomplished through the sound policy directives of this Green Book and good development standards in the Cedar Creek District. The Area Plan serves as a graphic portrayal of the intended pattern of future development, including general street alignments, areas of protected resources and preserved open spaces, and the broad types, intensities, and character of land use. These are each clearly defined in the corresponding overlay district and zoning regulations.

It is imperative for the schematic Area Plan to remain sufficiently general to reasonably accommodate changing economic conditions and market demands over the life of the development. However, the plan must also be deliberate as to the intended character of future development. For this reason, the plan is coupled with the Cedar Creek Overlay District that sets forth the specific standards of development. Generally, the intended character of development is defined yet there is flexibility as to the means of achieving it. Essentially, there are different development types and forms each of which include specifications to achieve the desired character of development. In this way, the interests of neighboring property owners are secured and the objectives of proposed developers may be met. Later in this area plan, in the section entitled, “Implementing the Area Plan”, the manner by which this may be achieved is further described. First however, the character of existing (and emerging) development in Cedar Creek is defined along with the spatial relationships and elements of design that are responsible for creating it.

What Defines Character?

The traditional way of understanding the built environment was by way of describing the general use of land. In this context, Cedar Creek may be simply defined by its single family residential areas and the office and retail uses along Valley Parkway and College Boulevard. Yet it is commonly recognized that the character of individual neighborhoods and commercial centers is different even though they have common uses. This difference in character is due, in part, to the density (residential) or intensity (non-residential) of development. For the residential areas, this is determined by the size of lots together with the amount of common open space. It also relates to the spacing between buildings and their separation by way of streets and open spaces. In some instances, the housing or building type may change without affecting (or disrupting) the character. For example, this is the case for The Villas of Shadow Glen and The Cottages of Glenview, which have different housing types yet blend well into the fabric of the adjacent neighborhoods.

Figure 2. Neighborhood Densities. Both of these neighborhoods, The Villas of Shadow Glen (left) and The Cottages of Glenview (right), reflect a similar character yet have different housing types and densities. The Cottages of Glenview has a density of 2.69 dwelling units per acre while the Villas of Shadow Glen have 1.89 dwelling units per acre. The difference in their densities is due to their average lot sizes and percentages of open space. (Refer to Table 2, Neighborhood Densities)

Figure 3. Homes Built Within Vegetative Cover. The nesting of homes amongst the trees and care to protect the ridgeline views helps to create the suburban character of Cedar Creek.

In combination, there are three physical elements that together, form the character of development. Each is present in Cedar Creek and is collectively responsible for its identity as a quality, sustainable community. These three elements include:

1. The context of the natural environment. This is a significant attribute of the Cedar Creek development, as described above in the Environmental Context section.
2. The patterns and forms of the built environment. This includes the layout of streets, arrangement and spacing of lots, scale and contextual relationships of buildings and the street, and density (units per acre) and intensity (height and scale) of development.
3. The design of aesthetic features and integration of amenities. Often, these components are the first to be recognized as they add to the perceived quality of development and help to portray an identity. These may include the architectural design of buildings, types and colors of building materials, ornamentation, walls and fences, landscaping and screening, signs and monuments, lighting, and gateways or portal entry features, among many others. Amenities include facilities and spaces that add value by way of enhanced scenery and active spaces.
Development Patterns and Form

Among the 17 neighborhoods within the Cedar Creek community, the average density is 1.87 dwelling units per acre. This excludes the common areas of Shadow Lake and the 18-hole Shadow Glen Golf Club. When accounting for this additional area (approximately 23.5 acres), the average density across the developed (and platted) portions of the community is reduced to 1.61 dwelling units per acre. The range of densities among the neighborhoods is from 0.69 units per acre for The Reserve at Shadow Lake to 3.35 units per acre for Clubside. The density of Clubside is higher because they are attached twin villas rather than detached single family dwellings as in The Reserve at Shadow Lake. The next highest density is The Cottages of Glenview at 2.69 units per acre. The dwelling units in this neighborhood are detached single family villas.

The original master plan and Greenbook included a variety of residential uses including attached townhome, apartment and condominium residential units (ranging in density from 5 units per acre to 29 units per acre). Many of the parcels identified for higher density residential uses have not yet been developed, leading to a lower current density as compared to the original masterplan recommendations that could approach an overall density of 3.9 units per acre.

As displayed in Table 2. Neighborhood Densities, the gross density of each existing neighborhood is determined by the variables of average lot size and the percentage of common open space. Therefore, lot size alone does not determine neighborhood character. Instead, it is a combination of the two variables, and others as described above, that create character. As a relevant example, South Glen of Cedar Creek and The Villas of Shadow Glen both have densities of 1.89 dwelling units per acre yet the average lot size in South Glen is 33,245 square feet more (approximately 9 percent larger). The difference is the percentages of open space accounting for 13.76 percent and 0.23 percent, respectively. Therefore, while there are smaller lots in South Glen the increased percentage of open space compensates for the difference, thereby holding the density and thus, character the same. In this example, there are also different housing types that do not directly affect the neighborhood character.

In addition to the density of development is its form. This relates more specifically to patterns and scale as well as the spatial separation between buildings and their relationship to the street. The subdivision and lot patterns are comparable as to the layout of streets and arrangement of lots. Homes are placed on each lot in accordance to the established yard requirements of the Unified Development Ordinance (UDO) resulting in a mostly consistent frontage along the street. The separation between homes is a function of lot size as the current zoning requires side yard setbacks of at least 20 percent of the lot width, with no side yard being less than seven feet. In an R-P.1 district, the side yard may be reduced to zero feet when adjoining residential zoned land. For this reason, the residential patterns are broadly consistent. What may otherwise be monotonous due to the current setback standards are somewhat broken up by the orientation of homes relative to the street and the amount of preserved vegetation and on-lot landscaping. As for the differences in home sizes among the 17 neighborhoods, their scale is moderated by larger lots, their placement relative to the street, and the extent of landscaping.

### Table 2. Neighborhood Densities

<table>
<thead>
<tr>
<th>Subdivision Name</th>
<th>No. of Lots</th>
<th>Average Lot Size</th>
<th>% Open Space</th>
<th>Gross Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reserve at Shadow Lake</td>
<td>20</td>
<td>55,986</td>
<td>0.66%</td>
<td>0.69</td>
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<tr>
<td>North Shore Estates</td>
<td>85</td>
<td>36,135</td>
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<tr>
<td>Hidden Lake of Cedar Creek</td>
<td>477</td>
<td>13,264</td>
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<tr>
<td>Shadow Highlands</td>
<td>236</td>
<td>22,792</td>
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<td>Cedar Creek I, 29th Plat</td>
<td>42</td>
<td>11,349</td>
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<tr>
<td>Highlands of Southglen</td>
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<td>13,958</td>
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<td>The Villas of Shadow Glen</td>
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<td>15,203</td>
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<td>20</td>
<td>12,747</td>
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<td>Clubside</td>
<td>9</td>
<td>6,682</td>
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</table>

Averages 129 17,520 14.84% 1.87
Forms of Commercial Development

Suburban Centers:
The decision as to the form of development is due, in part, to market demand as well as the use types and intended outcomes. The offices along Valley Parkway are now situated on individual parcels although as the area builds out they may be within an interconnected campus setting. While the sites are occupied with a large proportion of surface parking, they are well landscaped and sitting at an elevation well below Valley Parkway thereby lessening their visual impact. In the same way, each of the buildings is also at a lower elevation and nestled among the trees so as to preserve views and reduce their scale from the road. Their materials and colors are natural in appearance allowing them to blend well with the environmental setting. The quality design of these sites reflects a suburban character that is compatible and cohesive within the community context. A variety of use types and building scales may thus, be accommodated without conflicting with the intended quality outcomes. To perpetuate a suburban character, there must be a balance between building and parking areas and natural vegetation and open space. Sites built to this character standard result in lower intensity development with a larger percentage of landscaped open space and/or undisturbed areas.

The concept of character places greater focus on buildings and sites than on their uses. In other words, a variety of uses may function fine within a well-designed building or site. While land use is deemphasized, it remains an important consideration to ensure it performs well within the context of its surroundings. Some uses, due to their scale or operating characteristics cannot be overcome solely by their design. Therefore, land use must remain a variable for which certain restrictions are warranted.

The attributes necessary to reflect the character of a suburban center include:

- more horizontal development usually consisting of one- or two-story buildings;
- space enclosure provided by trees and vegetation versus buildings;
- larger setbacks providing more green and open space along the street frontage and adjacent property lines;
- more building separation through larger setbacks and/or larger lots;
- much lower lot coverage and correspondingly higher common open space;
- more opportunity for natural drainage and storm water absorption versus concentrated storm water run off and conveyance;
- more extensive and intensive landscaping;
- a more pleasant environment for pedestrians versus sites for which the design is oriented to the auto; and,
- more sustainable outcomes through conservation practices and low impact design.

Town Centers:
An alternative form of development takes on a more pedestrian-oriented focus. In this case, the site is re-arranged to create a pedestrian precinct. This space is enclosed by taller (minimum 2 story) buildings that are brought close to the street. Parking is handled off-street with larger parking areas to the rear (rather than the front) of the site. These too, are well landscaped and buffered to soften the environment and aid in the transition between areas of different use and character. A mixture of complementary uses broadens the market and range of hours and activity. This town center character is distinctly different than the suburban center described above yet through good design and performance standards may co-exist in harmony with areas of other character types.

The design characteristics common of a town center character include:

- more vertical development with a minimum height of two stories and extending higher depending on the context of its surroundings;
- zero or minimal front setbacks with building entries and store fronts at the sidewalk;
- streets and other public places, such as plazas and community greens, framed by buildings;
- parking situated on-street and to the rear of the site (sometimes including above or below ground structured parking);
- a street environment conducive for pedestrian activity and interaction; and
- housing types ranging from small single family to attached (e.g. brownstones, town homes) or upper floor units.
Aesthetics and Amenities

Character is about creating a “sense of place.” It relates not only to the type, scale, and patterns of development and its environmental context, but also how it “looks and feels.” This is accentuated by its aesthetic appeal as well as its availability and appearance of amenities. Both involve good design. Today, there is definitely a sense of quality conveyed by the architecture and the use of natural, sustainable building materials. Also, the informal native landscape costs a much different impression than a more formal and intentionally designed landscape. Together, they form a pleasant, natural living environment.

A visit to Cedar Creek leaves a lasting impression. This is so for many reasons; among them is the presence of amenities. Beginning with the winding Cedar Creek Boulevard and its widely sweeping and intensively landscaped medians adorned by a signature entry monument and landmark waterfall, the entrance to the community is inspiring. Other notable amenities include the 65-acre Shadow Lake, Shadow Glen Golf Club, and the Swim and Racquet Club. Complementing these highly visible features are expanses of open space, neighborhood parks, sidewalks and nature trails, recreational facilities such as the tennis courts and gymnasium, community gathering and meeting spaces, Cedar Creek Elementary School, and the adjoining City park and nearby Johnson County park. All these facilities and improvements together with community sponsored events and activities, such as the Hidden Glen Art Festival, provide identity and a sense of belonging for community residents.

Defining the Character of Cedar Creek

In its current state of development (not counting the undeveloped areas), Cedar Creek may best be described as having a “suburban” character. This character reflects a garden-like living environment. As such, the dominant visual feature is green and/or open space versus structures, which may be entirely hidden from view due to the density of vegetation. This is in keeping with the original masterplan concept of the development of three separate residential “villages”, each incorporating a variety of residential housing types and open space amenities as described in the original Green Book, Appendix C. Throughout Cedar Creek, street enclosure is created by tall trees and dense vegetation, with buildings being secondary to the streetscape environment. More extensive green and open space contributes to increased recreational opportunities and natural resource protection.

Open space and landscaping are essential to the suburban character. Larger setbacks and greater distances between buildings contribute to a sense of spaciousness and provide an opportunity for preserving existing vegetation and extensive landscaping. Street trees and front yard landscaping make a difference because the total mass of the landscaping is (or eventually will be) greater than that of the buildings and because it can serve a natural screening function. The suburban character type applies to both residential and non-residential uses. Each may be designed to have a suburban character irrespective of its use. A key aspect is a balance between buildings and parking areas and open space and vegetation. Development that is designed to have a suburban character is of a lower intensity with higher percentages of open space and landscaped or vegetated areas. A large portion of suburban sites are left relatively undisturbed or are supplemented by landscaping, which reinforces their character. Due to the setting and thoughtful design of these sites, residential and non-residential uses may peacefully co-exist in relative proximity to one another even though the uses may vary in their intensities.

Attributes of Cedar Creek’s Suburban Character

A majority of the developed areas of Cedar Creek have a suburban character. The reasons for this include:

- An overall density of 1.87 dwelling units per acre versus nearly four units per acre allowed by an R-1, Single Family Residential zoning district. This low density is due to the expanses of open space and preserved resource areas.
- A combined total residential density of 1.61 dwelling units per acre when accounting for approximately 235 acres devoted to Shadow Lake and the Shadow Glen Golf Club.
- An overall average lot size among the 17 neighborhoods of 17,250 square feet, which is 2.5 times the 7,200 minimum lot size of the R-1, Single Family Residential zoning district. Considering that the minimum lot area per dwelling unit may be reduced to 5,000 square feet in the R-1 district (even accounting for the 15 percent minimum open space requirement of the R-1 district) the difference in average lot size of the existing development is even greater.
- Increased separation between adjacent buildings. This is a function of a larger average lot size, which affords greater side yard setbacks that exceed the minimum setback of seven feet allowed by the current zoning.
- Over 40 percent of the total developed land area is set-aside as common open space.
- Maximum core has been taken in the design and construction of individual building sites to preserve natural grades, protect resource features, and maintain mature trees and undisturbed areas. This has served to retain a natural setting and to camouflage the built environment.

- The architectural design and choice of materials and colors for the commercial buildings are almost residential in appearance and cohesively blend with the natural environment.
- The extent of tree preservation within the common areas and on each lot and building site maintains the native landscape. The design of the planted landscape is very natural in appearance.
- The use of boulevard street sections with wide, well landscaped medians and the retention of natural rock formations within and adjacent to the right-of-way.
- Building scale that is proportional to its site and designed in a manner to lessen the impact of its height and bulk through proper sitting, building orientation, roof pitch, and building fenestration and articulation.
- Good site design to break up large expanses of parking with landscaped islands and natural reserves, together with dense buffers and adequate separation from adjacent properties.

Figure 9. Neighborhood Amenities  The amenities along Cedar Creek Parkway form a lasting and notable impression.

Figure 10. Street Views  Streets that are framed by vegetation and the natural landscape help to create a suburban character.
• Consideration as to the design and arrangement of parking, including its proximity to the street and means of access.

An auto-urban character is distinctly different than that of suburban character. In nonresidential areas, the uses generally require a significant portion of the site for parking, thus limiting the feeling of openness found in a suburban area. The Flex Space Park along College Boulevard reflects an auto-urban character where the buildings are at the rear of the site to accommodate extensive surface parking along the property frontage.

As for residential development, the parking areas serving attached or higher density housing, such as The Bluffs and Clubside, may lead to a more auto-urban character depending on their arrangement, design, and extent of common open space. Likewise, single-family detached dwellings on relatively small lots may also exhibit this character if they are designed in a manner where the driveway and front-loading garage dominate the lot frontage and house facade.

While an auto-urban character is different, it is not necessarily undesirable. In fact, some amount of auto-urban development may be warranted given market realities. For instance, a grocery store is likely to be of this character given its scale and operating characteristics (e.g., requirement for loading/delivery areas and the required amount of parking). Though its fundamental character is different, it may be enhanced through greater emphasis on building and site design, architectural detailing, building articulation, landscaping, pedestrian features, public spaces, and other aesthetic embellishments and site amenities.

Surrounding Character

The remaining undeveloped land within Cedar Creek has a rural character consisting of agricultural areas and wooded and savannah lands. The area to the west of the Cedar Creek stream channel and its floodplain and riparian areas exhibits flatlands adjacent to the creek, which are enveloped by moderately sloped valleys and ridgelines and steep slopes. The topography, natural features, and amenities of this future development area offer appealing building sites, great views, and stunning open space and recreational assets. The area abutting Cedar Creek to the west and southwest is of a countryside character. This sparsely developed area is characterized by a few large lots and acreages situated along the roads, but surrounded by agricultural lands. The future development pattern of this area is expected to largely remain of rural or countryside character although development that occurs in the future may exhibit an auto-urban or suburban character.

Development to the east and southeast (on the west side of K-7) is largely of an auto-urban character, which includes the Prairie Brook subdivision, emerging commercial and light industrial development along College Boulevard, such as The Shoppes at College Point and The College Point Medical Plaza, and the approved multi-family development and commercial frontage between South Glen and K-7 Highway.
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Plan Implementation

The Area Plan is designed to reflect the future pattern of the Cedar Creek community without specifying particular use types. Instead, the plan indicates the relative intensities of use with details as to its design and character left to the provisions of the Implementing Regulations. To reflect the potential for more intensive use due to both increasing market conditions and the life of the development. To preserve and promote the quality of development, the Implementing Regulations establish certain allowances and restrictions pertaining to land use, density and open space areas, preservation of significant natural features, and other design and planning methods that can mitigate the overall density within that same development plan submittal such that the density is within acceptable limitations as detailed in the Implementing Regulations.

Resource Conservation and Protection

The preservation of environmental resources is a high priority to retain development character and promote sustainability. For this reason, the Implementing Regulations requires the preservation of key open space areas and protection of natural resources. There are minimum open space requirements for both Residential and Mixed-Use Subdistricts. These open spaces are intended for use to preserve sensitive resources and to ensure necessary buffer areas are set aside. There are also specific resource protection standards for hillside development with slopes greater than 20 percent, floodplains, water bodies, and wetlands.

Neighborhood Serving Commercial and/or Mixed-Use Development

The Area Plan envisions mixed-use and commercial development in the areas closest to K-10, generally north of Valley Parkway (west of Cedar Creek Parkway) or 103rd Street (east of Cedar Creek Parkway); along College Boulevard; and adjacent to the proposed extension of Valley Parkway on the west side of the Cedar Creek property. The timing and scale of development in these areas will be market driven. As a result, the Implementing Regulations contemplate four types of nonresidential or mixed-use development including:

- **Suburban Centers:** commercial developments that are intended to provide community-serving uses, and develop the potential for more intensive uses in the areas closest to K-10, generally north of Valley Parkway (west of Cedar Creek Parkway) or 103rd Street (east of Cedar Creek Parkway); along College Boulevard; and adjacent to the proposed extension of Valley Parkway on the west side of the Cedar Creek property. The timing and scale of development in these areas will be market driven. As a result, the Implementing Regulations contemplate four types of nonresidential or mixed-use development including:
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              - **Office Campuses:** developments in which office buildings and limited supporting retail and service uses are arranged in a campus-like setting.
              - **Flex-Space Parks:** developments in which office buildings are combined with warehouse, workshop, and/or storage areas, including well-buffered outside storage. Flex-space buildings appear to be office buildings from adjacent rights-of-way, but may include overhead doors that are either not visible from a public street or an incidental part of a secondary street facade.

Achieving Sustainable Outcomes

Cedar Creek Development has done a marvelous job to date of preserving the maximum practicable extent of the natural features and environmental assets of the property. The aim of this Area Plan and corresponding Implementing Regulations is to perpetuate responsible land planning and development practices. The Area Plan accounts for the environmental sensitivity and suitability of development by minimizing the extent of land disturbance, respecting the natural topography, and honoring the conservation of resources.

The Implementing Regulations are designed to help achieve sustainable outcomes through the following provisions:

- **Office Campuses:** developments in which office buildings and limited supporting retail and service uses are arranged in a campus-like setting.
- **Flex-Space Parks:** developments in which office buildings are combined with warehouse, workshop, and/or storage areas, including well-buffered outside storage. Flex-space buildings appear to be office buildings from adjacent rights-of-way, but may include overhead doors that are either not visible from a public street or an incidental part of a secondary street facade.

The Area Plan does not delineate the development type in any specific areas. Rather, the Implementing Regulations establishes the site design and form standards for each to ensure its character and quality outcomes. The standards specify the minimum and maximum building setbacks; minimum and, in the case of Town Centers, maximum building heights; private frontage types; building facades, elevations, and materials; site design parameters. Similar to the residential subdistricts, the buffer zone requirements are most restrictive adjacent to commercial or mixed-use development. With respect to building height, the standards are sensitive to their topographic setting and proximity to the residential subdistricts.

Given the vast acreage of steep slopes, floodplains, and heavily wooded areas across the Cedar Creek community, a naturally lower overall density is likely due to the inherent constraints of development. Preservation of these areas for use as common open space is highly valued and can significantly contribute to the character of development while providing recreational and aesthetic amenities. The prescribed Plan Implementation residential densities for the Cedar Creek area recognize the value of providing higher densities in areas that are more conducive to development, while preserving existing natural features and amenities that can provide appropriate buffers and improve the contextual relationships between residential uses.

For example, there may be portions of a future development plan submittal that are proposed to contain somewhat higher densities than the maximum allowed. For this approach to be acceptable, the area containing this higher density must be offset by including areas of lower density, more abundant open space areas, preservation of significant natural features, and/or other design and planning methods that can mitigate the overall density within that same development plan submittal such that the density is within acceptable limitations as detailed in the Implementing Regulations.

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• An incentive to encourage development of mixed-use buildings by exempting the density requirements and instead, limiting the density only by building height and parking requirements.

• Open space landscaping requirements to increase the tree canopy and help compensate for vegetation removed for development. This is also for the purpose of reducing soil erosion and dissipating the volume of storm water runoff.

• Provisions for tree preservation with credits toward the requirements for landscaping and bufferyards.

• Resource protection standards that restrict to varying proportion the use or encroachment of steep slopes, woodlands, floodplains, water bodies, and wetlands.

• Modulation of setbacks to preserve natural grades and allow protection of individual trees and other site features.

• Modulation of the height limitations in town center and office campus developments whereby the height may be increased as an incentive for LEED certification, with incremental increases for gold or platinum certification.

• A requirement for a diversity of plant materials to prevent large-scale losses in the event of disease or blight.

• Provision for mixed-use development to maximize the efficiency of infrastructure and promote increased walkability.

Maintaining Development Cohesiveness and Compatibility

The intent statement of the Implementing Regulations is “to preserve, protect, and enhance the character of the Cedar Creek area.” Great care was taken in the design of these regulations to safeguard development quality and compatibility. It is particularly important to provide this assurance given the necessary generality of the Area Plan. The means of achieving this assurance is by the specificity of the development standards including:

• Provisions for “limited uses” whereby supplemental standards are applied to certain uses to ensure their appropriate location and performance relative to other uses.

• Resource protection standards to act as natural barriers or buffers.

• Standards as to the placement of accessory buildings relative to adjoining property lines and the street.

• Required build-to-lines for town center developments and optional build-to-lines for suburban center developments that bring the building to the front of the site farthest from abutting residential development.

• The point of measurement for building height recognizing the effects of the natural topography while honoring the scale of adjoining structures and the broader neighborhood environment.

• Modulating building heights within office campus and town center developments given the proximity to residential subdistricts and encouraging the utilization of LEED Certification criteria.

• A maximum height in suburban center developments that are relatively comparable to the heights of the residential subdistrict.

• Bufferyard requirements that vary in their width and plant density relative to the scale and density of the adjacent development. The more intensive development is responsible for installing the bufferyard.

• Oversight by the Planning and Zoning Commission regarding the application of architectural and building and site design standards.

Circumstances for Variance Considerations in the Cedar Creek Area

Due to the steep terrain and long bluffs within the Cedar Creek area, variances to the City of Olathe Unified Development Ordinance and Engineering Design Criteria may need to be considered in certain circumstances to allow for the construction of roadways and storm sewer within the area. Variances will be reviewed and evaluated by City staff on a case by case basis. As a result of potential variance requests being granted, natural features in the area can be preserved, excessive excavations for road embankments can be minimized, the number of scenic home locations along bluffs can be maximized, drainage swales can be constructed to be aesthetically pleasing, and the number of storm sewer structures can be minimized along steep slopes.

An increase in the maximum street grades by up to two percent in slopes along with a reduction in the required stopping sight distance by up to ten percent of the length specified in the design standards should be considered in instances where large cuts or fills would be required to construct the roadway. Instances where this will need to be considered are when roadways are running along regions where the natural grades are steep and the standard design criteria does not allow for street construction without making excessive excavations. Engineering and site design approaches that minimize the removal of existing trees, rock bluffs, and other natural features should be utilized where possible to ensure future construction and development is in keeping with the naturally scenic visual character and design aesthetic of the existing Cedar Creek area.

A reduction in the minimum length of horizontal curves on roadways may also need to be considered for variances in circumstances where street alignments are located along steep terrain. In instances where a road alignment can be kept off of steep slopes by shortening the length of the horizontal curve, the resulting configuration could keep the road embankments shorter and preserve natural features in the area. This approach may necessitate a single-loaded street, with structures located on and accessing only one side of the road. In another measure to preserve natural features in the area, variances to the grading within the right-of-way could be considered, including allowing the grading to slope either towards the curb or away from the curb and allowing slopes to exceed the standard 1/2 to 1/3 inch per foot. The maximum slope within the public right-of-way should not exceed 4:1 in order to tie in with existing grades where necessary.

A variance to the maximum length of cul-de-sacs could be considered where long narrow bluffs exist, which are bound by steep terrain and do not allow for the construction of adjacent cul-de-sacs. By allowing for longer cul-de-sacs lengths, more home sites will be available along some of the most scenic locations in the development area.

A variance to allow for stacked stone within drainage swales and the public right-of-way could be considered to allow for landscaping features that add to the overall aesthetics of the development.

For construction and maintenance purposes, a variance for the maximum velocity in storm sewer pipes for the design storm could also be considered. By allowing steeper slopes (up to 20 feet per second) in the storm sewer pipes, the number of storm sewer structures with large invert drops along steep slopes can be reduced. This approach can benefit the initial construction costs by eliminating structures and can also benefit the maintenance of the storm sewer system by having fewer structures to maintain.
Procedural Streamlining

It is the intent of the Implementing Regulations to “promote flexibility and timely processing of applications.” To this end these regulations are explicit as to the permitted and limited uses, density (units per acre) and intensity (height and scale) of use, required open space and resource protection, lot dimensions and setbacks, building heights, buffering and landscaping, and architectural and site design standards. As these requirements are contained within the new Cedar Creek zoning, which is a “straight zoning” district, they allow for flexibility in development design without the requirement for a Planned Unit Development approval. This procedure is also intended to streamline the review and approval process for future development submittals by reducing the “negotiated” process often involved with a typical planned zoning district.

To that end, an additional requirement outlines the role of the New Construction Committee (NCC) in evaluating and certifying future development submittals. This committee is responsible for enforcing the master Covenants, Conditions, and Restrictions (CCR’s) that regulate building design for attached residential, institutional, commercial, and mixed uses. The NCC shall review the construction plans concurrently for materials and design pursuant to the applicable CCR’s and the requirements contained in the Cedar Creek zoning district, and shall certify their compliance to the City of Olathe, Kansas’s Planning Division.

The Implementing Regulations contemplate the warrant for changes to the Area Plan’s subdistrict boundaries. Generally, the Implementing Regulations provide for a change to or expansion of a residential subdistrict by administrative means. This is so because it is viewed as a less intensive district. Amendment of the Area Plan to designate or expand a mixed-use subdistrict would require review of the Planning and Zoning Commission and consideration of criteria pertaining to, among others, the suitability of the property for the proposed use, the extent of resource protection, means of access, and the operating capacity of adjacent streets.
Chapter 18.51 Cedar Creek

Sec. 18.51.010 Cedar Creek Overlay District Established

A. Generally. A Cedar Creek Overlay District is hereby established, within which the regulations of this Chapter are available for implementation of the Cedar Creek Area Plan. The overlay district provides for a preferred zoning district and standards for rezoning to the preferred zoning district. The Cedar Creek Overlay District does not affect existing zoning designations or existing development approvals, or the development rights that may be available pursuant to them.

B. Purpose. The purpose of the Cedar Creek Overlay District is to encourage, but not to require, landowners in the area that is subject to the Cedar Creek Area Plan to rezone their property to Cedar Creek (“CC”) prior to seeking development approvals.

C. Extent of Cedar Creek Overlay District. The extent of the Cedar Creek Overlay District is coterminous with the extent of the Cedar Creek Area Plan as may be amended from time to time. The Cedar Creek Area Plan is attached as Appendix A, Cedar Creek Area Plan.

D. Preferred Zoning District. The preferred zoning district within the Cedar Creek Overlay District is Cedar Creek (“CC”), which is established by Section 18.51.030, Cedar Creek District Established. The City Council finds that the preferred zoning district implements the Cedar Creek Area Plan, which is a component of the City’s Comprehensive Plan. As such, rezonings to CC within the Cedar Creek Overlay District are presumptively consistent with the Comprehensive Plan.

Sec. 18.51.020 Procedures Within Cedar Creek Overlay District

A. Rezonings Within the Cedar Creek Overlay District. For property within the Cedar Creek Overlay District:

1. If a property owner seeks rezoning to the preferred zoning district, the following procedures and standards apply:
   a. Such rezoning shall be subject to the procedures of Section 12-757(d), Kansas Statutes, and the additional notice requirements of this Code;
   b. If a site plan accompanies the request for rezoning, then the application for Planning Commission approval will require New Construction Committee certification of compliance with the regulations of this Chapter;
   c. In the certification letter accompanying any application, the New Construction Committee is expected to provide an opinion and recommendation with regard to the proposed architectural character of the proposed development for consideration by the City.

2. If a property owner seeks rezoning to a zoning district other than CC, such rezoning shall be subject to the procedures of Section 12-757(d), Kansas Statutes, and the additional notice requirements of this Code and the appropriate zoning district requirements of Chapter 18 of the Unified Development Ordinance.

B. Process for Subdistrict Boundary Changes. The subdistricts within the CC District (see Sec. 18.51.040, Cedar Creek Subdistricts Established) are set out in the Cedar Creek Area Plan (“Area Plan”), (See Section 18.51.010, Cedar Creek Overlay District Established). Subdistricts in the Cedar Creek Area Plan, which affect what may be developed under the Cedar Creek District, may be modified as follows:

1. The Area Plan may be amended to expand or designate Residential Subdistricts administratively upon request by the property owner to the Planning Manager.
2. The Area Plan may be amended to expand or designate Mixed-Use Subdistricts if the Planning and Zoning Commission finds, after public hearing, that:
   a. The commercial or mixed use development takes access from a collector or arterial street;
   b. Sufficient land area is available to accommodate the development and appropriate bufferyards as required by these regulations;
   c. The expansion of an existing Mixed Use Subdistrict will not result in a need for variation from applicable access management standards because the expanded area:
      i. Is internally accessed from existing development; or
      ii. Has sufficient frontage to warrant separate access.
   d. The area to be designated as a Mixed-Use Subdistrict does not contain material areas of natural resources that are subject to protection pursuant to these regulations; and
   e. The additional land allocated to the Mixed-Use Subdistrict will not cause the adjacent streets to fall below a level of service “C.”

3. Modifications to the Cedar Creek Area Plan may be processed concurrently with requests for rezoning to the CC District.

Sec. 18.51.030 Cedar Creek District Established

A. Generally. A Cedar Creek (“CC”) District is hereby established, which is intended to implement the Cedar Creek Area Plan. The CC District will be mapped predominately by privately initiated rezoning requests within the Cedar Creek Overlay District.

B. Statement of Intent. The CC District is intended to preserve, protect, and enhance the character of the Cedar Creek area; promote flexibility and timely processing of applications; conserve natural resources; and promote high-quality, sustainable development that is compatible with its surroundings.

C. District Overview.

1. Generally. The CC District has two subdistricts (Residential and Mixed-Use) which allow different types of development. Permitted uses and additional standards for certain types of uses are set out in Section 18.51.060, Permitted Uses and Location Standards.
2. Development Density and Lot Types. The number of residential units that can be built on a particular parcel is calculated according to the standards of Section 18.51.070, Residential Density. The amount of open space required on a parcel is determined according to the standards of Section 18.51.080, Open Space and Natural Resource Conservation. After the permitted density and open space are determined, the applicant may choose a variety of lot sizes according to the standards of Section 18.51.100, Lot Area, Dimensions and Setbacks in order to achieve the permitted density.

3. Building Height. Building height is regulated by Section 18.51.110, Building Height.

4. Buffering and Landscaping. Buffering and landscaping standards are established by subdistrict and development type in Section 18.51.120, Buffering and Landscaping Standards.

5. Architecture and Site Design. Architectural and site design standards for attached residential, institutional, commercial, and mixed-use are established in Section 18.51.130, Architectural and Site Design Standards.

6. Mobility. Standards related to mobility (e.g., street grades, street widths, pathways, etc.) are provided in Section 18.51.140, Mobility Standards.

Sec. 18.51.040 Cedar Creek Subdistricts Established

A. Generally. The Cedar Creek Overlay District is divided into two subdistricts, which are shown on the Cedar Creek Area Plan (as may be amended from time to time), and incorporated herein by this reference. The two subdistricts determine which uses and densities will be allowed on a parcel proposed for development within the CC District. The subdistricts are:

1. Residential Subdistricts; and

B. Residential Subdistricts. Most of the area within the Cedar Creek Overlay District is a Residential Subdistrict, intended for residential development. The character of the development reflects the quality of the existing development, and integrates the natural landscape. Landscaping is informal, and to the maximum extent practicable, existing tree stands are preserved. Natural resource areas are preserved and incorporated into the neighborhood design. To achieve the balance between buildings and open space, buildings are on relatively large lots or on smaller lots that are clustered and surrounded by open space or topographical or wooded buffer areas.

C. Mixed-Use Subdistricts.

1. Generally. Certain areas within the CC district are designated as Mixed-Use Subdistricts, in which attached residential, institutional, light industrial, commercial, and mixed-use (e.g., residential over retail) development is permitted. The character ranges from suburban (predominantly influenced by landscaping) to urban (predominantly influenced by building forms, architecture, and formal landscaping).

2. Development Options. An applicant may choose from among four types of development within the Mixed-Use Subdistricts: suburban centers, town centers, office campuses, and flex-space parks. The type of development shall be indicated on the application for development approval and on the final plat. Each type of development is subject to different standards, which are set out in this Chapter.

a. Suburban centers are developments that are intended to provide community-serving uses and public spaces or centers of residential development that are more dense than in the Residential Subdistrict.

b. Town centers are mixed-use developments that are intended to provide community-serving uses, residences, and offices. Public spaces in town centers are designed for community-scale events. Town centers are allowed only where indicated in the Area Plan.

c. Office campuses are developments in which office buildings and limited supporting retail and service uses are arranged in a campus-like setting.

d. Flex-space parks are developments in which office uses are combined with warehouse, workshop, and/or storage areas, including well-buffered outside storage. Flex-space buildings appear to be office buildings from adjacent rights-of-way, but may include overhead doors that are either not visible from a public street or an incidental part of a secondary street façade. Flex-space parks are not a preferred land use adjacent to College Boulevard.

Sec. 18.51.050 Cedar Creek District Procedures

A. Generally. The CC District is a “straight zoning” district that allows for flexibility in development design without the requirement of a Planned Unit Development approval. The type of approval that is required for development depends upon the type of development proposed, as set out in this Section.

B. Subdivision. Where subdivision of a parcel proposed for development into individual lots is desired, plats shall be approved as provided in Section 18.12.250, Preliminary Plats – Contents and Submission Requirements, et seq.

C. Site Development. Development of parcels or lots for attached residential, institutional, commercial, or mixed-use development shall be approved as provided in Section 18.12.160, Consideration of Site Development Plans in Conventional Zoning Districts. Changes in an approved site development plan shall be considered pursuant to Section 18.12.160.D.1. For these uses, an approved site development plan shall be a prerequisite for a land use permit pursuant to Section 18.10.010, Land Use Permits, and a building permit pursuant to Section 18.10.020, Building Permits.

D. Building Permits. Building permits for new construction, exterior alterations of existing buildings, and structures are regulated by the design standards of the CC District.

1. The New Construction Committee ("NCC") shall review the plans for the proposed construction pursuant to the applicable covenants, conditions, and restrictions that regulate building design, and for attached residential, institutional, commercial, and mixed-use, the design standards for Section 18.51.130, Architectural and Site Design Standards. The New Construction Committee shall review materials and design concurrently, and shall certify compliance with the CCRs and this Chapter to the City Planning Division. The land area west of the Cedar Creek shall be exempt from the architectural review requirements of the NCC unless acquired by Cedar Creek Development Company, Inc.
Sec. 18.51.060 Permitted Uses and Locational Standards

A. Generally. Uses are permitted based on their location and the functional classification of the street from which they take access.

B. Table of Permitted Uses. Table 18.51.060.A., Permitted Uses, sets out the uses that are allowed, allowed subject to additional standards ("limited" uses), and not allowed in each of the subdistricts. Additional standards that apply to limited uses are set out in Subsection C., below.

<table>
<thead>
<tr>
<th>Table 18.51.060.A. Permitted Uses</th>
<th>Residential Subdistrict</th>
<th>Mixed-Use Subdistrict</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
<td>Town Center</td>
<td>Suburban Center</td>
</tr>
<tr>
<td>Residential Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Estate Single-Family (&quot;Estate&quot;)</td>
<td>Allowed</td>
<td>Not Allowed</td>
</tr>
<tr>
<td>Suburban Single-Family (&quot;Suburban&quot;)</td>
<td>Allowed</td>
<td>Not Allowed</td>
</tr>
<tr>
<td>Zero Lot Line</td>
<td>Limited (A)</td>
<td>Allowed</td>
</tr>
<tr>
<td>Attached Residential (6 Units Per Acre or Less)</td>
<td>Limited (A)</td>
<td>Allowed</td>
</tr>
<tr>
<td>Multifamily or Attached Residential That Is More Than 6 Units Per Acre</td>
<td>Limited (B)</td>
<td>Allowed</td>
</tr>
<tr>
<td>Live-Work</td>
<td>Not Allowed</td>
<td>Allowed</td>
</tr>
<tr>
<td>Home Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Occupations</td>
<td>Allowed</td>
<td>Allowed</td>
</tr>
<tr>
<td>Family Day Care Homes</td>
<td>Limited (C)</td>
<td>Allowed</td>
</tr>
<tr>
<td>Commercial Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Live-Work</td>
<td>Not Allowed</td>
<td>Allowed</td>
</tr>
<tr>
<td>Retail Sales and Services</td>
<td>Not Allowed</td>
<td>Limited (F)</td>
</tr>
<tr>
<td>Restaurant</td>
<td>Not Allowed</td>
<td>Allowed</td>
</tr>
<tr>
<td>Drinking Places</td>
<td>Not Allowed</td>
<td>Allowed</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>Not Allowed</td>
<td>Allowed</td>
</tr>
<tr>
<td>Commercial Lodging</td>
<td>Not Allowed</td>
<td>Allowed</td>
</tr>
</tbody>
</table>

C. Limited Use Standards. In Table 18.51.060.A., Permitted Uses, the letter in parentheses that is set out after the word "Limited," corresponds to the column in Table 18.51.060.B., Limited Use Standards, with the same letter, which provides the standards that are applicable to the limited use.
Sec. 18.51.070 Residential Density

A. Generally. The development potential of parcels in the Residential Subdistrict is measured in terms of gross density. Gross density is the number of units that may be developed per acre of land in the parcel proposed for development.

