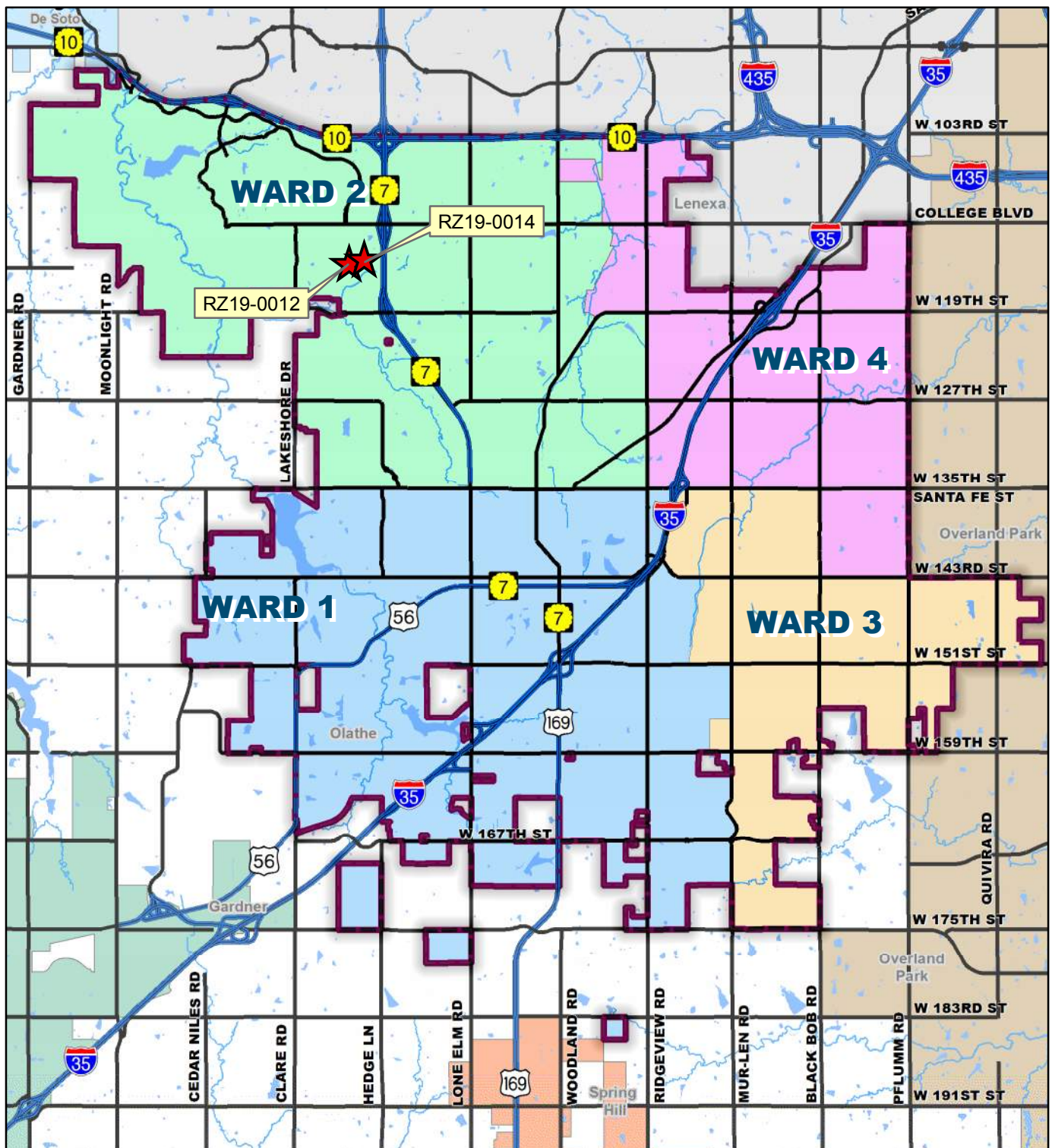


SEPTEMBER 9, 2019

OLATHE PLANNING COMMISSION

CASE LOCATIONS



User: jaredmd
Date: 09/03/2019





CALL TO ORDER

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- A. **MN19-0826**: Standing approval of the minutes as written from the August 26, 2019 Planning Commission meeting.

REGULAR AGENDA-NEW BUSINESS

A. PUBLIC HEARING

RZ19-0012: Request approval for a rezoning from R-1, RP-1, RP-4, and CTY A Districts to R-1 District, and preliminary plat for **Prairie Canyon** on 73.19± acres; located in the vicinity of the southwest corner of the intersection of College Boulevard and K-7 Highway.

Owner: Trust of Sandra G. Mitchell

Applicant: Frank Dean; Prime Development Land Company

Engineer: David Rinne; Schlagel & Associates, P.A.

B. PUBLIC HEARING

RZ19-0014: Request approval for a rezoning from R-1, RP-4, and CTY A Districts to R-2 District and preliminary site development plan for **Prairie Canyon** on 18.20± acres; located in the vicinity of the southwest corner of the intersection of College Boulevard and K-7 Highway.

Owner: Trust of Sandra G. Mitchell

Applicant: Frank Dean; Prime Development Land Company

Engineer: David Rinne; Schlagel & Associates, P.A.

ANNOUNCEMENTS

ADJOURNMENT

The City of Olathe offers public meeting accommodations. Olathe City Hall is wheelchair accessible. Assistive listening devices are available at each meeting. To request an ASL interpreter, or other accommodations, please contact the City Clerk's office at 913-971-8521. Two (2) business days notice is required to ensure availability.



City of Olathe
Planning Division

MINUTES – Opening Remarks

Planning Commission Meeting: August 26, 2019

The Planning Commission convened at 7:00 p.m. to meet in regular session with Chairman Dean Vakas presiding. Vice Chair Rinke and Commissioners Ryan Freeman, Jeremy Fry and Chip Corcoran were present. Commissioners Barry Sutherland, Ryan Nelson, Jose Munoz and Shirley Allenbrand were absent.

Recited Pledge of Allegiance.

The Chair made introductory comments. Regarding *ex parte* communication, the Chair requested that if a commissioner had something to report, they specify the nature of the *ex parte* communication when item is reached in the agenda.

A motion to approve MN19-0812, the meeting minutes from August 12, 2019, was made by Vice Chair Rinke and seconded by Comm. Corcoran and passed with a vote of 5-0.



City of Olathe
Planning Division

MINUTES

Planning Commission Meeting: August 26, 2019

Application:	<u>PR19-0014</u> Revised preliminary site development plan for Center of Grace Church , located at 520 S. Harrison Street.
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A motion to approve PR19-0014 on the Consent Agenda was made by Vice Comm. Rinke and seconded by Comm. Corcoran and passed with a vote of 5 to 0, with the following staff stipulations:

1. A final site development plan shall be approved prior to issuance of a building permit.
2. Vertical articulation shall be modified in the final site development plan to include a two-foot (2ft.) vertical parapet to the entry element located on the primary façade.
3. Curbing along the easternmost portion of the existing parking areas shall be included on a final site development plan for the Future Phase Building Expansion.
4. As proposed, the Future Phase Building Expansion will exceed stormwater requirements and shall be addressed at the time of submittal for a final site development plan for the Future Phase Building Expansion.
5. A third landscape island shall be added to the north parking pod, adjacent to the new building addition, and shall be included on a final site development plan for the Future Phase Building Expansion, per UDO 18.30.130.
6. Landscaping buffers will be added to screen parking from all adjacent streets and residential lots with a final site development plan for the Future Phase Building Expansion, per UDO 18.30.130.
7. As required by the UDO, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
8. Dead end water mains with fire hydrants are not permitted unless water supply calculations can be provided that demonstrate an adequate water supply provides the required fire flow or sprinkler demand, whichever is greater; otherwise, the water supply for hydrants is required to be looped to existing mains.
9. All new on-site wiring and cables shall be placed underground per UDO 18.30.250.

10. A photometric plan shall be submitted with the final site development plan per UDO 18.30.135.



City of Olathe
Planning Division

MINUTES

Planning Commission Meeting: August 26, 2019

Application:	<u>PR19-0015</u> Preliminary site development for Mahaffie Self-Storage located along west side of S. Mahaffie Street, north of 153 rd Court.
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A motion to approve PR19-0015 on the Consent Agenda was made by Vice Comm. Rinke and seconded by Comm. Corcoran and passed with a vote of 5 to 0, with the following staff stipulations:

- a. A final site development plan shall be approved prior to issuance of a building permit.
- b. Metal paneling utilized on all secondary facades shall consist of architectural metal.
- c. Downspouts located on the north and south elevations of the three-story building shall be enclosed.
- d. All landscaping along east property line shall be located outside of the overhead powerline easement.
- e. A photometric plan and detailed cut sheets of all pole and building lighting shall be submitted with the final site development plan per UDO Section 18.30.135.
- f. A note shall be included on the final site plan and elevations "As required by the UDO, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture."
- g. Sign permits are required for all wall and monument signs in accordance with UDO Section 18.50.190.



City of Olathe
Planning Division

MINUTES

Planning Commission Meeting: August 26, 2019

Application:	<u>MP19-0012:</u> Minor plat for Greystone Lake 2nd Plat
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A motion to approve MP19-0012 on the Consent Agenda was made by Vice Comm. Rinke and seconded by Comm. Corcoran and passed with a vote of 5 to 0, with the following staff stipulations:

- a. Prior to recording the plat revise the signature name for the Planning Commission Chairman to "C.S. Vakas".
- b. Prior to recording revise the plat name to "Greystone Lake 2nd Plat.
- c. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the Planning Division.



City of Olathe
Planning Division

MINUTES

Planning Commission Meeting: August 26, 2019

Application:	<u>MP19-0013:</u> Minor plat for Ranch Villas at Prairie Haven, Lot 21
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A motion to approve MP19-0013 on the Consent Agenda was made by Vice Comm. Rinke and seconded by Comm. Corcoran and passed with a vote of 5 to 0, with the following staff stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the Planning Division.
- b. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.I.
- c. A note shall be included on the building permit stating that all above ground mechanical equipment shall be screened according to UDO 18.30.130.I.
- d. Developer shall fill in sidewalk gaps and replace non-ADA compliant asphalt sidewalk/ramps in this area when buildings are completed.



City of Olathe
Planning Division

MINUTES

Planning Commission Meeting: August 26, 2019

Application:	<u>MP19-0014:</u> Minor plat for Townhome at Fairfield Village, Forty-Seventh Plat
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A motion to approve MP19-0014 on the Consent Agenda was made by Vice Comm. Rinke and seconded by Comm. Corcoran and passed with a vote of 5 to 0, with the following staff stipulations:

1. Sidewalks shall be constructed on both sides of all public and private streets and drives as required by the RP-3 zoning ordinance.
2. The developer is responsible for planting street trees, subject to UDO 18.30.130 G. Such trees shall be planted at the completion of each phase of development.
3. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of way if cabinets are screened with landscape materials.
4. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the Planning Division.



City of Olathe
Planning Division

MINUTES

Planning Commission Meeting: August 26, 2019

Application:	<u>RZ19-0012:</u> Request approval for a rezoning from R-1, RP-1, CTY A, and RP-4 Districts to R-1 District, and preliminary plat for Prairie Canyon on 73.19± acres; located in the vicinity of the southwest corner of the intersection of College Boulevard and K-7 Highway.
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A motion to continue RZ19-0012 to a future Planning Commission meeting was made by Vice-Chairman Rinke and seconded by Comm. Fry and *passed with a vote of 5 to 0.*



City of Olathe
Planning Division

MINUTES

Planning Commission Meeting: August 26, 2019

Application:	RZ19-0014: Request approval for a rezoning from R-1, RP-1, CTY A, and RP-4 Districts to R-2 District and preliminary site development plan for Prairie Canyon on 18.20± acres; located in the vicinity of the southwest corner of the intersection of College Boulevard and K-7 Highway.
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A motion to continue RZ19-0014 to a future Planning Commission meeting was made by Vice-Chairman Rinke and seconded by Comm. Fry and *passed with a vote of 5 to 0.*



Planning Division

MINUTES

Planning Commission Meeting: August 26, 2019

Application:	<u>RZ19-0013</u> Rezoning from CP-2 to R-1 District and preliminary plat for Enclave at Boulder Hills
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Dan Fernandez, Planner II, presented this request for rezoning and preliminary plat for the Enclave of Boulder Hills, rezoning from CP-2 Planned General Business District to R-1 Residential Single-Family District. The proposed preliminary plat includes 91 single-family lots in the vicinity of 175th Street and Black Bob Road. The site is vacant and undeveloped. The surrounding area consists of R-1 to the north, RP-3 to the west, and County to the east and south. Upon review of the Future Land Use Map, staff believes single-family housing would be appropriate at this location.

Mr. Fernandez reported that the site was rezoned from County Rural to CP-2 in 2007. The associated preliminary site development plan included approximately 400,000 square feet of commercial uses. The applicant is proposing rezoning approximately 27 acres to R-1 with this submittal. The remaining commercial will require a revised site preliminary development plan prior to any development taking place.

Mr. Fernandez presented the proposed preliminary plat with 91 lots and the required 15 percent common space. The applicant also meets the requirement for 50 percent active open space per the UDO, providing a clubhouse with interior amenities, outdoor gathering spaces, and walking trails. Mr. Fernandez reported that some lots are less than 7,200 square feet, the minimum in an R-1 zoning. All homes will be required to meet Building Design Category A requirements and Site Design Category 1 requirements. Architectural requirements include front porches, garages set back from the primary façade, and having more than 70 percent Category 1 materials on primary elevations. Mr. Fernandez noted pedestrian connectivity to existing sidewalks and adjacent streets.

Mr. Fernandez presented a landscape plan, illustrating landscaping along the perimeter and required trees. Two waivers are being requested. The first is to reduce the side yard setback from 7 feet to 5 feet. The second is to use a Type 4A buffer instead of the required Type 4B buffer. Staff is supportive of both waiver requests as they meet the criteria for waivers. Also, a 5-foot buffer is appropriate for developments with smaller lot sizes and narrower widths. For the landscape buffer, the proposed plantings and berm will provide better screening than open space. Also, additional landscaping will be put in place when the commercial property develops to the south, and the remaining commercial acreage will consist of a smaller neighborhood commercial development instead of a large retail center.

Mr. Fernandez concluded by saying that staff recommends approval of the rezoning and preliminary plat for reasons including meeting the goals of the Comprehensive Plan, and meeting UDO criteria for rezoning.

Vice Chair Rinke asked for further clarification on the side yard setbacks and increased building design requirements. **Mr. Fernandez** responded that because of the smaller lot sizes, they are subject to Building Design Category A.

Mr. Corcoran asked if the road to the west provides the first access into the site and where additional buffer area for Lot 87 will come from. **Mr. Fernandez** replied that it is and when the commercial development comes in, that will be reviewed.

Chair Vakas opened the public hearing and asked the applicant to come to the podium. **Travis Schram, Applicant, 11282 South Belmont Street, Olathe**, approached the podium. He believes this plan is a good fit for this site and a nice buffer to future commercial. He further believes that adding more residential will be good for the overall area.

There being no questions of the applicant, **Chair Vakas** called for a motion to close the public hearing.

Motion by Vice Chair Rinke, seconded by Comm. Freeman, to close the public hearing.

Motion passed 5-0.

Comm. Freeman is unsure about changing planned commercial development to residential, and asked if there is commercial zoning to the west near Mur-Len Road. **Kim Hollingsworth, Senior Planner**, noted that there is another area zoned CP-2 further west on 175th Street, adding that the Comprehensive Plan is designed to have small neighborhood centers along major arterial roads.

Vice Chair Rinke asked if there are any other areas along 175th Street that would be available for big-box commercial/retail development. **Ms. Hollingsworth** said there is another community commercial center in the 175th and Mur-Len vicinity reflected on the Comprehensive Plan.

Comm. Corcoran expressed concern about the setbacks and buffers and believes those issues should be addressed before this plan is approved. **Ms. Hollingsworth** stated that staff will be very cognizant of the buffer and access alignment on the revised preliminary development plan for the commercial development.

Motion to recommend RZ19-0013 for approval was made by Comm. Fry and seconded by Vice Chair Rinke, for the following reasons:

- (1) The proposed development complies with the policies and goals of the *Comprehensive Plan* for Housing and Neighborhoods (Principles HN-3.1, LUCC-7.1 and LUCC-8.1).
- (2) The requested rezoning to the R-1 district meets the Unified Development Ordinance (UDO) criteria for considering zoning applications, with exceptions to certain UDO requirements as noted in the waiver requests.
- (3) The proposed development as stipulated meets composite design standards for **Site Design Category 1** (UDO 18.15.105) and **Building Design Category A** (UDO 18.15.025).

