



MINUTES

Planning Commission Meeting: February 27, 2023

Application:	<u>RZ21-0015:</u> Remand of the preliminary site development plan for Woodland Forest on approximately 33.89 acres; located southeast of K-10 Highway and Woodland Road.
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Chair Janner introduced this item of old business as a remand of the preliminary site development plan for Woodland Forest, which is part of the currently pending rezoning case RZ21-0015. Chair Janner explained that the public hearing for the rezoning case was previously held and closed on November 7, 2021; therefore, no presentations or public comments will occur this evening. All previous comments are still part of the existing record and additional comments were provided in the Planning Commission meeting packet. Chair Janner stated that tonight's discussion is only regarding the preliminary site development plan.

Chair Janner opened the floor to the Commissioners for discussion and any questions for staff.

Commissioner Breen commented about the adjustments that have been made to the plan including the proposed density.

Chair Janner asked staff what the City Council specifically requested the Planning Commission to address.

Kim Hollingsworth, Senior Planner, provided an overview of the specific direction provided by the City Council which included the following:

- a. That the number of dwelling units be reduced by at least 50 units.
- b. Consideration be given for an emergency fire gate on Millstone Drive.
- c. For the applicant to collaborate with the neighboring residents on a revised plan
- d. To present a revised preliminary plan meeting UDO and Woodland Road Corridor Plan requirements that is acceptable to the Planning Commission.

Ms. Hollingsworth provided a comparison of the current plan against those directives. The plan meets all directives of the City Council and requirements of the UDO and Woodland Plan except for the following:

- a. The number of dwelling units was reduced by 37 instead of 50 units.
- b. The proposed density is 10.15 instead of the 3 dwelling units per acre permitted by the Woodland Plan.
- c. The buildings are 3.5-stories instead of the 3-stories permitted in the R-3 district.
- d. The proposed tree preservation area of 5.58 acres does not meet the requirement to preserve all 11.94 acres as required by the Woodland Plan.

Commissioner Breen asked to see the site section drawing showing the topography of the site, which Ms. Hollingsworth provided.

Chair Janner asked for any additional questions or recommendations.

Commissioner Bergida provided feedback regarding the density and tree preservation.

The Commissioners discussed density with specific input from **Commissioners Breen, Bergida, Brown, Terrones and Wood** and reached a recommendation that the density be reduced to be closer to a maximum of 150 total units (3 du/acre if possible preferred for approx. 90 units) in greater alignment with the Woodland Corridor Plan.

Chair Janner asked to move on to the tree preservation. **Chair Janner** asked **Ms. Hollingsworth** to remind Commissioners of the tree preservation requirement of the Woodland Plan compared to the proposed plan.

Ms. Hollingsworth answered and provided visual images of that comparison.

Chair Janner asked for commissioner recommendations.

The Commissioners discussed tree preservation with specific input from **Commissioners Wood, Brown, Breen, and Lynn** along with additional clarification from staff and reached a recommendation to require that the tree preservation be preserved to align significantly closer to the Woodland Corridor Plan.

Commissioner Bergida asked about traffic and safety, and **Chair Janner** provided commentary regarding the Millstone Drive access.

Commissioner Lynn asked the requirements for the location of pool amenities, which **Ms. Hollingsworth** answered.

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The Commissioners discussed building height with specific input from **Commissioner Breen, Wood, Bergida and Chair Janner**, with clarification from staff. Commissioners asked questions of **Developer, Rick Oddo**, 15200 W. 105th Terrace, Lenexa, Kansas, which he answered.

Commissioners reached an agreement to recommend that building heights should meet all requirements of the R-3 district; unless waiver criteria of the UDO are met and the waiver is necessary due to topography on site, then a maximum height of 3.5. stories may be considered.

With no further comments, **Chair Janner** entertained a motion on RZ21-0015.

A motion was made by **Commissioner Wood** and seconded by **Commissioner Bergida** that the Planning Commission has reviewed the preliminary site development plan and has the following recommendations:

1. Density be reduced to be closer to a maximum of 150 total units (3 dwelling units per acre if possible preferred for approximately 90 units) in greater alignment with the Woodland Corridor Plan.
2. Additional trees be preserved to align significantly closer with the Woodland Corridor Plan.
3. Building heights should meet the requirement of the R-3 District; unless waiver criteria of the Unified Development Ordinance are met and it is necessary due to the topography on the site, then a maximum height of 3.5 stories may be considered.

The motion passed by a roll-call vote of 7 to 0.