B. Base Residential Density. The maximum residential density in the CC District is:

1. Residential Subdistrict.
   a. Generally: 6 units per acre
   b. Parcels with 50% or more of land area located within 800 feet of a Mixed-Use Subdistrict: 12 units per acre

2. Mixed Use Subdistrict.
   a. Generally: 29 units per acre
   b. Mixed-Use Buildings in Town Center Developments: Mixed-use buildings in Town Center developments are not subject to a density limitation (their development potential is limited by building height and parking requirements).

Sec. 18.51.080 Open Space and Natural Resource Conservation

A. Generally. Required open space and protected natural resource areas shall be preserved as provided in this Section.

B. Minimum Open Space. Open space shall be provided in all development as required in Table 18.51.080.A., Minimum Open Space.

C. Open Space Design. Open spaces shall be useful and visible. Visibility is important to maintain the desired character, especially in areas that are platted with smaller lots or have sparse existing tree cover.

D. Open Space Landscaping. Open space (except open space located in bufferyards, parking lots, or individual lots, which are regulated by Section 18.51.120, Buffering and Landscaping) shall be landscaped as provided in Table 18.51.080.B., Open Space Landscaping. Existing, healthy vegetation counts toward the open space landscaping requirements pursuant to Section 18.62.120, Tree Preservation, subsection F.

<table>
<thead>
<tr>
<th>Subdistrict and Development Type</th>
<th>Minimum Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Subdistrict</td>
<td>10%</td>
</tr>
<tr>
<td>All residential development types (except as noted*)</td>
<td>10%</td>
</tr>
<tr>
<td>Residential subdivisions comprised of single-family lots 7,200 sf or greater in size</td>
<td>no requirement</td>
</tr>
<tr>
<td>Mixed Use Subdistrict</td>
<td>20%</td>
</tr>
<tr>
<td>Suburban Center</td>
<td>20%</td>
</tr>
<tr>
<td>Town Center</td>
<td>20%</td>
</tr>
<tr>
<td>Office Campus</td>
<td>20%</td>
</tr>
<tr>
<td>Flex-Space Park</td>
<td>20%</td>
</tr>
</tbody>
</table>

* Such buffer may be reduced to 25’ abutting an open space/stream corridor.
Table 18.51.080.B. Open Space Landscaping

<table>
<thead>
<tr>
<th>Subdistrict</th>
<th>Deciduous Shade or Evergreen Trees</th>
<th>Ornamental Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Subdistrict</td>
<td>10 per acre of common open space</td>
<td>12 per acre of common open space</td>
</tr>
<tr>
<td>Mixed Use Subdistrict</td>
<td>1 per 5,000 square feet of open space</td>
<td>1 per 5,000 square feet of open space</td>
</tr>
<tr>
<td>Civic Center or Suburban Center</td>
<td>1 per 3,000 square feet of open space</td>
<td>1 per 4,500 square feet of open space</td>
</tr>
</tbody>
</table>

E. Resource Protection Standards. Mapped resources shall be preserved in the proportions set out in Table 18.51.080.C., Resource Protection Standards. Preserved resources count as open space. If the area of preserved resources exceeds the area of required open space, then the area of preserved resources shall be the standard for open space preservation.

1. Required Mapping. The following natural resources shall be mapped at the time of subdivision:
   a. Hillsides with slopes greater than 20 percent;
   b. Tree stands;
   c. Floodplains;
   d. Water bodies; and
   e. Wetlands.

2. Standard Sites. Generally, the “standard site” preservation requirements apply.

3. Constrained Sites. The “constrained site” preservation requirements apply if compliance with the “standard site” requirements results in a reduction of development potential (residential units or nonresidential floor area) of more than 50 percent, measured using the development option that has the largest open space requirement. Parcels of land shall not be subdivided in a manner that creates constrained sites that are intended for future development.

Table 18.51.080.C. Resource Protection Standards

<table>
<thead>
<tr>
<th>Resource</th>
<th>Standard Site</th>
<th>Constrained Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>hillsides with slopes greater than 20 percent</td>
<td>70%</td>
<td>50%</td>
</tr>
<tr>
<td>Floodplains</td>
<td>100%</td>
<td>80%</td>
</tr>
<tr>
<td>Waterbodies</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Wetlands</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

F. Tree Protection Standards. Existing trees shall be protected to the maximum extent practicable within the construction envelope, and as follows:

1. On residential lots that are 7,200 square feet in area or more, the area that is within 20 feet of the rear lot line shall be placed in a tree preservation easement wherein existing trees are not removed without the permission of the NCC for good cause shown.

2. In areas of single-family residential development where lots are less than 7,200 square feet in area and in attached residential and multifamily developments, streets, lots, and buildings shall be arranged in a way that minimizes the need for mass grading, and after such minimization is accomplished, to minimize the destruction of mature trees. Remaining trees shall be protected as common open space.

3. On corner lots (any size), existing trees in street side yards that abut collector streets shall be placed in a tree preservation easement.

Sec. 18.51.090 Recreational Use of Floodplains

A. Generally. This Section establishes the standards for the use of floodplains that are protected as open space.

B. Recreational Uses. Recreational uses are allowed in floodplains as follows:

1. Shallow Floodplains. All recreational uses are permitted in shallow floodplain areas if it is demonstrated that:
   a. Recreational facilities meet all applicable standards of the City’s floodplain management regulations;
   b. No existing woodland cover in the shallow floodplain is cleared in preparing the site for the recreational use;
   c. Paved courts or parking areas are constructed with permeable materials;
   d. If fill is used, compensatory flood storage is provided at a volume that is equal to 125 percent of the volume of fill placed in the floodplain; and
   e. If the recreational use is a golf course, the course also complies with the standards of subsection B, below.

2. Deep Floodplains. All recreational uses except golf courses and play courts are permitted in floodplains in which the land is more than one foot lower than the base flood elevation if it is demonstrated that:
   a. Recreational facilities meet all applicable standards of the City’s floodplain management regulations;
   b. No land within 50 feet of a stream channel or waterbody is disturbed;
   c. No parking areas are located in the floodplain at elevations that are more than 12 inches lower than the base flood elevation; and
   d. No existing woodland cover in the floodplain is cleared in preparing the site for the recreational use.

C. Golf Courses.

1. Required Best Management Practices. Golf courses shall operate using the following Best Management Practices:
   a. Nutrients shall be applied only via irrigation, and shall only be made in liquid form and in concentrations such that the grass will take up all the nutrients applied with no leaching below the root zone of the grasses.
   b. Pesticides, herbicides, or other chemicals shall be managed to limit the potential for such materials reaching the groundwater. This may require special underdrainage or other construction techniques to capture or reduce infiltration of these chemicals.
   c. Slopes shall not be irrigated, or shall be irrigated only from long-term stormwater storage.

2. Nutrient Management Plan. A nutrient management plan for the fairways, tees, and greens that protects waters and wetlands from damage due to nutrients and pesticides shall be developed by the applicant and submitted to the City. Adherence to the approved nutrient management plan is a condition of all golf course approvals.
D. Water Dependent Uses.

1. Water dependent uses are permitted as a conditional use in floodplains if it is demonstrated that:
   a. The location of access to the water has been selected:
      i. To minimize adverse impacts to the water body from erosion, pollutants, or turbidity; and
      ii. To minimize adverse impacts to riparian zone flora and habitat; and
   b. The dimensions of the access are the minimum necessary to provide reasonable access for the purposes of the water dependent use; and
   c. Any facilities that support the water dependent use that do not require direct access to water are located away from the water, to minimize their impact on water quality, floodplains, and wetlands.

2. As part of the review process, the applicant shall provide evaluations of at least three reasonable alternative sites to assist the City in determining which location is the best suited for these uses in terms of compliance with this subsection.

E. Federal Approvals. Nothing in this Section limits the jurisdiction of the State of Kansas or the U.S. Army Corps of Engineers. No construction of water dependent uses under the jurisdiction of the U.S. Army Corps of Engineers shall commence until all required Federal permits are issued.

Sec. 18.51.100 Lot Area, Dimensions, and Setbacks

A. Generally. Any lot type, and any combination of lot types, that is permitted by Table 18.51.100.A., Residential Subdistrict Lot Area Standards is allowed, provided that:

1. The open space requirements of Table 18.51.080.A., Minimum Open Space, are met;
2. Bufferyards are located between the proposed development and adjacent development as required by Table 18.51.120.B., Bufferyard Requirements; and
3. The maximum permitted density is not exceeded.

B. Residential Subdistrict.

1. Lot Area and Width. Standards for lot area and lot width in the Residential Subdistrict are set out in Table 18.51.100.A., Residential Subdistrict Lot Area Standards.

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Average Lot Area</th>
<th>Min Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estate</td>
<td>17,250 sf.</td>
<td>115 ft.</td>
</tr>
<tr>
<td>Suburban</td>
<td>8,000 sf.</td>
<td>75 ft.</td>
</tr>
<tr>
<td>Village</td>
<td>7,200 sf.</td>
<td>60 ft.</td>
</tr>
<tr>
<td>Zero Lot Line</td>
<td>6,000 sf.</td>
<td>60 ft.</td>
</tr>
<tr>
<td>Attached</td>
<td>2,500 sf.</td>
<td>25 ft.</td>
</tr>
</tbody>
</table>

2. Modulation of Residential Lot Standards. Common maintenance communities are developments that have the same pattern as subdivisions that could be approved pursuant to these regulations, but some or all of the land that would be allocated to the private lot is commonly owned by the residents of the development. See Figure 18.51.100.A., Conventional vs. Common Maintenance Communities. Applicants for approval of common maintenance communities shall demonstrate that the development could comply with the minimum open space and lot area requirements provided in Table 18.51.080.A., Minimum Open Space and Table 18.51.100.A., Residential Subdistrict Lot Area Standards, respectively; if private lot area were not converted to common open space.

3. Principal Building Setbacks. Standards for principal building setbacks in the Residential Subdistrict are set out in Table 18.51.100.B., Residential Subdistrict Principal Building Setbacks and illustrated in Figure 18.51.100.B., Illustration of Principal Building Setbacks. If the bufferyard width requirements of Section 18.51.120, Buffering and Landscaping Standards exceed the setback widths of Table 18.51.090.B., the wider of the two shall control.
Table 18.51.100.B. Residential Subdistrict Principal Building Setbacks

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Minimum Front Yard (F)</th>
<th>Minimum Side Yard (S1 and S2)</th>
<th>Minimum Total Side Yard (S1+ S2)</th>
<th>Minimum Street Side Yard (S3)</th>
<th>Minimum Rear Yard (R)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estate</td>
<td>30 ft.</td>
<td>15 ft.</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Suburban</td>
<td>30 ft.</td>
<td>15 ft.</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Village</td>
<td>12 ft. to principal building; 20 ft. to attached garage</td>
<td>7 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Zero Lot Line</td>
<td>20 ft.</td>
<td>0 ft.</td>
<td>8 ft. along not more than 20 ft. of the depth of the side yard; 15 ft. in all other locations</td>
<td>10 ft.</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Attached</td>
<td>15 ft.</td>
<td>0 ft. where attached; 10 ft. where separated</td>
<td>0 ft. where attached; 10 ft. where separated</td>
<td>10 ft.</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Multi Family</td>
<td>25 ft.</td>
<td>15 ft.</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>25 ft.</td>
</tr>
</tbody>
</table>

Figure 18.51.100.B. Modulation of Principal Building Setbacks

4. **Modulation of Principal Building Setbacks.** Building envelopes in the Residential Subdistrict may be modified as follows:

a. Estate Lots.

i. The front setback (F) on an estate lot may be reduced by up to 15 feet, provided that the reduction applies to no more than 20 percent of the estate lots in a subdivision. See Figure 18.51.100.C., **Modulation of Principal Building Setbacks, Front Setback Reduction.**

ii. The rear setback (R) on an estate lot may be reduced by up to 50 feet, provided that the front setback (F) is increased by the same distance. See Figure 18.51.100.C., **Modulation of Principal Building Setbacks, Rear Setback Reduction.**

b. Suburban Lots.

i. The front setback (F) on a suburban lot may be reduced by 15 feet, provided that the reduction applies to no more than 20 percent of the lots in the subdivision. See Figure 18.51.100.C., **Modulation of Principal Building Setbacks, Front Setback Reduction.**

ii. The rear setback (R) on a suburban lot may be reduced by 10 feet, provided that the front setback (F) is increased by the same distance. See Figure 18.51.100.C., **Modulation of Principal Building Setbacks, Rear Setback Reduction.**

5. **Accessory Building Setbacks.** Standards for accessory building setbacks in the Residential Subdistrict are set out in Table 18.51.100.C., **Residential Subdistrict Accessory Building Setbacks.**

Alley setbacks may be increased by the City Engineer if necessary to provide safe access to the lot from the alley.

Table 18.51.100.C. Residential Subdistrict Accessory Building Setbacks

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Minimum Setback From Front Building Line (F)</th>
<th>Minimum Side (SA)</th>
<th>Minimum Street Side (S3A)</th>
<th>Minimum Rear (RA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estate</td>
<td>25 ft.</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Suburban</td>
<td>20 ft.</td>
<td>6 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Zero Lot Line</td>
<td>behind principal building</td>
<td>0 ft.</td>
<td>10 ft.</td>
<td>No Alley, 10 ft.</td>
</tr>
<tr>
<td>Village</td>
<td>20 ft.</td>
<td>6 ft.</td>
<td>10 ft.</td>
<td>No Alley, 10 ft.</td>
</tr>
<tr>
<td>Attached</td>
<td>behind principal building</td>
<td>0 ft.</td>
<td>10 ft.</td>
<td>No Alley, 10 ft.</td>
</tr>
</tbody>
</table>
C. Mixed-Use Subdistrict.

1. Lot Area and Width. Standards for lot area and lot width are set out in Table 18.51.100.D., Mixed-Use Subdistrict Lot Area Standards, below.

Table 18.51.100.D.
Mixed-Use Subdistrict Lot Area Standards

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Average Lot Area</th>
<th>Min. Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village Single-Family</td>
<td>7,200 sf.</td>
<td>60 ft.</td>
</tr>
<tr>
<td>Attached Single-Family</td>
<td>2,500 sf.</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Multifamily</td>
<td>1 acre</td>
<td>100 ft.</td>
</tr>
<tr>
<td>Suburban Center Nonresidential</td>
<td>No Requirement</td>
<td>No Requirement</td>
</tr>
<tr>
<td>Town Center Nonresidential or Vertically Mixed-Use</td>
<td>No Requirement</td>
<td>No Requirement</td>
</tr>
<tr>
<td>Office Campus</td>
<td>1 acre</td>
<td>150 ft.</td>
</tr>
<tr>
<td>Flex-Space Park</td>
<td>32,760 sf.</td>
<td>125 ft.</td>
</tr>
</tbody>
</table>

Where a build-to line is required, not less than 80 percent of the building facades along each street segment shall be constructed to the build-to line.

2. Principal Building Setbacks. Standards for private frontage types, principal building setbacks, and building spacing are set out in Table 18.51.100.E., Mixed-Use Principal Building Setbacks and Spacing, Build-To lines, setbacks, and building spacing are illustrated in Figure 18.51.100.E., Build-To Lines, Setbacks, and Building Spacing.
3. **Modulation of Principal Building Setbacks in Office Campuses.** Side and rear setbacks may be reduced to create a cluster of related buildings in an office campus, provided that:
   a. All owners of property that abut the lot line from which the reduced setback is measured consent in writing to the reduction; and
   b. Buildings are spaced at least 25 feet apart.

4. **Accessory Building Setbacks.** Standards for accessory building setbacks are set out in Table 18.51.100.F, Mixed-Use Subdistrict Accessory Building Setbacks.

### Table 18.51.100.F. Mixed-Use Subdistrict Accessory Building Setbacks

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Minimum Side (SSA)</th>
<th>Minimum Street Side (SSA)</th>
<th>Minimum Rear (RA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village</td>
<td>20 ft.</td>
<td>6 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Attached behind principal building</td>
<td>0 ft.</td>
<td>10 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Commercial, Mixed Use, or MultiFamily behind principal building</td>
<td>0 ft.</td>
<td>10 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Office Campus</td>
<td>25 ft.</td>
<td>20 ft.</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Flex-Space Park</td>
<td>behind principal building</td>
<td>10 ft.</td>
<td>30 ft. or 0 ft. if the accessory building is 8 ft or less in height, measured from the average grade along the part of the building that faces the principal building property line.</td>
</tr>
</tbody>
</table>

*The City Engineer may require a larger setback if necessary to provide safe access to the lot from an alley.*

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### Sec. 18.51.110 Building Height

**A. Measurement of Building Height.** Within the CC District, Section 18.06.310, Height of a Building or Structure is superseded by this Section. Building height is measured as follows:

1. **Point of Measurement.** The point of measurement is the lower point from which height is measured. The point of measurement shall be determined by identifying the finish floor elevation at the front door of the building.
2. **Measurement.** Building height is measured to highest point on the building’s roof structure.

**B. Residential Subdistrict.**

1. **Generally.** The maximum building height, measured as provided in subsection A., is 35 feet.
2. **Modulation of Height Limitation.** Height may be increased from the general limitation as follows:
   a. Height may be increased to 37.5 feet if the lot upon which the building is located is wider than 90 feet.
   b. Height may be increased to 45 feet, if:
      i. The lot upon which the building is located is wider than 100 feet and not more than 50% of the roof area is above 37.5 feet; or
      ii. The elevation of the average natural grade across the front building line is more than ten feet below the crown of the street from which access is taken.

**C. Mixed-Use Subdistrict.**

1. **Minimum and Maximum Building Height.** The minimum and maximum building height depends upon the type of development, as set out in Table 18.51.110.B., Minimum and Maximum Building Height; Mixed-Use Subdistrict:

### Table 18.51.110.B. Minimum and Maximum Building Height; Mixed-Use Subdistrict

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Minimum Height</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban Center</td>
<td>NA</td>
<td>40 ft.</td>
</tr>
<tr>
<td>Town Center</td>
<td>20 ft.</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Office Campus</td>
<td>NA</td>
<td>55 ft.</td>
</tr>
</tbody>
</table>
2. **Modulation of Height in Town Centers.** Within Town Center developments height may be increased to 70 feet if the building is designed using green principles as outlined in Section 7.13 ‘Energy Conservation Measures’ and Section 7.14 ‘Water Conservation Measures’ of the Cedar Creek Architectural Design Criteria for Office/R&D Buildings included in Appendix L.

3. **Modulation of Height in Office Campuses.** Within Office Campus developments, height may be increased from the general limitation, based on a combination of varying the height of the building to provide visual interest and designing and constructing the building utilizing green principles in a manner as follows:

   a. Height may be increased to 70 feet if the building is designed using green principles as outlined in Section 7.13 ‘Energy Conservation Measures’ and Section 7.14 ‘Water Conservation Measures’ of the Cedar Creek Architectural Design Criteria for Office/R&D Buildings included in Appendix L.

   b. Height may be increased to 80 feet if:
      
      i. A 30-foot wide bufferyard of mature vegetation is maintained along property lines that abut residential development.
      
      ii. The building is designed using green principles as outlined in Section 7.13 ‘Energy Conservation Measures’ and Section 7.14 ‘Water Conservation Measures’ of the Cedar Creek Architectural Design Criteria for Office/R&D Buildings included in Appendix L.
      
      iii. Buildings located on the South side of Valley Parkway are set back from property lines of parcels outside the office campus one foot for every one foot of building height.

   c. Height may be increased to 140 feet if:
      
      i. Portions of the building are less than 140 feet in height, in order to create an obvious articulation of building height from public rights-of-way;
      
      ii. The building is located more than 1/2 mile from College Boulevard;
      
      iii. The building is designed using green principles as outlined in Section 7.13 ‘Energy Conservation Measures’ and Section 7.14 ‘Water Conservation Measures’ of the Cedar Creek Architectural Design Criteria for Office/R&D Buildings included in Appendix L.
      
      iv. Buildings located on the South side of Valley Parkway are set back from property lines of parcels outside of the Office Campus one foot for every one foot in building height.

### Table 18.51.120.A. Bufferyard Types

<table>
<thead>
<tr>
<th>Bufferyard Type</th>
<th>Width</th>
<th>Deciduous Shade Trees per 100 linear feet</th>
<th>Ornamental Trees per 100 linear feet</th>
<th>Evergreen Trees per 100 linear feet</th>
<th>Shrub and Ornamental Grasses per 100 linear feet</th>
<th>Constructed Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>10 ft.</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>20</td>
<td>None</td>
</tr>
<tr>
<td>2</td>
<td>15 ft.</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>20</td>
<td>None</td>
</tr>
<tr>
<td>3</td>
<td>25 ft.</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>25</td>
<td>Varied berm with 5 ft average height</td>
</tr>
<tr>
<td>4</td>
<td>30 ft.</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>30</td>
<td>Varied berm with 4 ft average height</td>
</tr>
</tbody>
</table>

### Sec. 18.51.120 Buffering and Landscaping Standards

**A. Generally.** Buffers are classified in four groups, as shown in Table 18.51.120.A., Bufferyard Types. Berm heights are measured from the crown of the adjacent street (for bufferyards along street lot lines) or the natural grade at the property line (for bufferyards along property lines). Berms may be reduced of waived if it is demonstrated that the parcel proposed for development slopes up from the street or adjoining property in a manner that provides a comparable visual buffer.

<table>
<thead>
<tr>
<th>Bufferyard Types</th>
<th>Width</th>
<th>Deciduous Shade Trees per 100 linear feet</th>
<th>Ornamental Trees per 100 linear feet</th>
<th>Evergreen Trees per 100 linear feet</th>
<th>Shrub and Ornamental Grasses per 100 linear feet</th>
<th>Constructed Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>10 ft.</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>20</td>
<td>None</td>
</tr>
<tr>
<td>2</td>
<td>15 ft.</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>20</td>
<td>None</td>
</tr>
<tr>
<td>3</td>
<td>25 ft.</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>25</td>
<td>Varied berm with 5 ft average height</td>
</tr>
<tr>
<td>4</td>
<td>30 ft.</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>30</td>
<td>Varied berm with 4 ft average height</td>
</tr>
</tbody>
</table>

**B. Buffers Between Development Types.**

1. Buffers shall be platted separately from private lots, and installed between development types as shown in Table 18.51.120.B., Bufferyard Requirements. New subdivisions that include a variety of lot types are not required to provide buffers between the different lot types within the subdivision, unless a portion of the subdivision that abuts existing single-family homes is replatted at a greater density than the original plat.

2. Areas within tree protection easements on private property count as bufferyards when located within areas where bufferyards are required.
Table 18.51.120.C. On-Lot Landscaping Requirements

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Large Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estate</td>
<td>3</td>
</tr>
<tr>
<td>Suburban</td>
<td>3</td>
</tr>
<tr>
<td>Zero Lot Line</td>
<td>2</td>
</tr>
<tr>
<td>Village</td>
<td>2</td>
</tr>
<tr>
<td>Attached</td>
<td>1 per dwelling unit¹</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>1 per dwelling unit¹</td>
</tr>
<tr>
<td>All Other Uses</td>
<td>1 per 10,000 square feet of open space on lot, excluding buffers (which are subject to buffer standards)</td>
</tr>
</tbody>
</table>

¹Nonresidential portions of a mixed-use development shall comply with Section 18.62.060, Nonresidential Landscaping.

3. The determination of the existing development type or condition of abutting land shall include the following factors:
   a. The average lot area of an abutting subdivision; or
   b. The development type and permitted uses in the Mixed Use Subdistrict; or
   c. The street classification designated on the adopted Thoroughfare Plan.

Table 18.51.120.B. Bufferyard Requirements

<table>
<thead>
<tr>
<th>Proposed Development Type</th>
<th>Existing Development Type or Condition of Abutting Land</th>
<th>Estate</th>
<th>Suburban</th>
<th>Zero Lot Line</th>
<th>Village</th>
<th>Attached</th>
<th>Commercial, Institutional, or Mixed-Use</th>
<th>Flex-Space Park</th>
<th>Not Developed</th>
<th>Collector or Arterial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estate</td>
<td>X³</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>X³</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Suburban</td>
<td>X²</td>
<td>1</td>
<td>X</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>X³</td>
<td>3</td>
</tr>
<tr>
<td>Zero Lot Line</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>X³</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Village</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>X</td>
<td>2</td>
<td>3</td>
<td>X³</td>
<td>3</td>
<td>1</td>
<td>X³</td>
</tr>
<tr>
<td>Attached</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>X</td>
<td>2</td>
<td>X³</td>
<td>3</td>
<td>2</td>
<td>X³</td>
</tr>
<tr>
<td>Commercial, Institutional, or Mixed-Use</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>X³</td>
<td>2</td>
<td>X³</td>
<td>X</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Flex-Space Park</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>X</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

¹The standards in this column apply only where the protected open space is at least 60 feet in width along the property line of the parcel proposed for development. Where the width of the protected open space is less than 60 feet, the standard for “not developed” applies.
²“X” means that no bufferyard is required.
³No bufferyard is required if the residential uses or undeveloped areas are located within a Mixed-Use subdistrict.
4. Bufferyards shall be provided by new development as needed to bring the total width and planting of bufferyard between uses into compliance with the buffer requirements of Table 18.51.120.B., Bufferyard Requirements. For example, if townhomes (attached residential) are developed next to vacant land (not developed), then a Type 2 bufferyard is required. If the vacant land is subsequently developed with a flex-space park, then the developer of the flex-space park must provide sufficient additional area and planting to bring the combined bufferyard to a Type 3.
5. Existing, healthy vegetation counts toward buffer requirements pursuant to Section 18.62.120, Tree Preservation, subsection F.
6. The Planning and Zoning Commission may approve variations in buffer width and planting requirements if the proposed buffer offers comparable screening to the required buffer (e.g., if abutting parcels are separated by a significant topographic change that screens views).

D. On-Lot Landscaping. Landscaping shall be provided on residential lots according to requirements of Table 18.51.120.C, On-Lot Landscaping Requirements. Within the CC District, Section 18.62.050, Residential Landscaping is superseded by this section. Due to the intended informal, native landscape necessary to preserve the character of Cedar Creek, street trees that are otherwise required by Section 18.62.045, Street Trees are not required.

E. Size, Quality, and Diversity of Plant Materials.
1. Size and Quality. Size and quality of plant materials shall be in accordance with Section 18.62.070, Design Planting Criteria.
2. Diversity of Plant Materials. In order to avoid large monocultures of trees and shrubs, no more than 20 percent of each category of required landscaping (deciduous shade trees, evergreen trees, ornamental trees, and shrubs or ornamental grasses) on a site shall be of any one species; and no more than 40 percent of each category shall be of any one genera.

Sec. 18.51.130 Architectural and Site Design Standards

A. Detached Residential Uses. The architecture of buildings in residential subdivisions shall be regulated as provided in this subsection.
1. All residential subdivisions shall be subject to covenants, conditions, and restrictions (“CCRs”) that:
   a. Mandate membership of all property owners in a homeowners’ association; and
   b. Contain architectural review standards to be administered by the New Construction Committee.
2. Changes in the architectural review standards in the CCRs are subject to an administrative review by the City of Olathe Planning Division, pursuant to Section 18.12.305. However, the following standards are approved and are found to comply with subsection A.3. herein: Cedar Creek The Community - Architecture Review Manual: Policies, Guidelines, Procedures for Single Family Homesites in Cedar Creek (Approved and Adopted by Cedar Creek Village 1 Association New Construction Committee, Revised 09-08). These standards are provided in Appendix M. Any revisions to these standards are subject to an administrative review by the City of Olathe Planning Division prior to adoption.
3. At a minimum, architectural review standards shall ensure:
   a. That high-quality materials are used for new buildings and building expansions;
   b. That accessory buildings are architecturally compatible with principal buildings; and
   c. That the architectural styles of buildings along a street block are sufficiently varied and compatible.
B. **Attached Residential, Multifamily, Nonresidential, and Mixed Uses.** The form of attached residential, multifamily, commercial, institutional, flex-space, and mixed-use buildings shall be regulated as provided in this subsection.

1. **CCRs.** Attached residential, multifamily, commercial, institutional, flex-space, and mixed-use development shall be regulated by CCRs that are not inconsistent with the other standards of this subsection and that:

   a. Mandate membership of all property owners in a property owners’ association; and

   b. Contain architectural review standards to be administered by the New Construction Committee. Such architectural review standards contained in the CCRs are subject to review and approval by the City Planning Division. The review process shall run concurrently with the subdivision review process. However, the following standards are approved and are found to comply with this subsection: Cedar Creek Corporate Park Design Guidelines. These standards are provided in Appendix L. Any revisions to these standards are subject to review and approval by the City Planning Division prior to adoption.

2. **Building Facades and Elevations.** In the Mixed-Use Subdistrict, building facades and elevations shall be designed as follows:

   a. Each upper floor on each elevation shall be differentiated by banding, material change, soldier coursing, or comparable architectural detail.

   b. No logo buildings or logo building elements are permitted.

   c. On parcels that abut K-10, K-7, or perimeter roadways, buildings shall be designed with a “double-front,” which provides elevations of comparable architectural merit at the front of the building and on the elevations that face the abutting right-of-way of K-10, K-7, or the perimeter roadway.

   d. In Town Center developments, the following standards also apply:

      i. The front facade of buildings that are taller than three stories shall be stepped back at least 8 feet between the third and fourth stories. The step back shall be measured from the building line of the facade at ground level.

      ii. Access to rear parking areas from the sidewalk along building frontages shall be provided (either through buildings or between buildings) at intervals not more than 150 feet.

      iii. Facades on buildings that have frontages of more than 50 feet shall be designed to appear as a collection of individual buildings with widths of not more than 50 feet.

      iv. Not less than 75 percent of the area of each street-facing facade between two feet and eight feet above the sidewalk shall be transparent, allowing views into the ground-floor use.

3. **Building Materials.** Building materials used for exterior walls of each elevation of all attached residential, multifamily, institutional, commercial, flex-space, or mixed-use buildings in any subdistrict shall be in accordance with Table 18.51.130.A., Building Finish Materials. In order to vary texture, every elevation of the building shall be composed of not less than two materials.

<table>
<thead>
<tr>
<th>Location</th>
<th>Allowed in all areas</th>
<th>Allowed 12 feet or more above adjacent grade, with appropriate transition</th>
<th>Allowed with limited coverage (not more than 30% of any elevation)</th>
<th>Allowed as accent material only (not more than 10% of any elevation)</th>
<th>Not allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Walls</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brick veneer</td>
<td>Glass curtain walls outside of Office Campuses</td>
<td>Glass brick; Tile; Decorative metal Panels; Face stone siding panels; Weather-resistant wood</td>
<td>Vinyl siding, wood that is not weather resistant; Plywood, Engineered wood, Logs; Corrugated metal; Unfinished masonry block; Manufactured stone veneer; Exterior insulation and Finish Systems (EIFS) / synthetic stucco</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concrete: Natural wood shakes, Standing-seam metal, green roof systems, flat roof systems enclosed by parapet walls, building integrated photovoltaic panels, composition shingles</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Corrugated metal; Highly reflective surfaces; Illuminated roofing</td>
<td></td>
</tr>
<tr>
<td><strong>Roof</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Metal: Glass/Polycarbonate; Corrugated metal</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Plastic gable; Metal; Glass/Polycarbonate; Internally illuminated</td>
<td></td>
</tr>
</tbody>
</table>

C. **Private Frontages.** Private frontages shall be designed as required by Table 18.51.130.B., Mixed-Use Subdistrict Private Frontages. Private frontage types are illustrated in Figure 18.51.130.A., Private Frontage Types.
D. Drive-in / Drive-Through Facilities. Drive-in and drive-through facilities shall be designed as follows:

1. The facilities shall be screened from view from the street; or
2. The facilities shall be located behind the principal building, and shall be buffered from adjacent residential uses by:
   a. A Type 3 Bufferyard for retail sales and service (see Table 18.51.120.A., Bufferyard Types); or
   b. A Type 4 Bufferyard (see Table 18.51.120.A., Bufferyard Types) for financial institution or restaurant uses; or
3. The facilities shall be located in a covered structure that is architecturally compatible with the principal building. See Figure 18.51.130.B., Covered Drive-Through Facilities.

4. Roof Systems. Buildings with floorplates that are 10,000 square feet or more shall:
   a. Use sloping roof forms; or
   b. A combination of roof forms that includes sloping roof forms that are:
      i. Attached along edges of faces, at parapets, and/or entrances; and
      ii. Visible from public rights-of-way and areas of pedestrian activity; or
   c. Use green roof systems.

5. Mechanical Equipment. Rooftop equipment shall be screened by a penthouse or other screened area that:
   a. Is constructed from the same materials as the skin of the building, or of a material similar in color and texture;
   b. Minimizes the visibility of equipment from taller buildings in the same complex; and
   c. Blocks ground-level views of the equipment.

6. Site Design Standards.
   a. In the Mixed-Use Subdistrict, Town Center development shall be designed as pedestrian-friendly centers, with:
      i. Buildings that front on functional streets, arranged in a grid-like pattern, with cross-sections along principal frontages comparable to those shown in Figure 18.51.120.C., Suggested Town Center Cross-section;
      ii. Off-street parking in surface lots that are located at least 25 feet behind front building lines and are buffered from the street by buildings or a Type 3 Bufferyard;
      iii. Parking structures may be constructed along principal building build-to lines, provided that the ground level of the parking structure is screened by an active use (e.g., a retail store, art gallery, or restaurant) except at points of entry and exit; and
      iv. Civic spaces in the form of formal plazas or squares which are focal points of the development, developed with amenities such as seating, fountains, public art, landscaping, and shade.
Sec. 18.51.140 Mobility Standards

A. Access.
   1. Subdivisions with more than 60 lots must have at least two points of access, at least one of which shall be to a collector or arterial street.
   2. Single-family homes (detached and attached) shall be accessed from a local street or alley.
   3. Attached residential, institutional, commercial, and mixed-use development must take its principal access by collector or arterial streets.

B. Alleys.
   1. Vehicular access to village homes and attached homes in the Mixed-Use Subdistrict may be by direct driveway access to residential streets. Access to collector or arterial streets is encouraged through alleys.
   2. Alleys shall be installed in rights-of-way/easements that are at least 20 feet, but not more than 30 feet, in width, and shall have at least 12 feet (one-way), but not more than 18 feet (two-way) of pavement width.

C. Street Grade. Street grades of up to 12 percent are permitted upon authorization of the City Engineer, provided that, at a minimum:
   1. Grade is on a local street that serves single-family residential, recreation uses only;
   2. Stormwater runoff is diverted and slowed to prevent erosion and siltation; and
   3. Refuse service, school transportation, and public safety are not materially affected.

D. Off-street Pathways.
   1. Connections to public pathways shall be provided at major street crossings or at commercial or mixed-use centers.
   2. Private pathways may be installed, provided that:
      a. They do not affect the connectivity of the public pathway system; and
      b. They are posted as private pathways.
   3. Private pathways may connect to public pathways at locations determined by mutual agreement of the applicant and the City.

Sec. 18.51.150 Variation of Engineering Standards

A. Generally. Due to the steep terrain and long bluffs within the Cedar Creek Overlay District, variances to the City of Olathe Unified Development Ordinance and Engineering Design Criteria may be granted concurrently with the subdivision process to allow for the construction of streets and storm sewers in a manner that preserves natural features, prevents excessive excavation, improves the scenic value of lots, and preserves the character and quality of the Cedar Creek area. Considerations for such variances, which will be processed on a case-by-case basis for development within the CC District, are set out in this section.

B. Street Grade. An increase of street grade of up to two percent in slope and a reduction of stopping sight distance of up to 10 percent of the length specified in the Engineering Design Criteria may be approved if the City Engineer finds that:
   1. There is no practicable alternative alignment for the street; and
   2. Without the variance, construction of the street would require large cuts or fills, with the following types of impacts:
      a. Large quantities of fill from off-site would be required to construct the street;
      b. Large volumes of rock would have to be excavated to construct the street; or
      c. Large embankments would be required to stabilize the street, resulting in removal of trees, rock bluffs, or other natural features.

C. Sidewalks. Due to street grading and for the purpose of preserving vegetation and natural features, the placement of sidewalks may vary in relationship to the street, including within landscape and access easements, as necessary.

D. Horizontal Street Curves. A reduction in the minimum length of a horizontal curve may be approved if the City Engineer finds that:
   1. Compliance with the horizontal street curve requirements would force a street to be constructed on a steep slope;
   2. The variance would prevent construction of the street on the steep slope, shorten embankments, and preserve natural features; and
3. Buildings will only be constructed on one side of the street in the area of the variance.

E. Street Grading. Variances to the City’s street grading standards (affecting either the slope of the street or the grading to or away from the curb, or both) may be approved if the City Engineer finds that:
1. The proposed grading is used to improve the relationship between the street and adjacent grade; and
2. The maximum slope within the public right-of-way does not exceed 3:1.

F. Cul-de-Sac Length. Increases in the maximum length of a cul-de-sac may be approved if the City Engineer finds that the topography of the area in which the cul-de-sac is proposed includes long, narrow bluffs bound by steep terrain which makes additional street connections impracticable.

G. Placement of Stacked Stone in Swales and Rights-of-Way. Placement of stacked stone in the right-of-way or in swales may be approved if the City Engineer finds that:
1. The stacked stone allows for landscaping features that improve the aesthetics of the Cedar Creek Area; and
2. The stacked stone does not materially compromise public safety or the function of the swale as a drainageway.

H. Storm Sewer Velocity. The maximum velocity for storm sewer pipes may be increased to up to 20 feet per second during the design storm if the City Engineer finds that:
1. The velocity increase will allow for a storm sewer design that decreases the cost of maintenance by reducing the number of structures in the system; and
2. The system includes structures that will prevent downstream erosion that may otherwise result from increased water velocity in the storm sewer system.

I. Stormwater Quality. The preferred approach to stormwater quantity and quality control is through the construction of regional facilities instead of smaller facilities located on individual parcels or lots. Regional Water Quality Facilities, whether combined with flood control detention or standing-alone, may be located on a major drainage way. Pretreatment measures such as plunge pools or forebays may be required on individual parcels or lots. Facilities such as extended dry and wet detention basins and constructed wetlands may be utilized for regional facilities. Infiltration-type facilities such as bioretention basins or rain gardens are not to be used for regional facilities, but may be considered for on-site water quality facilities. On-site water quality facilities shall be implemented on individual parcels or lots in areas where regional facilities are not provided.

Since the beginning of development, the Cedar Creek development has provided several stormwater best management practices. The development contains several existing and future Regional Storm Water Facilities that serve multiple parcels and lots. The 65 acre Shadow Lake provides water quality benefits across a broad spectrum of target pollutants including, sediment, dissolved nutrients and many urban pollutants. Additionally, several wet basins upstream of Shadow Lake which provide water quality benefits by allowing sediment and pollutants to drop out before they reach lake. The preservation of existing trees, establishment of native vegetation, and improvements to streams in the upland areas draining to Shadow Lake also provide significant water quality benefits. The Cedar Creek Flood Study, approved by the City, includes additional regional basins on the north and south side of College Boulevard that will be constructed when the area is developed. The future basin on the north side of College Boulevard is located in the Shadow Lake watershed area. The basin south of College Boulevard flows toward 119th Street and is located in the Cedar Creek watershed. Both the north and south basins will be designed to detain the water quality volume. In addition, the approved plats for the parcels north and south of College Boulevard include preservation of the major drainage ways. The future north and south basins combined with the preservation of stream corridors and the establishment of native areas will provide additional water quality benefits for Cedar Creek. All of the existing and future basins, preserved areas, open space, and native vegetation areas shall be considered applicable approaches to meeting all or a portion of the water quality standards.