Comm. Fry's motion included recommending that the following stipulations be included in the ordinance:

- (1) A waiver shall be granted to permit minimum five (5) foot side yard setbacks.
- (2) A waiver shall be granted to permit a landscape buffer Type 4A adjacent to the commercial zoned property to the south with a minimum 6-foot berm used towards the 9-foot berm/fencing requirement.

- (3) All lots shall be subject to Building Design Category A standards per UDO Section 18.15.025.

Comm. Fry's motion included recommending that the following stipulations be addressed with the final plat:

- (1) A note shall be included on the final plat stating that all mechanical equipment shall be screened per UDO requirements.
- (2) A note shall be added to the final plat stating that all homes built within this development are subject to Building Design Category A requirements.
- (3) A master landscape and street tree plan in accordance with Section 18.30.130 of the UDO shall be submitted with the final plat.
- (4) A final plat shall be approved and recorded, and all excise fees paid prior to issuance of a building permit.

Aye: Rinke, Fry, Vakas (3)

No: Freeman and Corcoran (2)

Motion was approved 3-2.



City of Olathe
Planning Division

MINUTES – Other Matters

Planning Commission Meeting: August 26, 2019

Chair Vakas announced that tonight is Vice Chair Mike Rinke's last meeting, having served on the Planning Commission for 10 years. Chair Vakas thanked him for his service.

The next Planning Commission is scheduled for Monday, September 9, 2019, at 7:00 p.m.

There were no other announcements.

Meeting adjourned.



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: September 9, 2019

Application:	RZ19-0012: Rezoning from R-1, RP-1, RP-4, and CTY A to R-1 District and preliminary plat for Prairie Canyon
Location:	Southwest of the intersection of College Boulevard and K-7
Owner:	Trust of Sandra G. Mitchell; West Olathe, LLC
Applicant:	Frank Dean, Prime Land Development Company
Engineer:	David Rinne, PS; Schlagel & Associates, P.A.
Staff Contact:	Sean Pendley, Senior Planner

Site Area:	<u>73.19± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>142</u>	Plat:	<u>Unplatted</u>
Density:	<u>1.94 units per acre</u>	Proposed Zoning:	<u>R-1</u>
Tracts:	<u>9</u>	Current Zoning:	<u>R-1, RP-1, RP-4, CTY A</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Primary Greenway/Urban Mixed Use Center	Vacant	R-1, RP-1, RP-4, CTY A	1	N/A
North	Primary Greenway/ Urban Mixed Use Center	Vacant	RP-3	-	-
South	Primary Greenway/ Urban Mixed Use Center	Single Family (<i>Timberstone Ridge</i>)	R-1	-	-
East	Urban Mixed Use Center	Vacant	R-1, RP-3, R-3	-	-
West	Conventional Neighborhood	Single Family (<i>Southglen</i>)	RP-1	-	-

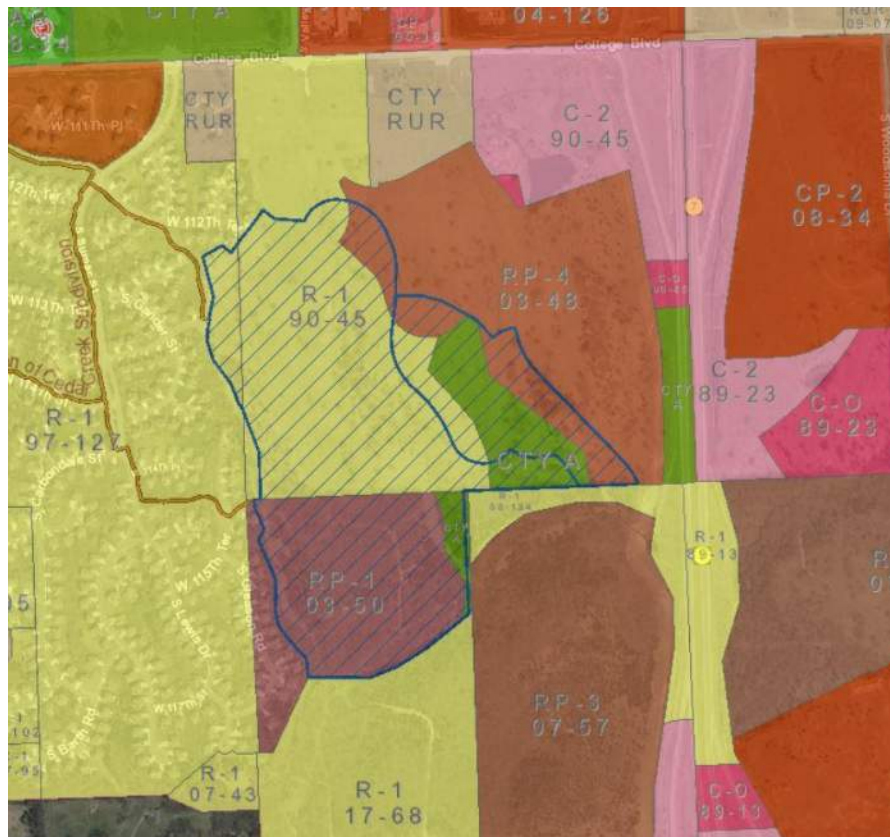
1. Proposal:

The applicant is requesting a rezoning from R-1, RP-1, RP-4, and CTY A to the R-1 (Residential Single Family) District and a preliminary plat for Prairie Canyon. The subject property is located south and west of the intersection College Boulevard and K-7 Highway. The proposed rezoning to R-1 district will combine various residential zoning districts that were never developed and include property currently zoned County A (Agricultural). According to the applicant, the estimated value for the new single-family homes is estimated to be in the range of \$500,000 to \$600,000.

The proposed development consists of a single-family residential subdivision on 142 lots with 9 common tracts. The developer has also submitted a companion development for twin villas immediately to the east identified as RZ19-0014 which is also on this agenda for consideration.

2. History:

Approximately 31 acres of the southern portion of the property was zoned RP-1 district in 2003. This rezoning (RZ-16-02) included a conceptual neighborhood design for Southglen of Cedar Creek, Phase 2, which was comprised of single family lots. The majority of the remaining property were zoned R-1 in 1990 (RZ-08-90) and a conceptual plan was submitted with this rezoning showing single-family lots in this area.



Current Zoning Map

Approximately 2.31± acres of the subject property were rezoned to RP-4 in 2003 (RZ-14-03) and included a preliminary site development plan for College West Apartments. Just

under 4 acres of the subject property remained under County zoning since annexation in 1989.

3. Existing Conditions/ Site Photos:

The site is currently undeveloped and consists of rolling terrain with native trees throughout the property. Cedar Creek is located along the south plat boundary.



Aerial view of subject property

4. Neighborhood Meeting/Public Notice:

The applicant held a neighborhood meeting on July 30, 2019 (see attached minutes) and twenty-seven (27) residents attended. Main topics of discussion included proposed greenspaces and trails, street connectivity, project timeline, and future uses along College Boulevard. The neighborhood meeting minutes are included in the Planning Commission packet.

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per Unified Development Ordinance (UDO) requirements. Since the application was continued from the August 26th Planning Commission meeting at the applicant's request, new signs have been posted on the site and letters notifying citizens within 200 feet of the new Planning Commission meeting date have been mailed, per UDO requirements.



View of site looking east from W. 113th Terrace

Staff has received one letter, which is included within this packet, from neighboring residents. These citizens have expressed concern with the proposed single-family neighborhood connecting to the Southglen neighborhood in three locations, despite the neighborhoods not being affiliated. The citizens expressed additional concerns regarding traffic and construction from the proposed neighborhood as well.

Staff has received one phone call from another citizen who wanted to gather more information on how the proposed subdivision would affect his property and the trail on the east side of Southglen and where the proposed lots would be in relation to their lot. Staff provided the citizen with the information requested and the citizen did not express support or opposition of the proposal.

5. Zoning Requirements:

- a. **Lot Dimensions** – The minimum lot width in the R-1 district is 60 feet, and the minimum lot size is 7,200 square feet. All lots in the proposed development meet or exceed the minimum 60-foot lot width requirement, and the smallest lot in the proposed development is 7,992 square feet. The average lot size in this proposed subdivision is 10,827 square feet. The proposed lots also comply with the transitional lot standards, by including open space buffers and parcel size matching, per UDO Requirements.
- b. **Building Height** – The maximum building height for residential buildings in R-1 districts are 2 ½ stories or 35 feet.
- c. **Setbacks** – Setbacks in the R-1 District are as follows: Front Yard – 30 feet, Side Yards – 7 feet, and Rear Yards – 25 feet. The proposed development is requesting a

waiver to allow a reduction in the front yard setback from 30 feet to 20 feet. Analysis of this waiver request can be found in Section 8 of this report.

6. Streets/ Right-of-way:

All lots within the proposed subdivision will have access from new local streets. The road network for the proposed subdivision will have four (4) connections from existing roads: College Boulevard to the north, and 112th Terrace, 113th Terrace and 115th Terrace to the west. The street connections to the existing neighborhood in Southglen of Cedar Creek provide a well connected street network and improve opportunities for access and traffic circulation per Unified Development Ordinance requirements. According to (UDO) 18.30.220, "Local street patterns may discourage through traffic but should also include interconnecting streets with alternative routes throughout the neighborhood to diffuse automobile traffic and shorten walking distances". The streets in the Southglen neighborhood were constructed with the intent that they would one day be extended, which is why they are currently street stubs rather than cul-de-sacs.

Each cul-de-sac in the proposed subdivision will have a landscape tract in it that will have a street easement. The proposed development meets UDO requirements for public right-of-way and cul-de-sac size.

7. Sidewalks/Trails:

The preliminary plat identifies private trails within Tract C. The City of Olathe also has plans for a future public trail in the stream corridor along the south plat boundary. The final plat will include a Public Recreation Easement (PR/E) to allow construction of the future public trail. The exact location of the trail and specific easements will be determined at the time of construction for the trail.

8. Landscaping/ Tree Preservation:

The applicant has provided a preliminary landscape plan depicting the location of street trees along the residential streets. Street trees are required with an average spacing of 40 linear feet, with at least one tree per lot in residential districts. Single family homes require a minimum of three (3) trees on each lot.

A landscape buffer is not required adjacent to the existing residential properties, however, staff recommends that the required interior lot trees for some of the proposed single family lots be located in the rear yard to provide landscaping in the rear yards where existing trees will be removed or there is no existing vegetation.

There are existing trees throughout the southern area of the site. The applicant is showing tree preservation in Tract C, adjacent to the Southglen subdivision, and within the stream corridor for Cedar Creek.

9. Waivers:

The applicant is requesting a waiver from Unified Development Ordinance (UDO) requirements to reduce the front yard setback in the R-1 District from 30 feet to 20 feet. The primary reason for the waiver request is to provide additional tree preservation areas in the rear yards and open space tracts with steep grades and along existing residential properties. The applicant's waiver request letter is included within this packet.

Staff Analysis:

Staff has reviewed the request and is supportive due to the proposal meeting criteria for waivers found in UDO Section 18.40.240.E for the following reasons:

The proposed 20-foot front yard setback is appropriate for the proposed single family subdivision since the development will provide a higher quality site design with additional tree preservation areas and natural buffers along adjacent residential properties. Similar reduced side yard setbacks have been approved for other single-family developments within Cedar Creek. The 20-foot front yard setback does not create any negative impacts for the lots or streets and is consistent with other single family plats in Cedar Creek.

10. Zoning/ Land Use Analysis:

The future land use map of the *Comprehensive Plan* identifies the subject property as "Primary Greenway" and "Urban Mixed Use Center". The intent for the Urban Mixed Use Center is to allow a variety of residential and non-residential development in areas close to regional traffic networks. Primary Greenways are designated in areas with streams, floodways and open space that are appropriate for expansion of regional trail systems.

The following are criteria for considering rezoning applications as listed in *Unified Development Ordinance (UDO) Section 18.40.090.G*.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The proposed R-1 zoning and single family residential development is appropriate for the subject property since it will allow a good transitional land use from the existing single family neighborhoods to the west, multi-family zoning districts to the east, and commercial zoning to the north along College Boulevard. In addition, a public recreation easement is provided within the open space tracts to allow a future public trail within the Primary Greenway. The residential development complies with other goals and principles of the *Comprehensive Plan*.

- **Principle ESR-1:** *"Protect and preserve significant natural ecological systems".*
- **Principle LUCC-6: Discourage Sprawl.** *"Discourage "leap-frog" or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas."*

The proposed development plan includes tree preservation, stormwater quality and landscape buffers to preserve natural features and minimize negative impacts with new development.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The properties adjacent to the west is developed with an existing single-family residential neighborhood (Southglen of Cedar Creek). The adjacent property to the south was rezoned and platted in 2017 to allow single-family residential development. Staff finds the proposal to be compatible with the character of the existing neighborhood. The proposed use for single family residential with a density below 2

units per acre is consistent with the adjacent neighborhoods and follows the transitional lot standards per UDO requirements.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.

The zoning of surrounding properties includes a mix of several residential districts including R-1, RP-1, and RP-4. The proposed R-1 zoning and single-family residential development is compatible with surrounding development of a single-family neighborhoods to the south and west. Single family lots are the most appropriate land use in this location and the proposed lot sizes meet the required transitional lot standards.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The portion of the site that retains R-1 and RP-1 zoning would currently allow for the development of single-family homes and the RP-4 zoning would allow for multifamily or single family homes at a higher density than what is proposed with this rezoning. The applicant is proposing a development with 142 lots, thus lessening the impact on the local road network and the existing surrounding neighborhood.

Development of single family homes on the subject property is the most appropriate use for the subject property due to its location adjacent to existing single-family residential development. The general pattern of development in this area is conventional neighborhoods with single family homes. The location of the proposed single family homes will provide a transition from the existing single family homes to the west and current RP-4 zoning to the east of the subject property.

E. The length of time the property has been vacant as zoned.

The subject property has never been developed, despite part of the property being rezoned to the R-1 District in 1990 and parts being rezoned to RP-1 and RP-4 in 2003.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed development of a single-family residential neighborhood includes natural buffers to minimize impacts on surrounding properties and there will have no detrimental effects on surrounding properties.

G. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The proposed subdivision includes a new public street connection to College Boulevard and additional trips generated by the proposed single family residential development will not adversely affect capacity or safety of the applicable road network.

H. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

The proposed development includes one tract to be used for stormwater management, which will include a stormwater management feature. The proposed development will comply with the requirements of Title 17 of the Olathe Municipal Code.

I. The economic impact of the proposed use on the community.

The proposed development would provide an increase in property tax revenues for the City as a result of new homes with high property values.

J. The gain, if any, to the public health, safety and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The proposed rezoning to R-1 does not pose a threat to the public health, safety and welfare. There have been previous proposals for single-family and multifamily residential development on the subject property but the property has never been developed. Denial of this application could be considered a hardship to the property owner.

11. Staff Recommendation:

A. Staff recommends approval of RZ19-0012 for the following reasons:

1. The proposed development complies with the policies and goals of the *Comprehensive Plan* for Environmental Sustainability and Land Use (Principles ESR-1 and LUCC-6).
2. The requested rezoning to R-1 district meets the *Unified Development Ordinance (UDO)* criteria for considering zoning applications.

