



MINUTES

Planning Commission Meeting: February 12, 2024

Application:	<u>RZ23-0015:</u> Request for approval of a rezoning from the CTY RUR (County Rural) District to the R-1 (Residential Single-Family) District and a preliminary plat for Abbey Valley on approximately 20.00 acres; located northeast of W. 167th Street and S. Ridgeview Road.
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Ms. Andrea Fair, Planner II, presented RZ23-0015, a request to approve a rezoning to from the County Rural District to the Residential Single-Family District, located north of 167th Street and east of Ridgeview Road. The property was annexed in 2002 and has been used historically for agricultural purposes. It is currently zoned County Rural and is surrounded on the north, south and east by R-1 zoning. PlanOlathe designates this area as a Conventional Neighborhood with Secondary Greenway. The rezoning request aligns with several goals and policies of PlanOlathe.

Ms. Fair presented the preliminary plat, which includes 51 single-family lots, a pickleball court, a landscaped area, and sidewalks. One new street connection to 167th Street is proposed with separated entrance and exit lanes and a landscaped median. Ms. Fair presented the landscape and tree preservation plans, which includes 56% tree preservation, which exceeds UDO requirements.

Ms. Fair provided that all public notice requirements have been met. A neighborhood meeting was held and attended by 12 residents, who had questions about amenities, stormwater detention, and tree preservation. Staff received correspondence from two individuals about traffic and access; staff responded to their questions.

Staff recommends approval of the rezoning with no stipulations. Staff recommended approval of the preliminary plat with stipulations, to which the applicant agrees.

Commissioner Creighton asked about when improvements to Ridgeview Road are planned to address safety from the north. **Ms. Fair** answered the project is included in the 2024 Capital Improvement Plan (CIP), though she does not know the exact timeline.

Chair Janner opened the public hearing, but no one was signed up to speak.

With no further comments, **Chair Janner** entertained a motion to close the public hearing.

A motion was made by **Commissioner Breen** to close the public hearing, seconded by **Commissioner Chapman**. The motion passed by a vote of 8 to 0.

With no further discussion, **Chair Janner** entertained a motion on the item.

Commissioner Chapman moved to approve RZ23-0015 as stipulated by staff, and **Commissioner Bergida** seconded.

The motion passed with a vote of 8 to 0 as follows:

Staff recommends approval of RZ23-0015, Abbey Valley, for the following reasons:

1. The proposed development complies with the policies and goals of the Comprehensive Plan.
 2. The requested rezoning to the R-1 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- A. Staff recommends approval of the rezoning to the R-1 District as presented with no stipulations.
- B. Staff recommends approval of the preliminary plat with the following stipulations:
1. A final site development plan must be approved prior to issuance of building permits for amenities and structures located within the subdivision.
 2. All above ground electrical and/or telephone cabinets must 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.
 3. Tree protection fencing per UDO 18.30.240.E must be installed around all areas of tree preservation and is required to be maintained throughout construction activities. Grading is not permitted within areas designated for tree protection.