Modifications to Allow Alternate Compliance: In addition, the City Engineer may waive or modify any of the Stormwater Treatment Standards to encourage the implementation of alternative or innovative practices that implement the intent of the modified standards and provide equivalent public benefits without significant adverse impacts on surrounding developments. Such modifications may be granted for issues including, but not limited to:
1. Approval of alternate materials, devices, techniques, details or specifications for individual Stormwater Treatment Facilities that would be expected to provide similar or better performance.
2. Evaluations of credits, ratings, or level of service calculations to account for unique or special technical considerations.
3. Corrections, clarifications or modifications to requirements which the City Engineer has found to give inadequate or undesirable performance.

Sec. 18.51.160 Cedar Creek Definitions

A. Generally. The definitions of this Section apply to the regulations set out in Chapter 18.51, Cedar Creek.

B. Attached Residential. Attached residential is a residential development type in which dwelling units have individual entrances and share at least one common wall from foundation to roof with another dwelling unit. Examples of attached residential include duplexes and townhomes. Attached residential does not include the phrase multifamily residential.

C. Bed and Breakfast. A bed and breakfast is any place of lodging that provides five or fewer rooms for rent, is the owner’s personal residence, and is occupied by the owner at the time of room rental.

D. Building Elevation. The building elevation is the general outer surface of a main exterior wall of a building. For example, a building with a rectangular plan has four elevations (one front, two sides, and a rear elevation). See Figure 18.51.160.A., Illustration of Elevations.
E. College / University. College / University means colleges, universities, and professional schools, and other advanced education facilities, including but not limited to language instruction and vocational-technical schools.

F. Commercial Amusement, Indoor. Commercial Amusement, Indoor includes indoor amusement uses of types which are customarily open to the public for a fee paid on a per-use, per-game, or per-hour (or some other time period less than one day) basis (in contrast to a periodic membership fee). They include bowling alleys, indoor sports arenas, movie theaters, indoor skating rinks (ice or roller), video arcades, pool halls, and shooting arcades.

G. Commercial Amusement, Outdoor. Commercial Amusement, Outdoor includes outdoor amusement uses of types which are customarily open to the public for a fee paid on a per-use, per-game, per event, or per-hour (or some other time period less than one day) basis (in contrast to a periodic membership fee). The use includes, but is not limited to: fairgrounds, outdoor stadiums, racing facilities, rodeos, music arenas, theme parks, amusement parks, miniature golf establishments, water slides, and batting cages.

H. Commercial Lodging. Commercial Lodging means one or more buildings or portions thereof that are designed or used for the transient rental of more than five units for sleeping purposes. Commercial lodging includes hotels that provide restaurants, bars, catering and convention facilities, shops, and personal services that cater to the general public, provided that they are clearly subordinate to the principal use. Commercial lodging does not include institutions housing persons under legal restraint or persons that are housed at the facility in order to receive medical attention or care.

I. Drinking Places. An establishment or part of an establishment used primarily for the sale or dispensing of liquor by the drink.

J. Drive-In / Drive-Through Facilities.

1. Drive-In Facilities are facilities in which transactions are conducted between a retail or service business and a customer while the customer remains in a parked automobile. These include drive-in restaurants, drive-in drycleaners, and comparable facilities. However, they do not include designated parking spaces for curbside service to customers to pick up items that were ordered before the customer arrived at the establishment.

2. Drive-Through Facilities are facilities in which transactions are conducted between a retail or service business and a customer while the customer remains in an idling automobile. Drive-Through Facilities include windows that are designed and intended to be used to provide for sales and / or services to patrons who remain in their vehicles, and other devices that provide comparable service (for example, drive-up automated teller machines and mechanical devices that are used to facilitate banking transactions).

K. Estate Single-Family. Estate single-family means a detached building that is designed for or used for residential purposes by one family, which is located on a lot that meets the minimum lot size requirements of Section 18.51.100, Lot Area, Dimensions, and Setbacks that apply to Estate Single-Family development.

L. Facade. Facade means a building elevation that faces a street. See Figure 18.51.160.A., Illustration of Elevations.

M. Family Day Care Homes. Family day care homes are defined in K.S.A. 65-517.

N. Home Occupation. Home occupation is an occupation or business carried on in a dwelling unit by the resident thereof, which is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes. Home occupations do not change the residential character of the home.

O. Hospital. The term hospital includes hospitals and medical laboratories, including general medical and surgical hospitals and specialty hospitals, but not alcoholism and drug rehabilitation facilities.

P. Institutional Residential. Institutional residential includes:

1. Convents or monasteries.
2. Nursing homes; assisted care living facilities; and assisted living centers.
3. Sheltered care facilities or group living facilities where the residents live in an institutional environment and are, generally, under the care of the staff. These facilities include, but are not limited to: group care, group homes, rooming houses, and retirement facilities. Total occupancy is more than eight. The residents would be members of an institution, or would have institutional care, or would be treated by staff in an institutional setting, rather than living independently. This use includes drug and alcoholism hospitals and rehabilitation centers.
4. Institutional housing where there is commercial rental or condominium ownership combined with any of the following: common food service, nursing, or health care.
5. Dormitories, fraternities, or sororities that include residential facilities.
6. Schools with live-in facilities on site, other than universities, colleges, or preparatory schools.

Q. LEED. The LEED (Leadership in Energy and Environmental Design) Green Building Rating System is nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

R. Light Automobile Service. Light Automobile Service means:

1. Gasoline service stations, gas convenience marts, and quick service oil, tune-up, brake, and muffler shops in which:
   a. Repairs are made in fully enclosed bays.
   b. Repairs are completed in less than two hours.
   c. Vehicles are generally not stored on-site, and on the occasion when overnight storage is necessary, vehicles are stored indoors.
2. A single-bay car wash accessory to a gas convenience mart is included in this definition when the activity constitutes less than 20 percent of total floor area, and is either:
   a. Integrated into the gas convenience mart building, or
b. Is a separate accessory building with comparable design and materials to the gas convenience mart building.

3. Auto malls with two or more of the uses listed above, where all activities are contained in a single building.

S. Light Industrial Use. A Light Industrial Use is a use that involves:

1. The manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominantly from previously prepared or refined materials (or from raw materials that do not need refining), and where the process does not involve off-site impacts such as dust, odors, projectiles, or vibrations; or

2. The provision of construction, contracting, or repair services off-site, where the tools, materials, vehicles, and other equipment needed for the construction, contracting, or repairs are stored on-site when they are not being used; or

3. Warehousing, wholesaling, and distribution of the finished products produced at the site; or

4. Mini-warehouses for storage of personal items or business records.

T. Live-Work. Live-Work units are buildings or spaces within buildings that are used jointly for commercial and residential purposes, where the residential use of the space is either equal to or secondary to or accessory to the primary use as a place of work.

U. Logo Building. Logo building means a building that has a design that is obviously and readily associated with the brand image of a particular company.

V. Logo Building Element. Logo building element means a portion of a building, such as a roof structure, with a color scheme and architectural style or physical form that is obviously and readily associated with the brand image of a particular company.

W. Lot Area. Lot area is the area within the lot lines. See Figure 18.51.160.B., Illustration of Lot Area Standards.

X. Lot Width. Lot width is the width of the lot at the front setback line. If the front setback is not a straight line, then lot width is measured as the distance between the points where the front setback meets the side lot lines. See Figure 18.51.160.B., Illustration of Lot Area Standards.

Y. Mixed-Use. Mixed-use means a development that includes primary non-residential and primary residential uses in the same building or development site.

Z. Multifamily Residential. Multifamily Residential means a building or portion thereof which contains three or more dwelling units in any configuration except attached residential.

AA. New Construction Committee. The New Construction Committee ("NCC") is a review entity that has already been established by the developer pursuant to the master CCRs that apply to Cedar Creek.

BB. Office. Office means uses in which professional, outpatient medical, or financial services are provided. The term includes:

1. Accounting, auditing and bookkeeping;
2. Advertising and graphic design;
3. Architectural, engineering, and surveying services;
4. Attorneys and court reporters;
5. Banks, mortgage companies; and financial services;
6. Call centers;
7. Computer programming;
8. Corporate headquarters;
9. Counseling services;
10. Data processing and word processing services;
11. Detective agencies;
12. Government offices;
13. Insurance;
14. Interior design;
15. Medical, dental, and chiropractic offices;
16. Real estate sales;
17. Research and development that does not include on-site manufacturing;
18. Retail catalog, internet, and telephone order processing, but not warehousing; and
19. Virtual office services.
CC. Open Space. Open space is defined as follows:

1. In all development types except Town Centers: landscaped, permeable areas that are open from land to the sky, including but not limited to, setbacks, parking, lot landscaping, and bufferyards, and areas on private lots that are subject to tree protection easements and steep slope easements, but not including such other land that is located on individual buildable lots, or, in the case of common maintenance communities (see Section 18.51.090.D.), other areas that would be located on individual building lots but for the modulation of the lot requirements (see Figure 18.51.090.D., Conventional vs. Common Maintenance Communities).

2. In Town Centers, all of the following are counted as open space:
   a. Fifty (50) percent of the area which is open from land to sky and predominantly designed for pedestrian use (e.g., paved with bricks, pavers or other similar material);
   b. Permanent areas where no structures or buildings are present or may be constructed, other than landscape features, fountains, benches, arcades and objects of art; and
   c. Landscaped, permeable areas that are open from land to the sky, including but not limited to setbacks, parking lot landscaping, and bufferyards.

DD. Place of Public Assembly. Place of assembly includes places of worship, elementary schools, museums, libraries, and child care facilities (as defined by K.S.A. 65-503(c)).

EE. Private Club. Private clubs are organizations or associations of persons for some common purpose, such as a fraternal, social, educational or recreational purpose, but not including clubs organized primarily for profit, or to render a service which is customarily carried on as a business, or to have as a principal purpose the serving of alcoholic beverages to its members or others. Examples of private clubs include (but are not limited to) 4-H Clubs, veterans organizations, Boy Scout and Girl Scout facilities, Elks Lodges, YMCA, and YWCA, and fraternities and sororities that do not include residential facilities.

FF. Public Service. These uses include emergency service, buildings, or garages (e.g. ambulance, fire, police, rescue), and conservation agencies. (NAICS 62191, 92212, 92216). (Office uses are under Section 17.205.)

GG. Recreation, Indoor. Recreation, Indoor includes facilities that provide indoor sport, exercise, or fitness facilities, including the following: community recreation centers, gymnasiums, indoor swimming pools, or tennis, racquetball, or handball courts, health and exercise clubs, yoga or pilates studios, dance instruction, martial arts or boxing, and gymnastics.

HH. Recreation, Outdoor. Recreation, Outdoor includes the following: public areas (open to community residents) for active recreational activities including, but not limited to, jogging, cycling, tot-lots, playing fields, playgrounds, outdoor swimming pools, and tennis courts; golf courses, (full-sized nine holes, regulation length) regardless of ownership and membership; golf and country clubs; par 3 golf courses, and golf driving ranges. The phrase also includes passive recreational uses including, but not limited to, arboretums, wildlife sanctuaries, forests, areas for hiking, nature areas, picnic areas, garden plots, and other passive recreation-oriented parks.

II. Restaurant. A restaurant is a commercial establishment where food and beverages are prepared, served, and consumed primarily within the principal building.

JJ. Retail Sales and Services. Retail Sales and Services means commercial and retail uses that do not include regular outside storage or sales. The phrase includes uses that are comparable to the following:

1. Furniture and home furnishings stores (NAICS Code 442);
2. Electronics and appliance stores (NAICS Code 443);
3. Paint and wallpaper stores (NAICS Code 44412);
4. Hardware stores (NAICS Code 44413);
5. Food and beverage stores (NAICS Code 445, except 4453);
6. Health and personal care stores (NAICS Code 446);
7. Clothing and clothing accessory stores (NAICS Code 448);
8. Sporting goods, hobby, book, and music stores (NAICS Code 451);
9. General merchandise stores (NAICS Code 452, except 45291);
10. Miscellaneous store retailers (NAICS Code 453);
11. Copy centers;
12. Repair services and shops, except automobile, truck, and heavy equipment repair;
13. Parcel service drop-off locations and mailbox services;
14. Small animal veterinary clinics without kennels or outdoor dog runs;
15. Walk-in medical clinics;
16. Nail salons, beauty and barber shops, skin care, and day spas; and
17. Laundry and dry-cleaning services.

KK. Shopping Center. Shopping Center means a group of retail sales and service establishments planned, developed, owned, or managed as a unit, with off-street parking provided on the property. Shopping centers may also include restaurants; office uses that provide services to customers without appointments; commercial amusement, indoor; or recreation, indoor uses.

LL. Suburban Single-Family. Suburban single-family means a detached building that is designed for or used for residential purposes by one family, which is located on a lot that meets the minimum lot size requirements of Section 18.51.100, Lot Size, Dimensions, and Setbacks that apply to Suburban Single-Family development.

MM. Village Single-Family. Village single-family is a type of single-family detached development in which homes are set relatively close to the street, and garages are accessed from an alley or de-emphasized by being set back behind the front building line. These homes are developed on smaller lots than their estate and suburban counterparts.

NN. Wireless Telecommunications Facilities. Wireless Telecommunications Facilities means radio or television broadcasting towers, telecommunications towers, and antenna arrays that provide wireless services to customers off-site, or that receive signals that are provided to off-site customers via wires. The phrase does not include residential satellite dishes, TV or HDTV antennae, or amateur radio antennae.

OO. Woodlands. Woodlands are areas that are at least 20,000 square feet in area, and at least 100 feet in any horizontal dimension, that are covered by a canopy of woody plants (trees). They may be forest, wood lot, grove, or a stand of trees.
CEDAR CREEK
THE COMMUNITY

an outline of development planning

revised 5/2/85
prepared for:
CEDAR CREEK PROPERTIES
(a subsidiary of Amcor Paper Company)
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CEDAR CREEK
THE COMMUNITY

an outline of development planning
the site

• location

Cedar Creek is located southwest of Kansas City in Johnson County, Kansas. The site is south of the 163rd Street interchange along K-10 Highway, approximately ten (10) miles west of K-7 Highway in northwestern Olathe, Kansas. Estimated driving time from Cedar Creek to Overland Park/Corporate Woods is twelve (12) minutes and to downtown Kansas City is 30 minutes. Direct access to K.C.T. Airport is via I-435.

• vicinity map (attached)

• site description

Cedar Creek, the Community, is 3.360 acres of crate style natural environment. The uniqueness of this site is accentuated by the diverse range of...
topography, varying from fertile flatlands to steep densely wooded bluffs with natural rock outcrops, which provide spectacular views for future homesites. The majority of the site is densely wooded with several varieties of deciduous and cedar trees. Cedar Creek valley basin, which traverses the site from north to south, will provide approximately 50 acres for active and passive greenbelts. A branch tributary of Cedar Creek, which flows through the northeast portion of the site, will be dammed up in initial construction providing a series of lakes, including a 6.5 acre pool which will become a major amenity for the development. The site extends approximately three (3) miles, north to south, and two and one-half (2 1/2) miles east to west at its widest points. Preservation of the site's natural environment is not only necessary, but it is most this land has over other tracts in the vicinity. Every realistic planning tool should be used to save and perpetuate the strong physical features of the site.

ACCESS

North -
Direct access off of X-10 Highway along the north is provided at the 103rd Street interchange. Additionally, 95th Street and Cedar Creek Road provide minor options.

South -
Gardner Road and Moonlight Terrace provide minor access to the south along the western boundary. X-7 Highway, one and one-half (1 1/2) miles east of the property line, and Mill Creek Road (T.R.R. 349), two and one-half (2 1/2) miles west of the property line, are the major northbound roadways. No major southbound roadways are existing at the property boundaries.

East -
102nd Street, 111th Street (College Boulevard), and 119th Street provide connections to X-7 Highway, one and one-half (1 1/2) miles to the east.

West -
106th Street ends at the property line, 119th Street steep at Moonlight Terrace, one-half
the concept.

- "a living resort"

Cedar Creek, a proposed planned development of JRB Grove Development Company, and its subsidiary, Cedar Creek Properties, Inc., is designed to connect with the anticipated growth in southwest Olathe along the K-10 corridor, and also in coordination with the existing comprehensive plan for the City of Olathe. Careful planning of the development will fulfill the present and future needs of the community.

Development of Cedar Creek will provide an optimum living environment, a "living resort", with a blend of residential and non-residential areas; the creation of active open space and the preservation of natural passive open areas.

Through the utilization of innovative land planning techniques, the need for quality and affordable housing can be achieved while not minimizing the aesthetic and impact of unique natural features and design creativity.
A diverse range of housing types with regard to changing lifestyles of today's and tomorrow's home buyer have been proposed for Cedar Creek. These housing types, which will encompass a wide spectrum of price range and density, will ultimately reflect the effort that has been exerted to create a harmoniously designed community. Building elevations will be designed to create individuality within a development area while simultaneously maintaining the overall unity of Cedar Creek.

Cedar Creek will be designed as an overall private community. Within the master plan several private communities or villages will exist, each with its own identity.

At the present time preliminary site work is underway with construction of Phase I anticipated to begin early 1986 with a market opening in early 1987 and continue through to its completion. The remainder of Cedar Creek will be developed in additional phases as market demand dictates with a projected development period of 20-30 years.

Private open spaces comprising some 30 percent of the gross development area provide the heart of our "living blend". Water features will include a 18-acre sailing lake, a unique meandering river and bridge, waterfalls and fountains, and numerous smaller lakes and ponds for lakeside living, picnicking, fishing, and ice skating. Cedar Creek will be the proud home of "Shadow Glen", a championship caliber 18-hole private golf course designed by Tom Weiskopf and Jay Morrish. This course will boast magnificent natural beauty, the acreage necessary for tournament caliber, and state-of-the-art practice facilities. Additional golf facilities focused toward the Cedar Creek resident and surrounding communities can be included as market allows.

Cedar Creek, a major stream and drainage area which traverses the project from north to south, provides the development its major recreational opportunities. Over three and one-half (3 1/2) miles of meandering stream bed, flood plain, and extensive vegetation allow for unlimited passive and active recreational and open space amenities.
Village recreation centers providing meeting areas for social interaction and extensive leisure time activities (including pools, tennis courts, tot-lots, etc.) for Cedar Creek residents are strategically placed throughout the master plan. Pedestrian connections, sidewalks, jogging trails, etc. shall be provided to allow easy access from residential sites to all areas of recreation and other community facilities. Maintenance of open passive and active recreation areas, clubhouses, greenswells, and all landscape areas will be the responsibility of the home association for Cedar Creek.

Community facilities are an integral part of the whole Cedar Creek community and have been extensively planned for in the Master Plan. Coordination with school officials has resulted in the preliminary location of school sites throughout the plan in a "neighborhood" concept. Numerous potential church sites have been designated to accommodate various denominations. Public safety, fire and police facilities will be included in conformance with the goals of the various departments.

Cedar Creek "Corporate Plaza," an 189,000 square foot office-retail development along the K-10 corridor and Cedar Creek Parkway, providing Cedar Creek with the opportunity to combine the parklike setting of the Corporate Woods Office Park and the retail ambiance of the County Club Plaza. Also planned in this area is a hotel/conference center with the potential to provide the Kansas City area with its first "Resort" conference center.

Our "Town Center" at the intersection of Cedar Creek Parkway and College Boulevard (31st Street) provides a centralized location for a community oriented, office-retail center with emphasis on family oriented facilities. Medical and health offices, libraries, branch public offices, and indoor recreational facilities (tennis, theatre) are only a few of the specialized uses envisioned to be integrated into this people-oriented shopping and entertainment center.

A "high-end" office development is proposed along College Boulevard and Cedar Valley Boulevard. This...
rugged, wooded site provides Cedar Creek with the
opportunity to combine the research capabilities of
the R.O.-Lawrence community and the commerce of the
Johnson County area into a centrally located unique-
dype office complex.

Smaller retail-service areas are conveniently
located within the planned residential neighbor-
hoods.

Cedar Creek is an ambitious plan of which we will
strive to produce an exciting concept for today and
tomorrow.

- master plan (attached)

the planning

- Introduction

Cedar Creek is a unique master-planned community
located on one of the very few aridly diverse
topographical sites in this part of the state and,
as such, represents an opportunity to create an
entire community centered around a heavily treed
natural environment; a series of man-made lakes,
waterfalls and fountains; the abundant Cedar Creek
valley basin; and around Shadow Glen, the 18 hole
Tom Watson-Tom Weiskopf-designed, championship
golf course and private club.

Ask Grove initially acquired the original land
(3,100/- acres) for Cedar Creek (formerly Cedar
Village Villages) several years ago and has recently
purchased additional adjacent tracts to form the
proposed plan of 3,200/- acres. The project has
been in the planning stages for the better part of
the last decade and with the past and future
concentrated efforts and cooperation of the developers, builders, the City, and the many design professionals, the first phase of Cedar Creek is scheduled to be available to the market in early 1999.

Extreme consideration to the preservation of the natural environment has been given to all design elements of this plan. The natural beauty, rolling and wooded opportunities of this site are supplemented by an uninhibited surrounding, a variety of high-quality proposed recreational amenities, and a "village-town" concept complete with interrelated land uses and product types. All of these will provide the framework to achieve a total master planned, lifestyle oriented, community unlike any other living environment in the Greater Kansas City metropolitan area. Our goal is that Cedar Creek, a "living resort", will become the model from which future development in Kansas City evolves.

- marketing

In order to substantiate preliminary marketing concepts, to more adequately identify the target markets, and to determine the most marketable mix of housing products, commercial, office and recreational land uses, an extensive market research study was commissioned. This study was undertaken by the Brookline Group, the leading real estate advisory firm in the industry with vast experience in Master Planned Communities. The results of this study are the basis for the Master Plan and this outline series so adopted. (The complete report is available for consultation upon request.)

- land uses

- residential

A total of 1,900 acres has been allocated for residential land use. The master plan illustrated the development of three separate residential "villages."
Village II, 1,200 acres, in the northeast section, extends from X-10 Highway on the north to College Boulevard (5116 Street) on the south and from the floodline of Cedar Creek to the eastern property line. Residential homes in this area will focus on the shaded Glen golf course and the lake areas including the 65-acre Vardon Lake and the green areas of bluffs overlooking Cedar Creek Valley.

Village III, 900 acres, includes all of the area south of College Boulevard. The stream bed of Cedar Creek and the large areas of open flatlands run through the center of this village. Housing will focus on the bluffs on both sides of the creek and with connecting greenbelts give all residents access to the recreational amenities along the creek. Additional land is available in Village II for an additional golf course, an equestrian center, and, or major athletic fields.

Village III, containing 3,000 acres, runs along the entire eastern bank of Cedar Creek, from College Boulevard north to X-10 Highway. With direct pedestrian access to a long expanse of the creek, homes in the neighborhood will be linked to the entire recreational potential of the valley. A possible additional golf course could provide added focus for this village.

A wide variety of residential housing types will be incorporated into all Villages of Cedar Creek. Marketing has identified several separate home buying segments. Each segment has been carefully analyzed and the ideal housing type, (attached or detached units) includes and benefits each segment, specialized amenity requirements, and the homeowner's lifestyle will all be emphasized in the design process.
Careful site planning, using natural topography and vegetation buffers, together with proper spacing, surrounding, and traffic separation will insure the compatibility between lots of houses within the neighborhoods.

Single-family detached houses on lots ranging from sixty foot frontage and 7,000 square feet of land to large estate lots with average frontage of 150 feet and containing up to one acre or more will provide the majority of Cedar Creek housing. Single-family

detached garden-court homes and patio homes are clustered around prime views with direct exposure to major recreational areas. Attached golf-villas, lake-villas, and townhouses are development in
combinations of two, three, or four single family units in a building. Garden apartments, condominiums, and flats suited to areas of severe terrain will round out the complete mix of residential types. This variety of types allows for the best utilization of the natural characteristics of the property and will achieve the proper marketing requirements while maintaining the low single family density (15.5 units/acre) of the project.
Commercial (retail-office)

The retail and office land use is developed on a total of 864 acres. The three major development areas, "Corporate Plaza," "Crest Center" and "High-
yacht" office complex, as well as the neighboring retail
town, are further outlined in the commercial section
of this report. All commercial areas are located on
major arterial streets, providing needed access for
Cedar Creek and surrounding community residents,
while at the same time separating the commercial
traffic from residential areas. These
areas will not only provide the necessary services
for Cedar Creek but will provide a strong employment
base for the entire community.

Recreational and open space

Active recreational areas and or passive open space
are the heart beat of Cedar Creek. Although not a
specific major land use, well over 50 percent of the
property will be left in its natural state or
enhanced into active recreational facilities. To
provide this "living resort" atmosphere a wide
spectrum of recreational facilities are included. A
partial list of potential areas and facilities
includes:

- 65 acre sailing and fishing lake
- Lakefront parks
- Kayak and docking facilities
- Island swimming area and sand beach
- Picnic facilities
- Several additional lake areas (fountains, waterfalls, etc.)
- Fishing
- Ice skating
- Picnicking
All open spaces and recreational facilities (including "Shadow Glen" and additional country club's or daily fee golf courses) will be developed for the use of Cedar Creek residents only, and will be phased in conjunction with residential development, and will be maintained by the Homeowners Association.

- traffic and street systems

The street pattern used internally in Cedar Creek promotes good control of the automobile and good organization of land use and density. A strong system of arterial parkways which gently curve through the rugged terrain give a strong sense of identity to the community. Over two miles of these divided lane parkways connect the individual neighborhoods to K-t0 highway and all other major arteriolar streets. Cedar Creek Parkway is proposed to consider the entire length of the development from K-10 to the southern boundary. Another north-south arteriolar, Cedar Valley Boulevard, is planned for the west half of the property and loops into Cedar Creek Parkway to provide strong access to K-10. East-west...
arterials and parkways include 103rd Street, 111th Street (College Boulevard) and 119th Street. All parkways will provide divided, variable width, medians with attractive grade separations and a strong landscape emphasis. Median and right-of-way sprinkler irrigation systems will induce year round park-like appearance. Careful coordination with the city staff will ensure that the arterial system as planned will exceed the traffic demands of this low-density residential development and supportive land uses. Direct access to residential neighborhoods and individual housing clusters is provided by a curving and looping system of collector and residential streets which creates good privacy and superior livability. This concept is further enforced by use of cul-de-sacs and discontinuous minor circulations which best utilize the rough natural features of the site. All roadways in Cedar Creek will be public streets, except for minor private circulations and parking areas that serve the moderate density multi-family areas. All streets will be concrete and constructed to the City's minimum widths and section thicknesses. The storm water system will be constructed using all concrete pipes with paved in place or present tunnels.

Utilities

Utilities, the internal components of all developments, will be carefully studied by the planners and engineers. By the various utility companies involved, and reviewed by City staff, to provide maximum efficiency while striving to maintain the environment of the property and to minimize maintenance costs.

Water

Water is supplied from the City of Olathe system through a recent 12" main extension to the intersection of 103rd Street and proposed Cedar Creek Parkway.

Design and construction of the water distribution system will be according to the standards of the City of Olathe and the Kansas Department of Health and Environment. The criteria of the insurance services office will be considered inusual mains consistent with the City Fire Insurance Class Rating.
Major distribution mains will be generally located in utility easements along major streets. Local distribution mains will generally be located in utility easements adjacent to local streets.

Sanitary sewer
Sanitary sewer will be designed and constructed in accordance with the regulations of the Johnson County Waste Water District and the Kansas Department of Health and Environment.

Interceptor and collector sewers will generally be located along drainage ways and lateral sewers will generally be located in utility easements at the rear of lots. Lateral sewers can be located in street right-of-way wherever it best serves the need of the lots or to avoid duplication.

Gas and electric service
Gas service to the Cedar Creek property is handled by Crosley Gas Company and Union Gas Company. Kansas Power and Light Company and Kansas City Power and Light Company each provide service to areas of the property.

Design and installation of these utilities are handled by the individual utility company involved.

Telephones
Fiber-optic networking cables are available in Cedar Creek and utilization of this state-of-the-art system can be used internally within the development.

- Energy conservation

The conservation of energy will be a major goal in the development of Cedar Creek.

Energy-saving technology will be implemented in all types of buildings including residential, multifamily, apartments, retail shopping and commercial office.

For residential construction the Kansas City Home Builders Energy Conservation Program will be implemented. The S.A.V.E. (Saving America's Valuable Energy) program focuses on energy savings...
in areas such as foundations, floor systems, wall systems, ceilings, windows and doors, HVAC systems, water and lighting systems.

In addition to materials, reduction of energy consumption will be a factor when site planning of development tracts is initiated. Through studying sun angles and wind directions, proper site planning can reduce energy use. Architectural design practices such as locating garages on south walls facing north will also aid in the reduction of energy consumption as will utilization or implementation of evergreen trees for wind breaks and deciduous trees for restricting direct sun during summer months while benefiting from the sun during winter months.

the implementation

- coordination with "Host City"

The years of planning and research, the hours of preliminary drawings and financial studies, and the dreams of many are ready to be fulfilled. To make these a reality the development team is submitting this "Outline of Development" and accompanying maps to the city for review and implementation of zoning and development guidelines. It is our intent to coordinate this criteria with the goals of the City staff, and the Olathe community as a whole, to create a true "living "character" that we can all be proud of and each take our own share of compliments.

- current zoning

Cedar Hills Village (1982) - 3,300 +/- acres

P.U.D. (SP) - 2,897 +/- acres

14,626 dwelling units

P.U.D. (C-1) - 1,034 +/- acres

Additional tracts acquired since 1982:

2,945 acres - (county zoning - B-2)

1,054 acres - (county zoning - B-1)

1,090 acres - (county zoning - B-3)

(see attached approved zoning ordinance and annexation petitions)
ALARM ARE "A" & "B"

S. THE RECESS "C"

THE SERVICE "D"

G. THE DELAY "E"

THE REST "F"

THE SERVICE "G"

THE REST "H"

THE REST "I"
**Proposed Zoning**

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</tbody>
</table>

**Planned Uses:** A majority of Cedar Creek residential areas will be developed in detached single-family residential units on lots ranging from sixty feet frontage to one hundred and fifty feet frontages. Plating and city review procedures could be utilized with R-1 zoning for this housing category.

**Required Minimum Lot Area per Dwelling Unit:** 7200 sq/ft

**Total Units Proposed:** (1650+ acres) - 5,118 units

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**Planning Unit (1330 acres)**

**Planned Uses:** Detached single-family detached units (pavilion homes, garden court homes, etc.); attached single-family units (townhouses - golf villas, lake vista villas, etc.); high density apartments and condominiums. This zoning category is planned for the following sites:
- Areas where clustering of units can best protect the natural environment.
- Areas adjacent to the large recreational potential of Cedar Creek valley.
- Areas adjacent to primary arterial roadways.
- Areas adjacent to special amenity features.

**Lot Area per Dwelling Unit:** 7200 sq/ft/unit

**Total Residential Areas:** 2337.4 acres

**Total Residential Units:** 5,118 units

**Total Residential Development Density:** 2.2 units/acid
Planned Uses: "Corporate Plaza" retail-office park along I-26 Highway (100 acres); "Town Center," (400 acres); neighborhood retail centers (25 acres)

Legal description: proposed C-G.2.0.3.3 [attached]

- zoning plan [attached]
CEDA SKA AREA PLAN

Appendix C - Original Green Book

C.27

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1. A parcel of land located in the SW 1/4 of Section 10, Township 3 South, Range 3 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the SE corner of the SW 1/4 of Section 10, Township 3 South, Range 3 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

North 200 feet from the SE corner of the SW 1/4 of Section 10, Township 3 South, Range 3 East, to a point on the SE line of Section 10, Township 3 South, Range 3 East, being a distance of 300 feet from the SE corner of the SW 1/4 of Section 10, Township 3 South, Range 3 East.

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2. A parcel of land located in the NE 1/4 of Section 10, Township 3 South, Range 3 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the NE corner of the NE 1/4 of Section 10, Township 3 South, Range 3 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

North 200 feet from the NE corner of the NE 1/4 of Section 10, Township 3 South, Range 3 East, to a point on the NE line of Section 10, Township 3 South, Range 3 East, being a distance of 300 feet from the NE corner of the NE 1/4 of Section 10, Township 3 South, Range 3 East.
variances

It is the intent of the developer that all Cedar Creek public improvements will be constructed so as not or almost to adhere to the minimum standards for the City of Olathe, however, it is recognized that the natural features of the Cedar Creek area, i.e. slopes in excess of 95% natural grade, honeycomb rock cover, exposed limestone ledges, severe bluff areas, allowing for limited erosion, require that special engineering guidelines will be needed to keep the environment intact and not jeopardizing the public interest. Preliminary planning has recognized the following areas of erosion that could cause variances from "ordinance" standards. It is understood by the developer that these variances would only be requested in limited areas where extreme conditions exist.

3. Street grades - a 3% increase in street grade in limited areas for all classifications of roadways (local 189-191, collector 39-
104, arterial 65 to 85%)

4. Street vertical curves - up to 124° variance.

5. Street horizontal curves - in some areas of curves terrains single loaded streets (known on one side of street only) will be designed where this condition exists a reduction in minimum horizontal street radius will be required.

6. Very typical grading section to save trees and other natural features.

7. Sidewalks - pedestrian walkways are to be designed as an overall community system connecting all residential areas to open spaces and community facilities; greenbelt walkways will provide a separation of vehicular and pedestrian traffic and will entail, in isolated cases, that walkways be located in areas not adjacent to public roadways, walkways for in right-of-way or easements will be maintained by the above association.
6. Storm drains - storm drainage system will consist of underground concrete pipe, natural open channels, stacked stone and drainage swales; stacked stone will be used periodically throughout the development.

7. Cul-de-sacs - limits against to bluff stone will require that existing maximum lengths be extended.

8. Soiling changes and variances - should additional changes be necessary, by site conditions or market considerations, that require public notification of such changes, it is understood that such notification be limited to properties within 200' of such area of change.

9. Security gates - in limited areas of residential development; security systems, i.e., gates, keyhouses, guards, will be a special security provided; all streets will be dedicated public streets and will require special arrangements i.e., keys, entry cards, creep gate, re-publis safety equipment access.

The above variance requests are outlined for staff, administration, and overall review and must be included in any ordinance approval.

The Cedar Hills Village (1982) P.O.D. zoning ordinance (copy already attached) was approved subject to several stipulations. The following stipulations are still pertinent to the proposed ordinance, are agreed to by the developer, and should be included in any new ordinance approval.

1. 119th Street shall be reconstructed on the existing alignment of 119th Street across the property.

2. All roads shall be provided for future collector roads on the eastern side of the project at the half section lines between 110th and 111th and between 111th and 112th.
3. All arterial streets will be subject to improvement by the developer according to the City's street improvement policy which requires the developer to dedicate all right-of-way for arterial streets and improve arterial streets to collector street standards, 36' from back to back of curb, with a minimum 200' radius on all curves. Financing for any bridge required for arterial streets within the project will be paid 50% by the developer and 50% by the City at large. Financing for the X-10 interchange for the arterial serving the western portion of the project will be financed by TIA Federal money and TIA local money.

4. The City policy on level of service for arterial streets is based on maintaining a level "C". As final plans are submitted for review the arterial serving the phase will be reviewed on this basis. No phase will not be approved until adequate serving the phase are improved or alternative solutions determined to maintain level "C".

5. Six school sites shall be provided for the development, including five elementary school sites and one junior high school site. Three elementary and one junior high site shall be included in the Olathe School District boundaries and 3 elementary school sites shall be included in the Bonito Districts.

6. The overall density of the project conforms with the densities allowed for this type of zoning. However, as each phase of the project is reviewed, each phase will be required to maintain a high level of design quality providing adequate parking and separation between buildings and phases of the project. Depending on the type of unit built, and the height of buildings, the overall density determined for the project may not be feasible.

7. The proximity of the airport on the west side should be taken into account with adequate buffering and attention to FAA recommendations be taken into account at the time development occurs.
8. A small square of virgin prairie shall be noted for its potential historic value and the applicant shall make every effort to preserve this area in its natural state.

- Benefit districts for arterial streets

The applicant requests that all arterial streets within the project be financed through benefit districts and that in addition to actual costs of street construction, there be included within the benefit district costs all related bridges, side-walks, landscaping and appurtenances of median and adjacent right-of-way.

- Architectural guidelines

The architecture of Cedar Creek will be centered only to the extent site realities in providing a strong sense of unity within the community. To insure the "harmonious" interpretation of design elements by various architects and other design professionals an "Architectural Design Guidelines Manual" will be provided to give direction and promote continuity.

The purposes of this manual will be thorough:

1. to preserve the unique existing environment of the heavily wooded rocky bluffs, the creek valley, and the picturesque streams and lakes
2. to provide character values and amenities for the community
3. to secure a nature of life of the highest quality for the future residents of Cedar Creek.

Design concepts to be covered are:

1. Building design consisting of exterior elevations (all four sides), floor plans, axes, massing, fenestration, color selections, building materials, roofs, walls and openings, foundations, chimneys, patios and decks, and landscaping.
2. Site utilization consisting of existing vegetation and tree cover, drainage
grading plans) and future water shed requirements, and continunity with other already existing or proposed structures.

3) All setbacks, front, rear, and side, plus general height requirements.

This guidelines manual will control all design elements of the community including residential units, commercial and office building, recreation centers, and all utility facilities including, but not limited to, lighting, signage, shelters, accessory buildings, bouleus, plazas, and landscaping materials.

To insure adherence to these guidelines all proposed building designs must be submitted to the Cedar Creek Architectural Review Board, consisting of representatives of the developers such as architects, landscape architects, engineers, and or land planners, for review and written approval before submission to the City for a building permit.

- Homeowners Association

To preserve the value and integrity of this community development to both the City of Olathe and its residents, the developer will create and file comprehensive agreements, conditions and restrictions that will govern the use of the property. These restrictions will be specifically designed to take into account the varied interests and desires of individuals owning property within each of the respective living environments (i.e., single family, patio homes, condominiums, etc.) proposed for this planned development. While at the same time insuring the uniformity required to maintain the feeling of seamless for all residents within the entire community development.

Among other things, the restrictions will provide stringent architectural controls to insure the quality of construction, as well as the aesthetic harmony required to blend these different living environments into one subdivision that its residents will take pride in throughout its development and construction stage and beyond.
Although the work on these restrictions is in the very early stages and because of that, no structure for the home association vehicle can be finally committed to. At least one method of achieving the stated goal that is currently being considered is the creation of separate restrictions and home associations for each separate living environment, with the separate associations being responsible for enforcement of restrictions and maintenance of common areas. If any, that area intended for the exclusive use of that living environment. In addition to the separate associations created for an owner's particular living environment, each owner would also belong to a Master Home Association which would be responsible for the enforcement of any universal restrictions as well as maintenance of common areas designed for use by all residents of the community development. To insure proper communication and budgeting between the associations, if this vehicle is used, the board of directors of the Master Home Association and the other associations will be interlocking, i.e., the Board of the master home association will be comprised of members of the boards of directors of the other home associations in addition to perhaps some at-large members. A copy will be made available for city records upon its completion.