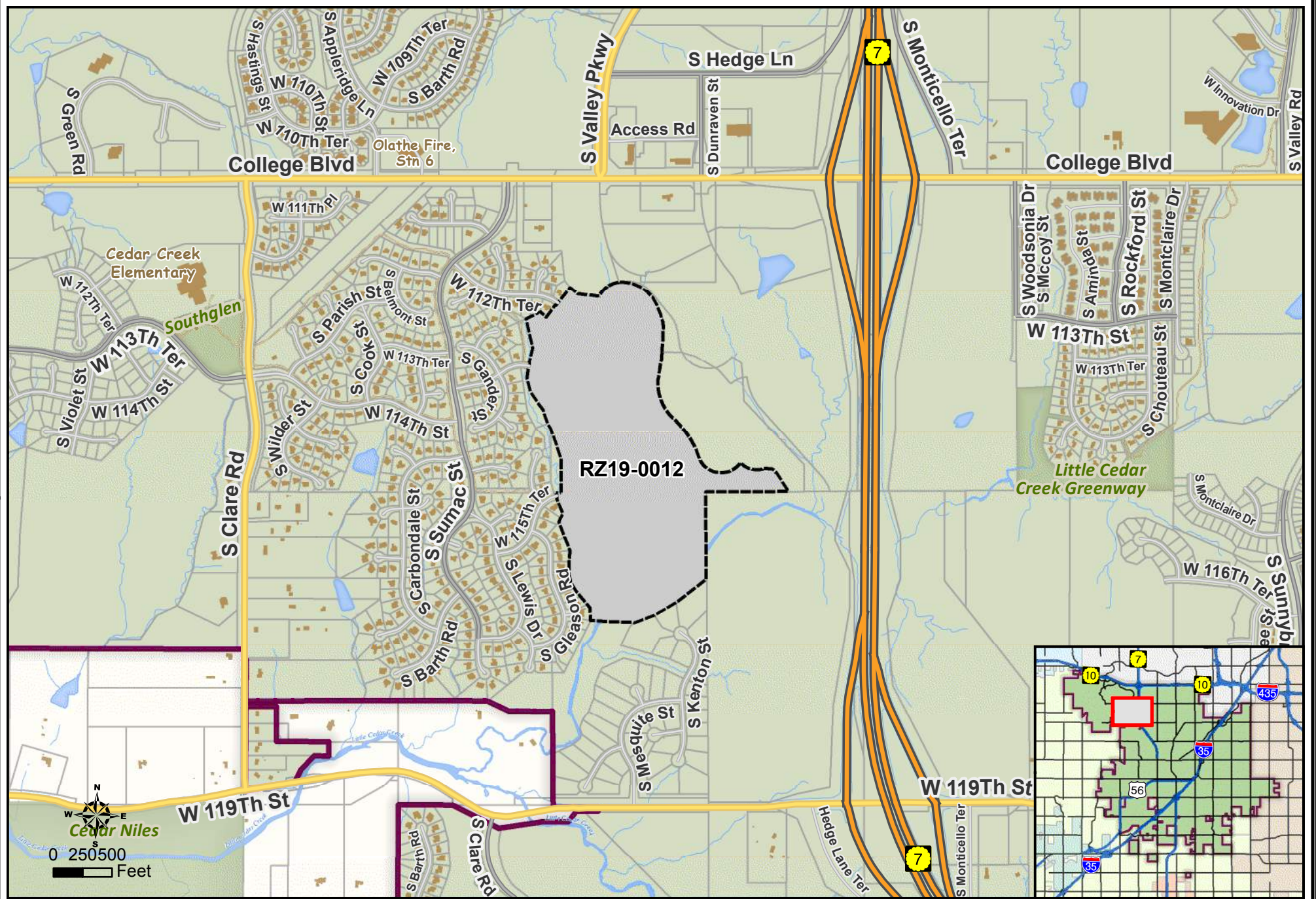
B. Staff recommends approval of the rezoning to the R-1 district with the following stipulation to be included in the zoning ordinance:

1. A waiver is granted to permit minimum twenty (20) foot front yard setbacks.

C. The following stipulations apply to the preliminary plat for the R-1 district:

1. A final plat must be approved and recorded prior to issuance of building permits.
2. The final plat with Tract C will include the following language: "A Public Recreation Easement (PR/E) will be dedicated in Tract C to allow a future public trail. The exact location of the public trail and PR/E will be determined at the time of the trail construction by the City of Olathe".
3. A minimum of two (2) interior lot trees will be provided in the rear yards of Lots 1-5, 79 and 80.
4. Final plats shall include Tree Preservation Easements (TP/E) in Tract C as identified on the preliminary plat.

5. As required by the *UDO*, all exterior mechanical equipment or utility cabinets located within front yards or corner lots shall be screened from public view with landscaping.



PRAIRIE CANYON **RZ19-0012**



User: jaredmd
 Date: 08/21/2019



PRELIMINARY PLAT
FOR
PRAIRIE CANYON
IN THE CITY OF OLATHE
JOHNSON COUNTY, KS

SITE DATA

CURRENT ZONING	R1
PROPOSED ZONING	R1 & R2
PROPOSED USE	SINGLE FAMILY & TWO FAMILY
PROPOSED TOTAL NUMBER OF UNITS	142 SINGLE FAMILY LOTS, 56 VILLA UNITS
PROPOSED DENSITY	2.16 DUPLEX NET ACRE
MIN. FRONT YARD	20'
MIN. REAR YARDS (SEE NOTE BELOW)	20'
SITE AREA	91.39 ACRES
OPEN SPACE AREA TOTAL (15% REQUIRED)	28.33 ACRES (30.99%)
APPROX. OPEN SPACE UNIMPACTED BY DEVELOPMENT	21.60 ACRES (23.6%)

GENERAL NOTES

- [illegible]

CONCEPTUAL SETBACKS

FRONT	20'
REAR	20' (15' ADJACENT TO OPEN SPACE TRACTS)
SIDE	7'
CORNER	20'

BUILDING TYPES

TYPE 1:
SHARED DRIVE AT EACH BUILDING
COMBINATION FRONT AND SIDE ENTRY
ANGLED TO STREET TO MAXIMIZE VIEWS WHERE APPLICABLE

TYPE 2:

SHARED DRIVE BETWEEN BUILDINGS
COMBINATION FRONT AND SIDE ENTRY GARAGE
VARIED STREET SCENE

LEGEND:

- | | |
|------------|---------------------------------|
| B/B or B2B | BACK TO BACK |
| ROW or R/V | RIGHT-OF-WAY |
| S/W | SIDEWALK |
| —S— | SANITARY SEWER MAIN - EXIST. |
| —S— | STORM SEWER - EXISTING |
| —W— | WATERLINE - EXISTING |
| —H— | MANHOLE - EXISTING |
| [F] | FIBER OPTIC STRUCTURE |
| —P— | POWER PEDESTAL |
| [F] | FIRE HYDRANT |
| [V] | IRRIGATION VALVE |
| —V— | WATER VALVE |
| —S— | SANITARY SEWER MAIN |
| —W— | WATERLINE |
| —H— | SANITARY MANHOLE |
| —P— | TREE PROTECTION EASEMENT |
| PUB/E | PUBLIC EASEMENT TO CITY OF OLAH |
| U/E | UTILITY EASEMENT |
| A/E | ACCESS EASEMENT |

COLLEGE BLVD.

PROJECT LOCATION

NW1/4

NE1/4

16

SW1/4

SE1/4

CLARE ROAD

119TH STREET

SECTION 16-23-13

LOCATION MAP

SCALE 1" = 2000'

PRELIMINARY PLAT DESCRIPTION

OVERALL DESCRIPTION:

OVERALL DESCRIPTION

[illegible]

R-1 ZONING - DESCRIPTION

OVERALL DESCRIPTION:

Part of the Northwest, Northeast and Southeast One-Quarters of Section 16, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest corner of
where the South line of the said Northern

[illegible]

Commencing at the Southeast corner of
along the South line of the said North

[illegible]

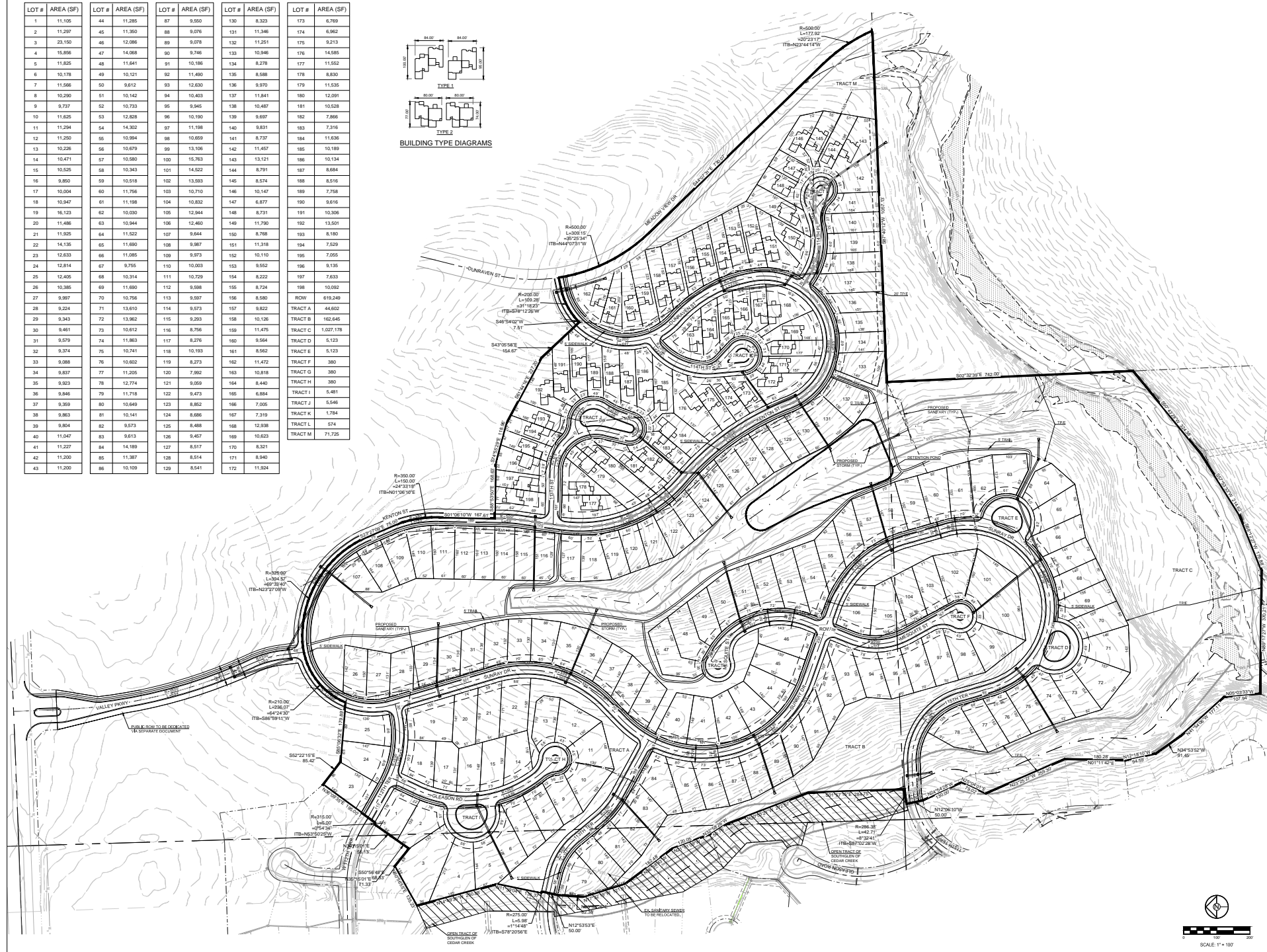
R-2 ZONING - DESCRIPTION

[illegible][illegible]

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	11.105	44	11.285	87	9.650	130	8.323	173	6.769
2	11.297	45	11.350	88	9.076	131	11.346	174	6.962
3	23.150	46	12.086	89	9.078	132	11.251	175	9.213
4	15.866	47	14.068	90	9.746	133	10.346	176	14.585
5	11.825	48	11.641	91	10.186	134	8.278	177	11.552
6	10.178	49	10.121	92	11.490	135	8.588	178	8.830
7	11.566	50	9.612	93	12.630	136	9.970	179	11.535
8	10.290	51	10.142	94	10.403	137	11.841	180	12.091
9	9.737	52	10.733	95	9.945	138	10.487	181	10.528
10	11.625	53	12.828	96	10.190	139	9.687	182	7.866
11	11.294	54	14.302	97	11.198	140	9.831	183	7.316
12	11.250	55	10.894	98	10.659	141	8.737	184	11.636
13	10.226	56	10.679	99	13.106	142	11.457	185	10.189
14	10.471	57	10.580	100	15.763	143	13.121	186	10.134
15	10.525	58	10.343	101	14.522	144	8.791	187	8.684
16	9.850	59	10.518	102	13.593	145	8.574	188	8.516
17	10.004	60	11.756	103	10.710	146	10.147	189	7.758
18	10.947	61	11.198	104	10.832	147	6.877	190	9.616
19	16.123	62	10.030	105	12.944	148	8.731	191	10.306
20	11.486	63	10.944	106	12.460	149	11.790	192	13.501
21	11.925	64	11.522	107	9.644	150	8.768	193	8.180
22	14.135	65	11.690	108	9.987	151	11.318	194	7.529
23	12.633	66	11.085	109	9.973	152	10.110	195	7.055
24	12.814	67	9.755	110	10.003	153	9.552	196	9.135
25	12.405	68	10.314	111	10.729	154	8.222	197	7.633
26	10.385	69	11.690	112	9.598	155	8.724	198	10.092
27	9.997	70	10.756	113	9.597	156	8.580	ROW	619.249
28	9.224	71	13.610	114	9.573	157	9.822	TRACT A	44.602
29	9.343	72	13.962	115	9.293	158	10.126	TRACT B	162.645
30	9.461	73	10.612	116	8.756	159	11.475	TRACT C	1,027.178
31	9.579	74	11.863	117	8.276	160	9.564	TRACT D	5.123
32	9.374	75	10.741	118	10.193	161	8.562	TRACT E	5.123
33	9.088	76	10.602	119	8.273	162	11.472	TRACT F	380
34	9.837	77	11.205	120	7.992	163	10.818	TRACT G	380
35	9.923	78	12.774	121	9.059	164	8.440	TRACT H	380
36	9.846	79	11.718	122	9.473	165	6.884	TRACT I	5.481
37	9.359	80	10.649	123	8.852	166	7.005	TRACT J	5.546
38	9.863	81	10.141	124	8.686	167	7.319	TRACT K	1.784
39	9.804	82	8.573	125	8.488	168	12.338	TRACT L	574
40	11.047	83	8.613	126	9.457	169	10.623	TRACT M	71.725
41	11.227	84	14.189	127	8.517	170	8.321		
42	11.200	85	11.367	128	8.514	171	8.940		
43	11.200	86	10.109	129	8.541	172	11.504		



BUILDING TYPE DIAGRAMS



GENERAL TREE LIST

SYMBOL	NO.	COMMON NAME	BOTANICAL NAME	MIN. SIZE
SHADE TREES				
OAK BO		BUR OAK	QUERCUS MACROCARPA	25' CAL.
OAK CHPO		CHINKAPIN OAK	QUERCUS MUEHENEERII	
OAK CO		OVERCUP OAK	QUERCUS LYRATA	
OAK SO		SINGLE OAK	QUERCUS IMBRICARIA	
OAK SWO		SWAMP WHITE OAK	QUERCUS BICOLOR	
OAK STO		SAVATOTH OAK	QUERCUS AGUTISSIMA	
OAK SHO		SHUMARD OAK	QUERCUS SHUMARDII	
MAP - SM		SUGAR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR', 'CADDY', 'JOHN PAIR'	25' CAL.
MAP - PSM		PACIFIC SUNSET MAPLE	ACER TRUNCATUM PLATANOIDES	
MAP - FM		FRIESMAN MAPLE	ACER FRIESMANII 'AUTUMN BLAZE', 'FANTASY OR MARINO'	
MAP - RM		BRANDYWINE MAPLE	ACER RUBRUM 'BRANDYWINE' OR 'REDPOINTE'	
LIN - LLL		LITTLELEAF LINDEN	TILIA CORDATA 'GLENLEVEN'	25' CAL.
LIN - SL		SILVER LINDEN	TILIA TOMENTOSA 'GREEN MOUNTAIN', 'STERLING'	
HE		HORNBEAM	CARPINUS BETULUS (MAY BE SUBSTITUTED FOR LIN)	
CA		CATALPA	CATALPA SPECIOSA (MAY BE SUBSTITUTED FOR LIN)	
ELM - PE		PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	25' CAL.
ELM - CE		CHALKBARK ELM	ULMUS PROPINQUA 'EMERALD SUNSHINE' OR 'FRONTIER'	
BDC		BALDOCYPRESS	TAXODIUM DISTICHUM	25' CAL.
LPT		LONDON PLANETREE	PLATANUS ACERFOLIA 'BLOODGOOD' OR 'EXCLAMATION'	25' CAL.
HL		HONEYLOCUST	GLEDITSIA TRIACANTHOS 'IMPERIAL'	25' CAL.
KCT		COFFEETREE	GYMNOCADUS DIOICA 'EXPRESSO'	25' CAL.
COLUMNAR TREES				
CEO		COLUMNAR ENGLISH OAK	QUERCUS ALBA x ROBUR	25' CAL.
CBO		BALDOCYPRESS	'CHIMSON SPIRE', 'REAL PRINCE OR KINDRED SPIRIT'	25' CAL.
POC		POND CYPRESS	'TAXODIUM DISTICHUM SHAWNEE BRAVE'	25' CAL.
			'TAXODIUM ASCENDENS DEBONAIR' OR 'PRAIRIE SENTINEL'	
			(MAY BE SUBSTITUTED FOR CEO)	
EVERGREEN TREES				
ERC		EASTERN REDCEDAR	JUNIPERUS VIRGINICA 'CANARY' OR 'NATIVE'	6-8' HT.
ET-JUN		UPRIGHT JUMPERS	JUNIPERUS CHINENSIS 'KETELEER' OR 'PERFECTA'	6-8' HT.
ET-SP		NORWAY SPRUCE	PICEA ABIES	
ET-SP		SERBIAN SPRUCE	PICEA OMORICA	
ET-WP		WHITE PINE	PIRUS STROBUS	
ET-GGA		GREEN GIANT ARBORVITAE	THUJA PLICATA x 'GREEN GIANT'	
ORNAMENTAL TREES				
LARGE ORNAMENTAL TREES				
GRT		GOLDEN RAINTREE	KOELREUTERIA PANICULATA	1' - 1 1/2' CAL.
RB		RIVER BIRCH	BETULA NIGRA 'HERITAGE'	8-10' HT. MULTI-STEM
SMALL ORNAMENTAL TREES				
KO		KOLSA DOGWOOD	CORNUS KOLSA	6-7' HT.
SB		SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	
MAG		MAGNOLIA	MAGNOLIA SWEET BAY - MOONGLOW OR 'WHITE ROSE'	
AM		AMUR MAPLE	ACER GINILLA 'FLAME'	
DN		DIABLO NINEBARK	PHYSCARPUS OPLIFOLUS 'DIABLO'	
FT		FRINGE TREE	CHONANTHUS VIRGINICUS	

