



STAFF REPORT

Planning Commission Meeting: April 14, 2025

Application:	PR25-0005: Revised Preliminary Site Development Plan for Sunnybrook Townhomes
Location:	Southwest of W. 116 th Terrace and S. Roundtree Street
Owner:	Murali Kanakenahalli
Engineer/Applicant:	Doug Ubben; Phelps Engineering Inc.
Architect:	Brad Hus; NSPJ Architects
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area:	<u>1.10 ± acres</u>	Current Use:	<u>Undeveloped</u>
Zoning:	<u>RP-3 (Low-Density Multifamily) District</u>	Proposed Use:	<u>Townhouse</u>
Proposed Building Area:	<u>14,512 sq. ft.</u>	Plat:	<u>The Villages of Sunnybrook Estates, 6th Plat</u>
Proposed Dwelling Units:	<u>11</u>		

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for the Villages at Sunnybrook Estates development, located at the southwest corner of 116th Terrace and Sunnybrook Boulevard. The request includes one (1) 6-unit and one (1) 5-unit townhome building for a total of 11 dwelling units located on a 1.1-acre site. The applicant is requesting to increase the number of units approved on this property from 8 to 11 units, increasing density from 7 to 10 units per acre. As required by Unified Development Ordinance (UDO) 18.40.120.A, an increase in density of this amount requires Planning Commission consideration.

2. History

The subject property was annexed into the City in 1996 and rezoned to the RP-3 District in 1998 (Ord. 98-30). In 2001, the Villages of Sunnybrook development received preliminary approval for 624 dwelling units on 64 acres (PR-09-01). Phase 2, which is the phase involving

this request, received final plan and plat approval in 2004 (PR-04-023 and P-04-029). The five southern multi-family buildings in Phase 2 were built in 2008. The subject property (outlined in yellow below) was originally approved for two (2) 4-unit townhomes. In 2022, a revised preliminary site development plan (PR22-0025) was approved for the property to the north for the Silver Creek Landing Townhomes.

3. Existing Conditions

The property is undeveloped but has an existing private drive connected to 117th Street to the south that will remain. The site is currently an open grass area with no trees that slopes down towards 116th Terrace to the north.



Aerial view of the subject property outlined in yellow, phase 2 of the Villages of Sunnybrook development outlined in red.



View of the subject property looking north.

4. K-7 Corridor Study Area

The subject property is located within the K-7 Corridor Study Area, which designates the site for Residential uses, and is subject to additional design criteria and policies which define the expectation for high-quality projects within the corridor. Site design requirements include the incorporation of pedestrian connectivity and a variety of housing types. Building architecture must be harmonious throughout the larger development. The proposed townhome development is in compliance with the design guidelines of the K-7 Corridor Study Area.

5. Zoning Standards

- a. **Land Use** – The townhouse use is permitted by right in the RP-3 District.
- b. **Density** – The proposed density of 10 dwelling units per acre complies with the maximum density of 15 units per acre in the RP-3 District and the maximum of 12 units per acre in the K-7 Corridor Design Guidelines. The project also provides 4,306 square feet of site area per dwelling unit, exceeding the minimum requirement of 3,000 square feet per unit in the RP-3 District.
- c. **Site Coverage** – Buildings and pavement cover 50 percent of the site area, complying with the maximum site coverage of 65 percent.
- d. **Building Height** – The proposed buildings are 2 stories and 33 feet tall at their peak, complying with the maximum building height of 3 stories and 40 feet.
- e. **Setbacks** – The proposed buildings comply with the minimum setbacks from property lines and the minimum distance between buildings as required by the RP-3 District.
- f. **Open Space** – The site provides 50 percent of the site as open space, exceeding the minimum of 15 percent open space.