**Phasing**

As previously outlined, site work (i.e., clearing and grading for lakes and golf areas, etc.) has proceeded. Concurrent with city approvals, construction of phase I of Village I will proceed in early 1980 with anticipated market availability in early 1981. The following land use schedule outlines the initial construction area of 470 acres containing 915 residential units.
the team

- Ash Grove Cement Company

Founded in 1889, Ash Grove Cement Company has built a solid reputation as a supplier to the construction industry. Ash Grove, a cement and lime manufacturer, has a variety of subsidiaries in building material-related industries throughout the country.

Ash Grove Cement Company, initially incorporated under the name Ash Grove White Lime Association, was formed by James H. Barton in response to the growing demand for high-quality lime needed for construction purposes by the early settlers. Their first lime plant was built in Ash Grove, MO. In 1891, the main offices were moved from Ash Grove to Kansas City, MO.

Ash Grove has responded to the changing needs of the construction industry for the past 105 years. Today, the company's lime plants at Ponchatoula, OK and...
Springfield, NJ, have combined annual production capacity of 270,000 tons of lime. In addition, the company operates cement manufacturing plants at Lebanon, WV; Huntingdon, PA; and Foreman, AR. Ash Grove is the largest cement producer in the Pacific Northwest due to their wholly-owned subsidiary, Ash Grove Cement West, Inc., operating manufacturing facilities in Bunker, OR; Lakota, SD, and Hammond City, MT. Ash Grove also operates eight cement distribution centers providing fast and more convenient service to its many customers.

During the 1980s the cement industry nationally became interested in vertical integration to ensure a market for its products. It was then that Ash Grove expanded into the aggregate and ready-mixed concrete business. They acquired Pacific Concrete Company, which is the largest ready-mixed concrete company serving the Kansas City metropolitan area and Union Quarries, Inc., which operates two underground limestone mines in the Kansas City area.

In departure from its usual role as supplier to the construction industry, Ash Grove has shown its innovative nature by engaging in two land development projects in the Kansas City area. Winchester Center in southeast Kansas City is under development for industrial and commercial purposes and Cedar Creek.

Ash Grove Cement Company is a privately held company that has achieved distinction over the past 30 years for their quality products and services. The company has a proud commitment to Kansas City and seeks to be a partner in its growth.

The developer

Joe Ashnor is president of Medine-Ashnor Builders, Inc. Formed in 1957, the company is, now in its 15th year of operation. Medine-Ashnor began its building career in J. C. Nichols developments building single family homes in such Kansas City areas as Prairie Fields, Corliss Hills, Belcourt and Franklin

Cedar Creek
AREA PLAN

CONFLUENCE
South, Sagamore Hills, Ironwood Manor, Leawood Heritage, Grassmere, Hampton Square, Hill M工业园区, Leawood, Newcliff and Wyckoff. Judd-Ashner remained in a single family building business until the mid-1960s. At that time they began to diversify into building apartments and offices and developing single family homes.

In 1971, Ashner embarked upon Kansas City’s first and largest planned unit, recreation-oriented, condominium development known as Four Colonies. This development consisted of a wide variety of innovative new home styles including duplexes, triplexes, townhouses, zero lot line homes, and cluster patio homes. Four Colonies encompassed 700 units. The development included a shopping center, swimming pool, tennis courts, clubhouses, jogging trails, and a host of other amenities. In addition to Four Colonies in the Leawood area, Ashner also developed the single family subdivisions of Colony Woods, Colony North, Colony Hills, and Lexington Woods. Ashner’s building and development involvement in the Leawood area totaled some 1,400 living units.

Ashner’s present developments include Berkshire and Bristol Place, upper bracket luxury homes in Leawood. Other residential developments by Ashner include Greenwood Arches and Rosehaven.

Leo Ashner has served on the Board of Directors of the Kansas Builders Association of Greater Kansas City since 1967.

Guy Kraman is president of Ambassador Construction and Development Companies and Neighborhood Realty Group. Together, these companies handle all phases of residential housing, including design, construction, development and marketing. In its 15 years, Ambassador has designed and built more than 900 energy conserving homes in the Kansas City area, 700 of which are “energy saver” homes. In 1983, Ambassador was selected to design and build a solar test home for the U.S. Department of Energy and the National Association of Home Builders’ Reserve Foundation. This home won numerous local awards and in 1986 won “the best in American Living” award in the energy conservation category presented jointly by the Kansas City Building Association and Preservation

Bymann has designed and built homes in a wide variety of Kansas City developments including Lawrence Wood, Highland, Lake Galaxy, Lakeview Estates, Mission Park, Oak Trees Searose, and Gentle Valley. Additionally, he developed Villanova, a 40-lot upper- bracket wooded subdivision located in Gladstone. Ambassador's latest project is the construction of one of the first homes in the nation to feature "Smart Home Technology": the home is to be completed this fall.

Bymann has been active in the Home Builders Association of Kansas City having served on the Board of Directors for the last seven years. He is nationally recognized as an authority in the field of energy conservation and passive solar design. Bymann currently serves as a national board director of the National Association of Home Builders.

The design professionals:

ML Gary Cogswell - Land Planner, Landscape Architect
Cedar Creek Properties, Inc.
Architectural Design Company
1509 East Creek Parkway, Suite 300
P.O. Box 39048
816-481-8960 (Ext. 569)

Mr. Fred Schlapil - Engineer
Schlapil and Associates, P.A.
1291 North 18th Street
Lewers, Kansas 66315
913-491-9396

Mr. Howard Jordan - Architect
Jordan & Jordan Architects - Chartered
5409 Ninth Place
Shawnee Mission, Kansas
913-1415
Planning Process Summary

Throughout the creation of this new Area Plan, a series of meetings and workshops were held to allow the CCAC and Cedar Creek residents multiple opportunities to actively participate and provide valuable input to the planning team at various stages of the planning process. Typically both the CCAC and Community meetings were held on the same day. The planning team generally met with the CCAC during the day to present new information and receive input and direction prior to attending a community meeting later that evening. Several CCAC members were also present for the evening community meetings.

Community Meetings

It is vital that the community was aware of the planning team's efforts, that they were provided opportunities to be engaged in the process, that they were informed of the schedule and the process that would be followed by the planning team, and that they were provided opportunities to provide input regarding the future of the Cedar Creek area. Our planning team provided multiple methods and opportunities to share information and receive feedback, including holding community meetings, sharing information via the internet, and developing a series of online survey questionnaires which provided valuable input for decision making as the Area Plan and Implementing Regulations continued to evolve.

Stakeholder Meetings

In early September 2008, a series of kick off meetings were held to provide information on the process and solicit input on relevant issues. As a part of the kick off meetings, interviews were conducted with key stakeholders (identified by the City) including adjacent landowners and development interests, Olache Chamber of Commerce staff, school district representatives, and members of the Planning Commission and City Council.

The planning team utilized this group to gather information related to the study area, the climate for development activities, the history and character of surrounding development projects, etc. As a sounding board to better understand their perspective regarding the Cedar Creek area. These meetings provided valuable input in understanding how Cedar Creek established a sense of quality and unique character that set a high standard for the surrounding community.

As the plan was being prepared, follow up meetings were held with key stakeholders in the area to review the concepts and specific recommendations contained in the Implementing Regulations and plan documents.

Cedar Creek Advisory Committee (CCAC) Meetings

Throughout the planning process, the CCAC served to guide the planning team on all relevant project issues. This committee's role included acting as a sounding board for reviewing and evaluating new ideas and potential solutions. They were actively involved in every phase of creating this Area Plan, and provided invaluable insight and direction as to their visions for the future of Cedar Creek and the surrounding community. Meetings with this committee were

Community Kick-Off Meeting

In the evening of September 3, 2008 the first in a series of Community Meetings was held to introduce Cedar Creek residents to the history of development within Cedar Creek and to describe the Area Plan planning process. Residents also had the opportunity to offer input, ask questions, and share any specific concerns. A resident survey was distributed to all attendees and passed to the Cedar Creek website in an effort to allow for more neighborhood involvement.

The survey sought feedback related to a number of issues including the strengths and weaknesses of the community, desired fiscal uses, and the residents' definition of a "town center" as outlined in the original Green Book.

SWOT Analysis

On September 30, 2008 the CCAC met to conduct a SWOT Analysis prior to the Community Planning Workshop that evening. A SWOT Analysis is a planning exercise used to identify the Strengths, Weaknesses, Opportunities, and Threats of a project. During the meeting, the results of the first survey were discussed and the planning team presented a comparison between Cedar Creek and other area developments in terms of area and use, specifically focused on the concept of a "town center."

The results of the SWOT Analysis are as follows:

Strengths:
- Most beautiful, largest piece of contiguous land in the Kansas City metro area
- Exclusive (location + price)
- Proximity to K-10, K-7, Lawrence, and KCI Airport
- Reputation + Tradition
- Strong community
- Cooperative relationship with the City
- Can accommodate various uses, e.g., retail, restaurants
- Financial strength of developer group
- KSU Innovation/Healthcare campus
- Variety of leasing types and prices (flexible housing)
- Heterogeneous housing = diverse demographics
- Quality construction
- Value of the master plan
- Vitality
- No flood zone
- Olache School District
- Shadow Glen
- Community to sustain high quality
- City's ability to recruit quality employers
- Proximity to Smart Corridor

Figure D1. CCAC Meeting #4. Throughout the process, the CCAC members were instrumental in reviewing and confirming the decisions affecting the future of Cedar Creek.
Community Visioning Workshop

On the evening of September 30, 2008 the planning team presented the outcomes of the CCAC's SWOT Analysis to the community at a Visioning Workshop. In order to gather further input from the CCAC and meeting attendees, the planning team assembled a series of images from various locations representing broad land use categories including Open Space, mixed-use and residential developments. These land use categories are all being considered as part of future Cedar Creek development.

Meeting attendees were given various colored stickers and asked to "vote" for those images that reflected their future vision for Cedar Creek as well as those images that were not in keeping with their vision of Cedar Creek.

Residents were then organized into groups and asked to develop a conceptual land use plan locating residential, commercial and open space areas throughout the undeveloped Cedar Creek property. Each group presented their plan recommendations to the others in attendance.

At the conclusion of the Visioning Workshop a survey was distributed. A link to an on-line version of the survey was also available to assist those unable to attend the meeting or choose to provide feedback.

Figure D2. Community Visioning Workshop

Initial Concept Scenarios

Following a Community Visioning Workshop held with members of the community, the planning team reviewed the concept alternatives that were developed, and with the CCAC created three concept land use plan alternatives. These alternatives (described below) were presented to the CCAC on October 1 for review and feedback.

Figure D3. Community Visioning Workshop

Concept Scenario #1: Creek Trail Plan

This scenario is distinguished by a public access trail adjacent to Cedar Creek, consistent with the County's Streamway Park Trail System Plan. See Figure D4. Creek Trail Plan Scenario. This trail would be separate and distinct from Cedar Creek’s private pathway system, with access limited to intersections with the trail at critical streets, such as College Boulevard (as extended). The streamway trail would be anchored in Cedar Creek on the north and south by an aquatics center and the County’s planned park adjacent to the south of 119th Street. The alignment of the extension of Valley Parkway would meander along the creek using liberal green space offering scenic views and generously landscaped open areas.

Development Highlights

1. The intersection of K-10 and Cedar Creek Parkway was identified as a location for professional services to complement the adjacent, developing office park. Retail use was not envisioned although it may be an ancillary use.
2. A corporate office was envisioned on the planned intersection of K-10/Cedar Road. This node would include core retail and could be integrated with the park and ride lot for regional bus services.
3. A town center was located on the south side of College Boulevard, situated between Cedar Creek Parkway and Cedar Road. This center may include:
   a. An urban character with a strong pedestrian orientation, buildings brought to the street, and well integrated (centralized or strung out) parking.
   b. Mixed-use with first floor retail and upper floor office and/ or residential uses.
   c. Building heights of principal two and three stories.
   d. An urban green as a central feature.
   e. A potential location for a Northwest Clovis City Library site, possibly overshadowing the urban green.
   f. An elevated separation and buffer adjacent to the low density residential use to the south.
4. Uses adjacent and surrounding the town center would include:
   a. Civic and/or retail space immediately abutting the urban center.
   b. Retail use located between the two office/ light industrial parks and the extension of Cedar Creek Parkway (north side of College Blvd).
Development Highlights
1. "Old World" stone or Prairie Village character shops would be situated on the east and west sides of Cedar Creek Parkway adjacent to I-15. On the east side would be an "Old World" neighborhood grocery and smaller-scale shops.

2. The developing office park between Valley Parkway and 103rd Street would remain in tact.

3. The small corner tract near the lake would preserve the green space and beautiful view across Shadow Lake, while incorporating a small lake. The site would be designed to accommodate neighborhood go-karting and offer lakeside dining.

4. On each corner of Cedar Creek Parkway and College Boulevard would lie an "Old World" retail and office campus. A retirement center would hug its southern boundary near the adjacent neighborhood and near Cedar Creek Elementary School.

5. Immediately adjacent to the western edge of South Glen would be a buffer area of high quality twin villas.

The alignment of College Boulevard was altered to a more southern route, generally either maintaining its current east-west section line placement or swinging it north to align with 107th. As reflected in DeSoto’s Master Street Plan, this more southern alignment maximizes utilization of property within the Cedar Creek boundary. A node of retail support services is reflected at the intersection of College Boulevard and Prairie Star Parkway/Mealtime Road.

Development Highlights
1. Both horizontal and vertical mixed use is planned near the community entrance at Cedar Creek Parkway and K-10. Building heights stretching upward of stories or more would help to shield the neighborhoods from the heavy traffic noise from the highway. Mixed use is also anticipated along Valley Parkway to the west approaches the intersection of Clare Road and K-10.

2. A more intensive mixed use development is proposed near the intersection of K-10 and Prairie Star Parkway, along with commercial retail uses situated on either side of the Parkway.

3. Mixed-use development would be situated adjacent to the existing Cedar Creek Airport. New buildings are anticipated to include infill, including multifamily units such as apartments and townhomes, along with more traditional commercial retail centers. The centers are intended to be neighborhood-oriented and designed to be "Old-Fashioned.”

5. The balance of the property to the west of Cedar Creek is contemplated for low density residential neighborhoods.
Alternative Planning Concepts

Based on the CCAC's review of the initial concept scenarios as well as the feedback received from the community survey, resident comments and stakeholder interviews, the planning team developed two alternative concepts which were presented at the fourth CCAC meeting held on October 28, 2002 at the Shadow Glen Golf Club. The components of the two alternative plans were presented and discussed. Those alternatives are described below:

**Concept Alternative #1: Creek Trail Plan**

This scenario is distinguished by a public access trail adjacent to Cedar Creek (CC), consistent with the City's Streamway Trail System Plan, see Figure D7. Creek Trail Plan Alternative. This trail would be situated within and distant from CC's private roadway system, with access limited to intersections of the trail with arterials streets, such as College Boulevard (as extended). The streamway trail would be anchored to CC on the north and south by an ex-pavilion center and the Johnson County's planned park adjacent to the south at 119th Street. The alignment of College Boulevard would meander directly adjacent to the creek corridor and is connected among a liberal green space offering scenic views and generously landscaped open areas. The trail system would eventually be extended to green space areas east of Cedar Creek Parkway to improve connectivity within the community.

**Development Highlights**

1. The area near the K-10/Cedar Creek Parkway interchange is planned for commercial/industrial development to include commercial retail and service and potentially other retail uses that will complement the adjacent, developing office park.
2. A regional amenity is envisioned at the planned interchange of K-10/Clara Road. This node would include convenience retail and an integrated park and ride lot for regional bus transit services. This concept explores the opportunity for the Human Association to fund acquisition of the existing green space that hosts the annual arts festival near the community's northern entrance along Cedar Creek Parkway.
3. A "Town Center" would be located on the southeast corner of the College Boulevard/Cedar Creek Parkway intersection, which could include:
   a. An urban character with a strong pedestrian orientation, buildings introduced to the street, and well integrated (centralized or structured) parking.
   b. Mixed use with first floor retail/office and upper floor office and/or residential uses.
   c. Building heights of principally two to four stories.
   d. An urban green space as a central amenity feature.
   e. A potential location for a Northwest Olathe City Library site, possibly overlooking the urban green.
4. A liberal separation and buffer adjacent to the low density residential use to the south.
5. Uses adjacent and surrounding the town center would include:
   a. A commercial office and retail space immediately adjacent to the urban center.
   b. Retail use situated between the flex office/retail industrial park and the extension of Cedar Creek Parkway (north side of College Blvd). This retail use would be anchored by CC on the north and south by an ex-pavilion center and the Johnson County's planned park adjacent to the south at 119th Street. The alignment of College Boulevard would meander directly adjacent to the creek corridor and is connected among a liberal green space offering scenic views and generously landscaped open areas. The trail system would eventually be extended to green space areas east of Cedar Creek Parkway to improve connectivity within the community.

**Concept Alternative #2: Creek Golf Plan**

This scenario plans on 18-hole daily fee golf course nestled along the eastern portion of the Cedar Creek corridor, see Figure D8. Creek Golf Plan Alternative. A golf clubhouse and driving range would be located adjacent to College Boulevard across from the new (south) park at the entrance to the north of College Boulevard. The course would be designed to capture the natural topography and offer long course views for numerous individual home sites. The property lying to the west of Cedar Creek is envisioned to be limited by neighborhood areas with varying character types.

The street framework is fairly consistent with the original cross streets. Its main entrance is a realignment of College Boulevard, which extends west and up through a valley then bends northward to follow the alignment of Moonlight before crossing westward to follow the 107th Street alignment into DeSoto.

**Development Highlights**

1. The character and connectivity to the Cedar Creek corridor north of College Boulevard differ in that development sites are positioned immediately adjacent to the green space to maximize values and neighborhood connectivity to this amenity. A visible connection to the creek corridor is provided by the new intersection across College Boulevard, which extends south and up through a valley then bends northward to follow the alignment of Moonlight before crossing westward to follow the 107th Street alignment into DeSoto.
2. In lieu of building streamside, smaller neighborhood parks throughout the community, a larger community park (120-30 acres) is envisioned at the proposed school site at the intersection of College Boulevard/Valley Parkway intersection. This park could contain active recreational uses such as playgrounds, ball fields, swimming pool complex, and other open space amenities features needed to support the surrounding residents.
3. A smaller "Town Center" would be situated along the east side of Cedar Creek Parkway adjacent to the K-10 and Valley Parkway. This center is anticipated to eventually be home to a grocery store and a potential office, retail, and potentially residential uses.
4. The developing office park between Valley Parkway and 103rd Street would remain intact.
5. This concept explores the opportunity for a mixed use development or restaurant to be constructed on the existing green space that hosts the annual arts festival near the community's northern entrance along Cedar Creek Parkway. A portion of the existing green space would be preserved and planned into the overall site design to serve as an open gathering space for community events.
6. On each corner of Cedar Creek Parkway and College Boulevard would be one “Old World” retail and office center. A retirement center would hug its southern boundary nearest the adjacent neighborhood and near Cedar Creek Elementary School.
7. A school and a church site is proposed adjacent to the existing sewage treatment facility to serve as a buffer for adjacent residential uses.
8. Immediately adjacent to the western edge of Oaklawn would be a buffer area of high quality twin villas.

![Map of Cedar Creek area](image)

**Figure DB: Creek Golf Plan Alternative**

**Community Open House**

An Open House event was held on the evening of October 28, 2008 to allow residents to review and provide input on the two alternative plans. In addition to the plan alternatives, the planning components were presented on a series of Character Boards which utilized many of the images identified in the planning workshops. The plan components included:

- **Commercial/Mixed-Use**
  A diverse blend of commercial and mixed-use developments are anticipated to be incorporated into the Cedar Creek community. This future growth may consist of the following:
    - Professional Office Buildings
    - Medical Office Campus
    - Upscale Boutique Retail
    - Research Facilities
    - Grocery Store
    - Restaurants
    - Neighborhood Services
    - Banking Facilities
    - Business/Flex Space
    - Residential Variety

- **The Town Center**
  A Town Center within Cedar Creek could serve as a distinctive, upscale community gathering areas. This retail, office, entertainment and residential destination could incorporate a variety of family-oriented and pedestrian-friendly uses consistent with the original master plan, including:
    - Medical Offices
    - Library
    - Branch Public Offices
    - Theaters
    - Restaurants
    - Grocery Store
    - Residential Variety

- **Residential**
  The plan for residential uses within Cedar Creek incorporates a wide variety of housing types, which are consistent with the original master plan, such as:
    - Single-Family Detached Homes (the majority of Cedar Creek housing)
    - Garden Home and Park Homes
    - Attached Golf Villas and Lakes Villas
    - Townhouses
    - Garden Apartments
    - Condominiums and Flats
    - Assisted Living + Senior Housing Alternatives

- **Open Space and Amenities**
  The Cedar Creek area will incorporate a blend of active open space areas while preserving natural passive open areas, including:
    - Community-Scaled Open Spaces
    - Smaller Neighborhood Park Spaces
    - Trail Network
    - Daily Fee Golf Courses
    - Equestrian Center
    - Community Gathering + Event Space
    - Lakes and Stream Preservation

**Preferred Alternative**

The fifth CCAC meeting was held on Wednesday, December 3, 2008 at the Cedar Creek Swim and Racquet Club where the planning team reviewed the outcomes of community survey #3 and presented the preferred plan (refer to Appendices A and B) and the working draft of the overlay district document.

Later that evening the same information was presented to the residents at Community Meeting #4.

This provided residents an opportunity to review the preferred alternatives as well as to learn more about the implementation regulations and planning recommendations.
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CEER D A CR EEK CORPORATE PARK DESIGN GUIDELINES

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1. SITE PLANNING CRITERIA

The following criteria address general site planning concepts for roads, parking, non-vehicular circulation networks, buildings, and utilities. More specific and other related criteria for parking-lot layout, architectural design, landscaping, etc., are outlined in the sections that follow.

The general Site Plan Concept for Cedar Creek Corporate Park establishes a desired image for the development; addresses the development of proposed improvements along its perimeter; and seeks to control external influences upon the overall Plan for the benefit of the Corporate Park’s parcel developers, facility-owners, and facility-users. This Site Plan Concept and its various elements are described further in the Master Development Plan (MDP), which all prospective developers are encouraged to review.

The Circulation Concept, which is a major element of the MDP, includes planned connections with surrounding streets, as well as a hierarchy of internal roads, drives, walks, and paths. The Corporate Park is served by an internal parkway system, incorporating both primary and secondary parkways, which provide direct interchange access via Cedar Creek Parkway and College Boulevard to both K-10 and K-7 Highways. Secondary or local roads provide additional access into the Corporate Park. Vehicular access to individual building sites generally occurs between building sites, frequently through shared entries at primary and secondary parkways.

A comprehensive pedestrian and bicycle system also connects individual building sites within parcels, and ultimately the entire Corporate Park. A linear open space and park system provides predominantly east and west access, along the major stream corridor, and leads to other open space areas throughout the development.

1.1 ENTRANCES FROM PRIMARY ROADWAYS

**POLICY:**

Likely vehicular entrances to development parcels are designated on the MDP, along the parkways. These entrances are located to reduce vehicular congestion and conflicts, and to allow for reasonable lengths of median in the parkway system.

A consistent design treatment of roadways and intersections should be used throughout the Corporate Park to help establish visual continuity and preserve the goals for convenient circulation and safety.

**CRITERIA:** The plans shall conform to the applicable Unified Development Ordinance adopted by the City in which the development is located.

1.2 SITING AND ORIENTING PRIMARY BUILDING SITES

**POLICY:**

Buildings should be sited so that the character of existing land forms and site features are enhanced; the relationships between buildings are strengthened; and site drainage is facilitated.

**CRITERIA:**

1.2.1 General

A. In order to facilitate drainage away from foundations, locate buildings on higher ground.

B. Use building forms that complement the natural land forms and minimize cut and fill.

C. Use appropriate building scale. Buildings should not dominate their sites.

D. Site buildings in a manner that preserves existing land forms. The site design objective should be to fit each building into its site in a way that leaves natural massing intact and preserves the most prominent site features. Three general locations within a typical site are generally favorable:

   1. Within tree masses
   2. At the edge of trees or land forms, overlooking open space
   3. Where prominent features are preserved by the location

E. Site new buildings so they are compatible with the siting and massing of existing adjacent buildings and site development. Considerations should include setbacks, building heights, parking arrangements, and building shapes and massing. (See Section 1.3, View Corridors and Complimentary Amenity.)

F. To avoid possible conflicts and take advantage of mutual benefits, relate the locations of site uses and buildings with existing uses and buildings on adjacent parcels. Do not create nuisances for neighbors with unnecessary noise, traffic, or uses.

G. Locate building entries so they are easily identifiable from interior driveways.

H. Provide secondary entrances that are easily accessible and convenient to parking and delivery areas that serve buildings.

1.2.2 Protecting and Enhancing Views

**POLICY:**

A. In siting, orienting, and developing new buildings and facilities, protect and enhance existing views and provide view corridors (see Section 1.3, View Corridors and Complimentary Amenities). This protection and enhancement of views is a development priority. Three general perspectives are critical to this consideration:

   1. Views to a site from other areas
   2. Views to other areas from a site
   3. Views through a site from key locations within the Corporate Park

B. In orienting buildings for views, give full consideration to each building’s relationship to other nearby buildings and development parcels.

C. On perimeter sites, orient buildings to allow views into and through the Corporate Park.

1.3 VIEW CORRIDORS AND COMPLIMENTARY AMENITIES

**POLICY:**

**CEDAR CREEK CORPORATE PARK DESIGN GUIDELINES**
Views to the Corporate Park’s attractive natural surroundings and distinctive site features, such as the limestone formations, woodlands, streams, water features, parks, and extensive open space, are amenities to be shared by all. Maximizing view opportunities of these features from roadways, open space corridors, building entries, and interior spaces is encouraged and expected. Owners and developers are also encouraged to emphasize these key natural features by reflecting them in their individual developments.

CRITERIA:

A. Create view corridors by aligning roads, driveways, open space corridors, building entries, and pedestrian walkways to take advantage of available views.

B. Emphasize the Corporate Park’s special features by creating related characteristics in individual site development plans. Possibilities include ponds, limestone outcroppings, tree bosques, additional open space, etc.

1.4 REQUIRED PARKING RATIOS

POLICY:

Parking should be provided in numbers sufficient to meet the projected parking needs of each facility’s users. (See also Parking Lots and Parking Structures Criteria, Section 5.)

CRITERIA:

1.4.1 Minimum Parking Ratios

The plans shall conform to the applicable Unified Development Ordinance adopted by the City in which the development is located.

1.4.2 Shared Parking

Where opportunities exist for shared parking between uses with staggered peak parking demands, owners and developers shall make every possible effort to take advantage of this opportunity to reduce the total number of parking spaces within each site or parcel.

1.4.3 Compact Car Parking

For compact car parking, follow these specific criteria:

1. For parking areas containing up to and including 100 spaces, a maximum forty percent (40%) of the total spaces may be designated for compact cars.

2. For parking areas providing more than 100 spaces, a maximum sixty percent (60%) of the spaces may be designated for compact cars.

3. The Corporate Park Developer may adjust the maximum percentage of spaces designated for compact cars to take into account existing economic conditions such as gas prices.
1.6 SITE COVERAGE REQUIREMENTS

POLICY:
Incorporating open space within each building site is encouraged at the Corporate Park, thus impervious site coverages should be minimized. Sites adjacent to significant common open space offer the best opportunities for variances from the established requirements.

CRITERIA:
A. Limit combined impervious site coverage for individual building sites (including buildings, parking, and drives) to a maximum of seventy percent (70%) of each site's gross land area, unless express written approval otherwise is granted by the ARC. The following specific criteria apply to such coverage:
   1. No more than forty percent (40%) of the gross land area of any building site may be covered with buildings.
   2. No more than forty percent (40%) of the gross land area of any building site may be covered with surface parking lots or parking structures.
B. Provide a minimum thirty percent (30%) open space within each building site or cluster of buildings.
C. Consideration for varying site coverage requirements may be given by the ARC for sites adjacent to significant common open space.

1.7 BUILDING AND PARKING SETBACK REQUIREMENTS

POLICY:
The Corporate Park's suburban, campus-like character should be apparent from all major roadways. To assist this objective, all buildings and parking should be set back from interior and perimeter roads a sufficient distance to create a distinctive landscape zone between buildings, parking, and the adjacent roadways. Varying building setbacks to enhance visual interest is encouraged.

CRITERIA:
1.7.1 Setbacks for Perimeter Buildings and Parking
Minimum setbacks for buildings and parking from perimeter arterial roadways surrounding the Corporate Park are as follows:
   1. K-10 and K-7 Highways: Minimum twenty feet (20)
   2. College Boulevard: Minimum one foot (1') for every one foot (1') of building height, but never less than 10 feet
1.7.2 Setbacks for Improvements along Primary and Secondary Parkways

Minimum setbacks for all buildings, retaining walls, and parking areas from parkway property lines are as follows:

1. Buildings: Minimum one foot (1') for every one foot (1') of building height, but never less than thirty feet (30').

2. Retaining Walls: Minimum five feet (5').

3. Parking: Minimum thirty feet (30'), including adequate screening and buffering, as outlined in the pertinent Landscape Design Criteria, Section 6.

4. Construction and landscaping of these setbacks shall be according to the Landscape Design Criteria for Parkway Corridors, Section 6.1, and applied uniformly throughout the Corporate Park.

5. Maintenance of the improvement setback shall be the responsibility of the Owners' Association.

6. The ARC retains the right to grant easements within this setback, as needed to provide services for building sites.

1.7.3 Setbacks for Internal Improvements Between Parcels or Building Sites

Minimum setbacks for all buildings, retaining walls, and parking areas from interior property lines are as follows:

1. Buildings: Minimum one foot (1') for every one foot (1') of building height, but never less than twenty-five feet (25').

2. Parking: Minimum twenty-five feet (25'), including screening and buffering, as outlined in the pertinent Landscape Design Criteria, Section 6.

3. Installation and maintenance of irrigation and landscaping improvements within these setbacks are the responsibility of individual building site owners and developers.

1.7.4 Permitted Uses within Improvement Setbacks

Uses within improvement setbacks are limited to berms, driveway crossings, landscaping, public and private utilities, drainage and stipes, sidewalks, irrigation, and signs. (See Improvement Setbacks along Primary and Secondary Parkways, Section 1.7.2.)

1.7.5 Special Setback Requirements

Special setback requirements in addition to, or other than, those outlined herein may be applicable for special building types and site conditions, and will be evaluated by the ARC on a case-by-case basis.

1.8 UTILITIES, MECHANICAL EQUIPMENT, AND COMMUNICATION DEVICES

POLICY:

Visual and sound impacts of utilities, mechanical equipment, data transmission dishes, towers, microwave, and other services and equipment should be minimized in all development plans.

CRITERIA:

1.8.1 Permanent Utility Lines

Design and install all permanent utility lines underground. During construction and maintenance, minimize disruptions to other sites and businesses within the Corporate Park.

1.8.2 Temporary Overhead Power and Telephone Lines

Overhead power and telephone lines are permitted during construction, but shall be removed immediately upon completion of site and building construction.

1.8.3 Communication Devices and Mechanical Equipment

A. Wherever possible, mount data transmission and receiving telecommunication devices at ground level, to the rear of structures, and screen them from view from adjacent roadways, pedestrian paths, and building sites.

B. In screening such devices, use subdued colors that blend with the surroundings.

C. Coordinate locations, screening, and landscape decisions with involved utility and service providers in order to allow adequate conditions for servicing these devices.

D. If transmission and receiving devices or mechanical equipment are roof-mounted, locate them below an involved building's highest architectural element, so they are not generally visible from ground level.

1.8.4 Transformers

A. Use plant materials or architectural screens similar in character to those used on the primary structure to screen transformers, switching boxes, and other utility cabinets.

B. Coordinate locations, screening, and landscape decisions with involved utility companies in order to allow adequate conditions for service access.

C. Locate transformers away from major pedestrian routes and outdoor seating areas in order to protect pedestrians and facility users from unpleasant noise levels in these locations. Whenever possible, screen the transformers. (See Visual Buffers, Section 6.2.6.)
1.8.5 Equipment Sound Levels
A. Select, locate, and install all mechanical and electrical equipment to not exceed a sound level that is customary for normal uses in a corporate business park.
B. Use landscaping buffers to help reduce the noise impact of such equipment. (See Sound Buffers, Section 6.2.7.)

1.8.6 Installation of Ground-Level Structures
Install all ground-level structures, such as manhole covers and grates, flush with the pavement. Grate spaces should be one-half inch (1/2") or less.

1.9 SERVICE, DELIVERY, TRASH, AND STORAGE AREAS

POLICY:
The visual impacts of service, delivery, trash, and storage areas should be minimized, particularly relative to views from public roadways and along view corridors. Thoughtful placement and design of screening for these facilities is a priority for all sites.

CRITERIA:
A. To the greatest extent possible, locate loading docks, trash containers, and service areas out of view from adjacent streets, properties, pedestrian pathways, and open space corridors. To protect views, screen these facilities with architectural elements and/or evergreen landscaping. Architectural screening for loading docks and service areas should be a minimum height of six feet (6'), and incorporate materials and finishes similar and compatible with those of the primary structures.
B. Locate loading, service, trash, and delivery areas so they do not encroach into any setbacks.
C. Locate parking areas for equipment, trucks, research trailers, service vehicles, etc., away from public parking lots and major pedestrian circulation routes. Unless totally out of view, screen these areas architecturally and with landscaping. Materials, supplies, trucks, or equipment being stored on a site must be concealed inside a closed building or behind a visual screen approved by the ARC.
D. Clearly identify all service entrances to discourage the use of main entrances for deliveries. Whenever necessary to protect views, screen service entrances with walls or landscaping.
E. Whenever feasible, align service areas with those of adjacent buildings and parcels so that service drives may be shared.
F. Avoid placing service areas where they are visible from adjacent buildings or where they will impact view corridors.
G. Locate any secondary and auxiliary structures on a site so they are not between the primary building and any roadway at its front or sides. Such structures must be screened by landscaping and constructed of materials identical to, or compatible with, the primary structure on the site.
H. Limit outdoor storage of equipment or materials to those allowed by zoning and approved by the ARC. Restrict such storage to defined areas clearly identified on the site development plans. Such areas, if allowed, must be screened from views from adjacent properties and roadways, as well as within any parcel.
I. Locate air intakes for buildings away from loading docks or other areas where exhaust fumes from vehicles may accumulate and be drawn into buildings.
2. STORMWATER MANAGEMENT / DRAINAGE AND EROSION CONTROL CRITERIA

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2. STORMWATER MANAGEMENT/ DRAINAGE AND EROSION CONTROL CRITERIA

To as great an extent as possible, stormwater management and site drainage should be designed as visual and recreational amenities, as well as site development necessities. First and foremost, however, they should minimize impacts downstream.

The Corporate Park is bisected by a major drainage course, traversing the site from east to west, which is generally supported by numerous secondary drainageways contributing flows from the north and south. All land development planning should consider the impacts on these resources.

2.1 WATER QUALITY CONTROL DESIGN

POLICY:
Stormwater and snow-melt from rooftops, paved areas, and lawns carry plant debris, soil particles, and dissolved chemicals. To protect area surface water from these undesirable elements, site development plans must include thoughtful stormwater management and drainage engineering practices to clean stormwaters.

The Corporate Park’s overall stormwater management plan is designed to accommodate 100-year storms within the total development. Master detention facilities are designed to detain 100-year storm run-offs from fully developed conditions within the Corporate Park. However, some basin stormwater retention will occur within individual sites, parcels, or regional ponds. These features should be designed as attractive site features and amenities within the Corporate Park.

CRITERIA:

A. Use accepted methods for enhancing water quality with detention pond designs. Design criteria and recommendations of the American Society of Civil Engineers (ASCE), the City of Olathe, and the American Society of Landscape Architects (ASLA) should be considered for such water quality enhancement.

B. Enhance landscape treatments around detention facilities.

C. Use detention ponds and grassy swales to filter stormwater prior to its entry into common area stream courses, ponds, or lakes.

D. Provide buffers between chemically treated or fertilized areas and open water and stream courses. Such buffer areas should be at least fifteen feet (15') wide adjacent to open water.

2.2 DRAINAGE CRITERIA

POLICY:
Site drainage should be designed to minimize the pooling of water at building foundations, entrances, and service ramps.

2.3 DETENTION AND RETENTION FACILITIES

POLICY:
On-site detention ponds and regional detention facilities should be developed and utilized according to the MDP’s Stormwater Drainage and Retention Panning Plan.

CRITERIA:

A. Install stormwater conveyance systems, sedimentation ponds, and/or other detention devices prior to any other grading or development activities in those basin areas where regional detention ponds or facilities are not planned by the Corporate Park.

B. Install temporary detention devices, sedimentation ponds, and/or stormwater conveyance systems prior to any other grading or development activities in those basin areas where the Corporate Park has not yet constructed planned regional detention ponds or facilities.

C. Design all site detention ponds to provide 100-year flood detention with controlled release at historic rates.

D. To as great an extent as possible, integrate detention and retention facilities into recreational and functional amenities (see Water Amenities, Section 2.4). Such facilities should appear as natural elements of the landscape.

E. Provide easements for access by maintenance vehicles to all regional detention and retention ponds.

F. The use of rooftop detention is discouraged.
2.4 WATER AMENITIES

POLICY:
Whenever possible, drainage facilities should be designed with water and riparian vegetation as year-round features.

CRITERIA:
A. Design detention and retention ponds as year-round amenities, which are fully integrated into the overall design of a site or parcel. Convenient pedestrian access and preserved views from courtyards, trails, and building entrances are desirable design elements.
B. Consider the incorporation of fountains and water sculptures for aesthetic reasons, as well as recirculation and aeration purposes.

2.5 DRAINAGEWAY ALIGNMENTS

POLICY:
Drainageways are intended to serve the Corporate Park as amenities, as well as functionally. These drainageways are designed as an inter-related, continuous system. Flexibility in the alignment of individual water courses may be considered, as long as the continuity of the total system is maintained.

CRITERIA:
Alternative drainageway alignments may be considered if connecting points to various segments and adjacent parcels are maintained.

2.6 SITE-GRADING, EXCAVATION, AND EROSION CONTROL

POLICY:
The design of site improvements should minimize cut-and-fill in order to preserve each site's natural terrain to the maximum extent possible. Site-grading designs should be executed in such a manner to avoid drainage impacts (such as erosion and road damage), both on-site and downstream.