LANDSCAPE TABLE

STREET TREES SHOWN AT 40' ON CENTER (AVERAGE SPACING)

SINGLE FAMILY DWELLING - 3 TREES PER LOT - TYPICAL (1 STREET TREE INCLUDED IN LOT TREES)

TWO FAMILY DWELLING - 4 TREES PER LOT - SHOWN (1 STREET TREE INCLUDED IN LOT TREES)

EXISTING TREES TO APPLY TO REQUIRED TREE COUNTS (ACTUAL LOCATIONS TO BE DETERMINED)

MASTER FENCE / SCREENING PLAN

500' - REQUIRED TREES

72 EVERGREENS @ 8 PER 100'

18 SHADE TREES @ 2 PER 100'

9 ORNAMENTALS @ 1 PER 100'

PROPOSED TREES SHOWN

45 EVERGREEN @ 5.0 PER 100'

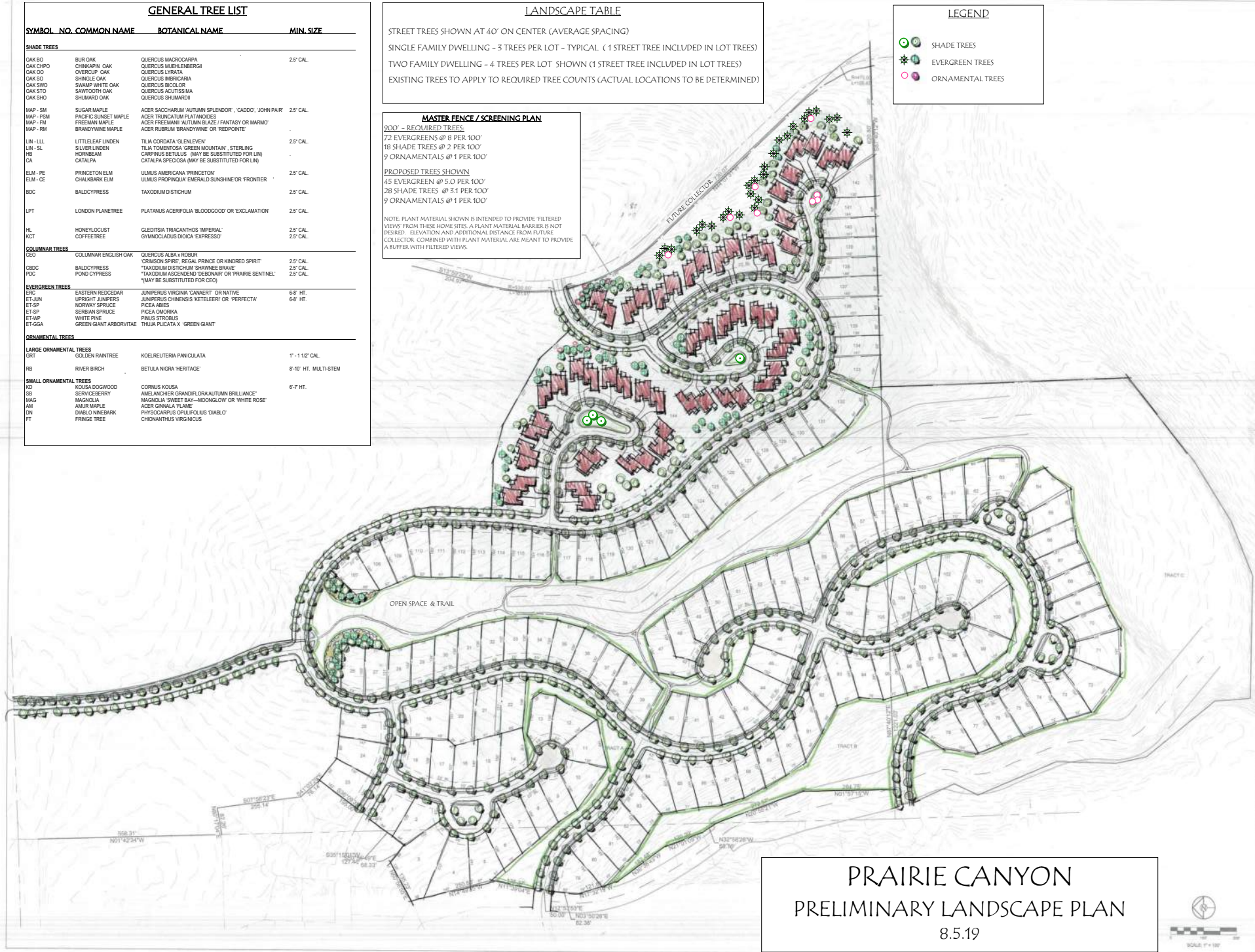
28 SHADE TREES @ 3.1 PER 100'

9 ORNAMENTALS @ 1 PER 100'

NOTE: PLANT MATERIAL SHOWN IS INTENDED TO PROVIDE 'FILTERED VIEWS' FROM THESE HOME SITES. A PLANT MATERIAL BARRIER IS NOT DESIRED. ELEVATION AND ADDITIONAL DISTANCE FROM FUTURE COLLECTOR, COMBINED WITH PLANT MATERIAL ARE MEANT TO PROVIDE A VIEW WITH FILTERED VIEWS.

LEGEND

- SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES



PRAIRIE CANYON PRELIMINARY LANDSCAPE PLAN 8.5.19

PRAIRIE CANYON

Project Description

Prairie Canyon is Prime Development's newest planned neighborhood, located on a 91-acre tract of land south of College Boulevard in the vicinity of Valley Parkway. It bordered by Southglen of Cedar Creek and the Woods at Southglen on the west, and land zoned for apartments on the east.

The terrain is marked by two distinct ridges. North portions are generally open grazing land. South portions are wooded, with steep slopes and rock bluffs adjacent to Little Cedar Creek and tributaries. A forested creek channel affords natural demarcation between Prairie Canyon and neighborhoods of Cedar Creek. Over 30% of the land will be preserved as natural open space.

Prairie Canyon is comprised of two distinct neighborhoods of maintenance-provided homes in a range of styles and sizes:

- The west ridge at Prairie Canyon, opposite Southglen, will be occupied by 106 single-family homes with three-car garages and approx. 3,000 SF of finished living area. Most will be "reverse 1.5-story" floor plans, valued from \$500,000 to \$600,000.

This part of Prairie Canyon was inspired by Prime Development's popular Canyon Creek Point neighborhood, located on Prairie Star Parkway, west of Canyon Creek Boulevard <https://www.canyoncreekpointks.com/>. Lots average over one-quarter acre in size (50% larger than the city minimum requirement for R-1 zoned lots). Most lots back to common areas and feature views of natural open space.

- The east ridge at Prairie Canyon will be occupied by 92 smaller villa-style homes with two-car garages and approximately 2,300-2,500 SF of living area, priced in the mid-upper \$400's. Most will be detached homes, others will be paired. Like larger homes to the west, most of these homes back to common area and feature views of open space.

Villa homes on the east ridge at Prairie Canyon will be similar to a previous Prime Development neighborhood, Prairie Brook Villas, located on the north side of College Boulevard, and Prime Development's new Crestwood Village development at 129th Terr. and Black Bob Road <https://www.crestwoodvillageks.com/>.



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

August 5, 2019

Zachary Moore
City of Olathe Planning
100 E. Santa Fe
Olathe, KS 66061

Dear Zach:

On behalf of the developer, Prime Land Development, we are hereby requesting a waiver of a portion of Chapter 18.20.070 B of the Unified Development Ordinance. The requested waiver is to reduce the 30 foot front building line for the R-1 portion of Prairie Canyon to 20 feet.

Our reasoning for this request is as follows:

1. This waiver will provide a higher quality design by increasing the preserved tree cover in the rear yards, particularly on the western side of the development adjacent to the Southglen subdivision.
2. Significant open space areas have been provided throughout the project, particularly on the western side adjacent to the Southglen subdivision, which will provide substantial buffers for the adjacent property owners.
3. The primary reason for the waiver is to compensate for the substantial steepness of the existing topography of the site. With the steep slopes, locating the houses closer to the street will facilitate easier construction of the walkout lots. With the 20 foot front building line, there will be adequate room in the driveways to park a vehicle without blocking the sidewalk in front.

We appreciate your review of this waiver request. If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

David A. Rinne, PS
President



/mdr

Prairie Canyon Neighborhood Meeting Minutes

City Case #: RZ19-00012 / RZ19-00014

Meeting Facilitator: Frank Dean

Meeting Date: Tuesday, July 30th, 2019

Meeting Start: 7:02pm

Meeting Stop: 7:35

Frank – Provided project description/location in reference to communities, businesses, highways. After project description, opened the floor for questions.

Q. – Is whole project Maintenance Provided?

A. – Yes.

Q. – Will you preserve greenspace along adjoining Cedar Creek Property Line?

A. – Will do the best we can – Developer has guidelines for tree removal beyond initial development clearing. Typ. Development clearing consists of 90ft from back of curb (30ft front yard, 60ft typ. Building depth). There are built in buffers/greenspace along most of the adjoining property line.

Q. – Will the project have amenities? - Why Not?

A. – No amenities planned at this time. Possible discussion of clubhouse, but not immediate plans.
– Projecting an older demographic buyer that does not want amenities found in younger demo. communities. – Similar anticipated buyer as Canyon Creek Point.

Q. – Does Clay Blair own ground to east of Prairie Canyon project?

A. – No, Oddo Development owns – Clay grazes cows across property.

Q. – Why does Prairie Canyon need to connect to Southglen Streets?

A. – City Requirement of interconnectivity– Secondary accesses/egress requ. for emergency vehicles.

Q. – Who pays for new roads?

A. – The Developer – no specials district.

Q. – What will be the impact to College Blvd.? Will there be additional stop lights installed?

A. – Hard to judge impact. Not our decision to change/alter/improve College Blvd. Have heard discussion of possible stop light install for east entrance stub where future collector street would tie into (Dunraven?)

Q. – What is planned for the east and west sides of Prairie Canyon entrance (South of College Blvd.)?

A. – Retail or Apartment Zoning. Most likely to consist of small retail (dry cleaners, professional offices, coffee shops, etc).

Q. – Will cows stay?

A. – They will be retiring this year.

Q. – Are there any rules/restrictions for removing trees along the hills and/or Property Line adjacent to the Woods of Southglenn?

A. – Typical clearing is 90ft from back of curb, then builder to determine if more clearing is necessary for home construction. Developer to review additional clearing requests, with typical restrictions of tree

calibers of 6" or larger needing approval prior to removal. Desire to save as many trees around perimeter and interior as possible – trees are marketable and increase lot/project value and beauty.

Q. – Plan says 30% of project is reserved for greenspace, so does that mean you will tear up/strip down 70% of the ground? We bought home (11485 S. Gleason Rd.) because of vacant ground and cows – was told no plans for future development. Why develop now?

A. – It was never intended for the ground to forever remain vacant. The market is good, and there is demand for this type of project/product. Yes, there will be substantial grading and earthwork on the site to make ready for new home construction. Goal is to leave as much undisturbed as possible – however development does require disturbing the ground to put in improvements.

Q. – When was this first presented to the City?

A. – This was presented to the City last month.

Q. – What is the HOA? Will it be part of Cedar Creek?

A. – No, Prairie Canyon's HOA will not be part of Cedar Creek. It will be its own Association.

Q. – Is the project approved?

A. – No. Public hearing is scheduled for next month at Planning Commission. – Adjacent owners will be mailed a certified letter with details of upcoming hearing. If approved at Planning Commission, project will then be presented to City Council for approval.

Q. – When could this project realistically get started?

A. – If all processes/approvals move forward with minimal delays, we would be lucky to start sewers before the end of 2019. Most likely development would begin early 2020.

Q. – Owner at 23985 W. 112th Terr – Why is there no buffer between his home and Prairie Canyon project, like provided on other abutting properties? Concerns for losing trees/natural barrier. Are there req. for removing trees?

A. – Abutting lot is one of the largest/deepest lots in the development, and trees are marketable. Unlikely that builder would choose to remove, and nearby sewer work is not anticipated to disturb current trees/natural barrier. Trees larger than 6" caliber require developer approvals.

Q. – What is the typical size of proposed lots?

A. – Lots are anticipated to average around .25 acres (~70-75ft wide by ~125+ft depth).

Q. – What is the project timeline?

A. – It depends on the market, but anticipating breaking ground in 2020 if market remains. Plan to build in phases – possibly start phase in all 3 types of development (larger SF, detached villas, attached villas) – depends on market.

Q. – Will sewers all be put in at once?

A. – It depends on where the sewer is brought up from and if it makes sense to build out additional areas when bringing sewer to site.

Q. – Will walking trails connect?

A. – No walking trails will connect between Prairie Canyon and Southglen. Prairie Canyon trail is planned for interior corridor of project.

Q. – Will the walking trail above 113th Street stay?

A. – Yes, trail is not ours – belongs to Cedar Creek Association – and is in common area.

Q. – What is the plan for the east stub on College Blvd. and ground?

A. – Collector street is planned to connect from College Blvd. to 119th Street – paralleling K-7.

Controversial connection. Apartments are planned for the ground east/southeast of Prairie Canyon project.

Q. – Does Clay already own the ground where Prairie Canyon is being proposed?

A. – Yes, Clay and a Partner have owned the ground for the past 20 years.

TO: Olathe Planning Commission

FROM: Matt and Angie Wrye
11485 S Gleason Rd
Olathe, KS 66061

DATE: August 5, 2019

SUBJECT: Zoning App # RZ19-0012: Proposed Prairie Canyon New Construction
1) Official Complaint/Appeal of proposed new neighborhood Prairie Canyon
2) Official Complaint/Appeal of proposed 115th Terr. In Woods of Southglen road connection to Prairie Canyon

Since Prairie Canyon is proposed to be stand-alone neighborhood and has no affiliation whatsoever with Cedar Creek, why are 3 roads within Southglen and The Woods of Southglen being extended to connect to the new Prairie Canyon? The developer in the initial meeting on July 30 said this was a "city requirement" and we would like to officially appeal that decision.

Cedar Creek is touted as a luxury, resort-style neighborhood and the addition of smaller, maintenance provided housing directly behind us on proposed connecting streets is a major concern for residents who currently live in Cedar Creek. Personally, we will be greatly affected with this proposed additional neighborhood as our home sits on the corner of 115th Terr and Gleason, which is a road that is proposed to connect to the new addition.

Based on the plans, the proposed Prairie Canyon has only 1 entrance off of College Blvd but has 3 connection streets within Southglen, even though the neighborhoods are not affiliated in any way. This extra traffic and construction bring major concerns to us and fellow neighbors and will negatively impact the quiet lifestyle we have come to love in The Woods of Southglen. We bought our home a year ago since it backed up to woods and is on a cul-de-sac...all of which are at risk as the developer plans to eliminate 70% of the trees, per his letter provided at the meeting, and the road on the side of our home would be extended into new neighborhood.

Please accept this letter as a formal complaint and appeal request to block the approval of the proposed neighborhood of Prairie Canyon from being built.

