



## MINUTES

### Planning Commission Meeting: October 27, 2025

<b>Application:</b>	<b><u>RZ25-0012:</u></b> Request for approval of a rezoning from CTY RUR (County Rural) District to R-1 (Residential Single Family) District with a preliminary plat, and approval of a Final Plat ( <b>FP25-0031</b> ) for Lakeview Ridge, Third Plat, located northwest of W. 143rd Street and S. Lakeshore Drive.
---------------------	--

**Emily Carrillo, Senior Planner,** presented RZ25-0012, a request for approval of a rezoning, preliminary plat, and final plat (FP25-0031) for Lakeview Ridge, Third Plat. Ms. Carrillo presented the site, located northwest of 143<sup>rd</sup> Street and Lakeshore Drive, which will be the third phase of the Lakeview Ridge residential single-family development.

Ms. Carrillo explained the property was annexed in March 2025, and the applicant was required to rezone from its current County zoning to City zoning prior to any development. She presented the proposed R-1 District directly aligned with the PlanOlathe Future Land Use Map, which designated the site as Conventional Neighborhood. Ms. Carrillo noted the proposed rezoning met policy elements of the PlanOlathe Comprehensive Plan, including Consistency with the Plan, and ensuring Residential Zoning Standards. Regarding the plat request, Ms. Carrillo continued that the associated final plat would establish lot lines and dedicate public easements for fifteen (15) residential lots as well as four (4) tracts designated for amenities, stormwater management, tree preservation, and open space. She added that traffic access to the site would be provided from W. 143rd Street via the existing Red Bird Street connection. Right-of-way dedication was included with this application for the extension of Red Bird Street and for W. 140th Terrace, which would facilitate future roadway connectivity to the west. Ms. Carrillo presented the landscaping and tree preservation plan, both of which met City standards.

Ms. Carrillo said the applicant met all public notice requirements. She expounded that a neighborhood meeting was held with approximately seven residents in attendance, with questions regarding the timing of construction, maintenance of existing infrastructure, and anticipated amenities. Neither staff nor the applicant received any additional correspondence regarding these applications.

Ms. Carrillo concluded the application met the Golden Criteria for considering rezonings as outlined in the staff report. As such, staff recommended approval of the rezoning (RZ25-0012) with no stipulations. Staff also recommended approval of the final plat (FP25-0031) with no stipulations.

**Chair Janner** opened the floor for questions.

**Commissioner Creighton** noted he had no issue with the rezoning, but he referenced neighbor comments regarding deterioration of the existing roadway at Red Bird. He asked whether that information had been forwarded to the appropriate department to be addressed.

**Ms. Carrillo** confirmed the information had been forwarded to the City's Traffic Engineering staff, who confirmed the condition of the pavement. During construction, the condition of the roadway would be documented. This site is on the radar for Street Preservation project team to complete improvements in the future.

With no further questions, **Chair Janner** opened the public hearing. No one was signed up to speak, so Chair Janner called for a motion to close the public hearing. **Commissioner Bergida** moved to close the public hearing, and **Commissioner Breen** seconded. The motion passed with a vote of 9 to 0.

**Chair Janner** opened the floor for any final discussion among the Commissioners, but there was none. Chair Janner called for a motion.

A motion to approve RZ25-0012 with all stipulations and recommendations as presented by staff was made by **Commissioner Bergida** and seconded by **Commissioner Breen**. The motion passed with a vote of 9 to 0 as follows:

- A. Staff recommends approval of RZ25-0012, Lakeview Ridge 3rd Plat, for the following reasons:
  1. The proposed development complies with the policies and goals of the Comprehensive Plan.
  2. The requested rezoning to the R-1 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the R-1 District and the preliminary plat with no stipulations.

**Chair Janner** called for a separate motion on FP25-0031.

A motion to approve FP25-0031 as recommended by staff was made by **Commissioner Creighton** and seconded by **Commissioner Corcoran**. The motion passed with a vote of 9 to 0 with no stipulations.