CRITERIA:
2.6.1 Site-Grading and Excavation
A. Preserve the natural setting to as great an extent as possible with grading designs that are sensitive to existing land forms and topography.
B. To as great an extent as possible, limit the area of construction on each site.
C. In developing sites, use slopes no greater than three-to-one (3:1), unless qualified soils engineering information is provided regarding the desired variance.
D. Provide good surface drainage for cuts and fills and protect them from erosion and sedimentation via re-vegetation, terracing, and/or retaining walls.
E. Avoid abrupt grade changes within the drip-line of existing trees that are to be retained.
F. Maintain each site's significant natural vegetation during grading activities. Removal of any significant natural vegetation shall be only with the authorization of the ARC (See Section 6.2.1, Preservation of Existing Vegetation for additional criteria).
G. Machine grading is not permitted within required buffers and setback areas adjacent to building site boundaries, with the exception of those adjacent to roadways, or within the drip-line of existing trees which are to remain.

2.6.2 Erosion Control
A. Provide suitable erosion control plans prior to receiving a building permit. Development of each site shall comply with the applicable criteria and regulations of the National Pollutant Discharge Elimination System (NPDES).
B. The developer of each site (“Site Developer”) agrees to comply with said terms and conditions of the NPDES and will assume full responsibility for compliance therewith, including payment of fines and penalties for violation thereof associated with construction of the site.
C. The Site Developer represents and warrants to Corporate Park Developer that once the site is completed, that Site Developer will maintain all erosion controls placed on the Lots and shall indemnify and hold Corporate Park Developer harmless from all damages whatsoever as result of failure by the Site Developer or Site Developer’s successor in title, to maintain said erosion controls, including without limitation any fines levied by any governmental entity.

2.7 Post-Development Storm Water Discharge

The Site Developer shall submit a stormwater discharge plan that complies with all applicable design criteria of the City in which the property is located. The post-development stormwater discharge levels shall not exceed the pre-development stormwater discharge levels in terms of amount of discharge and the rate of discharge.
3. VEHICULAR CIRCULATION CRITERIA

3.1 PARKWAY AND ROAD HIERARCHY
POLICY:
The functional hierarchy associated with all parkways and roads within the Corporate Park shall be expressed in all street design and engineering, as well as their landscape treatments.

CRITERIA:
A. The following classifications and characteristics apply to all roadways in the Corporate Park:
   1. Primary Parkway:
      Valley Parkway is the Corporate Park’s primary parkway, providing continuous, uninterrupted access throughout the development and connecting it to its primary perimeter roadways, Cedar Creek Parkway and College Boulevard, which serve the larger Cedar Creek Community. This primary parkway consists of a divided roadway with variable-width medians and unifying streetscape and entryway landscaping.
   2. Secondary Parkways:
      Secondary parkways provide direct access from the primary parkway to development parcels, and connect them with the perimeter roadways and other internal roadways within the Cedar Creek Community. These secondary parkways include secondary entryways into the Corporate Park, where they connect with the perimeter roadways, Cedar Creek Parkway and College Boulevard. Secondary parkways may be designed as divided or undivided roadways, and feature consistent streetscape and entryway landscaping, similar to the primary parkway’s.
   3. Internal Drives:
      Internal drives provide access to building parcels, and are shared by several building sites/facilities within the parcel.
4. Entrance Drives:
   Entrance drives provide direct access to individual building drop-off and parking areas.

5. Service Drives:
   Service drives provide access to loading and waste pick-up areas within individual sites or parcels.
   B. Design roadway sections for each road classification to comply with dimensions specified in Section 1.1, Entrances From Primary Roadways of these Design Guidelines and the MDP (Roadway Design Standards).

3.2 ENTRIES TO PARCEL AND BUILDING SITES FROM PRIMARY OR SECONDARY PARKWAYS

POLICY:
Each entrance to a parcel or individual building site from a primary or secondary parkway should be designed as a "gateway" to the area it serves. Design elements should be visually interesting and consistent with other streetscape materials used in the involved building site(s).

CRITERIA:
A. Comply with the criteria specified in Section 6.1.5, Landscaping of Entry Drives to Parcels.
B. Comply with the criteria in Section 14, Signage, regarding building identification and addresses at these entries.
C. Consider a single approach, access, or entry drive to help confine or limit vehicle-pedestrian conflicts. This also allows for more buffering of parking areas and preserves street frontage for pedestrian traffic.

3.3 INTERNAL DRIVES

POLICY:
Internal roads and drives should reinforce natural and man-made land forms and amenities, and "lead" drivers visually to building entries or other intended destinations.

CRITERIA:
A. Whenever possible, orient streets and drives to offer views of significant natural features and site amenities, and to direct drivers to their destinations.
B. To as great an extent as possible, design drives and parking to fit the natural contours of their locations in order to minimize cut and fill, preserve natural drainage patterns, and provide easily negotiable roads.
C. Avoid slopes in excess of seven-to-eight percent (7-8%) as locations for internal entry drives and roads.

3.4 DROP-OFF AREAS

POLICY:
Drop-off areas for vehicle passengers should be incorporated in all development plans, and should provide safe, convenient access to building entries.

CRITERIA:
A. Provide separations between driveway curb-cuts and drop-off areas to minimize turning conflicts.
B. Provide a clear separation of vehicular traffic between drop-off zones and access to parking lots or parking structures.
C. Design drop-off lanes so they do not obstruct traffic flows when vehicles are stopped to discharge or load passengers.
E. Consider the use of signs indicating these drop-off zones and passenger loading areas.
F. Use a hierarchy of plant materials in entrance designs. (See Landscape Design Criteria, Section 6).
3.5 EMERGENCY AND UTILITY ACCESS

**POLICY:**
Fire protection for the Corporate Park is provided and administered by the Olathe Fire Department, and police protection by the city of Olathe. For these and all other services requiring emergency or maintenance access, convenient and appropriate routes should be easily discernible and, when appropriate, clearly marked.

**CRITERIA:**
A. Provide unobstructed access for fire, police, ambulance, and other emergency vehicles to all sides of buildings. Such access should be fully capable of supporting such vehicles.
B. Meet all Fire Department regulations regarding the design of emergency access to buildings.
C. Provide unobstructed access to all utilities, including easements when required.
D. Avoid creating "blind areas" that cannot be patrolled by police or security services.
E. Whenever possible, connect emergency routes between adjacent properties.

3.6 MASS TRANSIT FACILITIES

**POLICY:**
Planning for the Corporate Park incorporates transit routes and anticipates access and shelter locations along the primary and secondary parkways. Some buildings and development areas may generate such high volumes of transit use that additional stops may be required in these specific areas. In such cases, the following criteria apply:

**CRITERIA:**
A. Plans for bus shelters shall be reviewed by the ARC.
B. Locate bus shelters convenient to buildings requiring them.
C. Provide concrete pads in front of the bus shelters.

3.7 RESTRICTED-ACCESS DRIVES/SECURED ENTRIES

**POLICY:**
Some facilities may require security check points in order to monitor access to a site or individual building(s). Such guard houses and security gates should be designed and located to be as visually unobtrusive as possible.

**CRITERIA:**
A. Locate check points so that crossing conflicts with major bicycle and pedestrian routes are minimized, and where queuing vehicles do not restrict visibility or cause other hazardous conditions.
B. Provide automatically controlled traffic gates where selected entry is desirable.
C. At such gates, provide adequate queuing space for vehicles waiting to enter and exit controlled areas.
D. Provide shelters at control points where it is necessary to manually monitor access to roads or parking lots (see Special Criteria For High Security Buildings, Section 9.5).
E. Consider contrasting pavement designs or textures to help identify stopping areas at check points.
4. PEDESTRIAN AND BICYCLE CIRCULATION CRITERIA

4.1 OVERALL PEDESTRIAN AND BICYCLE CIRCULATION

POLICY:
The Corporate Park’s pedestrian and bicycle systems are designed to invite walking and bicycle use throughout the Park, and to connect with regional systems in the area. Individual parcels and sites should be integrated with the overall design to form a comprehensive system within the Corporate Park and to provide convenient access to the regional systems. (see the Pedestrian/Bicycle Trail System component of the MDP). Maintenance of sidewalks along public streets and within common open space areas will be provided by the Owners Association.

CRITERIA:
A. Provide pedestrian links to all common open space and recreation facilities within the Corporate Park.
B. Wherever possible, direct pedestrian access and walkways away from the north sides of buildings where snow and ice build-ups occur.
C. Along streets, detach and separate sidewalks from curbs. The separation shall meet the adopted Parkway Design Standards in the MDP.
D. Design sidewalks around buildings, parking areas, and along all public and private roadways, to be constructed of concrete and no less than five feet (5’) wide.
E. Wherever existing sidewalks are intersected by driveways or otherwise damaged or destroyed by site construction, replace and/or restore sidewalks, as needed.
F. Submit proposed sidewalk locations, alignments, and construction details to
The Corporate Park is intended to be equally accessible to handicapped and non-handicapped persons, and owners and developers are expected to meet or exceed all requirements of the Americans with Disabilities Act (ADA), 1992, and all amendments thereto, in the design and development of individual parcels, sites, buildings, and facilities.

CRITERIA:
Adhere to all current and applicable ADA requirements.

4.5 SITE BARRIERS

POLICY:
Barriers may be used to separate vehicular and pedestrian traffic for safety purposes or to restrict access for security reasons, but they should be visual assets to the Corporate Park, not offensive, and their use should be kept to a minimum. In many instances, excessive numbers and types of barriers are a result of inadequate planning and poor facilities design. Where site design and circulation are thoughtfully planned, few barriers are required. Typical barriers include fences, walls, gates, curbs, bollards, shrubbery, and berms.

CRITERIA:
A. Where barriers are needed, plan them as integral parts of the overall site design. Specific considerations include the following:
1. Barrier materials should be similar to those used for site furniture and relate to the building materials of the primary structure.
2. Steel posts, chains, chain-link fence, cable, wire, and wire mesh should be avoided to as great an extent as possible. Barbed wire is not allowed.
B. Where barriers are needed, consider the following acceptable types of barriers relative to the situation:
1. To separate or restrict vehicles, motorcycles, and bicycles, the following barriers may be considered: curbs, curb walls, gates, bollards, and landscape solutions incorporating partially-buried boulders or stone outcroppings in conjunction with plant materials and ground covers.
2. To separate or restrict pedestrians, the following barriers may be considered: short masonry walls, low fences, raised planters, pipe rails, and berms.

4.2 RECREATIONAL TRAILS

POLICY:
Recreational trails should be planned to minimize conflicts with other modes of circulation, and engineered to meet performance characteristics of their identified uses. In general, pedestrian and bicycle trails should provide linkages between recreational and open space amenities.

CRITERIA:
A. Use gravel fines for jogging trails.
B. Where bikeways are planned in conjunction with pedestrian walkways, distinguish them from the walkways whenever possible.
C. Follow the MDP in planning pathways to connect with the site-wide trail system.

4.3 PEDESTRIAN CONNECTIONS THROUGH PARKING LOTS

POLICY:
Walkways that lead pedestrians from parking areas to building entrances should be designed to facilitate easy movement and minimize crossing conflicts with cars. Pedestrians should feel comfortable about their pathways to buildings, and that they are in a clearly defined "territory."

CRITERIA:
A. Provide clear, convenient pedestrian routes through parking lots to building entrances. Pedestrians should not be required to cross service drives or areas to reach major entrances from primary parking lots.
B. Wherever feasible, and where parking lots do not contain easily distinguished pedestrian routes, orient parking lot aisles perpendicular to building entrances to minimize vehicle-pedestrian conflicts.

4.4 HANDICAPPED ACCESSIBILITY

POLICY:

The ARC as part of the Project Review Procedures.

CRITERIA:

...
5. PARKING LOTS AND STRUCTURES CRITERIA

5.1 SURFACE LOTS

5.1.1 General
5.1.2 Walking Distance
5.1.3 Landscaping and Buffers
5.1.4 Standard Dimensions
5.1.5 Circulation and Access
5.1.6 Drainage/Runoff

5.2 PARKING STRUCTURES AND PARKING BENEATH BUILDINGS

5.2.1 General
5.2.2 Screening and Landscaping

5.3 DEVELOPMENT OF FUTURE LOTS AND STRUCTURES

3. Plant materials, such as hedges, are effective barriers only after maturity, and require backup barriers until such time. When located on top of berms, plant material barriers can be effective and attractive.

C. Where barrier needs are indicated, consider the following alternatives to conventional choices:

1. A change in levels between a walkway and an adjacent area is an effective means of keeping pedestrians on walks and separating pedestrians and vehicles.

2. Benches, seating walls, bike racks, and raised planters installed along the edges of designated routes help discourage cross-cutting and trespassing.

3. Automated barriers to vehicles, such as gates, barricades, and mechanical devices that fold or recess into the pavement, may be used only in special circumstances (see Restricted Access Drives, Section 3.7).

D. Also read Landforms, Section 6.2.5 and Visual Buffers, Section 6.2.6 for additional information for meeting these criteria.
This section provides standards for the siting and layout of parking lots and parking structures. Specific landscape criteria for parking areas is included in the Landscape Design Criteria, Section 6. Parking ratios and other site design criteria are included in Site Planning Criteria, Section 1.

5.1 SURFACE LOTS

POLICY:
Parking areas should be designed and located so they provide safe and efficient vehicular and pedestrian circulation within a site, while also minimizing any negative visual impact on views from adjacent roadways. Large expanses of pavement should be avoided, and on-street parking is prohibited throughout the Corporate Park.

CRITERIA:

5.1.1 General
A. Border all driveways and parking areas with concrete curbs and gutters, and pave with asphalt or concrete.
B. To encourage van pools and car pools, locate special parking spaces for these vehicles close to building entrances.
C. Design parking lots to allow efficient snow removal, and provide storage areas where accumulations can melt and drain away with minimum impact on parking.

5.1.2 Landscaping and Buffers
A. Minimize negative visual impacts of parked cars with landscape design elements. Specific considerations include the following:
1. Screen parking areas viewed from public ways or in designated view corridors with berms and other landscaping (See Landscape Design Criteria, Section 6).
2. Divide large parking lots areas, using planted buffers to minimize the perceived scale of the total parking field.
B. Where terraced parking areas are required to accommodate sloping site conditions, provide landscaped medians between levels.

5.1.3 Standard Dimensions
The plans shall conform to the applicable Unified Development Ordinance adopted by the City in which the development is located.

5.1.4 Circulation and Access
A. Connect multiple parking lots on a site with convenient access roads.
B. Design parking to discourage high speed driving. Aligning travel lanes in straight configurations encourages speeding.

5.2 PARKING STRUCTURES AND PARKING BENEATH BUILDINGS

POLICY:
The appearances of parking structures, whether free-standing or attached, should relate clearly to the buildings they serve, and contribute positively to the character of any development. Structures integrated into their main buildings are preferred.

CRITERIA:

5.2.1 General
A. Apply the general architectural criteria outlined in Architectural Design Criteria For Office/R&D Buildings, Section 7 in regard to mass, scale, and materials.
B. Provide convenient, weather-protected pedestrian connections between parking structures.
main buildings, and pick-up points. Alternates may be considered.
C. Separate vehicular access to parking structures from general surface-lot parking, and clearly identify accesses.
D. Wherever possible, use or create sloping topography to provide direct, at-grade access to each level of structured parking. This reduces the need for internal ramps, reduces construction costs, and expedites entry and exit movements.

5.2.2 Screening and Landscaping
A. Use screening to ensure that car headlights are not visible from ground levels.
B. Where parking is integrated into buildings, design structures so that cars are concealed from view at first-floor levels, along facades and relative to primary entrances of the buildings.
C. Use architectural screens or landscaping to soften the views of top levels of structured parking that can be seen from upper floors of adjacent buildings. This is especially critical where these decks are visible from upper floors of buildings oriented to designated view corridors.
D. In such locations, where top decks are used for parking, landscape a minimum ten percent (10%) of the visible surface area, applying the Parking-Lot Landscape Criteria outlined in Section 6.4. Hard-surface, decorative elements and appropriate recreational activity areas may be included.
E. Where the ground levels of parking structures face major public walkways, design facades to be attractive and interesting to pedestrians. Consider using decorative screens, murrals, or plant materials to provide visual interest.

5.3 DEVELOPMENT OF FUTURE LOTS AND STRUCTURES

POLICY:
Many projects are expected to be developed in phases, and parking designs should anticipate and accommodate such phasing. Provisions should be made for increased parking demands related to anticipated expansions, and for possible changes in use of a building or complex of buildings.

CRITERIA:
A. Where additional building space may be developed in later phases, plan for future parking needs at a project’s outset. Such planning and compatibility of future parking lots and structures will be critical review issues for the ARC concerning later development stages.
B. Where future development densities impact parking significantly, planning must include evaluations of surface parking lots relative to their ability to accommodate structured parking.

6. LANDSCAPE DESIGN CRITERIA

6.1 PARKWAY CORRIDORS
6.1.1 Parkway and Median Dimensions
6.1.2 Parkway and Median Plantings
6.1.3 Landscape Improvement Setbacks
6.1.4 Site-Line at Road Intersections
6.1.5 Parkway Intersections
6.1.6 Parcel Entry Drives
6.1.7 Directory Areas and Bus Stops

6.2 INDIVIDUAL BUILDING SITES
6.2.1 Preserving Existing Vegetation
6.2.2 Grading and Erosion Control
6.2.3 Drainageways
6.2.4 Retaining Walls
6.2.5 Landforms
6.2.6 Visual Buffers
6.2.7 Sound Buffers
6.2.8 Tree Grates
6.2.9 Intensive Care Gardens
6.2.10 Views

6.3 PERIMETER EDGE TREATMENT

6.4 PARKING LOT LANDSCAPE CRITERIA
6.4.1 General
6.4.2 Landscape Islands
6.4.3 Landscape Medians

6.5 PEDESTRIAN AND OPEN SPACE SYSTEM

6.6 LANDSCAPE IRRIGATION/WATER CONSERVATION MEASURES
6.6.1 General
6.6.2 Xeriscape Concept

6.7 PLANT MATERIAL SELECTION AND STANDARDS
6.7.1 Landscape Zones
6.7.2 Seasonal Application
6.7.3 Planting Standards
6.8 RECOMMENDED PLANT MATERIALS PALETTE

6.8.1 Shade Trees
6.8.2 Ornamental Trees
6.8.3 Evergreen Trees
6.8.4 Evergreen Shrubs
6.8.5 Broadleaf and Evergreen Shrubs
6.8.6 Groundcover
6.8.7 Vines
6.8.8 Seasonal Flowers

6. LANDSCAPE DESIGN CRITERIA

The general landscape concept for the Corporate Park provides for uniform plant materials and landscape elements along all parkway and road corridors, and major public open space areas. In contrast, more individual landscape designs may be used in relationship to individual buildings, although some similarity among parcels within each tract is also encouraged. In this way, a balance is achieved between an overall uniformity of landscaping image for the Corporate Park, as a whole, and individual expressions that give identity to each building or campus cluster.

A premium is also placed on preserving natural wooded areas and other unique characteristics of the landscape within the Corporate Park in order to: 1) maintain a sense of natural amenity, which distinguishes the property as a unique and attractive setting for business and research; 2) take advantage of the natural separations created by the windrows, wooded areas, and open fields; and 3) preserve the intrinsic environmental value and continuity of mature tree-cover as a wildlife habitat and protection against erosion and contamination by run-off to streams within the Corporate Park.

A gradation of plant materials is provided for with these criteria, progressing from low-maintenance, native plants along natural open space areas, to more formal, intensive-maintenance materials near building entrances. Larger landscaped areas should be predominantly low-maintenance materials. High-maintenance materials should be concentrated in areas where pedestrians most frequently experience them, such as at building entrances, public places, recreation areas, and information kiosks.

The Landscape Design Criteria are divided into five areas, corresponding to the major design influences on the site: Parkways, Individual Building Sites, Perimeter Edge Treatments, Parking Lots, and Open Space. Each area has distinct landscape characteristics, which require a different approach, yet all must complement a unified image for the Corporate Park.

Construction, ownership, and maintenance responsibilities for all common and private open space areas are summarized in the MDP (Landscaping and Common Area Features element).

6.1 PARKWAY CORRIDORS

POLICY:
The parkway corridors will be visually cohesive open spaces throughout the Corporate Park. Similar landscape elements should be used at all entrances and intersections. Plant materials, massing, spacing, and height characteristics should provide visual clues to motorists about the hierarchy of roadways. Planting and grading along parkways should work together to create a variety of experiences along these roadways and, to call attention to open space corridors.

CRITERIA:

6.1.1 Parkways and Median Dimensions

A. Along the primary parkway, provide a thirty-five-foot-wide (35') median, and a thirty-foot-wide (30') landscaped improvement setback on each side of the road right-of-way.

B. Along secondary parkways, provide medians averaging twenty-five feet (25') wide, and landscaped improvement setbacks, on each side of the road right-of-way, that average thirty feet (30') wide.
6.1.2 Parkway and Median Plantings
A. Vary tree planting species in medians and parkways to enhance the streetscape experience and to emphasize entries/intersections and open space features.
B. Enhance views with visual breaks in the median trees framing them.
C. Use water-conserving grass mixtures as ground covers for all grassed areas within the thirty-foot (30') improvement setbacks along public rights-of-way, as specified by the ARC (see Recommended Plant Materials Palette, Section 6.9).
D. Cluster trees along parkways at a quantity equivalent to an average of one-tree-per-ten lineal-foot (10'), and plant them no closer than six feet (6') from any sidewalk or curb. Trees with excessively vigorous root systems or brittle wood shall not be planted within any public right-of-way or within ten feet (10') of any sidewalk.
E. For those areas between the backs of curbs and the outside of sidewalks, adhere to the landscape design provided by the ARC (see Landscape Improvement Setback, Section 6.1.3).

6.1.3 Landscape Improvement Setbacks
Design those areas behind sidewalks and within the thirty-foot (30') improvement setback according to the following specific criteria:
1. Improvements shall be constructed in accordance with the standards and requirements of the MDP (Landscape and Common Area Features element).
2. These areas shall be irrigated and maintained in accordance with the above-referenced standards and requirements.
3. Any damage or destruction within these areas by builders and developers shall be restored at their expense, and according to the directions of the ARC. Such required protection and repairs include all underground utilities, irrigation lines, sidewalks, street lighting, and landscaping.
4. Any irrigation lines that cross proposed drives or entrances shall be lowered or placed in a ductile iron or plastic sleeve. If lowering any line results in less than one-and-one-half foot (1') of cover, a ductile iron or plastic sleeve is required.
5. If any deviation from an entry location specified in the MDP is planned, all existing landscaping located with the thirty-foot (30') improvement setback shall be relocated according to the specifications of the ARC.

6.1.4 Sight-Lines at Road Intersections
A. At road intersections, provide adequate sight-lines for an effective thirty-foot (30') sight triangle, measured from the curb face.
B. Provide signage and plantings within sight triangles according to the following specific criteria:
1. ShrubS may not exceed thirty-inches (30") growing height.
2. Mature trees should be pruned of branches up to eight feet (8') to maintain visibility.
3. Signs may not obstruct views.
4. Landscape walls may not be taller than thirty inches (30').

6.1.5 Parkway Intersections
A. Provide clusters of plant materials at five (5) height scales: shade trees, evergreen trees, ornamental trees, shrubs, and ground covers.
B. Wherever possible, use bermsing as a backdrop for landscaping.
C. Plant clusters so they appear as a cohesive visual element and complement the overall landscape theme and palette.
D. Never plant trees in rows. Cluster them two (2) or three-deep (3), in triangular patterns.
E. Incorporate bermed planting beds, using shrubs, perennials, and annuals for color and interest.

6.1.6 Parcel Entry Drives
A. Provide three (3) scales of plantings: ornamental and/or evergreen trees, shrubs, and ground covers.
B. Plant clusters so they appear as a cohesive visual elements and complement the overall landscape theme and palette.
C. Integrate planting designs with entry signage. Plantings should frame or provide visual bases for signs, but not obstruct their visibility.

6.1.7 Directory Areas and Bus Stops
Introduce color in the form of perennial and annual plantings for summer, and evergreens for winter.

6.2 INDIVIDUAL BUILDING SITES
POLICY:
The coordination of landscape design for individual building sites is essential for creating the desired character of the Corporate Park. A cohesive design unifies the various buildings and strengthens the cohesiveness of the Park. Individual landscape treatments for building sites must complement the roadway landscape, create distinctive settings for buildings, and help reinforce the design of the open space system. Owners and Developers must permanently landscape and improve all open space areas within their building sites that are not covered by paving or structures.

CRITERIA:
6.2.1 Preserving Existing Vegetation
Special emphasis is given to preserving significant natural vegetation within the Corporate Park. "Significant" is considered to be any vegetation of unique character due to its history, size, variety, or growth habits. This includes all mature trees and under-story plant materials. Efforts which attempt to treat natural wooded areas and tree covers sympathetically will be given special consideration by the ARC.

A. To the greatest extent possible, locate site and building improvements to preserve significant natural wooded areas and wind-rows, including under-story plant materials. Efforts which attempt to treat natural wooded areas and tree covers sympathetically will be given special consideration by the ARC.

B. Preserve all existing trees with trunk diameters three inches (3") or greater at three feet (3') above-grade and located more than twenty feet (20') or more from any proposed building location.

C. Identify all significant existing vegetation on site plans to be reviewed by the ARC, and none of these plant materials may be removed without prior authorization and approval by the ARC.

D. Establish setbacks from preserved wooded areas in order that building lines and the edges of roads and parking or service areas are set back at least thirty feet (30') from the drip-line edge of wind-rows and wooded areas to be preserved.

E. In reviewing plans, the ARC will give particular attention to grade changes or other site-work adjacent to existing trees to be preserved (see Site-Grading, Excavation, and Erosion Control, Section 2.6).

F. Using tree wells and or retaining walls to protect existing trees is encouraged.

G. Using wooded areas for walking paths, picnic areas, and benches is encouraged.

H. During construction of site-improvements, erect suitable protective barriers around trees to be preserved, making sure trunks, branches, and root structures are not damaged by construction equipment (see Section 13, Construction Sites and Temporary Facilities).

6.2.2 Grading and Erosion Control

Grading for each building site should be designed as part of the overall landscape design, and used to integrate buildings into the natural landscape and topography; to aid energy conservation (as in earth-sheltered designs); to screen unwanted views and parking areas; and to assist in environmentally-sensitive stormwater management. Specific criteria include the following:

A. In general limit slopes to three-to-one (3:1) or less. Four-to-one (4:1), or less, slopes are encouraged on south- and west-facing slopes. In general, limit slopes to three-to-one (3:1) or less. Four-to-one (4:1), or less, slopes are encouraged on south- and west-facing slopes.

B. To as great an extent as possible, use slopes that are continuous and rolling, rather than a series of abrupt grade changes.

C. To an even greater extent as possible, avoid retaining walls higher than two (2) to four (4) feet. Where taller retaining walls are needed, provide safety features such as railings, fences, or hedges; or crate stepped terraces with two shorter walls.

D. Plant all disturbed soil and slopes with an approved grass mixture or ground cover. Such soils shall be prepared prior to seeding, as determined by qualified soil testing.

E. Wherever feasible, provide berms for screening to create interest, direct views, and provide spatial separation.

6.2.3 Drainageways

Existing natural drainageways are envisioned as central open space features within the Corporate Park. Generally, a natural image is desired, utilizing a natural edge in conjunction with open space. Specific criteria include the following:


B. Avoid locating buildings adjacent to water’s edge except as designated on the MDP. When building within such designated areas, provide pedestrian connections along the inside drainageway, through the building site. Materials should be complimentary to the architecture of buildings.

C. Provide pedestrian connections to the water’s edge from buildings not adjacent to drainageways, but within development tracts abutting such edges.

D. Consider establishing major pedestrian focal points along drainageways (foundations, bridges, overlooks, seating, gazebos, etc.).

E. Wherever possible, divert roof-top drainage directly to grass-lined swales prior to entering ponds or lakes.

F. Locate water-loving trees and native shrubs at the edges of drainageways to frame views of buildings and water.

G. To as great an extent as possible, locate parking lots away from drainageway edges. Where parking must be located near drainageways, use earth berms and plants to screen views of the parking area.

H. Use plant materials to reinforce and strengthen the edges of drainageways.

I. See Section 2, Stormwater Management/Drainage and Erosion Control Criteria, for additional information.

6.2.4 Retaining Walls

In addition to serving their primary function, design retaining walls to be aesthetically pleasing and offer a variety of uses. Specific criteria include the following:

1. Retaining walls should be constructed of materials that harmonize with a building’s architecture and the natural surroundings.

2. Textured concrete, natural stone, brick- or rock-faced walls are encouraged.

3. Native limestone is strongly recommended for this purpose.

4. Stepped, tiered, or terraced retaining walls can also serve as seating, planting beds, or sign bases.
5. Railroad ties and other wood materials are not permitted on center.

6. See Section 1.7.2, Improvement Setbacks along Primary and Secondary Parkways for retaining wall setback information.

6.2.3 Landforms

New land forms should complement the image of the Corporate Park, integrating with the overall site appearance, while also meeting their individual functional needs. Specific criteria include the following:

A. For the physical design of new land forms, use horizontal lines or lines parallel to the involved buildings.

B. Utilize existing grade conditions to create separations between various site components. Slopes, banks, and/or berms, for example, should be used to separate roads from parking (see Section 4.6, Site Barriers).

C. Use berms to screen or buffer unwanted sights or sounds. Incorporating vertical plant elements in the berm will increase its effectiveness for blocking views and absorbing noise. Small-leaved or needled coniferous species are best for absorbing sound energy. Although the heights of berms may vary, slopes should not exceed three-to-one (3:1).

D. Provide drainage away from all buildings. Surfaces shall be graded a minimum of three percent (3%) for lawn areas. For paved surfaces, surfaces shall be sloped a minimum of .08 percent to a maximum of twelve percent.

E. Plant materials, by themselves, do not alter sound. Trees and shrubs may also be used, separately or in combination with earth berms and/or parking lots recessed into the natural topography to screen parking and service areas from public views. Low retaining walls are also appropriate. Average maximum height should be no greater than three feet (3').

F. Use hedges, fences, or screens and architectural walls to mitigate sound. The use of tree grates fabricated of steel, cast iron, or concrete capable of supporting maintenance vehicles.

6.2.7 Sound Buffers

Sound buffers should be used to decrease noise impacts along the Corporate Park’s perimeter, and wherever else sound control is desirable. Specific criteria include the following:

A. Use sound buffers around transformers and power substations on individual sites (mandatory). Such buffering may also be appropriate for sites along adjacent highways at the Corporate Park’s perimeter.

B. Use earth forms and architectural solutions to mitigate sound.

C. Provide sound buffers at heights appropriate to noise sources and distances between sources and buildings. Such buffers shall be evaluated on a case-by-case basis by the ARC.

D. Maintain maximum noise levels no greater than 55 decibels (55db) at building lines.

E. Plant materials, by themselves, are not sufficient noise buffers.

6.2.6 Visual Buffers

Visual buffers are to be used where parking, service areas, and accessory structures impact views negatively. Buffers may be architectural, such as walls or fences, or composed of earth berms and plantings. Specific criteria include the following:

A. Whenever possible, use earth berms and/or parking lots recessed into the natural topography to screen parking and service areas from public views. Low retaining walls are also appropriate. Average maximum height should be no greater than three feet (3').

B. For the physical design of new land forms, use horizontal lines or lines parallel to the involved buildings.

C. Use hedgerows or screens of evergreen or deciduous shrubs to supplement screens of evergreen and deciduous trees. Deciduous shrubs used should have dense branch structures that begin close to the ground. Do not alternate evergreen and deciduous shrubs in a hedge design.

D. For hedges, use In-unplanted planting patterns, incorporating a minimum of two (2) rows. Space plants a minimum of three feet (3') on center, and a minimum of on-and-one-half feet (1.5') on center.

E. For informal shrub masses, use plants with a wider spread and planted at appropriate distances for their maturity. Use five-gallon container plants whenever possible. Plant materials should be set back a minimum of four feet (4') from the backs of curbs and walkways.

F. To screen views from above, use trees in clusters or in combination with shrubs. Clusters shall contain a minimum of five (5) trees, spaced randomly eight feet (8') to fifteen feet (15') apart, or in an angled mass with maximum twelve feet (12') to fifteen feet (15') separations. Trees should be planted at least four feet (4') from the backs of curbs.

6.2.8 Tree Grates

Tree grates should be used to prevent excessive soil compaction and to give added interest to pavement designs. Specific criteria include the following:

A. Use tree grates fabricated of steel, cast iron, or concrete capable of supporting maintenance vehicles.

B. In areas receiving heavy use, protect young trees with tree guards.

6.2.9 Intensive Care Gardens

Certain distinctive areas within the Corporate Park are designated as sites for special gardens, requiring special care. These gardens highlight areas of high public visibility, and are important focal points in the Corporate Park landscape. Specific criteria include the following:

A. Consider the following locations for Intensive Care Gardens: medians at major entrances to the Corporate Park; parcel entries, or major building entrances; areas of special interest to visitors and during pedestrian entry points; and in planting areas in and around major pedestrian courts.

B. The use of annuals, perennials, and bulbs is strongly encouraged for these highly visible
6.2.10 Views

As additional parcels and sites are developed, views of the Corporate Park’s amenities, natural features, and landmarks should be retained. The appearances of buildings and roadways must be integrated with the landscape, and sites to enhance views to these features. Views into and out of individual building sites must be considered, as well as within the context of the entire Corporate Park. Specific criteria include the following:

A. Enhance views into building sites from perimeter roadways. Consider the following specific criteria:
   1. Landscape materials should enhance building forms.
   2. Plants and grading should help integrate buildings into the landscape.
   3. Buildings should be used as contrasts to building forms.
   4. Plants should be used to frame views from adjacent highways and streets.

B. Enhance views from within the building site. Consider the following specific criteria:
   1. Views to off-site landmarks and vistas, interior drainageways, and open space corridors should be protected.
   2. Views to these features should be enhanced with landscape and architectural designs.
   3. Courtyards and balconies should orient towards these features.
   4. Buildings should be sited to provide view corridors. Consider the view axes from building entries and windows.
   5. Plants should be used to frame and direct views and to screen unwanted scenes, but do not obscure view corridors with plant materials.
   6. Refer also to Section 1.3, View Corridors.

6.3 PERIMETER EDGE TREATMENT

POLICY:
The perimeter edge treatment of the Corporate Park establishes identity for the Park and should convey the desired high-quality image. The perimeter edge should contain a mixture of medium- and low-maintenance and riparian areas, with occasional high-maintenance zones at entries and project identification markers.

CRITERIA:

A. Where site abut the perimeter, use low stone walls that are consistent in character with the Corporate Park entry design and wall materials.

B. Create a series of interesting views to a site, framed by topography and landscaping.

C. Coordinate plant massing and materials to respond to the topography.

6.4 PARKING LOT LANDSCAPE CRITERIA

POLICY:
Parking lots are a necessary feature of building sites that can also visually detract from the overall development character, if not designed properly. Parking lots should be designed to blend with each building site’s character with the help of landscape plantings and grading.

CRITERIA:

6.4.1 General
A. Organize parking area landscaping into two types:
   1. Perimeter landscaping should be used to screen parking from outside the lot.
   2. Internal landscaping should be used to break up the parking area and provide shade.
B. Landscaping a minimum ten percent (10%) of each total parking lot area (excluding perimeter landscaping).
C. Provide landscape and setback buffers at the perimeter of parking lots in accordance with Parking Lot and Parking Structure Criteria, Section 5.
D. Introduce color and interest by incorporating perennials.
E. Provide landscape buffers between buildings and parking lots.
F. See Section 5, Parking Lots and Parking Structures, for additional information.

6.4.2 Landscape Islands
A. Within parking lots, place landscape islands between every ten (10) parking spaces to break up the expanses of pavement. Within landscaped medians (see Section 6.4.3) in parking bays, place landscaped islands between every twenty (20) parking spaces.
B. Design these landscape islands minimally six feet (6') wide, and plant each with one (1) tree, five (5) shrubs, and full ground cover for every one-hundred-fifteen square feet (115') of island area. An additional tree may be substituted for five (5) shrubs.
C. Design islands at the ends of parking bays at a minimum width of ten feet (10'), and plant with one (1) tree, nine (9) shrubs, and full ground cover for every one-hundred-fifteen square feet (115') of island area.

6.4.3 Landscape Medians
A. Design landscape medians to provide a minimum effective pedestrian walkway four feet (4') wide, exclusive of car overhangs, and landscaped area ten feet (10') wide. Shade trees within
these medians should be spaced a minimum of twenty feet (20’) on center.

B. Place landscape medians between every other parking bay in lots for more than one hundred (100) cars.
C. Where walkways in medians will not be utilized, they may be eliminated and the medians reduced to a width of ten feet (10’).

6.5 PEDESTRIAN AND OPEN SPACE SYSTEM (For Site-Wide Systems and Individual Parcels)

POLICY:
The landscape criteria for Pedestrian and Open Space Systems apply to site-wide infrastructure development, as well as to individual building sites. An important overall concept of the Corporate Park is the interconnected network of natural areas and habitats which are made accessible by pedestrian links. All common open space areas on individual parcels shall be designed to contribute to this overall, site-wide network. These open space areas should appear as “natural” as possible. Common open space areas are defined in the MDP.

CRITERIA:
A. Design open space areas as links between individual buildings and building clusters.
B. Limit the maintenance of existing natural open space to correcting hazardous conditions, such as broken tree limbs, and removing man-made debris. Selective pruning and re-vegetation with native plant materials should take place when needed to protect and propagate existing plant growth. Sediment levels in detention ponds and water features should be closely monitored and major cleaning take place when necessary.
C. Do not dump or store fill dirt, gravel, masonry, surplus equipment, transformers, steel barrels, steel sheets, etc. in designated open space areas.
D. Organize paths and corridors with understandable “termination points,” utilizing seating areas, directories, or kiosks, for example.
E. Provide plant massings in open space corridors to encourage animal habitat and movement.

6.6 LANDSCAPE IRRIGATION/WATER CONSERVATION MEASURES

POLICY:
Water is a finite and valuable resource. Nationally, a significant percentage of water use goes to the irrigating grasses and plant materials. Within the Corporate Park, every effort should be made to conserve this precious resource and utilize alternative means for maintaining a suitable landscape environment. The Owner’s Association may provide or make available alternative sources of irrigation water to common open space areas, and possibly, to private open space within individual sites.

CRITERIA:
6.6.1 General

A. Provide a carefully conceived landscape design for each new building site that reinforces the goals of the MDP. The MDP designates areas for various landscape treatments that vary in their water and maintenance needs.
B. Design drainage systems to empty into retention ponds that can be used for irrigating landscaping.
C. Irrigate all landscaped and planted areas via automatic irrigation systems that incorporate water conserving features. Impulse spray heads are recommended for lawn and ground cover areas, and drip irrigation for shrubs and trees.
D. Design parcel irrigation systems with the capability of being connected to the common area irrigation system, in the event alternative irrigation water supply systems are implemented.
E. Irrigation provided within the thirty-foot (30’) improvement setback along public roadways will be in accordance with the common area ownership and maintenance standards established in the Landscape and Open Space Features element of the MDP.
F. Refer to Section 6.1, Landscape Design Criteria For Parkway Corridors and Section 13.2, Siting of Construction-Staging Areas for criteria pertaining to the modification of existing, common-area irrigation lines.