This letter shall also serve as a formal complaint and appeal request to deny the extension of 3 roads within Southglen, specifically 115th Terr., to connect to the proposed new neighborhood, which are not affiliated in any way.

Sincerely,



Matt and Angie Wrye
913-957-0374





City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: September 9, 2019

Application:	<u>RZ19-0014:</u> Rezoning from R-1, RP-4, and CTY A to R-2 District and preliminary site development plan for Prairie Canyon
Location:	Southwest of the intersection of College Boulevard and K-7
Owner:	Trust of Sandra G. Mitchell; West Olathe, LLC
Applicant:	Frank Dean, Prime Land Development Company
Engineer:	David Rinne, PS; Schlagel & Associates, P.A.
Staff Contact:	Sean Pendley, Senior Planner

Site Area:	<u>18.20± acres</u>	Proposed Use:	<u>Single and Two-Family Residential</u>
Units:	<u>56</u>	Plat:	<u>Unplatted</u>
Density:	<u>3.08 units per acre</u>	Proposed Zoning:	<u>R-2</u>
Tracts:	<u>4</u>	Current Zoning:	<u>R-1, RP-4, CTY A</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Urban Mixed Use Center	Vacant	R-1, RP-4, CTY A	2	B
North	Urban Mixed Use Center	Vacant	RP-3	-	-
South	Urban Mixed Use Center	Vacant	R-1, RP-3	-	-
East	Urban Mixed Use Center	Vacant	RP-4	-	-
West	Primary Greenway	Proposed Single Family	R-1, CTY A	-	-

1. Proposal:

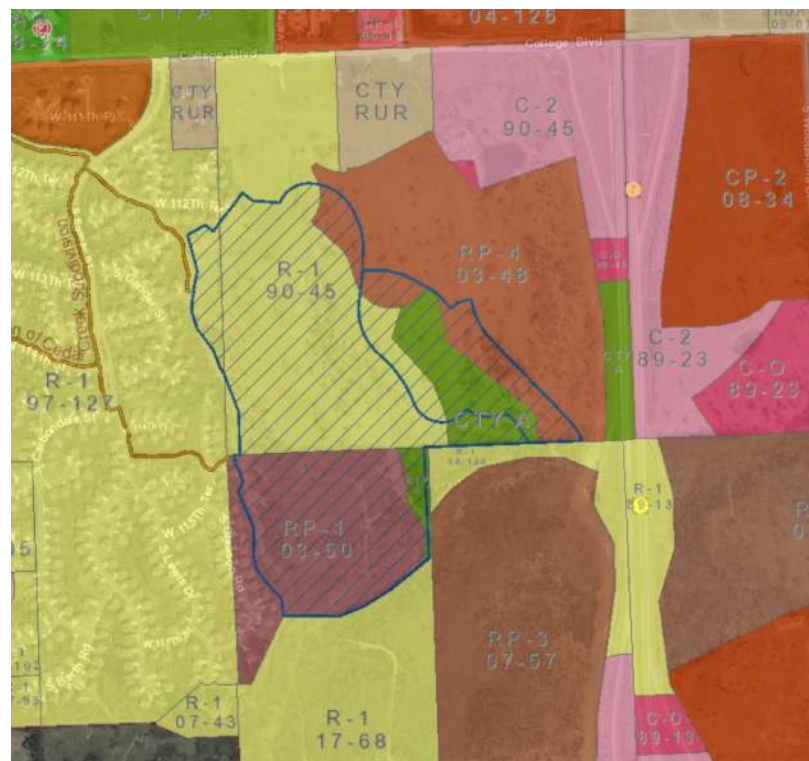
1. Proposal:

The applicant is requesting a rezoning from R-1, RP-4, and CTY A to R-2 (Residential Two Family) District and a related preliminary site development plan for Prairie Canyon. The subject property is located south and west of the intersection College Boulevard and K-7 Highway. The proposed rezoning to R-2 is required to allow the subdivision of land into lots for single-family homes and attached villa units on the subject property. The estimated value for the new twin villas is estimated to be in the range of \$400,000 to \$450,000 per unit.

The proposed development consists of a subdivision with 56 dwelling units and 4 common tracts. There is a related rezoning application for R-1 District (RZ19-0012) and preliminary plat for single family lots in Prairie Canyon immediately west of the subject property.

2. History:

The subject property is currently zoned under three different zoning categories: the western portion of the property is currently zoned R-1, the center portion of the property is zoned CTY A, and the northern and eastern portions of the property are currently zoned RP-4. The portion of the property that is zoned R-1 was rezoned in 1990 (RZ-08-90) and showed a conceptual plan with single-family homes in this area. The portion of the property that is zoned CTY A was previously proposed to be rezoned to the R-3 District in 1990, to allow for an apartment development at a density of 12.4 units per acre. Lastly, the portion of the property that is zoned RP-4 was included as part of the College West Apartments rezoning in 2003, which included a preliminary site development plan which showed mostly open space in this area.



Current Zoning Map

3. Existing Conditions/ Site Photos:

The site is currently undeveloped and there is native vegetation along the western slope of the property.



View of site looking west from K-7 Highway



Aerial view of subject property

4. Neighborhood Meeting/Public Notice:

The applicant held a neighborhood meeting on July 30, 2019 (see attached minutes) and twenty-seven (27) residents attended. Main topics of discussion included proposed greenspaces and trails, street connectivity, project timeline, and future uses along College Boulevard. The neighborhood meeting minutes are included in the Planning Commission packet.

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per Unified Development Ordinance (UDO) requirements. Since the application was continued from the August 26th Planning Commission meeting at the applicant's request, new signs have been posted on the site and letters notifying citizens within 200 feet of the new Planning Commission meeting date have been mailed, per UDO requirements.

5. Zoning Requirements:

- a. **Lot Dimensions** – The minimum lot width for the R-2 district is 40 feet and minimum lot area is 2,500 square feet. All lots in the proposed development meet or exceed the minimum 40-foot lot width requirement, and the smallest lot in the proposed R-2 development is 6,769 square feet. The average lot size in this proposed subdivision is 8,500 square feet.
- b. **Building Height** – The maximum building height for residential buildings in R-2 districts are 2 ½ stories or 35 feet.
- c. **Setbacks** – Setbacks in the R-2 District are as follows: Front Yard – 20 feet, Side Yards – 7 feet, and Rear Yards – 15 feet. The proposed development complies with the minimum yard setbacks for R-2 districts.

6. Streets/Right-of-way:

All lots within the proposed subdivision will have access from new local streets. The road network for the proposed subdivision will have access to the west from a proposed extension of Valley Parkway to the west, as it extends south from College Boulevard to the north.

A future collector roadway will be required to be constructed to the east of the subdivision for this twin villa subdivision. An agreement for construction of this roadway must be in place with a copy provided to the City prior to recording the plat for any land adjacent to the collector roadway. Each cul-de-sac in the proposed subdivision will have a landscape tract in it that will have a street easement over it. The proposed development meets UDO requirements for public right-of-way and cul-de-sac size.

7. Sidewalks/Trails:

The preliminary plat show sidewalks on one side of the streets which is typical for single family residential development. Sidewalks are required on both sides of streets in R-2 developments per UDO requirements. Since some of the lots have rear yards facing local streets, sidewalks should only be required on both sides of the cul-de-sacs where there are front yards on both sides of the streets.

The City of Olathe also has plans for a future public trail in the stream corridor along the south plat boundary. The final plat will include a Public Recreation Easement (PR/E) to allow construction of the future public trail. The exact location of the trail and specific easements will be determined at the time of construction for the trail.

8. Landscaping:

The applicant has provided a preliminary landscape plan depicting the location of street trees along Tallgrass Drive. A 15-foot landscape buffer is provided along the northern property line, adjacent to the right-of-way for W. 124th Street, as required for residential properties adjacent to collector street right-of-way. This landscape buffer will be provided in common tracts so as to not interfere with individual lots.

A landscape buffer is not required adjacent to the existing residential properties, however, staff recommends that the required interior lot trees for the proposed single family lots be located in the rear yard to provide some landscaping in the rear where there are some existing trees and overgrown native vegetation that will be removed during grading and the installation of utilities.

9. Building Design Standards:

The single family homes below 7,200 square feet in area and the two-family homes in the R-2 district are subject to **Building Design Category A** according to UDO 18.15.025.

The villas consist of two building types and both designs have front and side facing garages. The primary building materials consist of stucco, stone and glass on the primary facades and a combination of stucco and “Smart Panel” composite siding and glass on the secondary facades.

The following is an analysis of the building design Category A requirements and proposed design.

<i>Composite Building Design (Category A)</i>	Proposed Design
<i>Front-Facing Entry on Primary Facade</i>	The single family and two-family homes include front porches or stoops with gable roofs.
<i>Garages Subordinate to Primary Facade</i>	The attached villas include front and side facing garages. The garages are also less than 50% of the width of individual units.
<i>Building Materials on Primary Facades</i> <i>Minimum Category 1 (70%)</i> <i>Maximum Category 2 (30%)</i>	<u>Proposed Material % Primary Façades</u> Category 1 (95%) – stone, stucco, glass Category 2 (5%) – wood panels

Front Entry Element – The buildings include porches on the first floor and covered entries. Additional architectural details are provided including dormer windows, shutters, standing seam metal roofs and decorative wood brackets.

Building Materials – The applicant provided building material percentages for the primary facades (front elevations) as required for Category A Building Design standards. The primary facades exceed the required percentage of Category 1 building materials.

10. Zoning/ Land Use Analysis:

The future land use map of the *Comprehensive Plan* identifies the subject property as “Primary Greenway” and “Urban Mixed Use Center”. The intent for the Urban Mixed Use Center is to allow a variety of residential and non-residential development in areas close to regional traffic networks. The proposed R-2 zoning and single-family and two-family residential development is appropriate for this area adjacent to surrounding residential neighborhoods and close proximity to multi-family and commercial zoning along College Boulevard and K-7 Highway. The R-2 zoning will provide a transition from existing and proposed single-family development to the west and higher density residential zoning to the east.

The following are criteria for considering rezoning applications as listed in *Unified Development Ordinance (UDO) Section 18.40.090.G*.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The property falls within the current *Plan Olathe* designation for Urban Mixed Use Center. The property is currently zoned R-1, RP-4, and CTY A and is proposed to be rezoned to R-2 (Two-Family Residential). The proposed single family and two-family residential development complies with goals and principles of the *Comprehensive Plan*.

- **Principle LUCC-3: Encourage Housing Near Services.** *“Encourage higher density housing development near transit services, commercial centers and planned transit nodes and corridors to create activity areas that add to the community’s quality of life.”*
- **Principle HN-2.1:** *“Support housing development and redevelopment that includes a variety of housing types and opportunities to enable a wide range of economic levels, age groups and lifestyles to live within the community”.*

The proposed R-2 development includes different housing types with densities that will help support existing commercial zoned properties along College Boulevard and are also located close to K-7 Highway.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The properties adjacent to the west is developed with an existing single-family residential neighborhood (Southglen of Cedar Creek). The adjacent property to the

south was rezoned and platted in 2017 to allow single-family residential development. Staff finds the proposal for single family and two-family homes to be compatible with the surrounding neighborhoods.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.

The zoning of surrounding properties includes a mix of several residential districts including R-1, RP-1, and RP-4. The proposed R-2 zoning and attached villas are compatible with adjacent zoning and residential uses.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The portion of the site that retains R-1 and RP-1 zoning would currently allow for the development of single-family homes and the RP-4 zoning would allow for multifamily or single family homes at a higher density than what is proposed with this rezoning. The applicant is proposing a development with 56 lots with attached and detached single family homes.

Development of single family and two-family homes on the subject property are appropriate uses for the subject property due to the location adjacent to existing RP-4 zoning and proposed single-family residential development. The general pattern of development in this area is conventional neighborhoods with single family homes. The location of the proposed two-family homes will provide a transition from the existing single family homes to the west and current RP-4 zoning east of the subject property.

E. The length of time the property has been vacant as zoned.

The subject property has never been developed, despite part of the property being rezoned to the R-1 District in 1990 and parts being rezoned to RP-1 and RP-4 in 2003.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed development of a two-family residential neighborhood will have no detrimental effect on surrounding properties.

G. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The addition of the trips generated by the proposed twin villa development will not adversely affect capacity or safety of the applicable road network. A future collector roadway is also required on the east side of the R-2 property that will provide additional connectivity. Each dwelling unit will provide parking for residents as required by UDO Section 18.30.160.

H. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

The proposed development includes one tract to be used for stormwater management, which will include a stormwater management feature. The proposed development will comply with the requirements of Title 17 of the Olathe Municipal Code.

I. The economic impact of the proposed use on the community.

The proposed development would provide an increase in property tax revenues for the City as a result of new homes with high property values.

J. The gain, if any, to the public health, safety and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The proposed rezoning to R-2 does not pose a threat to the public health, safety and welfare. There have been previous proposals for single-family residential and multi-family residential development on the subject property, but no proposals have been received for non-residential development. Denial of this application could be considered a hardship to the property owner.

11. Staff Recommendation:

A. Staff recommends approval of RZ19-0014 for the following reasons:

1. The proposed development complies with the policies and goals of the *Comprehensive Plan* for Land Use and Housing (Principle LUCC-3 and HN-2.1).
2. The requested rezoning to the R-2 district meets the *Unified Development Ordinance (UDO)* criteria for considering zoning applications.
3. The proposed development, as stipulated, meets composite design standards for **Building Design Category A (UDO 18.15.025)**.

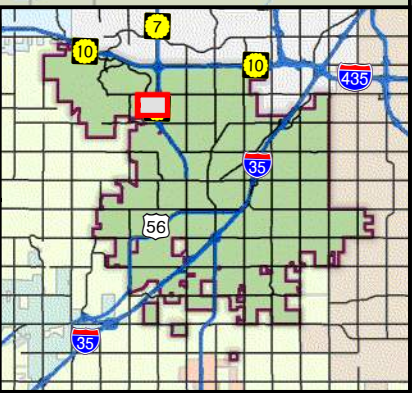
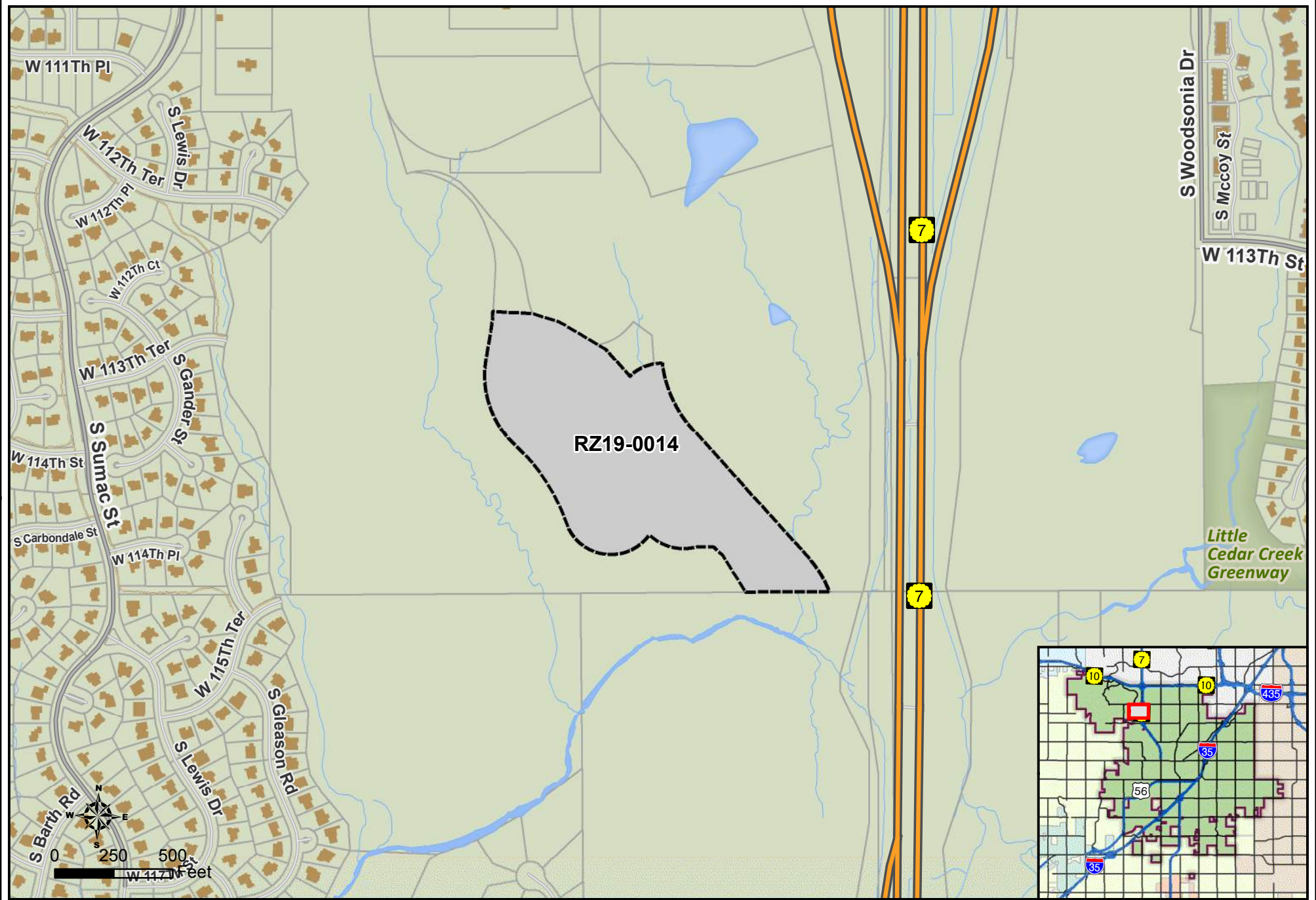
B. Staff recommends approval of the rezoning to the R-2 district with the following stipulations to be included in the zoning ordinance:

1. A street construction agreement for the future collector roadway to the east of the subdivision shall be signed and executed prior to issuance of building permits for phases adjacent to the collector roadway.
2. The single family homes on lots less than 7,200 square feet and two-family homes are subject to building design standards per UDO requirements.

