

ARTICLE 17

Proposed revisions to definitions in Section 20-1701:

Base Density: *The number of dwelling units that can be developed on a subject property, rather than the number of dwelling units that are permitted for the zoning district. Base density is the number of dwelling units that can be developed given the size of the parcel, the area required for street rights-of-way or infrastructure, the density and dimensional standards of Section 20-601(a), the environmental protection standards, as well as topographical or other features unique to the property.*

Common Open Space: ~~A Parcel of Land, water body, water course, or drainageway within a ***development*** site designated for a Planned Development or Cluster Housing Project, that is designed and intended for the use or enjoyment of all the residents and Landowners of the Planned Development or Cluster Housing Project. Common Open Space, except for Common Open Space designated as ***Environmentally Sensitive Lands*** ~~Natural Open Space~~, may contain such supplementary Structures and improvements as are necessary and appropriate for the benefit and enjoyment of all the residents and Landowners of the Planned Development or Cluster Housing Project. Common open space shall not include space devoted to streets, alleys, or parking areas. While required setbacks may function as common open space, they may not be used to meet the minimum requirements.~~

Density Bonus: *An incentive-based tool that permits property owners to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals, such as protection of environmentally sensitive areas.*

Density Cap: *Maximum density levels set by the Comprehensive Plan. Low-density (6 dwelling units per acre); medium density (15 dwelling units per acre) and high density (24 dwelling units per acre).*

Jurisdictional Wetland: *Wetlands which are regulated by Section 404 of the Clean Water Act and are under the regulatory jurisdiction of the Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA).*

Mature Trees, Stand of: An area of ½ acre (***21,780 sq ft***) or more located on the 'development land area', per Section 20-1101(d)(2)(ii) ***or on other contiguous residentially zoned properties*** ~~covered by densely wooded growth of mature containing trees having a minimum height of~~ ***that are 25 feet or more in height, or are greater than 8" caliper, in an amount adequate to form a continuous or nearly continuous canopy. (Canopy may be determined from resources such as, but not limited to, NAIP, National Agricultural Imaging Program; City/County GIS aeriels; and field surveys.)***

Native Prairie Remnants: *Prairie areas that have remained relatively untouched on undeveloped, untilled portions of properties are 'native prairies'. Native prairie remnants will be confirmed by the Kansas Biological*

Survey, or a consulting firm with local expertise in these habitats, as areas that have remained primarily a mixture of native grasses interspersed with native flowering plants. (These areas have not been planted, but are original prairies). A list of approved consulting firms for prairie determination is available in the Planning Office.

~~Prominent Geographic Feature with Rocky Outcropping:~~ ~~surrounding Grade and covering an area of one (1) or more acres. Exposed rock area is 50% or more limestone or sandstone.~~

Stream Corridor: A strip of land 100 feet wide, of which the centerline shall be the centerline of a stream that is not an ~~intermittent stream or an intermittent stream specifically identified in the Comprehensive Plan as a significant intermittent stream subject to protection.~~ ***ephemeral stream: a stream where flow occurs for only a short time after extreme storms and does not have a well-defined channel, similar to a drainage way.***

~~Wetlands: Any parcel or portion of a parcel which meets the state or federal definition of Wetlands that are under the jurisdiction of state or federal laws. Synonymous with 'jurisdictional wetland'.~~