6.6.2 Xeriscape Concept

Xeriscape landscape concepts are strongly encouraged. Such concepts can be incorporated without compromising the intent of establishing significant visual impact through landscaping.
A. Use native plants which have minimum watering and pruning requirements.
B. Use organically mulched planting beds to help retain moisture and reduce maintenance.
C. Group similar varieties of native plants together that are drought- and disease-tolerant.
D. Incorporate zoned planting schemes, grouping together plants with similar water requirements, to reduce water demand.
E. Use grass mixtures with lower water requirements, wherever possible, and limit the use of bluegrass.
F. Incorporate advanced irrigation measures and scheduling techniques.

6.7 PLANT MATERIAL SELECTION AND STANDARDS

POLICY:
Cedar Creek has adopted a recommended Plant Material Palette for use in the Corporate Park. Plant selections should be made from this recommended list (included as Section 6.9). For a string visual impact, plants should be used in masses of the same species and within in-terraced areas or clumps of the same species. Random, spot-planting of many different plant types is not appropriate. Planting should reinforce the concepts of the MDP and complement architectural forms.

CEDAR CREEK CORPORATE PARK DESIGN GUIDELINES
6.7.1 Landscape Zones
Landscape areas within building sites and parcels are divided into three basic zones:

A. High maintenance zones are located very close to buildings, in plazas and entrances, and as foundation plantings. They include the following:
1. Residential-type lawns requiring weekly mowing
2. Formal plantings
3. Planters
4. Annual flower beds

B. Medium maintenance zones are located along primary and secondary parkways, interchanges, and parcel entrances, and comprise the major public areas visible from the roads. They include the following:
1. Grasses require mowing two to three times per month
2. Large shrubs
3. Ornamental trees
4. Evergreen trees
5. Large specimen trees
6. Perennial flower beds

C. Low maintenance zones are located in environmentally-sensitive areas, along drainageways and perimeter highway corridors, and throughout the balance of the Corporate Park. They include the following:
1. Natural and wooded areas
2. Existing vegetation
3. Drought-resistant native plant species of various sizes
4. Meadow-like open fields
5. Wetlands/riparian areas

6.7.2 Seasonal Application
Design planting schemes using a four-season plan, and select plant materials to highlight each season. Recommendations include the following:
1. Spring: flowering plants
2. Summer: shade, flowering plants, accent foliage colors
3. Fall: leaf and bark color
4. Winter: branch form and texture, evergreen color

6.7.3 Planting Standards
An immediate landscape impact is desired within the Corporate Park, and to assist this, minimum plant size standards are required. Larger sizes are also encouraged.

A. Provide landscaping according to the following minimum sizes:

1. Shade/canopy trees: 2-1/2” caliper
2. Ornamental trees: 2” caliper
3. Evergreen trees: 8- to 10-foot height
4. Multi-stem Ornamentals: 8- to 16-foot height
5. Shrub: 5 gallon containers

B. Substitutions and variations will be evaluated on an individual basis.

6.8 RECOMMENDED PLANT MATERIALS PALETTE
The following are recommended plant materials to be used within the Corporate Park.

6.8.1 Shade Trees

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer platanoides `Crimson King'</td>
<td>Norway Maple</td>
<td>Reddish new foliage</td>
</tr>
<tr>
<td>Acer rubrum <code>Red Sunset' or </code>October Glory'</td>
<td>Red Maple</td>
<td>Scarlet Fall color</td>
</tr>
<tr>
<td>Acer saccharum `Legacy'</td>
<td>Sugar Maple</td>
<td>Good yellow/orange Fall color</td>
</tr>
<tr>
<td>Betula nigra</td>
<td>River Birch</td>
<td>Reddish exfoliating bark</td>
</tr>
<tr>
<td>Fraxinus americana `Rosehill'</td>
<td>Rosehill Ash</td>
<td>Yellow Fall color</td>
</tr>
<tr>
<td>Ginkgo biloba</td>
<td>Ginkgo</td>
<td>Yellow Fall color/ use only male trees</td>
</tr>
<tr>
<td>Gleditsia triacanthos inermis `Shademaster'</td>
<td>Thornless Honeylocust</td>
<td>Fine texture</td>
</tr>
<tr>
<td>Liquidambar styraciflua `Shademaster'</td>
<td>Sweetgum</td>
<td>Pyramidal habit/Interesting fruit</td>
</tr>
<tr>
<td>Platana acerifolia `Bloodgood'</td>
<td>Sycamore</td>
<td>Ornamental bark/large spread</td>
</tr>
<tr>
<td>Quercus alba</td>
<td>White Oak</td>
<td>Purple-red Fall color</td>
</tr>
<tr>
<td>Quercus imbricaria</td>
<td>Shingle Oak</td>
<td>Russet Fall color</td>
</tr>
<tr>
<td>Quercus macrocarpa</td>
<td>Bur Oak</td>
<td>Large spreading/Good shade</td>
</tr>
<tr>
<td>Quercus palustris</td>
<td>Pin Oak</td>
<td>Strongly pyramidal</td>
</tr>
<tr>
<td>Quercus robur</td>
<td>English Oak</td>
<td>Round head/Short trunk</td>
</tr>
<tr>
<td>Tilia americana</td>
<td>Basswood</td>
<td>Pyramidal form</td>
</tr>
<tr>
<td>Tilia americana</td>
<td>Basswood</td>
<td>American Linden</td>
</tr>
</tbody>
</table>
### Ornamental Trees

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer palmatum</td>
<td>Japanese Maple</td>
<td>Needs shade/many varieties/red/brown Fall color</td>
</tr>
<tr>
<td>Carpinus betulus Columnaris</td>
<td>European Hornbeam</td>
<td>Dense pyramidal form</td>
</tr>
<tr>
<td>Cercis Canadensis</td>
<td>Redbud</td>
<td>Purplish flowers</td>
</tr>
<tr>
<td>Cornus florida</td>
<td>Flowering Dogwood</td>
<td>White or pink flowers/protected areas</td>
</tr>
<tr>
<td>Cotinus cogrigia</td>
<td>Smoke Tree</td>
<td>Cotton candy-like flowers/manor foliage</td>
</tr>
<tr>
<td>Crataegus phaenopyrum</td>
<td>Washington Hawthorne</td>
<td>White flowers/red fruit</td>
</tr>
<tr>
<td>Kolkwitzia paniculata</td>
<td>Purplish form</td>
<td>Late yellow flowers/showy fruit</td>
</tr>
<tr>
<td>Magnolia x soulangiana</td>
<td>Saucer Magnolia/large</td>
<td>Rosey pink flowers</td>
</tr>
<tr>
<td>Malus species</td>
<td>Crabapple</td>
<td>Flowering/variety of colors</td>
</tr>
<tr>
<td>Prunus cerasifera stropho discs</td>
<td>Plum</td>
<td>Purple leaf/Pink flowers/compact purple leaves</td>
</tr>
</tbody>
</table>

### Evergreen Trees

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Juniperus virginiana cerasert</td>
<td>Eastern Red Cedar</td>
<td>Tuffed growth pattern</td>
</tr>
<tr>
<td>Picea pungens</td>
<td>Colorado Spruce</td>
<td>SWI branches</td>
</tr>
<tr>
<td>Pinus nigra</td>
<td>Austrian Pine</td>
<td>Use in massing</td>
</tr>
<tr>
<td>Pinus strobus</td>
<td>Eastern White Pine</td>
<td>Specimen</td>
</tr>
</tbody>
</table>

### Deciduous Shrubs

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berberis x tientiensis</td>
<td>Mentor Barberry</td>
<td>Semi-evergreen/finely textured</td>
</tr>
<tr>
<td>Berberis thunbergii atropurpurea</td>
<td>Crimson Pygmy Barberry</td>
<td>Purplish foliage</td>
</tr>
<tr>
<td>Cornus stolonifera</td>
<td>Red Osier Dogwood</td>
<td>Red leaves</td>
</tr>
<tr>
<td>Cotoneaster apiculata</td>
<td>Cranberry Cotoneaster</td>
<td>Semi-evergreen/finely textured</td>
</tr>
<tr>
<td>Cotoneaster xalantia</td>
<td>Spreading Cotoneaster</td>
<td>Red fruit</td>
</tr>
<tr>
<td>Euonymus alatus</td>
<td>Winged Euonymus</td>
<td>Red Fall color</td>
</tr>
<tr>
<td>Forsythia intermedia</td>
<td>Forsythia</td>
<td>Bright yellow flowers</td>
</tr>
<tr>
<td>Kolkwitzia amabilis</td>
<td>Beauty Bush</td>
<td>Pink flowers/red Fall color</td>
</tr>
<tr>
<td>Liquistum stacyn</td>
<td>Golden Privet</td>
<td>Bright yellow foliage</td>
</tr>
<tr>
<td>Lonicera fragrantissima</td>
<td>Winter Honeysuckle</td>
<td>Dense, fragrant/holds leaves late</td>
</tr>
<tr>
<td>Pyracantha coccinea</td>
<td>Scarlet Firethorn</td>
<td>Semi-evergreen/red showy fruit</td>
</tr>
<tr>
<td>Spiraea species</td>
<td>Spiraea</td>
<td>White/pink flowers</td>
</tr>
<tr>
<td>Syringa species</td>
<td>Lilac</td>
<td>Glossy green leaves/white, pink, or purple flowers</td>
</tr>
<tr>
<td>Viburnum species</td>
<td>Viburnum</td>
<td>White flowers/showy fruit, good green foliage</td>
</tr>
</tbody>
</table>

### Broadleaf and Evergreen Shrubs

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buxus microphylla koreana</td>
<td>Korean Boxwood</td>
<td>Clipped hedge</td>
</tr>
<tr>
<td>Euonymus fortunei xalantia</td>
<td>Jewel Euonymus</td>
<td>Clipped hedge</td>
</tr>
</tbody>
</table>

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CEDAR CREEK CORPORATE PARK DESIGN GUIDELINES

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<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Euonymus fortunei</td>
<td>Coloratus</td>
<td>Purple leaf Wintercreeper</td>
</tr>
<tr>
<td>Hedera helix</td>
<td>English Ivy</td>
<td>Evergreen</td>
</tr>
<tr>
<td>Juniperus horizontalis</td>
<td>Wiltoni'</td>
<td>Blue Rug Juniper</td>
</tr>
<tr>
<td>Lithospermum</td>
<td>‘Erectum’</td>
<td>Grass-like foliage</td>
</tr>
<tr>
<td>Sedum spp.</td>
<td>Sunstone</td>
<td>Colorful/sun</td>
</tr>
<tr>
<td>Vinca minor</td>
<td></td>
<td>Sun and shade</td>
</tr>
</tbody>
</table>

### 6.8.7 Vines

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsis radicans</td>
<td>Trumpetvine</td>
<td>Red, orange or yellow flowers</td>
</tr>
<tr>
<td>Clematis ‘Jackmanii’</td>
<td></td>
<td>White flowers in fall</td>
</tr>
<tr>
<td>Parthenocissus quinquefolia</td>
<td>Virginia Creeper</td>
<td>Fled Fall color</td>
</tr>
</tbody>
</table>

### 6.8.8 Seasonal Flowers

#### Yellows
- Crocus
- Tulip
- Pansy
- Iris
- Daisy

#### Oranges
- Ageratum
- Pansy
- Rose
- Alyssum
- Candytuft

#### Red/Pink
- Ageratum
- Petunia
- Geranium
- Verbena
- Salvia

#### Violets
- Ageratum
- Petunia
- Geranium
- Verbena
- Salvia

#### Blues
- Ageratum
- Petunia
- Geranium
- Verbena
- Salvia

#### Whites
- Ageratum
- Petunia
- Geranium
- Verbena
- Salvia

### 6.8.6 Groundcover

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ajuga reptans</td>
<td>Carpet Bugle</td>
<td>Blue flowers/bronze foliage/sun &amp; shade</td>
</tr>
<tr>
<td>Euonymus fortunei</td>
<td>Coloratus</td>
<td>Partial shade</td>
</tr>
<tr>
<td>Hedera helix</td>
<td>English Ivy</td>
<td>Evergreen</td>
</tr>
<tr>
<td>Juniperus horizontalis</td>
<td>‘Wiltoni’</td>
<td>Blue Rug Juniper</td>
</tr>
<tr>
<td>Liriope muscari</td>
<td>Big Blue Liriope</td>
<td>Grass-like foliage</td>
</tr>
<tr>
<td>Lithospermum</td>
<td>‘Erectum’</td>
<td>Grass-like foliage</td>
</tr>
<tr>
<td>Sedum spp.</td>
<td>Sunstone</td>
<td>Colorful/sun</td>
</tr>
<tr>
<td>Vinca minor</td>
<td></td>
<td>Sun and shade</td>
</tr>
</tbody>
</table>
7. ARCHITECTURAL DESIGN CRITERIA FOR OFFICE/R&D BUILDINGS

7.1 RELATIONSHIPS AND COMPATIBILITY BETWEEN BUILDINGS

7.2 BUILDING HEIGHTS

7.3 BUILDING MASSING AND FORMS

7.4 BUILDING SCALE

7.5 EXTERIOR EXPRESSION OF FLOORS

7.6 ROOFTOPS AND ROOF FORMS

7.7 BUILDING MATERIALS

7.8 SCALE OF BUILDING MATERIALS

7.9 RELATION OF BUILDING EXTERIORS TO PEDESTRIANS

7.10 BUILDING ENTRANCES

7.11 OPEN SPACES INCORPORATED IN NEW BUILDINGS

7.12 SERVICE ENTRANCES, TRASH, AND LOADING AREAS

7.13 ENERGY CONSERVATION MEASURES

7.14 WATER CONSERVATION MEASURES

7.15 NOISE INSULATION

The goal of architectural design review is to promote development of high quality architecture and site design that will endure as classic statements of the time. Buildings should convey a sense of the state-of-the-art technologies housed within the Corporate Park, yet avoid stylistic fads that may quickly become outdated. It is the intent of the Architectural Design Criteria to provide a maximum of flexibility in architectural design, maximizing building functions, while achieving a sense of continuity for the overall Corporate Park development. The Corporate Park will develop over a number of years, and it is...
important that structures built early in the project express qualities and characteristics that will be shared with projects developed later.

These Architectural Design Criteria apply to all office and R&D buildings within the Corporate Park, including corporate campus and multi-tenant buildings, light manufacturing and distribution facilities. See also Site Planning Criteria, (Section 1).

7.1 RELATIONSHIP BETWEEN BUILDINGS

POLICY:
Buildings should relate visually to others within the Corporate Park.

CRITERIA:
A. Orient buildings to not obscure or obstruct desired views to or from existing or proposed buildings nearby.
B. Position entrances and courtyards, wherever feasible so they may relate to those of adjacent buildings.
C. Establish visual continuity by using similar or related landscape materials for all properties facing major roadways or the same entry area plaza.
D. Use similar or related materials to those used in the main buildings, for building connectors where connected at the second floor level to allow for drainageways and/or pedestrian connections.

7.2 BUILDING HEIGHTS

POLICY:
The overall sense of building heights throughout the Corporate Park should be generally low to medium in scale. The development should appear anchored closely to the ground, however, some contrast in height is expected and desired, especially along the perimeter and highway edges of the development. Specific building concepts for individual parcels are further defined in the MDP.

CRITERIA:
A. Use the following building heights, in general within the Corporate Park:
   1. Research and Development: Two (2) to three (3) stories
   2. Corporate Campus: Two (2) to twelve (12) stories
   3. Corporate Offices: Two (2) to ten (10) stories
   4. Professional Offices: One (1) to three (3) stories
   5. Light Manufacturing/Distribution: One (1) to two (2) stories

7.3 BUILDING MASSING AND FORMS

POLICY:
Buildings should convey a relatedness in their massing and forms to the terrain and each other.

7.4 BUILDING SCALE

POLICY:
Buildings should appear to be of a "pedestrian scale". In general, this is a result using familiar forms and elements that can be interpreted in human dimensions.

CRITERIA:
A. On buildings over sixty-thousand square feet (60,000 s.f.) and more than two-stories high, no wall plane may be more than twenty-four feet (24') high without a meaningful use of techniques to break up the perceived building mass.
B. Express facade components in ways that will help to establish building scale. Compositions that emphasize floor lines or that express rhythms and patterns of windows, columns, and other architectural features are encouraged.

7.5 EXTERIOR EXPRESSION OF FLOORS

POLICY:
Exterior wall design should help pedestrians establish a suitable sense of scale when relating to each building. The Corporate Park’s vision of a campus-like environment requires that efforts be made to prevent larger buildings from dwarfing the pedestrian or other smaller structures. Articulating the number of floors in a building can help establish a building’s scale and break-up the bulk of the building.

CRITERIA:
Express the position of each floor in the external skin design.
A. Consider terracing, articulated structural elements, or changing building materials as methods of defining floors.
B. Consider using belt courses or other horizontal trim bands, of contrasting color and materials.
7.6 ROOFTOPS AND ROOF FORMS

**POLICY:**
Rooftops should contribute to the visual continuity of the Corporate Park and should be considered a design element that will be seen from various viewpoints: at ground level, from other buildings, and from adjacent perimeter roadways. A mix of roof forms on individual buildings creates variety in the “roofscape.”

**CRITERIA:**
A. Consider incorporating sloping roof forms such as gable, hipped, or shed roof forms for all or portions of roof designs. Sloping roof forms that are attached along edges of faces, at parapets, and entrances are especially encouraged.

B. Incorporate a combination of roof types.
   1. To create variety in the “roofscape” use a mix of roof forms
   2. Portions of roofs may be flat, especially on larger building segments, but some sloping forms should be visible from major viewpoints.

C. Use of compatible roof and building color is encouraged.

D. Design mechanical equipment and screening of the lower structure to minimized visibility of equipment on roofs which will be viewed from taller buildings in the same complex.

E. Locate all rooftop equipment within a penthouse or screened area. Construct the screen of the same materials as the skin of the building, or of a material similar in color and texture.

F. Develop roof tops for recreation and open space use, wherever feasible.

G. Integrate downspouts and scuppers into attractive architectural elements when blended into the building design. Direct downspouts into on-site grass areas, where feasible, to minimize runoff.

7.7 BUILDING MATERIALS

**POLICY:**
Visual continuity in major building materials is desired throughout the Corporate Park.

**CRITERIA:**
A. Use muted basic wall materials.
   1. Matte textures and earth-tone colors are encouraged. Textured concrete may also be considered.
   2. The use of brick, cast stone, tile, and textured block should be considered. Textured pre-cast, stucco, and dark aluminum panels or glass spandrel panels may be suitable if used at a scale which can be visually related to the pedestrian or human scale.

B. Articulation of planes and surfaces of even simple materials can add visual interest.

C. Reserve strongly contrasting materials and colors for accents, such as at building entrances, railings, stairs, etc. Avoid the excessive use of variety of facade materials.

D. Avoid using highly reflective surfaces that will generate glare, particularly at the pedestrian level.
   1. Reflective glass should be limited to an outside daylight reflective factor of thirty percent (30%) or less. Mirror glass is not allowed except in very limited applications.
   2. When allowed, limit reflective glass to not more than fifteen percent (15%) of the total building surface area.

E. Use of high-quality, low-maintenance materials is encouraged.
   1. Building materials that will age with grace should be selected.

7.8 SCALE OF BUILDING MATERIALS

**POLICY:**
Building materials manufactured in units measurable in human proportions should be used whenever possible. Such materials as brick, tile and modular stone help people interpret the size of a building. Perceiving the scale of a building is important in terms of the pedestrian’s ability to relate comfortably to it, and to relate to walking distance between buildings, amenities, and parking lots.

**CRITERIA:**
A. Use building materials that are familiar in their dimensions and can be repeated in understandable modules. This helps establish a sense of scale.

B. Combine building materials in modules that can be visually measured to gain a sense of scale.

   1. Cast, precast or scored concrete that gives a sense of proportion may be appropriate, as well as conventional modular materials, such as brick or stone. Avoid large featureless surfaces.

   2. In general, large metal, glass or plastic panels or other non-modular materials used in curtain wall construction, are inappropriate unless other architectural features can adequately provide a sense of scale.

7.9 RELATION OF BUILDING EXTERIOR TO PEDESTRIANS

**POLICY:**
Facades with a high level of visual interest at both auto and pedestrian viewpoints are encouraged. The
exterior character of all buildings should enhance pedestrian activity in their immediate vicinity.

CRITERIA:

A. Design walkways that encourage pedestrian use. Avoid locating walkways where users will be subjected to harsh glare from building materials, or where they will be subjected to harsh environmental conditions.

B. Design the ground floor exterior of buildings to be “pedestrian-friendly.”

1. Decorative wall surfaces and landscape materials are encouraged
2. Muted, modular materials, such as brick and stone are particularly encouraged
3. Windows that can reveal indoor amenities and activities are encouraged
4. Large expanses of blank walls or mirror glass should be avoided
5. Segregation of employee/workforce parking areas from customer parking areas
6. Use of covered walks or arcades is encouraged
7. Use plant materials between building walls and adjacent walkways to soften the pedestrian experience.

7.10 BUILDING ENTRANCES

POLICY:
Primary entrances must be easily identifiable and should relate to human scale. Whenever feasible, entrances should contrast strongly from their lighter backgrounds.

CRITERIA:

A. Develop main entrances to be clearly identifiable from primary driveways and drop-offs.

1. Building entrances should be designed to read as "dark" areas
2. Tinted glass, painted doors, or recessed arrangements should be considered to create a shaded effect
3. Frame around doorways, by changing materials from the primary facade material
4. Primary entrances must be accessible to handicapped users

B. Consider using building entrances as a transition from the building to the ground.

1. Walls, terraces, grading, and plant materials should be incorporated to accomplish a transition from building to ground
2. Terraces or porticos can be used to define and extend entrances

C. Develop secondary entrances to connect to the pedestrian circulation system, and be visible from parking areas. These may be more subdued, and need not follow the characteristics for main entrances.

7.11 OPEN SPACES INCORPORATED IN NEW BUILDINGS

POLICY:
Places, courtyards, and terraces incorporated as public amenities in or between new buildings should be designed to be easily accessible and to be reasonably comfortable for a substantial part of the year.

CRITERIA:

A. Orient open spaces to views of activities, architectural landmarks, natural land forms and site features that are visually interesting. Consider opportunities to orient open spaces towards designated view corridors.

B. Provide seating that is usable year-round. Position seating to be buffered from extreme winds, but also to take advantage of cooling summer breezes and warm winter sun.

C. Connect open spaces to major activities. Consider connections to:

1. Pedestrian circulation routes and outdoor dining areas
2. Recreation areas
3. Paths to natural areas

D. Create a sense of enclosure, wherever feasible, for outdoor seating areas.

7.12 SERVICE ENTRANCES, TRASH AND LOADING AREAS

POLICY:
Service areas should be visually unobtrusive and integrated with the site design and architecture.

CRITERIA:

A. Orient service entrances, loading docks, waste disposal areas and other similar uses toward service roads and away from major streets and away from primary building entrances.

B. Screen service entrances with walls or landscaping. Use materials similar to others employed on the site.

C. Coordinate the location of service areas with adjacent developments, so that shared serve drives can be implemented, where feasible.

D. Avoid placing service areas where they are visible from adjacent buildings or where they will impact designated view corridors.

7.13 ENERGY CONSERVATION MEASURES

POLICY:
Local climatic conditions affords the opportunity to take significant advantage of passive and active solar energy applications. Buildings should be positioned and designed to maximize the use of the sun for energy savings considerations, and to respect the solar access requirements of adjacent (existing and proposed) buildings.
CRITERIA:

Energy conserving concepts to be considered shall include, but are not limited to the following:

1. Building shape, mass, orientation and placement. Orient buildings to take advantage of prevailing summer winds and to buffer against adverse winter wind conditions.
2. Building clustering.
3. Types of materials, and their insulation characteristics.
4. Fenestration, including the placement of all glass and shading devices, and glazing performance standards.
5. Mechanical systems performance standards.
6. Application of direct solar or photovoltaic energy systems.
7. Daylighting.
8. Earth sheltering with creative land forming.

7.14 WATER CONSERVATION MEASURES

POLICY:

Building systems that conserve water should be used wherever feasible.

CRITERIA:

Use water conserving fixtures in buildings wherever feasible. Consider these options:

1. Restricted-flow water outlets.
2. Lavatory/sink flow limiters.
3. Low-flow plumbing fixtures.
4. Recycling of process and HVAC cooling water.

7.15 NOISE INSULATION

POLICY:

Buildings along perimeter highways should be designed to minimize impacts of road noise on users in buildings and plazas.

CRITERIA:

A. Consider buffering major outdoor areas such as balconies, terraces and places adjacent to perimeter highways (including K-10 and K-7 Highways and College Boulevard).
B. Use all materials with significant sound transmission coefficient along this edge.
C. Use earth berms with evergreen plantings to reduce sound transmission along perimeter highway corridors.

8. RETAIL DEVELOPMENT DESIGN CRITERIA

8.1 GENERAL CRITERIA

8.1.1 Desirable Elements of Project Design
8.1.2 Undesirable Elements

8.2 SITE PLANNING

8.3 PARKING AND CIRCULATION

8.3.1 Site Access and Circulation
8.3.2 Parking Lot Design
8.3.3 Parking Area Landscaping and Screening

8.4 LANDSCAPING

8.5 WALLS AND FENCES

8.6 SCREENING

8.7 ARCHITECTURAL DESIGN CRITERIA

8.7.1 Building Height
8.7.2 Building Scale
8.7.3 Building Materials
8.7.4 Building Colors
8.7.5 Roof Forms
8.7.6 Awnings

8.8 SIGNS

8.9 EXTERIOR LIGHTING
8. COMMERCIAL DEVELOPMENT DESIGN CRITERIA

Planning and design for high quality commercial development within the Corporate Park represent some unique aspects -- and important differences -- compared to development in general within a corporate office park. Key differences -- and important objectives -- include the following:

- Emphasizing a strong pedestrian orientation and building interest at ground level -- a "retail orientation" at the first floor is essential.
- Varying building forms to enhance strong pedestrian orientations

The following criteria are designed to address these unique aspects of building and site design relative to high quality retail and commercial developments within the Corporate Park. They apply to all commercial development parcels and sites within the Corporate Park (including retail, business, and commercial service uses), and should be considered in addition to other development and design criteria outlined in these Design Guidelines.

8.1 GENERAL CRITERIA

POLICY:

The design of commercial projects shall emphasize building form and scale, and visual interest oriented to the pedestrian. Although distinctive, commercial buildings and sites shall be compatible with adjacent uses within the Corporate Park.

CRITERIA:

8.1.1 Desirable Elements of Project Design

Apply the following desirable qualities and design elements for commercial development:

1. Richness of surface and texture
2. Significant wall articulation (insets, canopies, wing-walls, trellises)
3. Multi-planed, pitched roofs
4. Roof overhangs and arcades
5. Regular or traditional window rhythm
6. Articulated mass and bulk
7. Significant landscape and hardscape elements
8. Prominent access driveways
9. landscaped and screened parking
10. Comprehensive sign program
11. Clear visibility of entrances and retail signage
12. Pedestrian-oriented ornamentation and detail at ground level
13. Clustering of buildings to provide pedestrian courts and common areas
14. Step-down of building scale along pedestrian routes and building entrances

8.1.2 Undesirable Elements

Avoid or minimize the following undesirable elements for commercial development:

1. Large, blank, unarticulated wall surfaces
2. Highly reflective surfaces
3. Metal siding on primary facades
4. Plastic siding
5. Large, "boxlike" structures
6. Mix of unrelated styles (i.e., rustic wood shingles and polished chrome)
7. Large, out-of-scale signs with flashy colors
8. Visible outdoor storage, loading, and equipment areas
9. Disjointed parking areas and confusing circulation patterns
10. Poorly defined site access points

8.2 SITE PLANNING

POLICY:

When planning the design and organization of commercial structures and analyzing a site's characteristics and influences, the owners/developers should also take into consideration the existing built context of the area; the location and compatibility of adjacent land uses; and the location of major traffic generators.

CRITERIA:

A. Refer to Site Planning Criteria, Section 1 for applicable parking ratios, floor area and site coverage requirements, and building and parking setbacks.

B. Develop sites in a comprehensive and coordinated manner to provide order and compatibility, and to avoid a jumbled and confusing development (especially in the case of large sites which will be developed in phases).

C. Site buildings in a manner that complements existing adjacent structures and does not conflict with existing access, circulation, and visibility.

D. Cluster buildings whenever possible, creating opportunities for plazas and pedestrian malls and preventing long "barrel-like" structures. When clustering is impractical, establish a visual link between buildings. Such links can be accomplished with arcades, trellises, or other open structures.

E. Locate buildings and on-site circulation to minimize pedestrian/vehicle conflicts. Wherever possible, tie buildings to public sidewalks with textured paving, landscaping, and trellises.

F. Treat spaces between buildings as "outdoor rooms," and "furnish" them with pedestrian amenities such as landscaping, benches, fountains, etc. These outdoor spaces should have clear, recognizable shapes reflecting careful planning, and should not appear as "leftover" areas.

G. Orient single, free-standing buildings so their major entries are toward the streets providing access, and their primary facades are parallel to these streets.

H. Avoid locating and orienting loading areas at the fronts of buildings where it is difficult to screen them from view. Such facilities are more appropriate at the rear of buildings or sites, where
I. Cluster open space areas into larger, distinctive landscape areas, rather than distributing them “equally” into low impact areas. Such low impact areas include building peripheries; areas behind structures or where barely seen by the public; and areas where open space is not required as a land use buffer or as a yard setback.

8.3 PARKING AND CIRCULATION

POLICY:
Parking and on-site circulation can be critical factors to the success or failure of a commercial development. In analyzing parking and circulation requirements, developers should consider the following key factors: ingress and egress with consideration to possible conflicts with street traffic; pedestrian and vehicular conflicts; on-site circulation and service vehicle zones; and overall configuration and appearance of parking areas.

CRITERIA:

8.3.1 Site Access and Circulation

A. Provide separate vehicular and pedestrian circulation systems, emphasizing pedestrian linkages between uses. In large commercial developments, distinct pedestrian access from parking areas is a key consideration.
B. Separate parking aisles from vehicle circulation routes whenever possible.
C. When opportunities exist, provide common or shared entries and driveways for vehicular access.
D. Avoid conflicts at connection points between adjacent parking lots by maintaining similar directions for travel and similar parking bay designs.
E. Locate site access points as far as possible from street intersections in order that adequate stacking room can be provided. The number of access points should be limited to the minimum required to provide adequate circulation.
F. Provide visible access to the greatest degree possible from parking areas and pedestrian walkways.

8.3.2 Parking Lot Design

A. Separate parking areas from buildings by either a raised concrete walkway or landscaped strip — preferably both. Avoid situations where parking spaces directly abut structures.
B. Whenever practical, provide opportunities for shared parking between adjacent businesses and developments, especially in multi-tenant and mixed-use commercial centers.
C. Design parking areas so pedestrians walk parallel to moving cars. Minimize the need for pedestrians to cross parking aisles and landscape areas.
D. Design parking areas in a manner that links buildings to the street sidewalk system as an extension of the pedestrian environment. Using design features such as walkways with:
E. Divide parking areas which accommodate a large number of vehicles into a series of smaller connected lots. Landscaping and offsetting portions of the lot are effective for reducing the visual impact of large parking areas.

8.3.3 Parking Area Landscaping and Screening

A. Landscape parking areas, using interior as well as perimeter treatments, according to the Landscape Design Criteria outlined in Section 6.
B. Use low, opaque walls or landscaping to screen parking at peripheral streets or frontages. A combination of walls, berms, and landscape material is highly recommended.
C. Where practical, lowering the grades of parking lots below existing street elevations may aid in obscuring areas of automobiles, while promoting views of architectural elements of the structures beyond.

8.4 LANDSCAPING

POLICY:
Landscaping for commercial areas serves a variety of purposes. Those include: helping to define entrances to buildings and parking lots; defining the edges of various land uses; providing transition between neighboring properties (buffering); and providing screening for loading and equipment areas.

CRITERIA:

A. Use landscaping that is of appropriate scale relative to adjacent structures, and will be of appropriate size at maturity to accomplish its intended purpose.
B. Provide landscaping around the bases of buildings to soften the edge between parking lots and structures. Accent entrances.
C. Emphasize and intensify landscaping at building entrances to provide focus and accent.
D. Locate trees within parking lots, and not just at the ends of parking aisles. Provide plant material in sufficient quantity according to the Landscape Design Criteria for Parking Lots, Section 6.3.
E. Protect landscaping from vehicular and pedestrian encroachments with raised planting surfaces, depressed walks, and/or curbs.
F. Use vines and climbing plants on buildings, trellises, and perimeter garden walls wherever possible. See Recommended Plant Materials Palette, Section 6.8 for appropriate plants for this use.
G. Use boxed and tubbed plants in clay, concrete, or wood containers for enhancing sidewalk shops, plazas, and courtyards.
H. To provide adequate visibility to and from sites, keep mature trees trimmed to eight feet (8’) above grade, and maintain shrubs at a height of approximately three feet (3’).
8.5 WALLS AND FENCES
POLICY:
If not required for specific screening or security purposes, walls should be avoided or kept to a minimum within commercial areas. When required, keep them as low as possible for fulfilling their screening and security functions.

CRITERIA:
A. Design walls at property frontages and those used to screen storage and equipment to blend with a site's architectural character. Both sides of perimeter walls should be architecturally treated.
B. When walls are required, also provide landscaping to soften their appearance whenever possible.

8.6 SCREENING
POLICY:
Screening of outdoor storage and equipment shall be compatible with the architectural character of buildings on a site, and integrated into the site to as great an extent as possible.

CRITERIA:
A. Confine exterior storage locations to those portions of a site least visible to the public.
B. Screen all outdoor storage areas to a maximum height of eight feet (8'). The height should be determined according to the material or equipment being screened.
C. Screen all outdoor equipment from view, whether located on roofs, sides of structures, or the ground. The screening shall be architecturally integrated with the structure in terms of materials, color, shape, and size. Where the equipment is attached to buildings individually, a continuous screen is desirable.

8.7 ARCHITECTURAL DESIGN CRITERIA
POLICY:
Visual continuity and compatibility with the overall Cedar Creek Community is strongly desired for commercial buildings throughout the Corporate Park. Architectural character should relate to other non-residential structures within Cedar Creek and reflect a harmonious style and consistent high level of quality. Similar materials, details, and colors should be used. Building masses should relate to "human scale," and incorporate materials and details that are proportionate to human height and provide visual interest at street level.

Standardized "corporate" architectural styles associated with chain-type restaurants and service stores, are strongly discouraged unless they accommodate the desired Corporate Park and Cedar Creek image.

CRITERIA:
- Relate building heights to adjacent open spaces to allow maximum sun and ventilation;
- Provide protection from prevailing winds; enhance views of the natural setting; and minimize obstructions of views from adjoining structures.

B. Provide compatibility between the height of new development and that of existing development in the area. The height of new development should "transition" from the height of adjacent development to the maximum height of a new structure.

8.7.1 Building Height
A. Relate building heights to adjacent open spaces to allow maximum sun and ventilation;
- Provide protection from prevailing winds; enhance views of the natural setting; and minimize obstructions of views from adjoining structures.

B. Provide compatibility between the height of new development and that of existing development in the area. The height of new development should "transition" from the height of adjacent development to the maximum height of a new structure.

8.7.2 Building Scale
A. Avoid large-scale buildings that are "box-like" and generally dominate a site. Effective ways to reduce the appearance of "bloom" on large-scale, bulky structures include the following:
1. Vary the planes of exterior walls in depth and/or direction. Wall planes should not run in a continuous direction more than fifty feet (50') without an offset.
2. Vary the height of buildings so they appear to be divided into distinct massing elements.
3. Articulate the parts of a building's facade with color, arrangement of facade elements, or a change in materials.
4. Use landscaping and architectural detailing at ground level to lessen the impact of a building's bulk.
5. Avoid blank walls at ground-floor levels. Use windows, trellises, wall articulation, arcades, materials changes, or other features.
6. Treat each elevation of a building architecturally.

B. Reduce building scale and relate a building's size to human proportions through the proper use and proportion of the following design elements:
1. Window patterns
2. Structural bays
3. Roof overhangs
4. Covered walkways
5. Arcades
6. Siding
7. Awnings
8. Mouldings
9. Pictures and other details

C. Carefully relate the scale of buildings to adjacent pedestrian areas (plazas and courtyards, for example) and other structures.

8.7.3 Building Materials
Building materials should be similar in appearance to those prevalent in Cedar Creek and the Corporate Park, and include such things as natural stone, masonry, and wood. Specific criteria include the following:
A. The use of natural, earth materials is strongly encouraged, including limestone, stucco, brick, wood siding, concrete tile, and wood shake shingles. Alternative materials that achieve similar looks and are of high quality and low maintenance may be considered.

B. Express the natural texture and color of materials to the greatest extent possible.

C. In most instances, select a single, dominant building material and minimize the number of accent materials.

D. Use the same materials and colors on all elevations of a building. When masonry veneers are used, they should be applied to all elevations.

E. Avoid reflective materials, such as aluminum and glass, especially at the pedestrian level.

F. Use contrasting but compatible building materials and textures to help unify exterior building elements and to create depth, proposition, and scale.

G. Use natural stone and masonry materials on the lower portions of buildings to help anchor them to the ground visually.

8.7.4 Building Colors

Building Colors should be derived from and related to the finishes of primary building materials, such as natural stone, masonry, and wood. These generally muted, earth-toned colors should also be compatible with existing adjacent buildings.

A. Avoid large applications of unfamiliar materials or bright colors. While subdued or muted colors generally work best as a dominant, overall color, a bright trim color can also be appropriate.

B. Choose color palettes for new buildings that are compatible with the colors of adjacent structures.

C. Wherever possible, minimize the number of colors appearing on a structure’s exterior.

D. Limit the use of primary colors to accent elements, such as door and window frames, and architectural details.

E. Paint architectural detailing to complement the facade and tie in with adjacent buildings.

8.7.5 Roof Forms

A. Avoid rooflines running in continuous planes more than fifty feet (50’) or more than 33% of the total roof plane. Offset or jog the roof planes for better aesthetic results.

B. Screen all roof top equipment from public view with materials that are consistent with the main structure. Locate mechanical equipment below the highest vertical element of a building.

C. The use of the following roof materials is encouraged:
   1. Concrete tile

D. The use of the following roof materials is prohibited:
   1. Corrugated metal
   2. Highly reflective surfaces (although copper roofs may be considered)
   3. Illuminated roofing

8.7.6 Awnings

A. Where awnings are used along a row of contiguous buildings, use a consistent form, material, color and location. The awnings should be located to provide a consistent minimum eight-foot (8’) vertical clearance.

B. Avoid plexiglass, metal, and glossy vinyl illuminated awnings. Canvas, treated canvas, matte finish vinyl, and fabric awnings are encouraged.

C. Do not use internally illuminated awnings.

8.8 SIGNS

POLICY:

Every design for a commercial building or complex shall include a precise concept for signage. Provisions for placement, scale, and readability should be considered in developing the concept. All signage should be compatible with the architectural character of a building design, as well as consistent with the Comprehensive Signage Program established for the Corporate Park.