C. The following stipulations apply to the preliminary site development plan:

1. A final site development plan and final plats will be approved prior to issuance of building permits.
2. The final plat(s) will include a note stating that single family homes on lots less than 7,200 square feet and two-family homes are subject to building design standards per UDO requirements.

3. The final plat must include a Limits of No Access on the rear yards of lots 163-177 and lots 179-190.
4. Sidewalks are required on both sides of streets with front yards, including 113th Street, 114th Street and 114th Place, per *Unified Development Ordinance (UDO 18.30.180)*.
5. The final plat with Tract M will include the following language: "A Public Recreation Easement (PR/E) will be dedicated in Tract M to allow a future public trail. The exact location of the public trail and PR/E will be determined at the time of the trail construction by the City of Olathe".
6. As required by the UDO, all exterior mechanical equipment or utility cabinets located within front yards or corner lots shall be screened from public view with landscaping.



PRAIRIE CANYON RZ19-0014

PRELIMINARY PLAT
FOR
PRAIRIE CANYON
IN THE CITY OF OLATHE
JOHNSON COUNTY, KS

SITE DATA

CURRENT ZONING
PROPOSED ZONING
PROPOSED USE
PROPOSED TOTAL NUMBER OF UNITS
PROPOSED DENSITY
MIN. FRONT YARD
MIN. REAR YARDS (SEE NOTE BELOW)
SITE AREA
OPEN SPACE AREA TOTAL (15% REQUIRED)
APPROX. OPEN SPACE UNIMPACTED BY DEVELOPMENT

R1
R1 & R2
SINGLE FAMILY & TWO FAMILY
142 SINGLE FAMILY LOTS, 56 VILLA UNITS
2.16 DUPIER NET ACRE
20'
20'
91.39 ACRES
28.33 ACRES (30.99%)
21.60 ACRES (23.6%)

GENERAL NOTES

- [illegible]

CONCEPTUAL SETBACKS

FRONT	20'
REAR	20' (15' ADJACENT TO OPEN SPACE TRACTS)
SIDE	7'
CORNER	20'

BUILDING TYPES

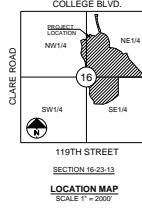
TYPE 1:
SHARED DRIVE AT EACH BUILDING
COMBINATION FRONT AND SIDE ENTRY
ANGLED TO STREET TO MAXIMIZE VIEWS WHERE APPLICABLE
VARIED STREET SCENE

TYPE 2:
SQUARED

SHARED DRIVE BETWEEN BUILDINGS
COMBINATION FRONT AND SIDE ENTRY GARAGE
VARIED STREET SCENE

LEGEND:

- | | |
|--------------|-----------------------------------|
| B/B or B2B - | BACK TO BACK |
| R/W or R/W - | RIGHT-OF-WAY |
| SW - | SIDEWALK |
| SSD - | SANITARY SEWER MAN - EXIST. |
| ST - | STORM SEWER - EXISTING |
| WL - | WATERLINE - EXISTING |
| MA - | MANHOLE - EXISTING |
| FO - | FIBER OPTIC STRUCTURE |
| PE - | PWER PEDESTAL |
| FH - | FIRE HYDRANT |
| IR - | IRRIGATION VALVE |
| WV - | WATER VALVE |
| SSS - | SANITARY SEWER MAN |
| WL - | WATERLINE |
| SM - | SANITARY MANHOLE |
| TP - | TREE PROTECTION EASEMENT |
| PUE | PUBLIC EASEMENT TO CITY OF OLATHE |
| UL - | UTILITY EASEMENT |
| AE | ACCESS EASEMENT |



PRELIMINARY PLAT DESCRIPTION

OVERALL DESCRIPTION

[illegible]

R-1 ZONING - DESCRIPTION

OVERALL DESCRIPTION

[illegible]

Except for the following:

[illegible]

R-2 ZONING - DESCRIPTION

Post Hole Number 42 located in N. Township 5 South, Range 23 East in the City of Chaska, Kneels, Kneels were previously described in this report.



SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14800 West 107th Street • Lenexa, Kansas 66215
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WWW.SCHLAGELASSOCIATES.COM
Norwest State Corporation of Authority

PRAIRIE CANYON
PRELIMINARY PLAT

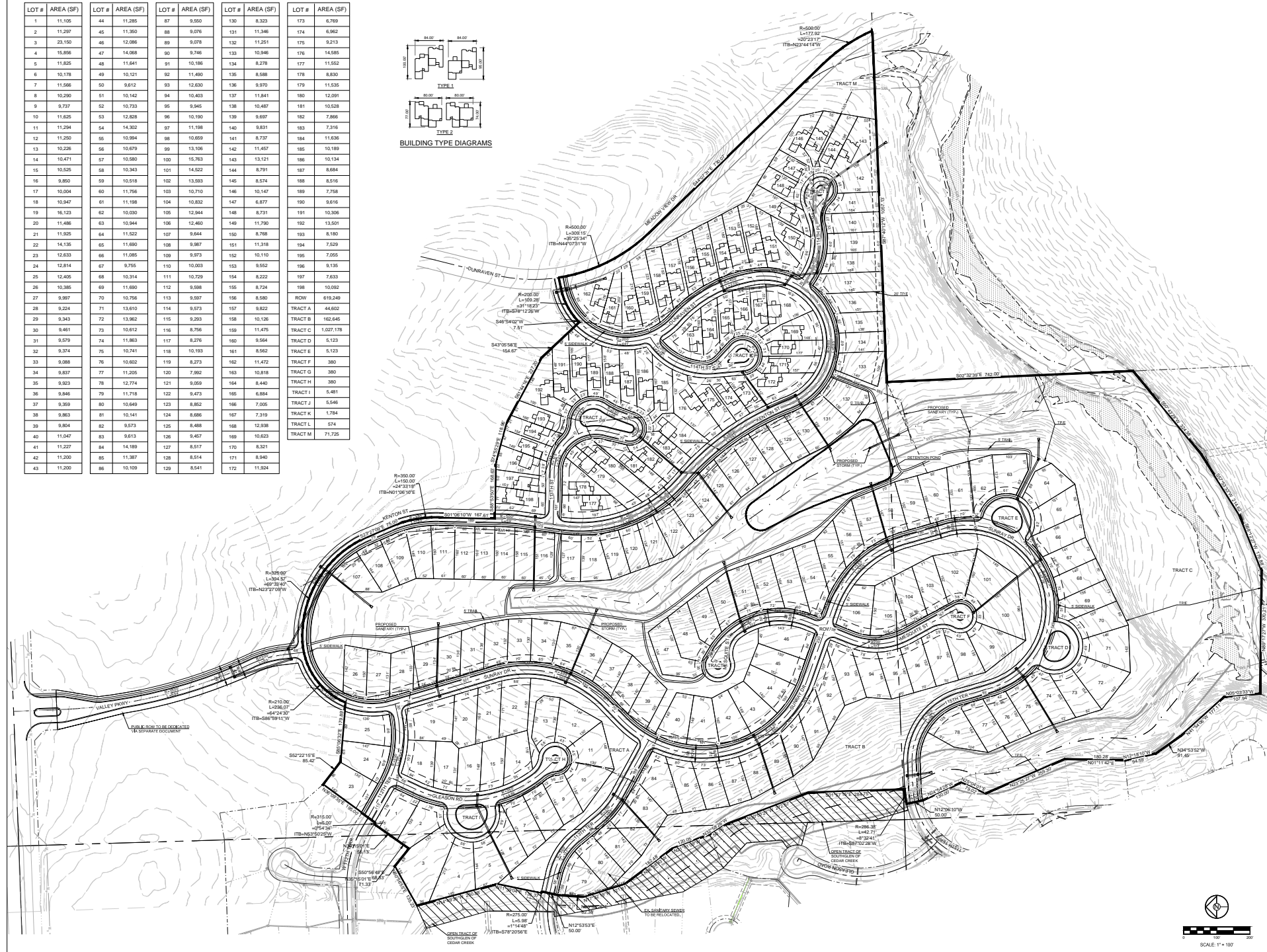
	DRAWN BY	CITY COMMENTS	DESCRIPTION
	A/C	08-06-19	
	CHECKED BY:	08-20-19	
	DWR		
	DATE REPAIRED:		
	07-02-19		
	PROJ NUMBER:		

SHEET
1
OF 3

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	11.105	44	11.285	87	9.650	130	8.323	173	6.769
2	11.297	45	11.350	88	9.076	131	11.346	174	6.962
3	23.150	46	12.086	89	9.078	132	11.251	175	9.213
4	15.866	47	14.068	90	9.746	133	10.346	176	14.585
5	11.825	48	11.641	91	10.186	134	8.278	177	11.552
6	10.178	49	10.121	92	11.490	135	8.588	178	8.830
7	11.566	50	9.612	93	12.630	136	9.970	179	11.535
8	10.290	51	10.142	94	10.403	137	11.841	180	12.091
9	9.737	52	10.733	95	9.945	138	10.487	181	10.528
10	11.625	53	12.828	96	10.190	139	9.687	182	7.866
11	11.294	54	14.302	97	11.198	140	9.831	183	7.316
12	11.250	55	10.894	98	10.659	141	8.737	184	11.636
13	10.226	56	10.679	99	13.106	142	11.457	185	10.189
14	10.471	57	10.580	100	15.763	143	13.121	186	10.134
15	10.525	58	10.343	101	14.522	144	8.791	187	8.684
16	9.850	59	10.518	102	13.593	145	8.574	188	8.516
17	10.004	60	11.756	103	10.710	146	10.147	189	7.758
18	10.947	61	11.198	104	10.832	147	6.877	190	9.616
19	16.123	62	10.030	105	12.944	148	8.731	191	10.306
20	11.486	63	10.944	106	12.460	149	11.790	192	13.501
21	11.925	64	11.522	107	9.644	150	8.768	193	8.180
22	14.135	65	11.690	108	9.987	151	11.318	194	7.529
23	12.633	66	11.085	109	9.973	152	10.110	195	7.055
24	12.814	67	9.755	110	10.003	153	9.552	196	9.135
25	12.405	68	10.314	111	10.729	154	8.222	197	7.633
26	10.385	69	11.690	112	9.598	155	8.724	198	10.092
27	9.997	70	10.756	113	9.597	156	8.580	ROW	619.249
28	9.224	71	13.610	114	9.573	157	9.822	TRACT A	44.602
29	9.343	72	13.962	115	9.293	158	10.126	TRACT B	162.645
30	9.461	73	10.612	116	8.756	159	11.475	TRACT C	1,027.178
31	9.579	74	11.863	117	8.276	160	9.564	TRACT D	5.123
32	9.374	75	10.741	118	10.193	161	8.562	TRACT E	5.123
33	9.088	76	10.602	119	8.273	162	11.472	TRACT F	380
34	9.837	77	11.205	120	7.992	163	10.818	TRACT G	380
35	9.923	78	12.774	121	9.059	164	8.440	TRACT H	380
36	9.846	79	11.718	122	9.473	165	6.884	TRACT I	5.481
37	9.359	80	10.649	123	8.852	166	7.005	TRACT J	5.546
38	9.863	81	10.141	124	8.686	167	7.319	TRACT K	1.784
39	9.804	82	8.573	125	8.488	168	12.338	TRACT L	574
40	11.047	83	8.613	126	9.457	169	10.623	TRACT M	71.725
41	11.227	84	14.189	127	8.517	170	8.321		
42	11.200	85	11.367	128	8.514	171	8.940		
43	11.200	86	10.109	129	8.541	172	11.524		



BUILDING TYPE DIAGRAMS



GENERAL TREE LIST

SYMBOL	NO.	COMMON NAME	BOTANICAL NAME	MIN. SIZE
SHADE TREES				
OAK BO		BUR OAK	QUERCUS MACROCARPA	25' CAL.
OAK CHPO		CHINKAPIN OAK	QUERCUS MUEHENEERII	
OAK CO		OVERCUP OAK	QUERCUS LYRATA	
OAK SO		SINGLE OAK	QUERCUS IMBRICARIA	
OAK SWO		SWAMP WHITE OAK	QUERCUS BICOLOR	
OAK STO		SAVATOTH OAK	QUERCUS AGUTISSIMA	
OAK SHO		SHUMARD OAK	QUERCUS SHUMARDII	
MAP - SM		SUGAR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR', 'CADDY', 'JOHN PAIR'	25' CAL.
MAP - PSM		PACIFIC SUNSET MAPLE	ACER TRUNCATUM PLATANOIDES	
MAP - FM		FRIESMAN MAPLE	ACER FRIESMANII 'AUTUMN BLAZE', 'FANTASY OR MARINO'	
MAP - RM		BRANDYWINE MAPLE	ACER RUBRUM 'BRANDYWINE' OR 'REDPOINTE'	
LIN - LLL		LITTLELEAF LINDEN	TILIA CORDATA 'GLENLEVEN'	25' CAL.
LIN - SL		SILVER LINDEN	TILIA TOMENTOSA 'GREEN MOUNTAIN', 'STERLING'	
HE		HORNBEAM	CARPINUS BETULUS (MAY BE SUBSTITUTED FOR LIN)	
CA		CATALPA	CATALPA SPECIOSA (MAY BE SUBSTITUTED FOR LIN)	
ELM - PE		PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	25' CAL.
ELM - CE		CHALKBARK ELM	ULMUS PROPINQUA 'EMERALD SUNSHINE' OR 'FRONTIER'	
BDC		BALDOCYPRESS	TAXODIUM DISTICHUM	25' CAL.
LPT		LONDON PLANETREE	PLATANUS ACERFOLIA 'BLOODGOOD' OR 'EXCLAMATION'	25' CAL.
HL		HONEYLOCUST	GLEDITSIA TRIACANTHOS 'IMPERIAL'	25' CAL.
KCT		COFFEETREE	GYMNOCALADUS DIOICA 'EXPRESSO'	25' CAL.
COLUMNAR TREES				
CEO		COLUMNAR ENGLISH OAK	QUERCUS ALBA x ROBUR	25' CAL.
CBOC		BALDOCYPRESS	'CHIMSON SPIRE', 'REAL PRINCE OR KINDRED SPIRIT'	25' CAL.
POC		POND CYPRESS	'TAXODIUM DISTICHUM SHAWNEE BRAVE'	25' CAL.
EVERGREEN TREES				
ERIC		EASTERN REDCEDAR	JUNIPERUS VIRGINICA 'CANARY' OR 'NATIVE'	6-8' HT.
ET-JUN		UPRIGHT JUMPERS	JUNIPERUS CHINENSIS 'KETELEER' OR 'PERFECTA'	6-8' HT.
ET-SP		NORWAY SPRUCE	PICEA ABIES	
ET-SP		SERBIAN SPRUCE	PICEA OMORICA	
ET-WP		WHITE PINE	PIRUS STROBUS	
ET-GGA		GREEN GIANT ARBORVITAE	THUJA PLICATA x 'GREEN GIANT'	
ORNAMENTAL TREES				
LARGE ORNAMENTAL TREES				
GRT		GOLDEN RAINTREE	KOELREUTERIA PANICULATA	1' - 1 1/2' CAL.
RB		RIVER BIRCH	BETULA NIGRA 'HERITAGE'	8-10' HT. MULTI-STEM
SMALL ORNAMENTAL TREES				
KO		KOLSA DOGWOOD	CORNUS KOUSA	6-7' HT.
SB		SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	
MAG		MAGNOLIA	MAGNOLIA SWEET BAY - MOONGLOW OR 'WHITE ROSE'	
AM		AMUR MAPLE	ACER GINILLA 'FLAME'	
DN		DIABLO NINEBARK	PHYSCARPUS OPLIFOLUS 'DIABLO'	
FT		FRINGE TREE	CHONANTHUS VIRGINICUS	