6. Development Standards

- a. **Access/Streets** – There is one (1) existing drive that connects to 117th Street. No changes to the existing drive or surrounding road network are needed to accommodate the proposed development. Public sidewalks will be installed along all streets as required.
- b. **Parking** – Four (4) parking spaces are provided per unit with the proposed two-car garage and two-car wide driveway, exceeding the minimum requirement of 1.5 stalls per unit. Additionally, the existing on-street parking area will remain.
- c. **Landscaping/Screening** – The landscape plan shows the required street trees along all public streets and the required residential lot landscaping located throughout the site. Building foundation landscaping is proposed along all street-facing building façades. All disturbed lawn areas will be sodded.
- d. **Stormwater/Detention** – The entire site drains through existing stormwater infrastructure toward the existing detention basin located north of the development. No changes to the existing stormwater infrastructure are needed to accommodate the proposed development.
- e. **Public Utilities** – The property is within the WaterOne water and City of Olathe sanitary sewer service areas. Both buildings will connect to the existing water and sanitary sewer mains located in the area.

7. Site Design Standards

The property is subject to the Site Design Category 3 requirements based on the Mixed Density Residential designation in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Landscape Option** – The proposal meets the requirements of the planted buffer option by providing at least a 20-foot side landscape area along W. 117th Street, S. Roundtree Street, and W. 116th Terrace.
- b. **Pedestrian Connectivity** – The proposal meets the requirements of the cross-property connection option by providing dedicated pedestrian paths that connect to the public sidewalk along S. Roundtree Street to each dwelling unit.

8. Building Design Standards

The proposed buildings are subject to the Horizontally Attached Residential design standards according to UDO Section 18.15.020.G.4. All elevations facing a public or private street are categorized as a primary façade and all other elevations are secondary façades. Color elevations were provided showing the proposed building style and architectural style. The following table lists the applicable building design standards and proposed design elements:

Building Design Standard	UDO Design Requirements
	Proposed Design
<i>Front Entryway</i>	<p><i>Each unit must have a front porch or recessed entryway on 1 primary façade that is at least 4 feet deep and 6 feet wide.</i></p> <p>Each unit meets this requirement by providing a front porch or recessed entryway that is at least 4 feet deep and 6 feet wide.</p>

<i>Front Entry Orientation</i>	<p><i>The RP-3 District requires the front façade be oriented toward the street.</i></p> <p>Each building along the public street is oriented toward the street by providing a front entry feature that addresses the public street and orienting all garage doors to the rear.</p>
<i>Garages</i>	<p><i>All street-facing garages must be recessed a minimum of 2 feet from the front line of the building's primary facade.</i></p> <p>All garages do not face a public street.</p>
<i>Windows</i>	<p><i>Each unit must provide at least 2 separate windows that are no less than 6 square feet in size along each primary façade.</i></p> <p>Each unit provides at least 2 separate windows that are no less than 6 square feet in size along each primary façade.</p>
<i>Horizontal Articulation</i>	<p><i>A horizontal articulation tool must be used to differentiate each individual dwelling unit on primary facades.</i></p> <p>Each dwelling unit utilizes either the prescribed wall offset, notch, or projection tool to differentiate between units on each primary façade.</p>
<i>Vertical Articulation</i>	<p><i>A vertical articulation tool must be used to differentiate each individual dwelling unit on primary facades.</i></p> <p>Each dwelling unit achieves this requirement by utilizing gables and changes in roof pitch to create at least a two-foot change in roof height between each unit.</p>

The buildings are finished with Class 1 stone veneer, stucco, and glass and Class 3 fiber cement siding with a Class 2 architectural shingle roof. The proposed building materials and colors are a Carolina ledgerstone veneer, light and dark tan stucco, white board and batten siding, standing seam metal roof accents, and an Owens Corning Peppercorn shingle roof. These materials and colors are similar to those used on the existing townhomes within this development. The proposed building materials comply with all applicable design requirements. Each building façade is clad with at least 75% Class 1 materials as required by the RP-3 District.

9. Neighborhood Meeting/Correspondence

Neighborhood notification was provided to property owners within 500 feet of the subject property, as required by the UDO. A neighborhood meeting was held on March 19, 2025 with one (1) resident in attendance. All questions at the meeting about parking and whether the units would be for sale or rent were answered. Staff has not received any additional correspondence from neighbors.

10. Staff Recommendation

Staff recommends approval of the preliminary site development plans for PR25-0005, Sunnybrook Townhomes, with no stipulations.