CRITERIA:

A. Use monument signs at primary entries to provide business identifications and building addresses.

B. Where single-tenant buildings are associated with large, multiple-building complexes, provide individual business identification signs adjacent to such single buildings.

C. Where several tenants occupy the same building, use individual flush-mounted signs on the building -- in combination with a monument sign identifying the entry to the development and its address.

D. The use of back-lit, individually-cut letter signs is strongly recommended.

E. Use signs to provide appropriate directions to loading and receiving areas, visitor parking, and other special areas within each development site.

F. Design and locate all exterior signs in accordance with the Standard outlined in the Sign Criteria, Section 14.

8.9 EXTERIOR LIGHTING

CEDAR CREEK CORPORATE PARK DESIGN GUIDELINES
POLICY:
Exterior lighting should be used to provide illumination for security and safety of entry drives, parking, service and loading areas, pathways, and courtyards.

CRITERIA:
A. Design all exterior light standards as a “family” of compatible fixtures which relate to the architectural character of the buildings on a site.
B. Design light fixtures that will be highly visible from, or adjacent to, the parkway system (including entry drives and parking areas), and be compatible with the approved parkway lighting standards (see Exterior Lighting Criteria, Section 10).
C. Design lighting for commercial sites in accordance with the Exterior Lighting Criteria, Section 10.
D. Integrate illuminators or fixtures used to light building-mounted signage, building facades, or pedestrian arcades, with a building’s architectural design.
E. To assist security, provide lighting that is adequate for visibility, but not overly bright. All building entrances should be well-lighted (see Lighting Intensity, Section 10.9).
F. Design all lighting fixtures to shield or confine light spread within a site’s boundaries (see Exterior Lighting Criteria, Section 10).

9. ADDITIONAL DESIGN CRITERIA FOR SPECIAL BUILDINGS AND SITES
9.1 SPECIAL DESIGN CRITERIA FOR PARCELS ADJACENT TO K-10 AND K-7 HIGHWAYS AND PERIMETER ROADWAYS
9.2 SPECIAL DESIGN CRITERIA FOR PARCELS ADJACENT TO MAJOR OPEN SPACE AND RECREATIONAL AREAS
9.3 SECONDARY BUILDINGS
9.4 HIGH-SECURITY BUILDINGS
  9.4.1 Security Fencing and Lighting
  9.4.2 Security Buildings
  9.4.3 Building Scale
  9.4.4 Telecommunications
9.5 FLEX SPACE
9. ADDITIONAL DESIGN CRITERIA FOR SPECIAL BUILDINGS AND SITES

The following design criteria address special building types and sites requiring exceptional consideration, and apply in addition to the Architectural Design Criteria for Office/R&D Buildings outlined in Section 7.

9.1 SPECIAL DESIGN CRITERIA FOR PARCELS ADJACENT TO K-10 AND K-7 HIGHWAYS AND PERIMETER ROADWAYS

POLICY:
Building sites adjacent to K-10 and K-7 Highways and other perimeter roadways should pay special consideration to the added visibility these sites offer, and to available views to the surrounding natural environment, both from within these sites and outside.

CRITERIA:
A. Use “360°” architectural designs, orienting to both the adjacent parkway and perimeter roadways. Buildings facing edges along major perimeter roadways, that also face important spaces in the interior of the Corporate Park, are examples. Both the perimeter facades and the primary sides facing into the sites should appear as major architectural images.
B. Orient primary entrances to main parking lots and provide a second “major-entrance” facing other public sides.
C. Where parking lots occur adjacent to perimeter roadways, provide landscaping in excess of the general requirement to soften visual impacts on these roadways according to the following specific criteria:
   1. Landscape a minimum of fifteen percent (15%) of interior parking lot areas (see Landscape Design Criteria, Section 6 for details).
D. Provide noise and visual buffers along the perimeter roadways in accordance with the Landscape Criteria for Individual Building Sites, Section 6.2.
E. Provide landscape improvements along perimeter roadways consistent with the Landscape Criteria for Perimeter Edge Treatment, Section 6.3.
F. Set back all building and parking improvements according to the MDP and the requirements in Building and Parking Setback Requirements, Section 1.7.

9.2 SPECIAL DESIGN CRITERIA FOR PARCELS ADJACENT TO MAJOR OPEN SPACE AND RECREATIONAL AREAS

POLICY:
The development of sites adjacent to major open space corridors and recreational areas should pay special attention to the visual impact of buildings and parking lots in these areas.

CRITERIA:
A. Provide landscape buffers and appropriate transitions from buildings sites to open space corridors. See the MDP for details.
B. Site and orient buildings to take advantage of views and view corridors to adjacent common open space and recreation amenities.
C. Use plant materials to help frame views to these features.
D. Provide outdoor courtyards, pedestrian plazas, seating areas, etc. that are oriented toward open space features.
E. Avoid locating service, loading, and outdoor storage areas between common open space areas and buildings, or in areas where views to open space amenities might be hindered or impacted negatively.
F. Provide on-site pedestrian connections to all adjacent common open space and recreational facilities.

9.3 SECONDARY BUILDINGS

POLICY:
Secondary structures are anticipated on many sites, and such buildings should relate visually to the primary structures... stations, power substations and all other buildings that provide services to, or serve in some subordinate manner, the primary building or buildings on a site. All secondary buildings shall be approved by the ARC.

CRITERIA:
A. Use materials similar to those of the involved primary building(s).
B. Integrate secondary buildings into landscape and circulation plans of a site via the following specific criteria:
   1. Use muted color schemes that tie in with site furnishings
   2. Use plant materials to form buffers or transitions between secondary buildings and other landscaped areas
   3. Locate service related structures away from major pedestrian routes
C. Wherever possible, use sloping roof forms.
9.4 HIGH-SECURITY BUILDINGS

POLICY:
Buildings are anticipated in the Corporate Park that incorporate secured and/or restricted access. These structures should relate visually to the main buildings they serve and to the surrounding landscape concept.

CRITERIA:
9.4.1 Security Fencing and Lighting
1. For fence criteria, see Site Furnishings Design Criteria, Section 7.
2. For lighting requirements, see Exterior Lighting Design Criteria, Section 10.

9.4.2 Security Buildings
A. For guard houses, use the same architectural styles and materials as employed in related primary buildings.
B. Design security buildings as permanent structures.
C. Whenever feasible, integrate guard houses into gateway designs that incorporate decorative plantings and landforms.
D. Use muted colors that blend with the landscape.
E. Whenever feasible, incorporate sloped roofs.

9.4.3 Building Scale
Since fewer windows are likely to be used in high-security structures than in conventional office buildings, it is particularly important that other architectural elements be considered as a means of articulating facades into components that can be easily interpreted to human scale.

9.4.4 Telecommunications
Secured, private telecommunications equipment may be required for these buildings. If satellite dishes are not screened from view, they must be strongly integrated into a building’s design as a purposeful architectural statement.

10. EXTERIOR LIGHTING CRITERIA

10.1 ROADWAY LIGHTING
10.1.1 Primary and Secondary Parkway Lighting
10.1.2 Building Entry and Driveway Lighting

10.2 PARKING AND SERVICE AREA LIGHTING

10.3 PARKING GARAGE LIGHTING

10.4 DECORATIVE ARCHITECTURAL LIGHTING

10.5 SIGN LIGHTING
10. EXTERIOR LIGHTING CRITERIA
Exterior lighting should contribute to the visual continuity of each development and serve multiple purposes, including illumination, security, and amenity. Special attention should be given to problems associated with transitions from vehicle-oriented lighting of parkways and entry drives, to lighting for more pedestrian-oriented areas of the site and building area.

The Exterior Lighting Criteria address locations, types, and quality of lighting relative to vehicular and pedestrian circulation systems; parking and service areas; other important pedestrian areas; and special building and landscape accents.

10.1 ROADWAY LIGHTING

POLICY:
Roadway lighting should contribute to the visual continuity of the Corporate Park and be used in a consistent manner throughout. To this end, the Corporate Park has adopted roadway lighting standards for all primary and secondary parkways. Roadway lighting within individual parcels shall be consistent with the parkway lighting standards and compatible with each site's architectural and natural character.

CRITERIA:
10.1.1 Primary and Secondary Parkway Lighting
The plans shall conform to the applicable Unified Development Ordinance adopted by the City in which the development is located.

10.1.2 Building Entry and Driveway Lighting
The plans shall conform to the applicable Unified Development Ordinance adopted by the City in which the development is located.

10.2 PARKING AND SERVICE AREA LIGHTING

POLICY:
Lighting for parking and service areas should be unobtrusive, but provide suitable levels of illumination for safe and convenient usage. Designs for these fixtures should be compatible with pathway lighting standards and consistent with all other free-standing, vehicle-oriented light fixtures within a building site.

CRITERIA:
The plans shall conform to the applicable Unified Development Ordinance adopted by the City in which the development is located.

10.3 PARKING GARAGE LIGHTING

POLICY:
Parking garage lighting should assist security and safe maneuvering without creating harsh glares to areas outside the structures.

CRITERIA:
The plans shall conform to the applicable Unified Development Ordinance adopted by the City in which the development is located.

10.4 DECORATIVE ARCHITECTURAL LIGHTING

POLICY:
Special lighting that accents building features and creates visual interest is encouraged, provided that overall continuity is maintained.

CRITERIA:
A. Select exterior lighting fixtures that complement a building's architecture and provide soft lighting.
B. When lighting architectural surfaces, do not draw inordinate attention to buildings with the lighting.
C. Use exterior lighting to reinforce architectural features that help establish scale or provide visual interest.
D. Consider highlighting entrances, art, terraces, and landscaping.
E. Use fixtures which have a concealed light source or have a source that can be screened from direct view.

10.5 SIGN LIGHTING

POLICY:
Illumination of signs should complement, not overpower, the images of buildings and their landscaping.

CRITERIA:
A. Where external light sources are directed at sign surfaces, conceal the light sources.
B. Use internal light sources only for illuminating individual letters. Internally-lit sign backgrounds are prohibited.
11. SITE FURNISHINGS CRITERIA

11.1 FENCES AND WALLS

11.1.1 Screen Walls and Fencing

11.1.2 Security Fencing

11.2 SEATING/BENCHES

11.3 OTHER SITE FURNISHINGS AND FEATURES

11.3.1 Shelters and Kiosks

11.3.2 Planters and Waste Receptacles

11.3.3 Public Telephones

11.3.4 Trash Dumpsters

11.3.5 Newspaper Vending Machines

11.3.6 Outdoor Art

11.3.7 Flag Poles

CEDAR CREEK CORPORATE PARK DESIGN GUIDELINES

11. SITE FURNISHINGS CRITERIA

Major site furnishings include fences, walls, light poles, benches, waste receptacles, and planters. In general, visual continuity of these elements is desired throughout the Corporate Park. Variations from the norm are welcomed in some instances to provide accents. Such variations should tend to be for establishing "special character" for a facility, such as in conjunction with plazas or terraces attached to buildings. All components of outdoor site furniture should be low maintenance and resistant to vandalism.

11.1 FENCES AND WALLS

POLICY:

Fences and walls should be decorative elements that contribute to the visual quality of parcels and the Corporate Park’s overall development. If not specifically required for screening or security purposes, fences and walls should not be used. When required, however, fencing should be as inconspicuous as possible, and walls should be low.

CRITERIA:

11.1.1 Screen Walls and Fencing

A. When walls or fences are required to screen or conceal storage and equipment areas, design them to blend with a site’s architecture.

B. When perimeter walls or fences are needed along property boundaries or frontages, design them to enhance the site architecturally, with both sides treated similarly.

C. Although lower heights are encouraged, do not exceed wall heights of seven feet (7’).

D. Construct fences and walls to withstand strong winds that can exceed 100 miles per hour (161 kilometers per hour).

E. Provide landscaping in combination with walls and fences to soften their appearances.

F. Break up long expanses of fences or walls with periodic columns, insets or change in materials.

G. When walls or fences are required, constructing them from stone, brick, or metal with dark finishes (wrought iron or similar), or a combination of these materials, is encouraged.

H. Using stone walls constructed of materials like or similar to those used at Corporate Park entryways is encouraged.

I. Concrete walls are permitted if faced with masonry or stone, or if the surface is scored or textured.

11.2.2 Security Fencing
11.2 SEATING/BENCHES

POLICY:
Outdoor seating should be constructed of materials that are durable and easy to maintain in order to best withstand natural elements and vandalism.

CRITERIA:
A. Where seating is designed to be fixed, provide a variety of arrangements (both linear and grouped), which accommodate two to six persons.
B. Provide benches at major building entryways, drop-off areas, and pedestrian courtyards and plazas.
C. Locate benches in areas that receive direct sunlight in the winter and are sheltered from the winds.
D. Select benches according to the following specific criteria:
1. Frames and supports are constructed of dark-painted metal.
2. Seats incorporate hardwood slats and allow for drainage.
3. Benches include comfortable backrests.
4. Seats are fifteen-to-sixteen-inches (15-16”) above ground level.

11.3 OTHER SITE FURNISHINGS AND FEATURES

POLICY:
All other site features and furnishings should be coordinated with other major landscape features.

CRITERIA:
11.3.1 Shelters and Kiosks
A. Locate shelters and kiosks in areas of intense pedestrian activity.
B. Use materials similar to benches (see Section 11.2.D).
C. Use sloping roof forms.
D. Incorporate transparent materials or openings to make shelters less obtrusive in the landscape.

11.3.2 Planters and Waste Receptacles
A. Design planters and waste receptacles to coordinate with other street furniture.
B. Use materials and colors similar to those used for benches (see Section 11.2.D).

11.3.3 Public Telephones
Locate public telephones in well-lit areas near high activity centers, such as building drop-off areas and transit stops.

11.3.4 Trash Dumpsters
A. Locate trash dumpsters near building service entrances, easily accessible by trucks.
B. Provide concrete pavement accesses, minimally eight feet (8’) wide, to dumpster locations.
C. When located in predominantly public areas (along major pedestrian walkways, for example), screen dumpsters with appropriate landscaping or walls.
D. Wherever feasible, clusters trash dumpsters in areas to be shared by multiple buildings and users.

11.3.5 Newspaper Vending Machines
A. Group newspaper and other publication vending machines in pedestal-mounted racks.
B. Select locations near activity centers and principal entry points to buildings.
C. Screen side and rear panels with hedges or walls.
D. Install pedestal or wall-mounted machines that project into circulation spaces no higher than twenty-seven inches (27”) above floor level. Projections above this height are a hazard to white cane users.

11.3.6 Outdoor Art
Including outdoor sculptures and other appropriate art work and special architectural and landscape features are encouraged in the development of individual sites and parcels. Such pieces and features help establish strong visual identities for individual facilities and greatly enhance the special character of the Corporate Park in general. When selecting art and special features (such as fountains, wall reliefs, etc.) for outdoor locations, the following specific criteria should be considered:
A. Owners of buildings larger than 50,000 square feet are strongly urged to incorporate outdoor art work(s) in their site development plans.
B. Whenever possible, owners of adjacent buildings and/or sites should consider sharing the cost.
and location of outdoor art to mutually benefit their facilities.

C. To as great an extent as possible, locate large pieces to provide focal points along important circulation routes and view corridors, including pathways, entry drives, building entries, drop-off areas, and plazas.

D. Consider courtyards, places, building entries, and drop-off areas as locations for special architectural and landscape features, as well as artwork.

E. Carefully consider size, scale, and appropriateness when selecting art for outdoor spaces. As a general rule, the piece or feature should neither intrude on its setting, nor be “lost” in it.

F. Select materials and colors that are durable and as resistant to vandalism as possible.

G. Consider the location and orientation of pieces in regard to providing enough room for maximum viewing opportunities.

11.3.7 Flag Poles

Each site may have no more than two (2) flag poles. Only the flag of the United States of America and/or the flag for the State of Kansas may be flown on the flag pole. No flags bearing the corporate logo or insignia of Site Developer or of any tenant of the site may be flown on either flag pole. Further, no flags containing derogatory or inflammatory language directed at the Corporate Park Developer may be flown on the flag pole. Proper flag etiquette shall be maintained including, without limitation, the lighting of the flag if the flag is flown at night.

12. DESIGN CRITERIA FOR CONSTRUCTION SITES AND TEMPORARY FACILITIES

12.1 GENERAL REQUIREMENTS

12.1.1 Conformance With Other Standards, Codes, Regulations, and Requirements

12.1.2 Approvals

12.1.3 Modifications to Temporary Facilities and Design Criteria

12.1.4 Construction Management Team

12.1.5 Pre-Construction Measures

12.1.6 Mobilization and Construction Start-Up

12.1.7 During Construction

12.2 SITING OF CONSTRUCTION STAGING AREAS

12.3 STORMWATER MANAGEMENT AND DRAINAGE

12.4 VEHICULAR ACCESS TO CONSTRUCTION SITES

12.5 IMPACTS ON PEDESTRIAN AND BIKEWAY SYSTEMS

12.6 CONSTRUCTION PARKING

12.7 LANDSCAPING

12.8 TEMPORARY STRUCTURES

12.9 LIGHTING

12.10 SIGNS

12.11 SECURITY DEVICES

12.12 UTILITIES

12.13 SERVICING AND DELIVERIES

12.14 DEBRIS DISPOSAL

12.15 NOISE AND POLLUTION
12. DESIGN CRITERIA FOR CONSTRUCTION SITES AND TEMPORARY FACILITIES

These criteria apply to construction site operations and the construction of temporary structures and facilities within the Corporate Park. Their purpose is twofold: 1) to coordinate the needs of owners and developers of new building sites and facilities with the rights and needs of tenants and owners of established facilities and adjacent properties; and 2) to maintain a smooth construction process, without delays, while still protecting and preserving the existing environment, a fundamental feature of the Corporate Park.

Multiple parties are implicated in the potential responsibilities for developing and constructing new facilities according to the established criteria. Parcel developers, site and/or facility owners and/or developers, and all parties involved in the potential development and construction process. By accepting the criteria on an individual project basis is the mutual obligation of all those involved — except as otherwise noted herein — although at any particular point in time, the owner of any parcel being developed and/or facility being constructed is ultimately responsible for the current applicable criteria.

When a site is being developed and/or built upon, an owner may designate a project developer, builder, user, etc. as the individual party and owner’s designated representative responsible for seeing that the criteria are met; however, assigning this task to another key party in the project does not absolve the owner from ultimate responsibility for meeting the criteria.

12.1 GENERAL REQUIREMENTS

POLICY:

In developing sites and constructing facilities upon them, owners shall meet all general and specific requirements established by the ARC, these Design Guidelines, and all other documents and entities of applicable jurisdiction.

CRITERIA:

12.1.1 CONFORMANCE WITH OTHER STANDARDS, CODES, REGULATIONS, AND REQUIREMENTS

Cedar Creek Development Company, Inc. expects all owners, developers, and facility users involved in development and/or construction within the Corporate Park, to know and, at a minimum, meet all Federal, State, county, and city standards, codes, regulations, and requirements that apply to the development, construction, and use of such facilities. In some cases, such standards, codes, regulations, and requirements may need to be exceeded in order to meet the specific criteria of these Design Guidelines.

A. All owners, developers and facility users shall conform to all Federal, State, county, and city standards, codes, regulations and requirements and shall obtain and post all permits and notices, as required.

B. Wherever the Design Guidelines criteria exceed such standards, codes, regulations, and requirements, the Guidelines shall supersede the others.
C. In the event an owner, developer, or facility user discovers any criteria he/she believes to be in conflict with such standards, codes, regulations, and requirements (other than the Design Guidelines criteria being more stringent), the matter should be brought to the attention of the ARC as quickly as possible.

12.1.2 Approvals

In addition to submitting building and site design plans for architectural review, each project's owner shall also submit a Construction Site Logistics Plan to the ARC for operating the construction site (see Section 12.1.6) and for constructing any temporary structures and facilities. Such submittals must be approved prior to their implementation and construction.

12.1.3 Modifications to Temporary Facilities and Design Criteria

If problems or concerns are encountered regarding the implementation of approved plans for a construction site and/or any temporary structures or facilities, or in meeting the criteria outlined herein, the owner shall provide immediate notification, in writing, to the ARC, which will determine whether or not to consider modifications to the plans or exceptions to the criteria. Such modifications and exceptions will be considered only in exceptional circumstances.

12.1.4 Construction Management Team

A. Each project's owner shall designate one or more representatives to meet regularly with the ARC as the project's Construction Management Team, to resolve problems and ensure a smooth construction process. Such meetings shall be scheduled by the ARC at its own initiative or at the request of the owner.

B. If requested by the ARC, each site's project architect or project engineer, or his/her designated representative, shall also meet as a member of the Construction Management Team regarding construction issues.

12.1.5 Pre-Construction Measures

A. Whenever a site or parcel is purchased from the master developer or a secondary party but site development and construction are not imminent, and at all times prior to the commencement of individual site improvements, it is the responsibility of the owner of the parcel or site to maintain the property. Such maintenance shall include preserving or establishing soil-stabilizing vegetation; mowing or otherwise maintaining such vegetation at a height determined acceptable by the ARC; picking-up litter regularly; and any other measures deemed necessary by the ARC.

B. As part of the ARC Review and Approval Procedures for individual sites, each owner shall submit a Construction Site Logistics Plan showing the following:

1. Phasing of development
2. Job-site trailer location(s)
3. Material storage location(s) and planned screening
4. Construction access location and details of access roadway(s)
5. Comprehensive construction schedule (including the completion of site work prior to building construction)

12.1.6 Mobilization and Construction Start-Up

A. Prior to moving any equipment onto a site or beginning any clearing, grading, or other construction activity, the owner's designated Construction Management Team representative(s) (see Section 12.1.4) shall arrange an on-site, pre-construction meeting with the ARC to discuss construction procedures.

B. The ARC shall provide the owner and the designated Construction Management Team representative(s) with a list of the names, telephone numbers, and titles of all key individuals the owner or Construction Management Team representative(s) might need to contact (utility representatives, inspectors, ARC members, Cedar Creek Corporate Park contacts, etc.).

12.1.7 During Construction

A. All criteria and standards outlined herein and in the MDP and Protective Covenants shall be adhered to during construction.

B. Cedar Creek Corporate Park, the ARC, and Cedar Creek Development Company, Inc., Inc. will observe and strictly enforce these criteria and standards throughout construction, and shall have access to the site and ongoing construction.

C. Each project's owner is responsible for informing all contractors, builders, and subcontractors involved in the project of these Design Criteria and of all applicable standards of the MDP and Protective Covenants.

D. Each project's owner is responsible for the activities and performance of all contractors, builders, and subcontractors working on the owner's project.

E. At all times during the construction of site improvements, the owner of the site is responsible for on-site management of construction operations. As required by the Protective Covenants, the responsibility includes the services of an authorized agent (a licensed engineer or architect) responsible for the execution of the approved plans and conformance with the Design Guidelines.

12.2 SITING OF CONSTRUCTION STAGING AREAS

POLICY:

Construction sites shall be organized to minimize impacts on adjacent properties and circulation systems.
CRITERIA:

A. To the greatest extent possible, locate construction staging areas away from views from primary and secondary parkways, and avoid damage to adjacent properties and improvements.

B. To the greatest extent possible, locate staging areas away from major pedestrian routes. The minimum setback from these routes for fencing for staging areas is thirty feet (30'). Wherever possible, screen edges that abut these routes.

C. Replace and restore any landscaping, irrigation, sidewalks, curbs, or driveways to adjacent streets disrupted during construction. This includes lowering and sleeving irrigation lines and constructing sidewalk crossings according to standards established by the ARC.

D. Concurrent with the construction of driveways connecting with adjacent streets or building sites, owners may be required to install conduits to accommodate future utility installations. When required, these conduit crossings will be installed at the expense of the owner and according to standards established by the ARC.

E. Should damage occur to adjacent properties and constructed improvements as a result of construction, the owner, at its own expense, shall repair or replace damaged property or improvements to the satisfaction of their owner(s).

12.3 STORMWATER MANAGEMENT AND DRAINAGE

POLICY:

Pollution prevention from stormwater and non-stormwater discharges during construction activities are regulated under the National Pollutant Discharge Elimination System (NPDES). In conjunction with meeting the NPDES requirements, temporary drainage control methods should also be suitable for minimizing related impacts on adjacent properties and the Corporate Park as a whole.

CRITERIA:

A. Along temporary drainageways, use hay bales to trap sediment and prevent it from entering natural drainageways.

B. Use filter fabric or mulches to control erosion from stockpiled fill-dirt.

C. Re-vegetate bare soil promptly.

D. Fence Riparian zones to prevent potential intrusion by heavy machinery.

E. Conform to all standards and permits for sedimentation and erosion control.

F. Maintain sedimentation protection in good condition throughout the construction process, and do not remove it until permanent landscaping is installed.

G. Remove all silt-screening or other temporary erosion control methods immediately upon the establishment of new vegetation and the completion of construction.

H. Comply with all applicable city, county, state, and/or federal regulations and/or requirements pertaining to stormwater and non-stormwater discharges.

12.4 VEHICULAR ACCESS TO CONSTRUCTION SITES

POLICY:

Each site- or parcel-owner’s plan for construction-related traffic shall minimize disruptions to public circulation systems related to the site and within the Corporate Park in general.

CRITERIA:

A. Locate access drives to construction sites as close to external roads as possible in order to minimize construction-related traffic within the Corporate Park.

B. Avoid locating access drives where significant turning movements by public traffic occur or can be anticipated, or where stacking lanes for turning, and queuing lanes for security check points, occur or can be anticipated.

C. Cut curbs at driveways, and when needed, provide acceptable traffic control measures to ensure safe, uninterrupted flows on all streets used by construction traffic or otherwise affected by construction activities (including off-site streets).

D. As directed by the ARC, owners shall provide special construction access roads to accommodate their construction traffic.

12.5 IMPACTS ON PEDESTRIAN AND BIKEWAY SYSTEMS

POLICY:

Construction and its associated traffic should not cause disruptions of pedestrian and circulation systems within the Corporate Park. Hazardous conditions, such as traffic-crossings and obscuring sight lines at intersections, should be avoided.

CRITERIA:

A. Fence edges of pedestrian routes and bike-ways to avoid potential intrusions by heavy machinery.

B. Avoid locating staging areas and access drives where they block established pedestrian routes and bike-ways.

12.6 CONSTRUCTION PARKING

POLICY:

Construction parking areas should be carefully planned to minimize disruptions to circulation systems, as well as visual impacts to adjacent sites, roadways, and common areas.
12.7 LANDSCAPING

**POLICY:**
The protection of existing vegetation and re-vegetation of disturbed areas shall be employed to reduce visual and environmental impacts to surrounding natural areas, open space, and adjacent building locations.

**CRITERIA:**
A. Provide permanent or temporary vegetation on all areas exposed to construction as quickly as possible.
B. Protect existing trees with trunk diameters that are three inches (3") or greater at three feet (3') above grade and located twenty feet (20') or more from any proposed building location.
C. Plant or re-vegetate all disturbed areas and exposed soils immediately upon completion of construction.
D. Install landscaping as soon as possible, according to approved landscaping plans. The ARC will make a final grounds and landscaping inspection for compliance with the approved plans and these criteria.

12.8 TEMPORARY STRUCTURES

**POLICY:**
Temporary structures shall be designed and located to minimize their visual impact on adjacent properties and the Corporate Park in general.

**CRITERIA:**
A. Maintain construction trailers and related buildings in good condition at all times.
B. Use muted, earth-tone colors on all temporary structures.

12.9 LIGHTING

**POLICY:**
Lighting for construction and storage areas should be designed and located so that it does not generate spill-over glare onto adjacent sites.

**CRITERIA:**
A. Use cut-off or light shading devices.
B. Focus lights so they do not shine onto adjacent buildings or open space areas.

12.10 SIGNS

**POLICY:**
Temporary signage used during construction should be graphically coordinated throughout a site, and offer an orderly impression.

**CRITERIA:**
A. Design all temporary, construction-related signage in conformance with the established Sign Criteria (Section 13), using uniform graphics and color schemes within individual construction sites. Locations and specific designs must be approved by the ARC as part of the Construction Site Logistics Plan.
B. Maintain all construction-related signs in good condition at all times.

12.11 SECURITY DEVICES

**POLICY:**
Securing construction materials stored on-site is expected to be an on-going need throughout the Corporate Park during early development phases. Barriers to restrict access to potentially dangerous construction areas and conditions are also expected. Although it may not be possible to completely mitigate these measures visually, every effort should be made to minimize any visual disruptions created by temporary fences and screens.

**CRITERIA:**
A. Wherever possible, use solid panels in fences or walls to screen stored construction materials. Chain link fences may be considered.
B. Wherever possible, buffer fences with plant materials.
C. Locate storage sites out of view from major roads and driveways.
12.12 UTILITIES

POLICY:
Impacts to existing utilities and services to adjacent sites and users should be minimized during construction.

CRITERIA:
A. Protect all existing public and private utilities from damages.
B. Temporary power and telephone lines may be pole-mounted. However, such temporary lines may remain in place for a maximum of nine (9) months. Underground lines should be activated at the earliest possible time.

12.13 SERVICING AND DELIVERIES

POLICY:
Construction deliveries should be planned to minimize disruption to surrounding sites and users.

CRITERIA:
A. Schedule deliveries of major construction materials at times that do not conflict with typical morning and evening arrival hours at other sites and businesses.
B. Locate unloading areas where they do not block traffic on drives and streets.

12.14 DEBRIS DISPOSAL

POLICY:
Developers, owners, and builders are encouraged to consider construction waste reduction and recycling programs. All construction debris that is not recycled shall be disposed of in a legal and approved manner to avoid unsightly accumulation within the Corporate Park.

CRITERIA:
A. Do not, under any condition, bury construction debris on-site or elsewhere within the Corporate Park.
B. Provide suitable numbers of construction dumpsters and empty them regularly, prior to overflowing.
C. Clean out concrete trucks only at designated sites, but preferably back at the point of origin.
D. Maintain building sites at the completion of each construction day so they are neat and orderly. Such maintenance shall include clearing each site of litter and debris, and clearing all involved streets of mud, dirt, and debris.
E. Provide protective covers on all trucks hauling debris and excavation or fill material to and from sites.

12.15 NOISE AND POLLUTION

POLICY:
During site development and construction, owners shall take every precaution to minimize the effects of construction noise and pollution upon adjacent properties and facility users.

CRITERIA:
A. Use on-site water weapons to minimize dust.
B. Control and confine mud to individual construction sites. This may require the hoisting of tires on vehicles leaving a site.
13. SIGN CRITERIA

13.1 PROJECT AND TENANT IDENTIFICATION SIGNS

13.1.1 Parcel or Site Entry Identification Signs

13.1.2 Building Identification Signs

13.1.3 Parcel or Site Directional Information Signs and Directories

13.1.4 Traffic Regulatory Signs

13.2 TYPES OF SIGNS ALLOWED

13.2.1 Monument Signs

13.2.2 Pole-mounted Signs

13.2.3 Flush-mounted Signs on Buildings

13.2.4 Temporary Signs

13.2.5 Prohibited Signs

13.3 SIGN MATERIALS

13.4 SIGN ILLUMINATION

13.5 SIGN SHAPES, SIZES, AND LETTER STYLES

13. SIGN CRITERIA

These sign criteria apply to all exterior signs visible from public roadways, including all signs outside of buildings.

Signs should contribute to the visual continuity of the entire Corporate Park, but should be subordinate to the site's architectural and landscape elements. Signs are intended to serve as labels, identifying address and location of businesses and activities.

Information that is needed for the visitor to understand the location of business and activities should be presented in a hierarchy. To this end, the sign system for the Corporate Park should be designed to lead the user from perimeter roadways to internal parkways and parcel entry drives, to drop-off and parking areas, and then to major building entrances. This hierarchy shall include the sign types described below. General locations are indicated on the facing diagram.

13.1 PROJECT/TENANT IDENTIFICATION SIGNS

POLICY:
Project/tenant identification signs shall be provided by the individual builders/developer of a specific project and shall be located within the boundaries of the proposed parcel or building site to be developed. These signs shall establish identification of projects and tenants within the parcel or building site, and directional information to drivers to help guide them from the parkway network into the project and to the building entrance.

These identification signs shall be designed as monument signs which reflect a coordinated and uniform sign system which is compatible with the projects architecture and the established Corporate Park Feature Signs (described above).

CRITERIA:

Project/tenant identification signs shall include the following types:

13.1.1 Parcel or Site Entry Identification Signs

A. Project entry signs shall identify the name and address of the building at the primary driveway entry to the parcel or building site from the public parkway network.

B. Each site shall be required to include at least one primary entry sign at the main entrances to the parcel or building site. Additional, secondary entry signs are encouraged, especially for large projects or parcels with additional secondary entrances.
C. A business name may be included on these signs only where site entrance serves a single user or tenant, or where a common business or project name will be used to identify a multiple-tenant building or project.

D. Where more than one building or address is accessible from a single entrance, more than one address should be combined on the entry sign.

12.1.2 Building Identification Signs

A. These signs shall generally apply to multiple-tenant projects, including parcels or building sites which contain 2 or more multi-tenant buildings or single-tenant buildings, or combination thereof.

B. A building identification sign shall identify the business name and address and shall be provided at one or more of the following locations:
1. At the entrance to a private drive serving only that building
2. At the main entrance to the building
3. At the drop-off area of the building

C. Where the driveway serves only a single user, this information may be combined with the Entry Identification Signs (above).

13.1.3 Parcel or Site Directional Information Signs and Directions

A. These directional signs and directions may be located at the entrances to multiple-tenant and multiple-building projects to provide additional directional information to motorists.

B. Where more than one business occupies a building (multi-tenant building), identify those businesses in a combined director at the building drop-off or entrance.

13.1.3 Traffic Regulatory Signs

A. Traffic regulatory signs for street direction, parking, service and loading, and drop-off areas shall be coordinated throughout the project or parcel.

B. The design of these signs shall be coordinated throughout the project and consist of pole-mounted signs in a quality that follows the character of the rest of the Corporate Park.

13.2 TYPES OF SIGNS ALLOWED

POLICY:
In general, the types of signs used should reinforce the sub-urban campus-like setting of the Corporate Park.

CRITERIA:

13.2.1 Monument Signs

A. Use monument signs for all Corporate Park identification and direction, and all building name and address information.

B. Design monument signs to provide a continuous connection with the ground.

C. Integrate monument signs into landforms or landscaping.

D. With the exception of directory signs, monument signs may not exceed five feet (5') in height (measured from grade). Directory signs may not exceed eight feet (8') in height.

E. Letter on monument signs may not exceed one foot (1') in height and must be at least two feet (2') above grade.

13.2.2 Pole-mounted Signs

A. Pole-mounted signs are permitted only at traffic regulation signs.

13.2.3 Flush-mounted Signs on Building

A. Flush-mounted signs may be used to identify a building or user name at the first floor level only. These signs should be reserved for retail/commercial development buildings.

13.2.4 Projecting from Building

A. Signs that project from a building are allowed for retail/commercial development parcels only.

B. Projecting signs may not exceed four square feet (4 sf) in area and must be mounted above seven feet (7') from grade.

C. These signs should be attached to permanent building design elements, such as covered walkways, arcades and awnings, and compatible with the architecture of the building.

13.2.5 Temporary Signs

A. Temporary signs, including construction signs and marketing/sales signs, may be approved on a case-by-case basis, depending on the duration of use.

B. Use materials durable enough to last the expected duration.

C. In general, the standards for permanent sign apply.

D. Limit dimensions of temporary construction signs to 4.0' x 8.0'.

E. Marketing/sales signs intended for use where land or leasable space is available - should be designed as monument-type signs and compatible with the Parcel/Tenant Identification Signs.

13.2.6 Prohibited Signs

Flashing or moving signs are not permitted anywhere within the Corporate Park.
13.3  SIGN SHAPES, SIZES AND LETTER STYLES

POLICY:
Sign forms should be simple and sizes should be modest such that they act as subordinate elements in the landscape.

CRITERIA:
A. Use simple, straight-forward shapes that convey the message clearly. Signs as symbols are encouraged because they are easily read and enhance pedestrian interest.
B. Corporate logos and letter styles within the sign are permitted.
C. Letter styles adopted as part of the Corporate Park image are preferred, however, letter styles that are simple and easy to read are also encouraged.
D. Letter styles shall be coordinated throughout the parcel or project.

13.4  SIGN MATERIALS

POLICY:
In general, sign materials should be consistent throughout the parcel and compatible with the project’s architecture and the established Corporate Park feature signs.

CRITERIA:
A. Natural stone and other masonry materials are the preferred background material for monument type signs used within the Corporate Park.
B. Metal, plastic and wood may be used for business identification signs.

13.5  SIGN ILLUMINATION

POLICY:
Sign illumination should not overpower the image of the building and its immediate landscaping as an integral composition, relating to its surroundings.

CRITERIA:
A. External light sources which are directed at the sign surface from a concealed light source are preferred.
B. Internal light sources may be used only where individual cut letters are illuminated.
C. Internally illuminated sign backgrounds are prohibited.
ARCHITECTURE REVIEW MANUAL
POLICIES, GUIDELINES, PROCEDURES FOR SINGLE FAMILY HOMESITES IN CEDAR CREEK

The Cedar Creek Village 1 Association New Construction Committee has adopted and approved these architectural review policies, guidelines and procedures in order to insure the orderly construction of homesites in Cedar Creek.

Revised 01/12
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AN INTRODUCTION TO THE CEDAR CREEK HOMESTITES

The best word to describe the philosophy of the Developer of Cedar Creek is a commitment to excellence—a strong determination and desire to create a superior living environment for generations to come through the preservation of the natural character of the site.

Our commitment has been to create a community concept with careful attention to such as roadways and parking systems with aesthetic concern for streetscapes and trees; and with high standards for architectural design and landscaping. The features of Cedar Creek are rightly enhanced by a championship golf course and land that is set aside as natural preservation areas.

Our homesites are available to the individual who wants the ultimate in their home through the use of custom builders and in keeping with the exterior architectural criteria established in this Manual.

Our commitment has been to create a community concept with careful attention to details such as roadways and pedestrian systems with aesthetic concern for streetscapes and trees; and with high standards for architectural design and landscaping. The features of Cedar Creek are rightly enhanced by a championship golf course and land that is set aside as natural preservation areas.

Our homesites are available to the individual who wants the ultimate in their home through the use of custom builders and in keeping with the exterior architectural criteria established in this Manual.

HERITAGE VILLAGE HOMESTITES

A commitment by the Cedar Creek Village I Association, Inc., we encourage you to embrace our commitment to excellence and the standards established herein.

EXHIBITS
Exhibit A: Exposed Concrete Foundation Walls
Exhibit B: Retaining Walls
Exhibit C: Typical Setback Requirements
Exhibit C-1: Typical Setback Requirements - Golf and Lake
Exhibit D: Zero Clearance Fireplaces - Detail A
Exhibit E: Zero Clearance Fireplaces - Detail B
Exhibit F: Zero Clearance Fireplaces - Detail C
Exhibit G: Zero Clearance Fireplaces - Detail D
Exhibit H: Zero Clearance Fireplaces - Detail E
Exhibit I: Driveway Setbacks
Exhibit J: SmartPanel® Siding Detail
Exhibit K: Approved Roofing Materials

INTRODUCTION TO THE NEW CONSTRUCTION COMMITTEE

PURPOSE
One of the most effective methods of assuring the protection of the master plan concept, community lifestyle environment, and individual property values is through the establishment of high standards of architectural review. In order to accomplish this objective, The New Construction Committee (NCC) reviews Applications and Design Documents (as defined in this Manual) for all new construction, including landscaping. Each application is evaluated on its own merits. The NCC will use this manual for the purposes of review, but may individually consider the merits of any design due to special conditions, if, in the opinion of the NCC, it provides benefits to the adjacent homesites, the specific homesite, or to the community as a whole. The NCC does not seek to restrict individual creativity or preferences, but rather to maintain within the overall community the aesthetic relationship between homes, natural amenities, the golf course, and surrounding neighborhoods.