LANDSCAPE TABLE

STREET TREES SHOWN AT 40' ON CENTER (AVERAGE SPACING)

SINGLE FAMILY DWELLING - 3 TREES PER LOT - TYPICAL (1 STREET TREE INCLUDED IN LOT TREES)

TWO FAMILY DWELLING - 4 TREES PER LOT - SHOWN (1 STREET TREE INCLUDED IN LOT TREES)

EXISTING TREES TO APPLY TO REQUIRED TREE COUNTS (ACTUAL LOCATIONS TO BE DETERMINED)

MASTER FENCE / SCREENING PLAN

500' - REQUIRED TREES

72 EVERGREENS @ 8 PER 100'

18 SHADE TREES @ 2 PER 100'

9 ORNAMENTALS @ 1 PER 100'

PROPOSED TREES SHOWN

45 EVERGREEN @ 5.0 PER 100'

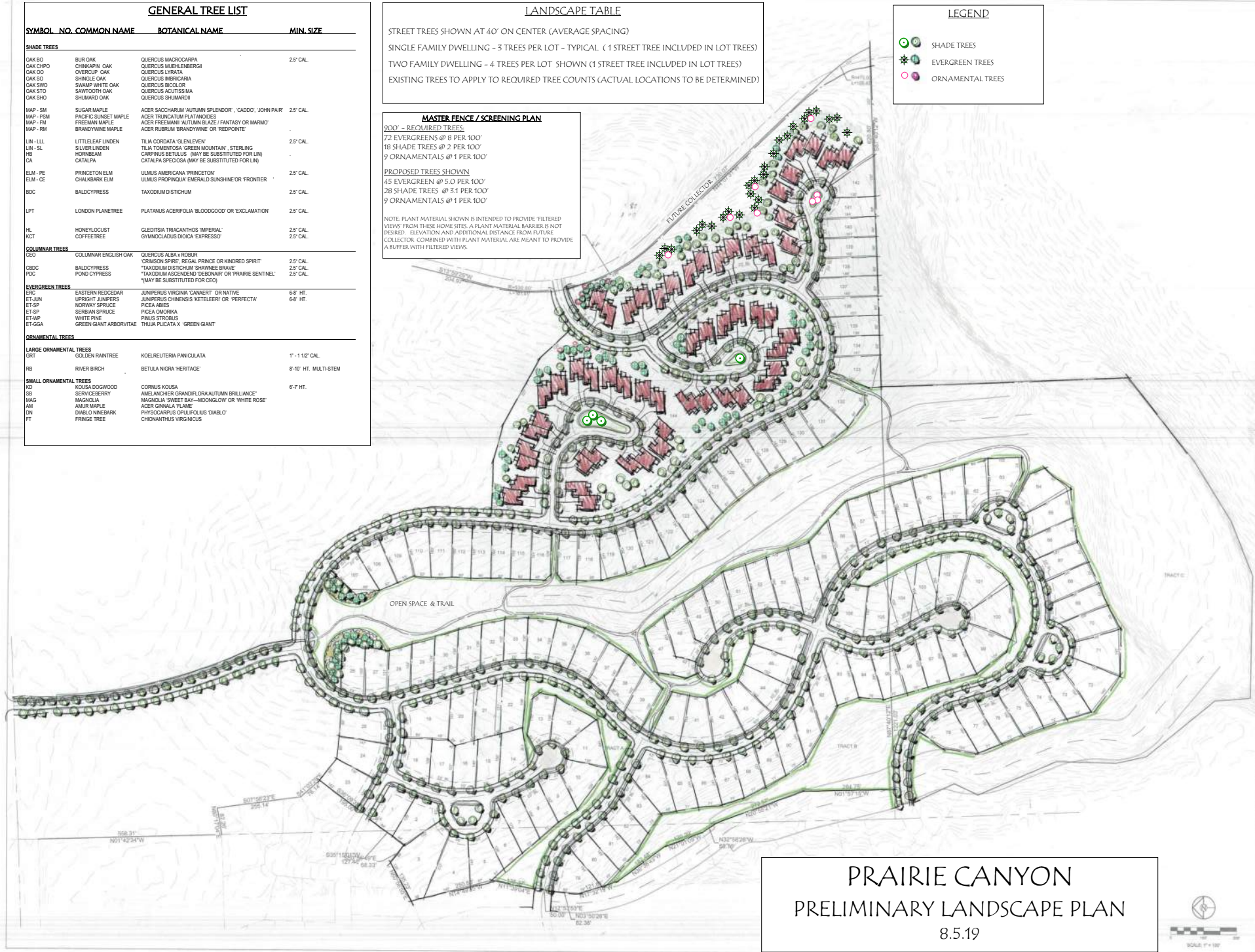
28 SHADE TREES @ 3.1 PER 100'

9 ORNAMENTALS @ 1 PER 100'

NOTE: PLANT MATERIAL SHOWN IS INTENDED TO PROVIDE 'FILTERED VIEWS' FROM THESE HOME SITES. A PLANT MATERIAL BARRIER IS NOT DESIRED. ELEVATION AND ADDITIONAL DISTANCE FROM FUTURE COLLECTOR, COMBINED WITH PLANT MATERIAL ARE MEANT TO PROVIDE A VIEW WITH FILTERED VIEWS.

LEGEND

- SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES



PRAIRIE CANYON PRELIMINARY LANDSCAPE PLAN 8.5.19



LEGEND

1 - 3/8" min. structural wood panel siding, "Smart Panel"

Siding or equal. 1x4 Smart Trim at all corners and around windows.

2 - Stucco Siding. Extend Stucco to within 8" of finished grade.

2x6 Smart Trim around windows and doors unless noted otherwise.

3 - Manufactured Stone with Cast Stone Cap

4 - Board and Batted Shutters

5 - Tight Barge

6 - 2x10 Trim Boards

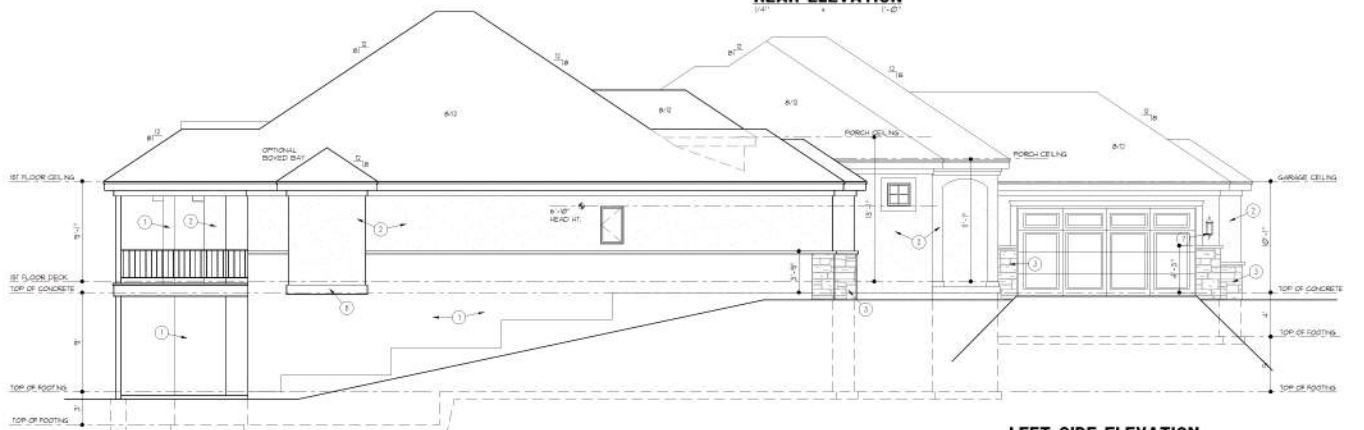
7 - Light Fixtures



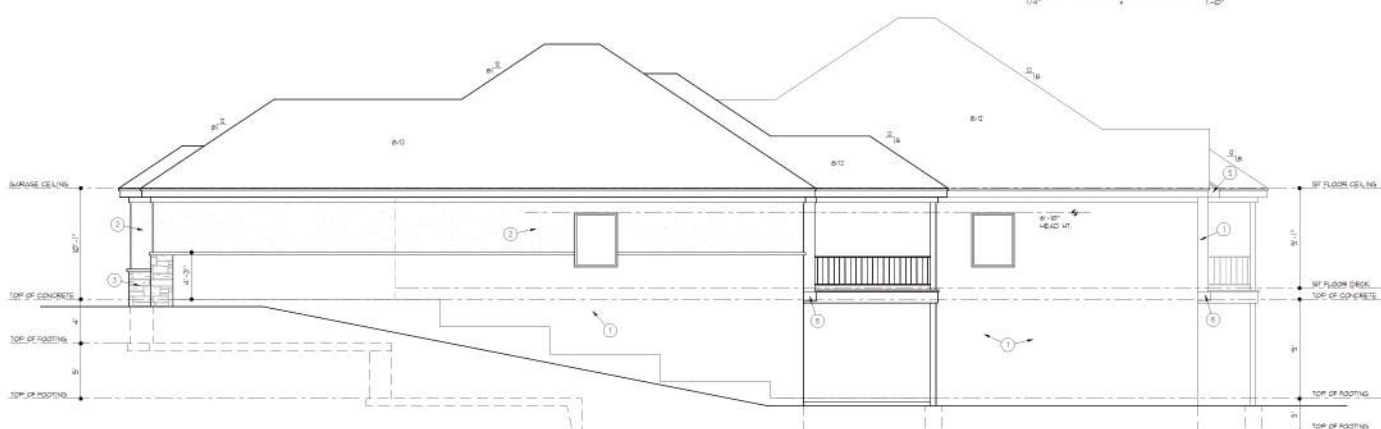
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

LEGEND

1 - 3/8" min. structural wood panel siding, "Smart Panel"

Siding or equal. 1x4 Smart Trim at all corners and around windows.

2 - Stucco Siding. Extend Stucco to within 8" of finished grade.

2x6 Smart Trim around windows and doors unless noted otherwise.

3 - Manufactured Stone with Cast Stone Cap

4 - Board and Batted Shutters

5 - Tight Barge

6 - 2x10 Trim Boards

7 - Light Fixtures



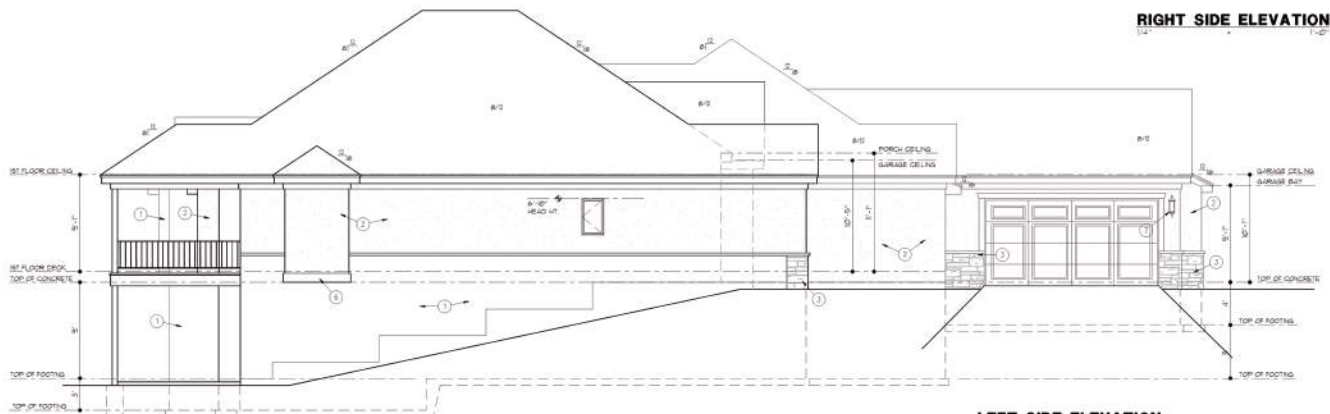
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

PRAIRIE CANYON VILLAS

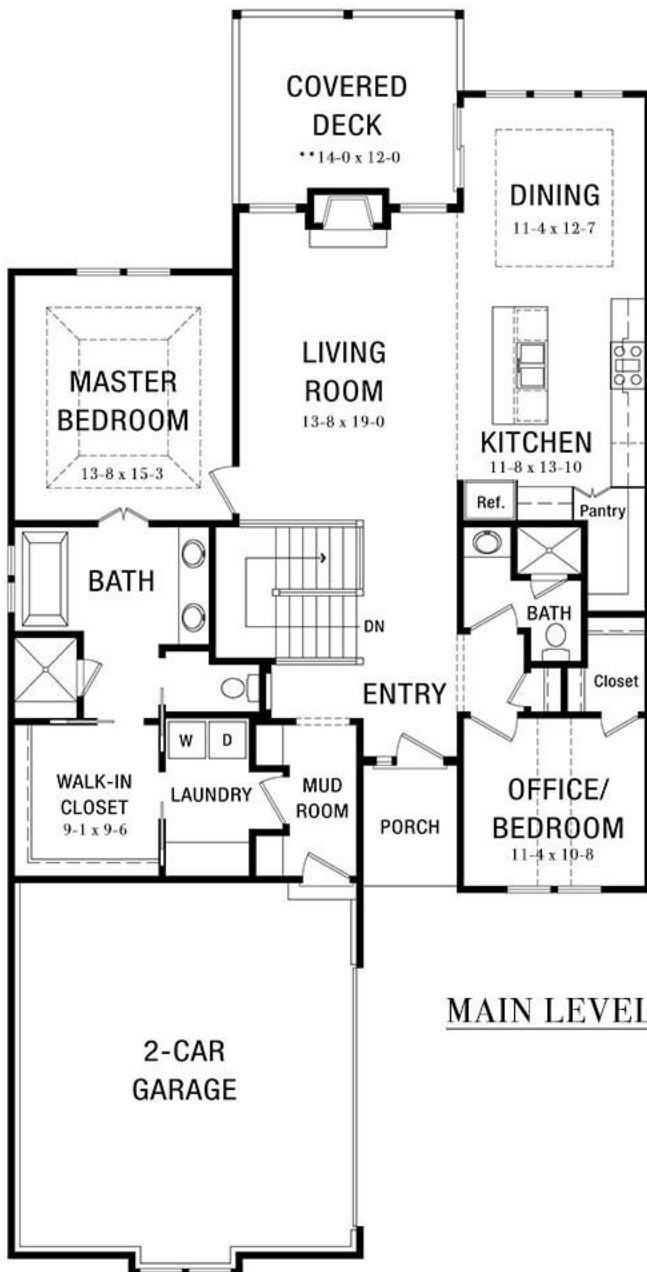


Artist renderings of floor plans and elevations are conceptual and may vary from actual construction plans.