AUTHORITY
The authority for the New Construction Committee is set forth by the Village I Association Declaration, which encumbers every lot. The NCC is responsible for carrying out its duties on behalf of all members of the association for the benefit of the total community. After a ‘Certificate of Occupancy’ all new construction, any modifications, alterations or additions will be reviewed and acted upon by the Modifications Committee (MC) using this document as its primary criteria.

MEMBERS
The New Construction Committee shall include (3) three to (5) five members appointed by the Developer. Members will be selected to create a balance of lay people and professionals with experience in architecture, construction and landscaping.
MAJORITY VOTE
Each member of the New Construction Committee shall have an equal vote and a majority of all members of the NCC shall constitute a decision for approval or denial of an Application. In all cases, the management of Cedar Creek Development Company, Inc. or the Board of Directors of the Cedar Creek Village I Association shall have review powers of denied applications that are properly appealed.

MEETINGS
The New Construction Committee shall meet to review applications on a weekly basis, or as needed.

RESPONSIBILITIES
The New Construction Committee is empowered to perform the following services:
1. To establish architectural motif and exterior architectural themes for all properties.
2. To establish Architectural Standards and Criteria to assist homeowners in maintaining property values.
3. To review all Architectural Review Applications for compliance with Architectural Standards and Criteria and with Declarations of Covenants.
4. To review plans for compatible architectural standards and harmonious relationships with neighboring properties.
5. To require high standards of architecture, site planning, landscaping and quality construction.
6. To monitor violations of Architectural Standards and Criteria and notify the Developer and Board of Directors of Cedar Creek Village I Association to take appropriate action.
7. To amend Architectural Standards and Criteria as may be required from time to time.
8. To contact applicants whose plan and specifications have been disapproved and to provide reasonable assistance and recommendations for adjustments to bring applications into compliance with Standards and Criteria and Covenants.
9. To maintain copies of applications, architectural documents and related records for a minimum of 3 years.
10. To inform CCV1 Board of Directors regarding activities of the New Construction Committee and changes in Standards and Criteria as they may occur.

NEW CONSTRUCTION COMMITTEE POLICIES

POLICY STATEMENTS:
Property in Cedar Creek is subject to certain restrictions as further defined in the Declaration and the requirements contained in this Architectural Review Manual.

Great care has been taken in the planning, design and construction phases to ensure aesthetic harmony within Cedar Creek. To this end it is of the utmost importance that this special character is further enhanced by housing designs which are creatively conceived, environmentally sensitive and architecturally correct.

This Manual has been created to provide prospective owners, architects and builders with a set of parameters for the preparation of their drawings and specifications.

LIMITATION OF RESPONSIBILITIES:
The primary goal of the NCC is to review the applications, plans, specifications, materials and samples submitted and to determine if the proposed structure conforms in appearance and construction criteria with the standards and policy as set forth by the NCC. The NCC does not assume responsibility for the following:

a) The structural adequacy, capacity or safety features of the proposed improvement or structure.

b) Soil erosion, incompatible or unstable soil conditions.

c) Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.

d) Performance or quality of work of any contractor.

TIME LIMITATIONS:
After the preliminary and final review and approval by the NCC, the builder must begin construction (excavation of foundations) within sixty (60) days from the date of approval, or forfeit all approvals. In that event, a new application must be submitted and approval obtained before commencement of construction.

APPLICATION SUBMITTALS:
All applications are made by the builder on behalf of the prospective owner of a homesite in Cedar Creek.

APPLICATION WITHDRAWAL:
An application for withdrawal may be made without prejudice, provided the request for withdrawal is made by the applicant prior to stamping of final plans.

APPEAL:
If an application has been denied, or the appeal is subject to conditions which the builder feels harsh, the builder may request a hearing before the full NCC to justify his position. After the hearing the NCC will review its decision and notify the builder of its final decision within ten (10) days of the hearing.

VARIANCES:
All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.

CONSTRUCTION DEPOSIT:
A refundable construction deposit on every house to be constructed must be submitted by the builder upon lot closing. These funds will be utilized to repair any damage caused by construction personnel or equipment to adjacent property or amenities, used to clean the construction site, if necessary, or to ensure compliance with approved construction plans and Architectural Standards. The deposit will be returned, less any funds withheld, at receipt of the Certificate of Occupancy (C.O.) and upon satisfactory completion of a final inspection by the NCC.

CONSTRUCTION INSPECTIONS:
Periodic inspections may be made by the NCC while construction is in progress to determine compliance with the approved architectural plans and specifications. The NCC is empowered to enforce its policy, as set forth in the Declaration and this Manual, by any action, including an action in a court of law, to ensure compliance.

A final inspection by the NCC will be conducted upon completion of the residence prior to refund of the construction deposit.
JOB SITE CONDITIONS:

a) All job sites will be kept in a neat and orderly condition and in accordance with KDHE SWPPP requirements and Cedar Creek Builder Erosion Control Addendum.

b) Construction hours are currently set at all daylight hours seven (7) days per week but are subject to rules and regulations as published by the NCC from time to time. These construction hours are subject to limitations imposed by Olathe’s Noise Control Ordinance 85-13.

c) All builders are required to post and keep on record with the Developer a 24 hour emergency phone number.

d) All builders are required to keep their building sites clear of construction debris. It is recommended to have a closed container or fenced in area on each site to keep debris controlled.

e) No flags, banners, or signs will be permitted unless approved by the NCC.

f) All Builders are required to provide controls for dust, noise levels and soil erosion.

g) Builders are prohibited from using empty lots as storage for equipment, lumber, gravel, parking, subcontractors or any other vehicle during the construction process.

This application is being submitted for:

- Preliminary Review
- Final Review

We will not review an incomplete application.
You must submit all of the items listed for each category.

Required scales: Site Plans 1"=20’, Architecture Plans 1/4"=1’, Landscape Plans 1’=10’

Spec Homes require 4 sets of Architecture and 3 sets of site plans,
Build jobs only require 3 sets of each. The NCC will not release Final Plans until the staking on the lot has been approved and the lot has been closed.

The following items are submitted:

- Site Plan
- Architecture Plans

This must be filled out and approved by the NCC prior to the release of plans.

<table>
<thead>
<tr>
<th>MATERIAL/BRAND</th>
<th>COLOR</th>
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<td>Roofing</td>
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<td>Facade/Trim</td>
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<td>Retaining Walls</td>
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<td>Fencing</td>
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<td>Decking</td>
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See Exhibit J for approved composition roof types. Artificial stone products have been approved for southfacing and the Woods of Southfacing. Specific pattern types and colors need to be approved by the NCC.
ARCHITECTURAL REVIEW PROCEDURES
SINGLE FAMILY HOMESITES

The following is an outline of the procedures for the plan submissions for single family detached homes.

STEP ONE:  PRE-DESIGN MEETING

Prior to the submission of construction plans, the builder is encouraged to meet with the NCC to discuss the proposed plans for all lot improvements.

STEP TWO:  PRELIMINARY REVIEW

The builder must submit the Architectural Review Application and preliminary plans (two sets) consisting of the following:

1. Application
2. Preliminary Site Plan: must show site of existing neighboring structures/improvements, (1" = 20' scale)
3. Preliminary Floor Plans (1/8" = 1'-0" scale acceptable)
4. Preliminary Exterior Elevations (all sides): (1/8" = 1'-0" scale acceptable)
5. Topographic and Tree Survey (trees with 4 inch caliper or greater) of the lot with types of trees and showing outline of house and setbacks. Trees cannot be removed unless approved by the NCC.
6. Preliminary Grading Plan:

The NCC will review the application and design documents in a timely fashion and return one set of plans to the builder with the appropriate comments.

STEP THREE:  FINAL REVIEW

The builder must submit 3 sets (for build jobs) and 4 sets (for spec houses) of the final construction plans, material samples, and color chips, as follows:

1. Completed Application Form (1" = 10' scale)
2. Final Site Plan: must show site of existing neighboring structures/improvements, (1" = 20' scale)
3. Final Floor Plan (1/4" = 1'-0" scale)
4. Final Exterior Elevations (all Sides): specifications, materials, color chips (1/4" = 1'-0" scale) (1/8" = 1" acceptable on rear and side)
5. Roofs: structure, materials, product photos
6. Faux and Trim: section details, materials, color chips
7. Patios, Decks, Balconies, Porches: specifications, materials, color chips, and dimensions
8. Privacy Fences/Retaining Walls: section details, heights, materials, color chips
9. Screen Enclosures: structure, materials, color
10. Driveways: materials

11. Final Stake-Out

12. Final Grading Plan: (1" = 20' scale), 2' contour interval (minimum) with appropriate spot grades, foundation and retaining wall elevations, sidewalks, driveways, etc.

The NCC will review all design documents and return two sets of plans to the builder in a timely manner with the appropriate comments.

The NCC will require a field inspection of builder's stake-out of the building prior to granting approval.

The NCC will release plans for building permit after:

1. The lot is closed.
2. The staking is approved.

STEP FOUR:  SUBMISSION OF PLANS TO BUILDING DEPARTMENT

Following Final Review approval, builders may submit approved plans to the City of Olathe Building Department, or other such agencies having jurisdiction for required permits.

STEP FIVE:  CONSTRUCTION COMMENCEMENT

No construction activities, other than staking, can commence on a lot prior to closing. Upon receipt of Final Review approvals, lot closing and building permits, the builder can commence construction.

STEP SIX:  LANDSCAPE REVIEW

The builder must submit two sets of the following for Landscape Review in a timely fashion for the NCC review two (2) weeks before installation:

1. Completed Application Form (1" = 10' scale)
2. Landscape Plan (1" = 10' scale) with cost estimate of nurseryman’s estimate.

The NCC will review all documents and return one set of plans to the builder with the appropriate comments.

STEP SEVEN:  HOME COMPLETION/CONSTRUCTION DEPOSIT

Upon completion of construction, the developer will return the builder’s construction deposit if the builder has complied with all NCC criteria and policies. The NCC does not require a final survey, but reserves the right to request a final survey if we feel that unapproved variances have been made during construction. The NCC will do periodic inspections during construction, including checking the foundation after digging.

DESIGN DOCUMENT CHANGES

The builder must notify the NCC prior to making any changes to the approved plans. A letter with applicable support data (as required) must be submitted to the NCC for the file. Any major deviations (as solely determined by the NCC) may require full NCC approval prior to commencement of changes.
PERIODIC INSPECTIONS

The NCC reserves the right to inspect construction in progress for conformance with approved design documents and applicants agree to cooperate fully with members of the NCC. Any violations of approved design documents may be subject to a fine and/or legal action. Fines may be withheld from the construction deposit.

MAINTENANCE

Routine interior and exterior maintenance of models, specs and pre-sales are the responsibility of the builder. The NCC will establish guidelines for the maintenance and the cost will be borne by the builder.

KEY ARCHITECTURAL GUIDELINES

The following list summarizes those architectural elements which the NCC requires:

1. Presentation of the natural character of the site through stringent requirements for tree preservation, grading, retaining walls, and foundation exposure.
2. Use of certified and/or registered professionals qualified in the fields of planning, architecture, landscape architecture, engineering and surveying.
3. Emphasis in the aesthetics of exterior architectural theme/detailing and landscape architecture.
4. Landscaping of lots that meet or exceed the minimum requirements of the “Landscape and Design Section”.
5. Approval of all signage by the NCC, including design, materials, location and installation.
6. Minimum of two (2) car garage. Large lots (150+/-feet) and corner lots will require side entry garages, except where the NCC exempts this requirement due to existing site conditions (steep slopes, vegetation). Circular driveways are permitted upon approval by NCC.
7. Use of concrete, bomanite concrete, bricks, or pavers for driveways. The use of crushed gravel, asphalt or natural driveways is prohibited.
8. Use of composition, cedar shakes or shingles; slate, clay, or pre-colored concrete tile; or other materials for roofing as approved by the NCC.
9. Conformance with NCC required setbacks.
10. Approval of all exterior colors by the NCC.
11. Underground lawn irrigation system on all grassed areas unless exempted by neighborhood Supplemental Declarations.
12. Preservation of open spaces to the maximum degree possible. Complete fencing of any lot is discouraged. Fencing is discouraged, but may be allowed in the rear of golf course and lake lots, but must be within the rear building setback. All fencing must be approved by the NCC prior to installation.

For specific details and additional information, the builder should refer to specific sections in the Architectural Review Manual under Architectural Standards and Criteria.

ARCHITECTURAL STANDARDS AND CRITERIA

GRADING, DRAINAGE, AND EROSION CONTROL

All buildings must blend with the natural grade of the site. Multi-level or star-stepped designs may be encouraged on some lots due to slope and grade conditions. Excavation or fill in the front, rear, or side yard setbacks must be kept to a minimum with special attention given to maintaining existing trees.

a. All finished grading must meet existing grade at property lines and be compatible with neighboring lots.
b. Foundation exposure must be kept to a minimum. The NCC prefers a foundation exposure of 6 inches; however, a maximum exposure of 24 inches will be allowed if proper sloped or stepped foundation treatments are used (see Exhibit A). Stucco applied directly on foundation walls does not meet the NCC requirement as outlined in this section. On houses having stucco siding, the stucco may be carried down over the foundation, as long as both surfaces are in the same plane.
c. All retaining walls, if required, shall not exceed a four foot average in height. Where slopes require more than four feet of retention, a series of star-stepped walls, with planting spaces between, will be required. For erosion and silt control during construction, the NCC requires the use of straw bales or silt fencing. It is particularly important that silt control be carefully monitored along the lake, golf course, sloped banks, and on lots adjacent to completed home sites.

d. The following materials are allowed:
1) Wood
2) Masonite “Woodsman” panels
3) Masonite board and batt siding
4) Masonite “Woodmax” panels

The following materials are prohibited:

a. Artificial, simulated, or imitation materials are discouraged and the use of indigenous materials is recommended.

b. The following materials are prohibited:
1) Wood - boards, timbers, milled sawn lumber; lap siding, shingles, shakes
2) Masonry - stone, brick, stucco and specified manufactured stone products in certain neighborhoods. Stairs, benches, or other architectural features that can be viewed by all sides and built with manufactured stone must be wrapped 360 degrees around the column or architectural feature.
3) Metals - aluminum (anodized or baked-on enamel), copper, bronze, brass, and wrought iron or galvanized iron (girders). Brightly finished aluminum is prohibited.
4. Composition Materials
   - Masonite lap siding or equal may be allowed on certain architectural styles.
   - Louisiana-Pacific "smart panel" siding or equal (with approval of NCC) may be allowed; however, vertical and horizontal laps are not allowed. (See Exhibit J for allowed installation).

5. Roofs
   - Use of composition, cedar shakes or shingles, slate, clay, or pre-colored tile, or other materials for roofing as approved by the NCC.

6. Cement Based Products
   - Use of any cement based products as approved by the NCC.

f. All exterior surfaces, with the exception of hardware items, shall have non-reflective finishes.

h. Bright colors (other than white) as the dominant color are prohibited. Exterior colors that, in the opinion of the NCC, would be inharmonious, discordant, and/or incongruous to Cedar Creek, shall not be permitted.

k. Paint Gloss – Exterior surfaces shall have no higher gloss than “satin”. However, satin finish is not considered appropriate for most dark colors and must be approved on a case-by-case basis.

SIZE OF RESIDENCE AND SETBACK CRITERIA

a. Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles. The overall intent is to maintain a feeling of open green space between units.

   No encroachment into any setback will be allowed unless approved by the NCC. See Exhibit "C" for general NCC "Typical Setback Requirements". Any variance shall be considered unique and will not set any precedent for future decisions.

   The NCC reserves the right to revert to the platted thirty (30') foot setback when special lot conditions exist and allow for side yard variances as long as the minimum allowed between homes is met.

   **On all lots that have frontage on the golf course or on the lake, there is a restrictive golf course and lake nature preserve area. Absolutely nothing can be constructed or disturbed in this zone, including any existing vegetation, without the approval of the NCC. See complete restrictions for the ‘Nature Preserve Area’ in the Landscape Section of these guidelines.**

   In developments having private streets, the front of the structure can be no closer to the street than the edge of the platted Access Utility Easement. A minimum driveway length of 25' will be required.

   - 35' minimum front yard setback will be required on certain lots in this neighborhood.

   - Maximum Building Height: Front Elevation - 2 Story Rear Elevation - 3 Story *

   - On certain high profile lots, including, but not limited to golf and lake lots, the NCC may not allow a full two-story elevation plus a walkout.
ELEVATIONS

Cedar Creek is a community designed for contemporary living in a resort setting. Natural flowing streets, trees and flowers will blend with residences of rich nature and fine detailing. It is desirable for the homes of our community to exhibit the individuality of their owners as well as the characteristics of the selected architectural style. But it is also important that basic design principles inherent in good architecture are observed, for example:

- Will building materials allow for pleasing and harmonious exterior?
- Are colors appropriate and used with restraint?
- Is there a consistent scale used throughout the design of the residence?
- Is each element designed in proportion to the others?

Terms such as “good design” and “good taste” are difficult to describe and even more difficult to legislate. Good architectural design should incorporate architectural elements that have withstood the test of time.

With this in mind the NCC will:

a. Prohibit elevations that are duplicates in appearance of any existing or approved home in certain neighborhoods. The use of different materials may preclude this requirement, if approved by the NCC.
b. Require that elevation approval shall consist of review of front, side and rear elevations.

c. Complete fencing (front, side, and rear) of any lot is prohibited. Rear yard fencing is discouraged on corner lots as terrain will permit. No carports are allowed.

d. Masonry fireplaces are encouraged, but if a prefabricated fireplace is installed, it must meet NCC requirements of proper houting, architectural design, and proper roof capping. Roof steaks and plumbing vents shall be placed on rear slopes of the roofs where possible. Vents shall be in a dark dull color and not shiny metallic.

e. Chimney flues, including caps, may not extend more than 12 inches above the chimney chase, except in the case of decorative clay pots. Direct vent chimneys must extend down to “top of wall” elevation (see Exhibit D-1). Where exposed foundation exceeds six inches landscape screening must be utilized.
f. Each request to the NCC for solar panels will be considered on its own merit because of differing styles of architecture and because of new developments in solar technology which may result in new collector designs and size requirements.

The most acceptable installation, architecturally, is one that is installed at the same pitch as the roof and is rear facing. The solar panels must be the same color as the roof or as near as possible. Tanks and pipes must be concealed from view.

g. Guttering must be painted to match blend with colors of the home unless copper is used.

WINDOWS, DOORS, SCREENING

a. Brightly painted or bright plated metal exterior doors, windows, window screens, louvers, exterior trim, or structural members shall not be permitted. The use of anodized metal or wood is the preferred material.
b. The use of mirror finishes or reflective film on windows is prohibited.
c. Insulated glass windows, both casement and double hung, are required.
d. Window style must be consistent throughout the house. A mixture of double hungs and casements is not allowed. Fixed glass windows may be used with either style.
e. Any window replaced that is different than the style, material or color than the original must be repeated to all the windows on that side of the house at the same time.

NOTE: clad replacement window color must match blend with window trim, eg: white clad windows require white trim.

ROOFS, FIREPLACES, CHIMNEYS, SOLAR PANELS, AND GUTTERS

a. The roof pitch must be consistent with the architectural style of the building. The minimum preferred pitch on gabled or hipped roofs is 5 on 12. Flat roofs may only be permitted if they fit in with the design scheme and are visually appealing from other lots, roads, or open spaces.
b. Roofs shall be pre-colored concrete tile, clay, tile, slate, cedar shakes, approved composition types, or other material as approved by the NCC. No gravel or tar roofs are allowed.
c. Roof colors shall be an integral part of the exterior color scheme of the building. The only NCC-approved composition roofs listed in Exhibit K. Only prior approved are approved for use on cedar shake roofs.
d. Masonry fireplaces are encouraged, but if a prefabricated fireplace is installed, it must meet NCC requirements of proper houting, architectural design, and proper roof capping. Roof steaks and plumbing vents shall be placed on rear slopes of the roofs where possible. Vents shall be in a dark dull color and not shiny metallic.
e. Chimney flues, including caps, may not extend more than 12 inches above the chimney chase, except in the case of decorative clay pots. Direct vent chimneys must extend down to “top of wall” elevation (see Exhibit D-1). Where exposed foundation exceeds six inches landscape screening must be utilized.
f. Each request to the NCC for solar panels will be considered on its own merit because of differing styles of architecture and because of new developments in solar technology which may result in new collector designs and size requirements.

The most acceptable installation, architecturally, is one that is installed at the same pitch as the roof and is rear facing. The solar panels must be the same color as the roof or as near as possible. Tanks and pipes must be concealed from view.

g. Guttering must be painted to match blend with colors of the home unless copper is used.

MASONRY, DECKS, SHUTTERS, FENCES, AND WALLS

a. Awnings and canopies are not permitted to be affixed to the exterior of the residence. Shutters which are part of a architectural theme of the residence must be color-coordinated to the body and trim of the home. They must be functional or give the appearance of being functional.
b. All vertically exposed deck materials (e.g. including posts, rails, etc.) shall be painted or stained to match blend with the body or trim color of the home to prevent the deterioration and blackening of the wood. All exposed wood components shall be redwood, cedar, CCA treated wood or approved composite on a case-by-case basis. All colors must be approved by the NCC.
c. Complete fencing (front, side, and rear) of any lot is prohibited. Rear yard fencing is discouraged on certain lots, but partial rear yard fencing may be allowed on some lots with approval of plans by the NCC. Fencing may not extend any further forward on a lot than the rear line of the house unless specific approval of the NCC.

c. Complete fencing (front, side, and rear) of any lot is prohibited. Rear yard fencing is discouraged on certain lots, but partial rear yard fencing may be allowed on some lots with approval of plans by the NCC. Fencing may not extend any further forward on a lot than the rear line of the house unless specific approval of the NCC.

The most acceptable installation, architecturally, is one that is installed at the same pitch as the roof and is rear facing. The solar panels must be the same color as the roof or as near as possible. Tanks and pipes must be concealed from view.
d. No fencing is allowed in Golf Course or Lake Nature Preserve Areas.

e. Fences must be wrought iron or a similar open character and must be approved by the NCC.

f. Privacy fences or walls around patio areas that are an integral part of the residential design may be used but may not be closer than five (5) feet from the property line or six (6) feet in height. All proposed privacy fences/walls must be approved by the NCC prior to installation. They must be compatible to the architectural design of the residence.

g. Sprinkler controls, air conditioners, gas meters, and other similar utilitarian devices are permitted to be fenced, walled, or landscaped provided they do not extend more than two and a half (2 1/2) feet into the setback and the type of materials used is approved by the NCC.

h. All retaining walls constructed shall not exceed 4' in height. Where slopes require more than 4' of retention, a series of side-stepped walls with planting spaces between will be required (see Exhibit B). Allowable Materials: Stacked Stone, Laid Stone, Timber Walls (with permission of N.C.C. on a case-by-case basis). Stuccoed Concrete Walls with stone or brick cap, Brick, or any Man-made stone (with-permission of N.C.C.).

AIR CONDITIONERS, GARBAGE, AND TRASH CONTAINERS

a. All air conditioning units shall be shielded and hidden as much as possible to limit the visibility from any street or adjacent property.

b. Window and/or wall air conditioning units shall not be permitted.

c. All garbage and trash containers shall be kept inside the garage or beside the residence (only if properly screened as determined by the N.C.C.). Trash cans can only placed outside on the appropriate trash collection day and must put away on same day after collection.

SIGN, ANTENNAS, FLAGPOLES AND WIND TURBINES

a. Placement of satellite dishes must conform to the City of Olathe Unified Development Ordinance.

b. A flagpole for display of the American Flag only shall be permitted, subject to the NCC approval of placement and design. No flagpole shall be used as an antenna.

c. All signs, billboards, and advertising structures (including flags and banners), are prohibited on any lot except with the written permission of the NCC. No sign shall be nailed or attached to any tree.

d. Vertical axis wind turbines will be considered on a case-by-case basis. Factors considered will include noise and visual nuisances.

SWIMMING POOL, TENNIS COURTS, ACCESSORY STRUCTURES, PLAY EQUIPMENT, AND DECORATIVE OBJECTS

a. All plans for swimming pool construction, fencing, screening, etc., must be submitted to the NCC for approval prior to construction. Above ground swimming pools shall not be permitted. Screening pools will be discouraged on the street side of the residence. Pool screening and decks cannot be constructed in the rear building setback on golf course and lake nature preserve lots. Pool houses, cabanas, or pump houses will be permitted only if compatible with the architecture of the residence and approved by the NCC. Pool equipment must be screened from view from surrounding properties and must be approved by the NCC.

b. Accessory structures, such as tool sheds, dog runs, or doghouses are not permitted, unless architecturally compatible with the residence. Such structures must be screened from street view and from surrounding properties and must be approved by the NCC on a case-by-case basis.

c. All playground equipment, including, but not limited to, playhouses, trampolines, swingsets, etc., shall be placed in the rearyard of the lot, shall not be placed within 10 feet of a property line and only with the approval of the NCC. The NCC prefers that all playground equipment be constructed of wood and in colors that blend with the natural surroundings and must be screened with plant material to screen view from street. Structure size cannot exceed 14 feet wide x 27 feet long x 12 feet in height. No more than one “tower” on the structure.

d. No decorative objects, such as sculptures, fountains, etc., shall be placed or installed on the street side of any lot without approval of the NCC.

e. Tennis courts are permitted when lot size is sufficient and conducive, but placement and lighting must be approved by the NCC.

f. One basketball backboard will be permitted on a lot, but only on a separate pole and must be of glass construction. Goals must not be attached to the residence and must be approved by the NCC as to placement on the lot and painted black. Note: Portable goals shall not be left unattended within any street right-of-way.

LANDSCAPING AND DESIGN

A. Design Guidelines

It is the purpose of this section to establish certain requirements and regulations that set a minimum aesthetic standard for functional landscape treatment from lot to lot without strict definition of property lines, extending from the edge of pavement, to the edge of the golf course, sidewalk, or lakes. This proposed treatment of the landscape is composed of living elements which, when properly and effectively combined, will greatly enhance the total man-made and natural environment.

It is recognized that, among the many benefits, landscape elements can effectively provide shade and cooling, aid in channeling traffic, control and modulate views, and at the same time contribute to air purification, oxygen regeneration, noise absorption, glare reduction, wind and heat abatement, and increased water absorption into the soil due to the reduction of water run-off.

In summary, the landscape treatment will achieve three highly desirable attributes in community development: First, the implementation of a high level of community aesthetics; Second, the preservation of the best characteristics of the natural environment; and Third, utilization of the landscaping to cool and heat the home through natural elements.

B. Minimum Landscape Requirements

1) The minimum landscape allotment is one (1%) percent of the total lot and house value and would include shrubs and trees, but excludes soil, irrigation, grading, and any hard surfaces.

2) Foundation landscaping is required for all lots and attention should be given to all elevations. Front yards of all homes shall present an attractive appearance, emphasizing and reinforcing the major entry and the architectural design of the house.

3) The rear yards of homes adjacent to the golf course and other areas of high community exposure require landscape treatment commensurate with that of the front property.

4) Each lot must also be provided with sufficient shrubs and hedges to provide screening of air conditioner units or all other mechanical equipment on the lot.
5) Street trees and/or front yard shade trees are required and must be maintained on all lots.
6) Lots with areas of existing heavy native vegetation should be left undisturbed and in the natural state. NCC review and approval is required for any possible changes considered for all areas left in the natural state.
7) All disturbed areas not in planting beds shall be sodded. When special grasses are required or part of a unique landscape design and are not available in sod, then seeding may be allowed with prior NCC approval.
8) All turf grassed areas shall be provided with an underground irrigation system that has 100% head coverage, except in specific neighborhoods where Supplemental Declarations do not require such irrigation with original home construction.

D. Saving Trees and Native Vegetation

1) Cedar Creek is abundant in existing forested areas and heavy native vegetation. It is essential that all development and construction be especially concerned with the preservation of the natural Cedar Creek environment.
2) The NCC encourages that existing native vegetation be incorporated into the final landscape plan. Where plant material used in such cases as credit toward meeting the minimum landscape requirements set forth in this section.
3) Permission is required from the NCC before removing any native trees four (4") inches or over in caliper. Appropriate construction procedures should be followed to protect and preserve desirable trees, shrubs, and other landscaping which may exist on the lot or adjacent lots. All trees with root systems which are likely to cause damage to public roads or underground utility lines shall not be planted so as to damage such public works.
4) In order to provide an appropriate buffer between both golfing and lake activities and residential housing, a nature preserve area has been established between the rear building line of the contiguous lots and the manurred turf of the golf course or the lake shoreline.

1) Golf Course Nature Preserve Area
   This area is both on golf course property and on the private lots. It is intended that it be kept in a natural state or, if barren, that it be re-landscaped with native materials.
   a) Golf Course Ownership Area: That portion of the "Nature Preserve Area" that lies between the rear property line of the lots and the manurred turf of the golf course is owned by the golf course. This area is variable in depth from just a few feet up to forty (40') feet or more. Property owners and/or builders may not remove, prune, trim, mow, or in any way disturb any native plant materials in this area.
   b) Private Lot Ownership Area: The rear twenty-five (25') feet of all lots contiguous to the golf course has been established as part of the "Nature Preserve Area." No structures, including, but not limited to, patios, decks, pools, etc., can be constructed on any portion of the "Nature Preserve Area" which lies between the rear property line of lots and the golf course. The NCC encourages that all areas of native vegetation be retained and any clearing must be approved by the NCC and Shadow Glen Golf Club. If the lot is barren of native vegetation, the NCC requires that an appropriate amount of landscaping be planted in the "Nature Preserve Area" for visual and safety screening.

2) Lake Nature Preserve Area
   This area is both on property owned in common by Cedar Creek Community Services Corporation and on private lots contiguous to the lake shoreline.
   a) Homes Association Ownership Area: That portion of the "Nature Preserve Area" that lies between the rear property line of lots and the lake shoreline is owned by the homes association. This area is variable in depth from just a few feet to thirty (30') feet or more. Property owners and/or builders may not remove, prune, trim, mow, or in any way disturb any native plant materials in this area. Development in this area is subject to a home owner association review and approval by all Cedar Creek residents and for other landscape improvement. No private boat docks or other structures may be constructed.
   b) Private Lot Ownership Area: The rear twenty-five (25') feet of all lots contiguous to the lake shoreline has been established as part of the "Nature Preserve Area." No structures, including, but not limited to, patios, decks, pools, etc., can be constructed in this area. Gazebos and private docks or pathways connecting private lots to the lakeshore must be approved by the NCC prior to construction. No fencing is allowed. This area on most lots is the steep sloped area adjacent to the lake and the NCC requires that all native vegetation (including underbrush) be retained.

E. Materials and Workmanship

1) Plant material for landscaping in this section shall equal or exceed the standards given by the American Association of Nurserymen. The sizes for plant material given in this section shall be the minimum size at the time of installation.
   a) Shade trees shall be a minimum of 1 ½ - 2" in caliper. Ornamental trees shall be a minimum height of 6'-8'.
   b) Evergreen trees shall be a minimum height as follows: Pines: 6'-7'; Spruce and Juniper: 5' - 6'.
   c) Evergreen shrubs shall have a minimum width of 15'-18" for spreaders and 30'-36" for uprights.
   d) Broadleaf and deciduous shrubs shall generally have a minimum height of 24"-36" for larger shrubs and 15'-18" for smaller shrubs.
   e) Sizes of all other plant materials not falling in the above general categories must be approved by the NCC.

2) All plant material shall be installed in accordance with the current standard practices of American Association of Nurserymen.
   a) All plants shall be underplanted with a hardwood mulch bed. Stone or rock mulch bed are not allowed. If the homeowner has a medical condition that prevents them from using an approved mulch, the NCC may consider other options.
   b) The NCC permits that all plant beds be outlined with an appropriate hard edging for ease and consistency of maintenance.
   c) No synthetic or artificial plant materials in the form of trees, shrubs, vines, groundcovers, or lawns shall be used.
6. The use of indigenous inorganic materials (i.e., rocks, gravel) to function as groundcover shall be allowed only with the approved design concept or in areas where organic material will present maintenance or logistics problems.

F. Landscape Buffering and Screening

The NCC shall determine the location and degree of opacity required of all areas to be buffered and/or screened. It shall be the responsibility of the applicant to prepare a landscape and/or screening plan that shall achieve the NCC's directives.

G. Earthen Berms

Any berming must be smooth flowing natural bermes carefully formed and the graded to blend into the surrounding landscape. Architectural berms with straight lines and crisp angular changes in direction and orientation are disapproved. The height of berming should try to avoid a monolithic appearance. No berming shall impede or cause surface drainage problems and must be approved by the NCC before beginning.

H. Maintenance

All landscaping shall be maintained on a regular basis and shall be the responsibility of the property owner or his agent and shall include watering, weeding, mowing, fertilizing, planting, pruning, removal and/or replacement of dead or diseased materials, and removal of refuse and debris so as to prevent a healthy, neat, and well-kept appearance at all times.

PRIVATE TRAILS

Any homeowner desiring to construct a private "trail" or "path" from his or her property through any common area in Cedar Creek in order to connect with the Cedar Creek trail system, park, areas, swim club or any other Cedar Creek amenity, shall obtain written permission from the NCC if the home is still under construction. This permission must be obtained before trail construction may begin.

Submit plans must contain the following:

a) Scale of drawing.
b) Location and description of existing features of the area of the trail, including topography, tree survey, and other natural features.
c) Location and description of proposed trail and its specifics, including material, width, and any modification of existing features.
d) Any other construction details as needed to clearly explain proposal.
e) Property ownership lines (boundary of private property and affected common area).

General Design Guidelines:

1. All trails should be "natural-looking" and congruent with existing features. Use of native rock or mulch is recommended. If should be unobtrusive, if not invisible, from neighboring or cross-viewing homes or lots.

2. Trails should be located so as to minimize grading requirements. Disturbance or removal of existing trees and vegetation must be minimized.

3. The juncture of private and common area trails should not create confusion as to which is the Cedar Creek trail system and which is private.

4. Trails should be crowned or cross-pitched properly so as not to provide a drainage waterway which could damage the lower features.

5. The homeowner must agree in writing to be responsible for any damage or loss incurred during the construction of the trail to properties owned by neighboring homeowners, Cedar Creek Village I Association, Cedar Creek Community Services Corporation, or any member, employee, director, or other agent of any of them accepts any responsibility or liability for any matters pertaining to any trail constructed by the homeowner, including without limitation any damage or loss through personal injury or property damage to any person or property in connection with the design, construction, use, or maintenance of any such trail. The homeowner, as part of the Request for Review, shall indemnify all such parties against all such damage or loss.

6. The homeowner is responsible for any future damage done to existing Cedar Creek property due to the construction of said trail, including, but not limited to, tree damage and erosion/drainage. The homeowner will be required to take steps as necessary to correct any recurring problem, including, without limitation, redesign and possible trail removals.

7. Notwithstanding any review and approval of any trail by the Modifications Committee pursuant to these guidelines, the homeowner shall be solely responsible for the adequacy of the design of the trail and its proper maintenance in a good and safe condition. Neither Cedar Creek Properties, Inc., Cedar Creek Community Services Corporation, Cedar Creek Village I Association, the Modifications Committee, nor any member, employee, director, or other agent of any of them accepts any responsibility or liability for any matters pertaining to any trail constructed by the homeowner, including without limitation any damage or loss through personal injury or property damage to any person or property in connection with the design, construction, use, or maintenance of any such trail. The homeowner, as part of the Request for Review, shall indemnify all such parties against all such damage or loss.

8. No private signage or trail markers on common area property will be allowed.
Exhibit A

Exposed Concrete Foundation Walls

The NCC will allow a maximum of 2’ exposure of concrete.

Suggested alternative for sloped foundation treatments

1. Slope siding with finish grade of home

2. Stair-step siding

3. Retaining wall (max 4' tall)

NOTE: All exposed concrete must be painted to match body color of home.

Exhibit B

Retaining Walls

All retaining walls constructed shall not exceed 4’ in height.

Where slopes require more than 4’ of retention, a series of stair stepped walls with planting spaces between will be required.

Allowable Materials: Stacked Stone, Laid Stone, Timber (with permission of NCC) Stuccoed Concrete with Stone or Brick Cap, Brick or man-made stone (with permission of NCC)
Exhibit C

Typical Set-Back Requirements

Exhibit C-1

Typical Set-Back Requirements
(For Golf Course and Lake Frontage Lots)
Exhibit D
Zero Clearance Fireplaces

- Chimney height per code
- Metal top
- Bold trim box out and siding material
- Recessed panel
- Siding material over frame
- Chimney is uniform width
- Direct vent cap
- Full foundation

Note: not to scale - width should be architecturally proportional to height

Exhibit E
Zero Clearance Fireplaces

- Chimney height per code
- Tapered metal top
- Box out and trim
- Siding material over frame
- Metal haunch standing seams
- Direct vent cap
- Full foundation

Note: not to scale - width should be architecturally proportional to height
**Exhibit F**

Zero Clearance Fireplaces

- chimney height per code
- tapered metal top (option for rectangular)
- box out and trim
- siding material over frame
- extension of roof forms haunch
- direct vent cap
- full foundation

*note: not to scale - width should be architecturally proportional to height*

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**Exhibit G**

Zero Clearance Fireplaces

- height of chimney per code
- metal top
- box out trim 2x8 over 2x8
- lap siding
- 2x6 & 2x4 cornerboards
- direct vent cap
- full foundation

*note: not to scale - width should be architecturally proportional to height*
Exhibit H
Zero Clearance Fireplaces

- shingle haunch
- direct vent cap
- siding material over frame

Note: not to scale - width should be architecturally proportional to height

Exhibit I
Driveway Set-Backs

Note: if retaining walls are required, a 4' minimum planting space is required.
Exhibit K

Cedar Creek Approved Roofing Materials

- Tile
- Pre-colored Concrete Tile
- Slate
- Cedar Shake Wood Shingles

Composition Shingles:
- CertainTeed Presidential Shake TL - Weathered Wood
- Autumn Blend
- Shadow Gray
- Autumn Blend
- Shadow Gray
- CertainTeed Presidential Shake IR - Weathered Wood
- Autumn Blend
- Shadow Gray
- CertainTeed Presidential Shake - Weathered Wood
- Autumn Blend
- Shadow Gray
- CertainTeed Grand Manor - Black Pearl
- Colonial Slate
- Gatehouse Slate
- Stonegate Gray
- Weathered Wood
- Steel Rock - For certain residences. Style and colors on a case-by-case basis

Desired style and color should be stated on the modification request form.
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