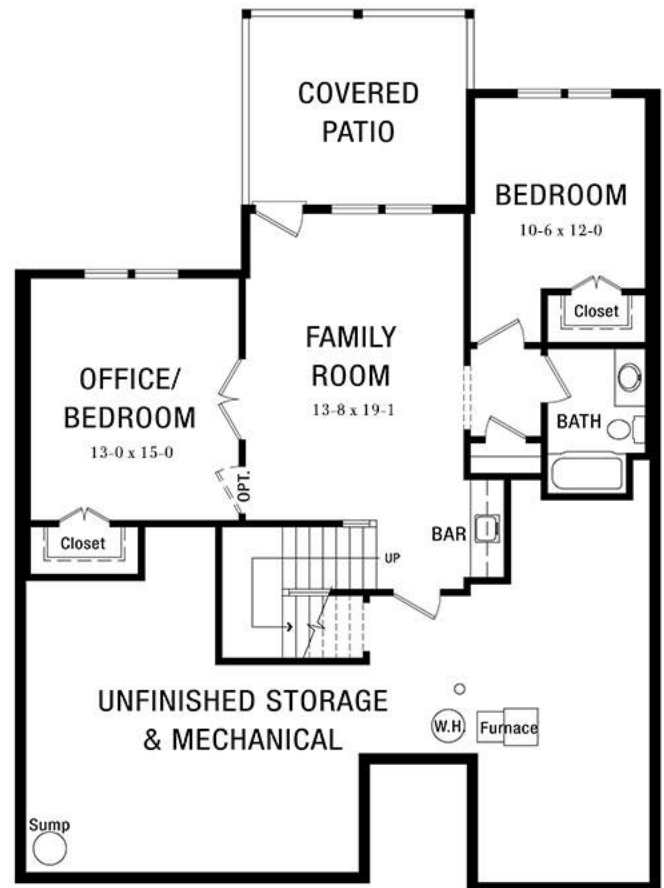
PRAIRIE CANYON VILLAS

4 BED - 3 BATH - 2,465 SF

MAIN - 1,679 SF | LOWER - 786 SF



MAIN LEVEL

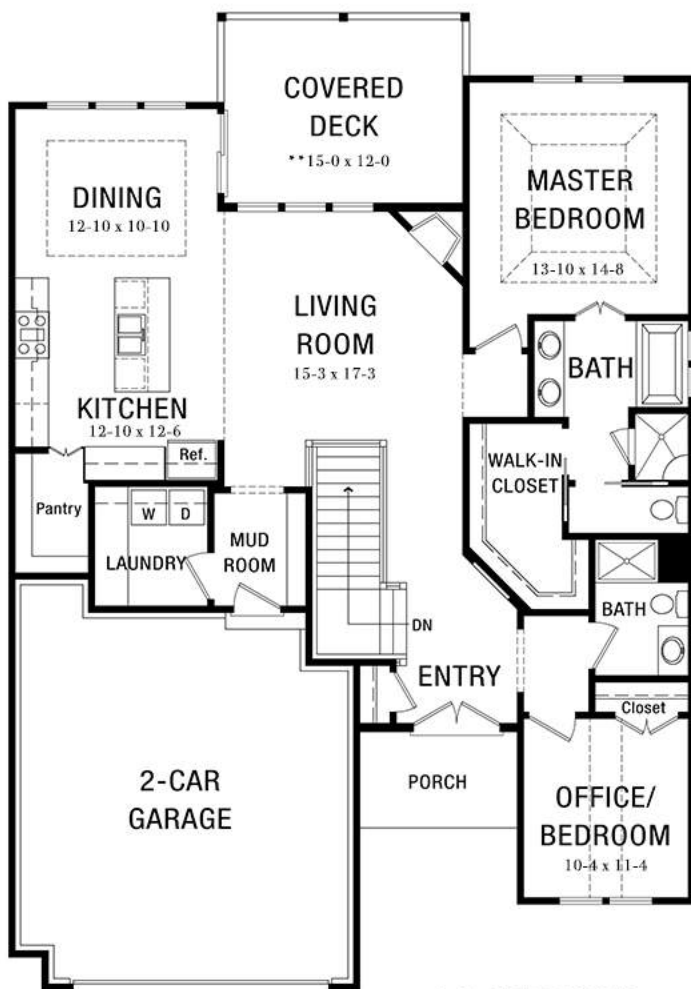


LOWER LEVEL

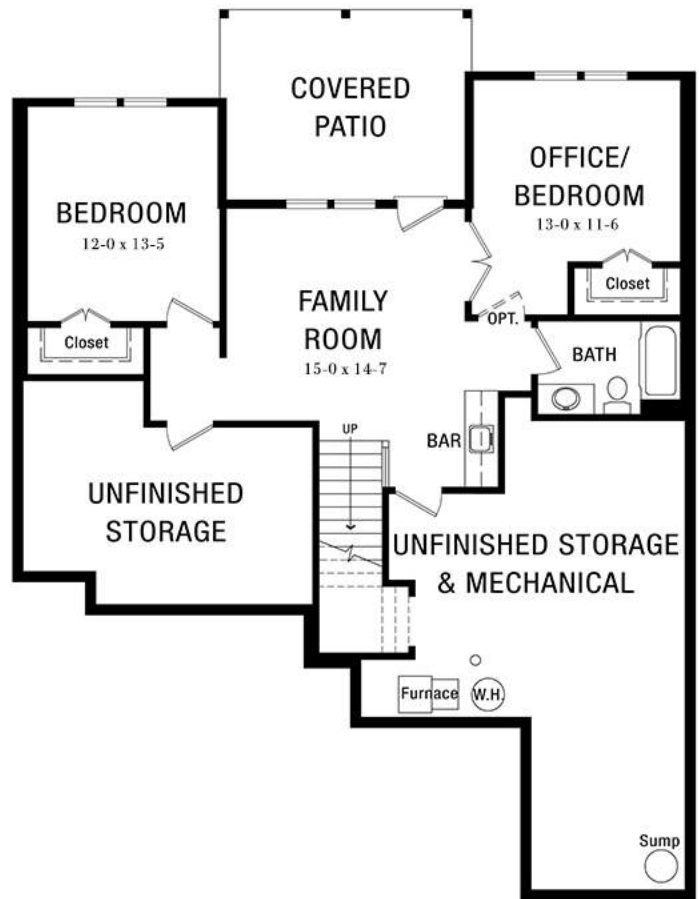
PRAIRIE CANYON VILLAS

4 BED - 3 BATH - 2,323 SF

MAIN - 1,583 SF | LOWER - 740 SF



MAIN LEVEL

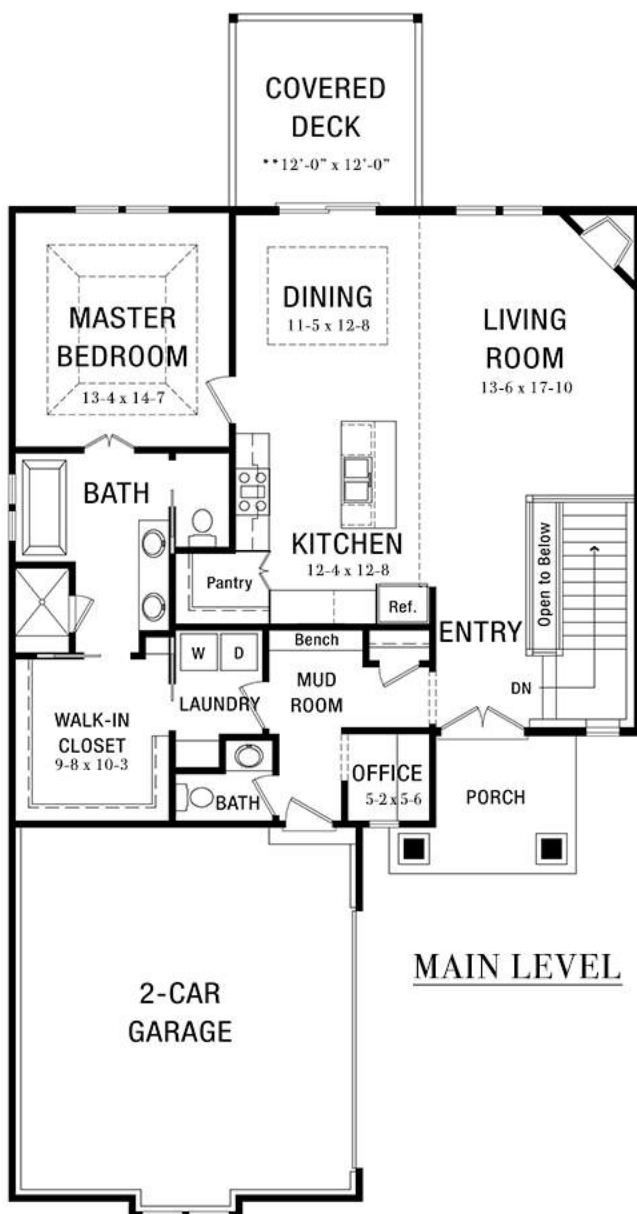


LOWER LEVEL

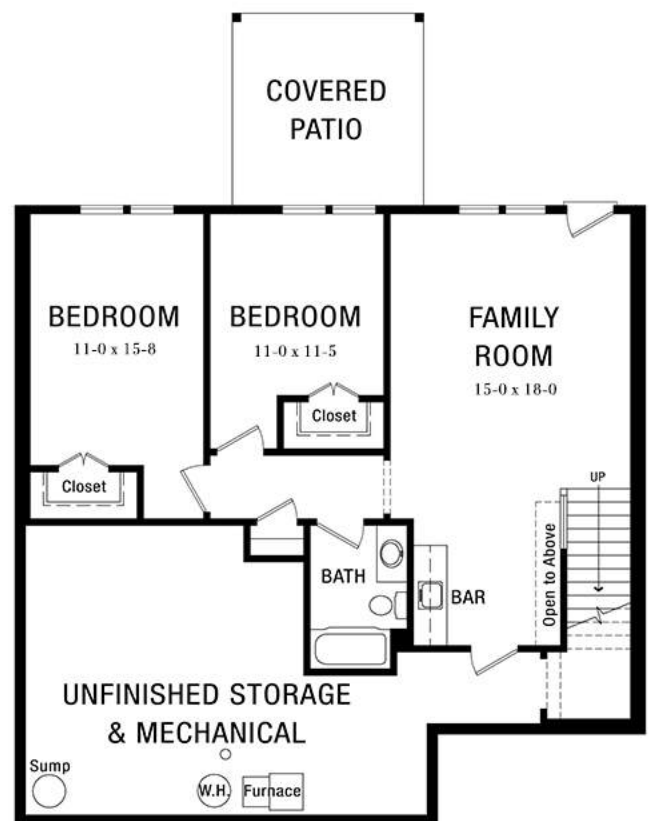
PRAIRIE CANYON VILLAS

3 BED - 2.5 BATH - 2,300 SF

MAIN - 1,454 SF | LOWER - 846 SF



MAIN LEVEL



LOWER LEVEL





.PRAIRIE CANYON

Project Description

Prairie Canyon is Prime Development's newest planned neighborhood, located on a 91-acre tract of land south of College Boulevard in the vicinity of Valley Parkway. It bordered by Southglen of Cedar Creek and the Woods at Southglen on the west, and land zoned for apartments on the east.

The terrain is marked by two distinct ridges. North portions are generally open grazing land. South portions are wooded, with steep slopes and rock bluffs adjacent to Little Cedar Creek and tributaries. A forested creek channel affords natural demarcation between Prairie Canyon and neighborhoods of Cedar Creek. Over 30% of the land will be preserved as natural open space.

Prairie Canyon is comprised of two distinct neighborhoods of maintenance-provided homes in a range of styles and sizes:

- The west ridge at Prairie Canyon, opposite Southglen, will be occupied by 106 single-family homes with three-car garages and approx. 3,000 SF of finished living area. Most will be "reverse 1.5-story" floor plans, valued from \$500,000 to \$600,000.

This part of Prairie Canyon was inspired by Prime Development's popular Canyon Creek Point neighborhood, located on Prairie Star Parkway, west of Canyon Creek Boulevard <https://www.canyoncreekpointks.com/>. Lots average over one-quarter acre in size (50% larger than the city minimum requirement for R-1 zoned lots). Most lots back to common areas and feature views of natural open space.

- The east ridge at Prairie Canyon will be occupied by 92 smaller villa-style homes with two-car garages and approximately 2,300-2,500 SF of living area, priced in the mid-upper \$400's. Most will be detached homes, others will be paired. Like larger homes to the west, most of these homes back to common area and feature views of open space.

Villa homes on the east ridge at Prairie Canyon will be similar to a previous Prime Development neighborhood, Prairie Brook Villas, located on the north side of College Boulevard, and Prime Development's new Crestwood Village development at 129th Terr. and Black Bob Road <https://www.crestwoodvillageks.com/>.

Prairie Canyon Neighborhood Meeting Minutes

City Case #: RZ19-00012 / RZ19-00014

Meeting Facilitator: Frank Dean

Meeting Date: Tuesday, July 30th, 2019

Meeting Start: 7:02pm

Meeting Stop: 7:35

Frank – Provided project description/location in reference to communities, businesses, highways. After project description, opened the floor for questions.

Q. – Is whole project Maintenance Provided?

A. – Yes.

Q. – Will you preserve greenspace along adjoining Cedar Creek Property Line?

A. – Will do the best we can – Developer has guidelines for tree removal beyond initial development clearing. Typ. Development clearing consists of 90ft from back of curb (30ft front yard, 60ft typ. Building depth). There are built in buffers/greenspace along most of the adjoining property line.

Q. – Will the project have amenities? - Why Not?

A. – No amenities planned at this time. Possible discussion of clubhouse, but not immediate plans.
– Projecting an older demographic buyer that does not want amenities found in younger demo. communities. – Similar anticipated buyer as Canyon Creek Point.

Q. – Does Clay Blair own ground to east of Prairie Canyon project?

A. – No, Oddo Development owns – Clay grazes cows across property.

Q. – Why does Prairie Canyon need to connect to Southglen Streets?

A. – City Requirement of interconnectivity– Secondary accesses/egress requ. for emergency vehicles.

Q. – Who pays for new roads?

A. – The Developer – no specials district.

Q. – What will be the impact to College Blvd.? Will there be additional stop lights installed?

A. – Hard to judge impact. Not our decision to change/alter/improve College Blvd. Have heard discussion of possible stop light install for east entrance stub where future collector street would tie into (Dunraven?)

Q. – What is planned for the east and west sides of Prairie Canyon entrance (South of College Blvd.)?

A. – Retail or Apartment Zoning. Most likely to consist of small retail (dry cleaners, professional offices, coffee shops, etc).

Q. – Will cows stay?

A. – They will be retiring this year.

Q. – Are there any rules/restrictions for removing trees along the hills and/or Property Line adjacent to the Woods of Southglenn?

A. – Typical clearing is 90ft from back of curb, then builder to determine if more clearing is necessary for home construction. Developer to review additional clearing requests, with typical restrictions of tree

calibers of 6" or larger needing approval prior to removal. Desire to save as many trees around perimeter and interior as possible – trees are marketable and increase lot/project value and beauty.

Q. – Plan says 30% of project is reserved for greenspace, so does that mean you will tear up/strip down 70% of the ground? We bought home (11485 S. Gleason Rd.) because of vacant ground and cows – was told no plans for future development. Why develop now?

A. – It was never intended for the ground to forever remain vacant. The market is good, and there is demand for this type of project/product. Yes, there will be substantial grading and earthwork on the site to make ready for new home construction. Goal is to leave as much undisturbed as possible – however development does require disturbing the ground to put in improvements.

Q. – When was this first presented to the City?

A. – This was presented to the City last month.

Q. – What is the HOA? Will it be part of Cedar Creek?

A. – No, Prairie Canyon's HOA will not be part of Cedar Creek. It will be its own Association.

Q. – Is the project approved?

A. – No. Public hearing is scheduled for next month at Planning Commission. – Adjacent owners will be mailed a certified letter with details of upcoming hearing. If approved at Planning Commission, project will then be presented to City Council for approval.

Q. – When could this project realistically get started?

A. – If all processes/approvals move forward with minimal delays, we would be lucky to start sewers before the end of 2019. Most likely development would begin early 2020.

Q. – Owner at 23985 W. 112th Terr – Why is there no buffer between his home and Prairie Canyon project, like provided on other abutting properties? Concerns for losing trees/natural barrier. Are there req. for removing trees?

A. – Abutting lot is one of the largest/deepest lots in the development, and trees are marketable. Unlikely that builder would chose to remove, and nearby sewer work is not anticipated to disturb current trees/natural barrier. Trees larger than 6" caliber require developer approvals.

Q. – What is the typical size of proposed lots?

A. – Lots are anticipated to average around .25 acres (~70-75ft wide by ~125+ft depth).

Q. – What is the project timeline?

A. – It depends on the market, but anticipating breaking ground in 2020 if market remains. Plan to build in phases – possibly start phase in all 3 types of development (larger SF, detached villas, attached villas) – depends on market.

Q. – Will sewers all be put in at once?

A. – It depends on where the sewer is brought up from and if it makes sense to build out additional areas when bringing sewer to site.

Q. – Will walking trails connect?

A. – No walking trails will connect between Prairie Canyon and Southglen. Prairie Canyon trail is planned for interior corridor of project.

Q. – Will the walking trail above 113th Street stay?

A. – Yes, trail is not ours – belongs to Cedar Creek Association – and is in common area.

Q. – What is the plan for the east stub on College Blvd. and ground?

A. – Collector street is planned to connect from College Blvd. to 119th Street – paralleling K-7.

Controversial connection. Apartments are planned for the ground east/southeast of Prairie Canyon project.

Q. – Does Clay already own the ground where Prairie Canyon is being proposed?

A. – Yes, Clay and a Partner have owned the ground for the past 20 years.