



Planning Division

MINUTES

Planning Commission Meeting: September 9, 2019

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| 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 |
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Sean Pendley, Senior Planner, presented a request for a rezoning to R-2, Residential Two-Family District, and a preliminary development plan for Prairie Canyon. The rezoning covers 18.2 acres and will consist of a total of 56 attached two-family homes and detached single-family homes, for a net density of 3.1 units per acre. This site is east of the related R-1 zoning and extends east to K-7. This parcel will include a future collector roadway on the east end of the proposed development, connecting from College Boulevard south to 119th Street. The villas area consists of local streets with landscaping throughout. Single-family homes will be situated on lots between 6,700 to 8,500 square feet, and some of these lots are smaller than the minimum R-1 sizes which is why R-2 zoning is requested. All units will be subject to Building Design Standard A and Site Design Category 2 per UDO requirements. The proposed R-2 District meets all minimum lot area and setback requirements and no waivers are requested for the R-2 zoning.

Mr. Pendley stated that the landscape plan consists of open space areas provided along the common tract and landscape screening will be provided along the collector road to the east. Also, a future trail connection may be built in the R-2 area.

Mr. Pendley reported that the applicant provided renderings and building elevations for the development. All proposed designs and materials meet or exceed Building A design standards, including 95 percent of Category 1 materials and 5 percent of Category 2 materials. He notes that a variety of designs include front- and side-loaded garages, which also meet the standard of minimizing garage exposure facing public streets. All primary facades exceed UDO requirements for stone, stucco and glass.

Mr. Pendley said staff recommends approval of this application, noting that the R-2 use is a good transitional use from R-1 to future RP-4 and commercial zoning to the north. The proposed development also complies with Comprehensive Plan goals for land use and housing, and the requested zoning meets UDO requirements for zoning. Also, the proposed development meets all Building Design Category A requirements.

Mr. Pendley noted two stipulations to be included in the ordinance. The applicant has agreed to a street construction agreement for the future collector road to the east which will need to be signed prior to issuance of building permits in the phase adjacent to the future road. Also, all single-family homes on lots less than 7,200 square feet and all two-family homes are subject to building design standards per the UDO. A final site development plan will be required for this development. No comments or concerns have been submitted to staff regarding the proposed development.

Comm. Nelson asked if the road needs to be built upon completion of the development. He is concerned about emergency access. **Mr. Pendley** responded that the development will be constructed in phases and access on the far east end must be built before the final phase. **Aimee Nassif, Aimee Nassif, Chief Planning and Development Officer**, added that reviews

of numbers of homes and access are done in collaboration with the Fire Department and Public Works. **Chad Belcher, Transportation Manager**, further noted that there is a four-party agreement between the City, Mr. Oddo, the Bleakelys to the south, and the applicant, which has not been finalized. However, there will be thresholds included in that agreement as to when the road must be built for emergency purposes.

Chair Vakas opened the public hearing and asked the applicant to come forward. **Frank Dean** approached the podium. He said it has been their understanding that they would be limited to developing 30 houses until the new street connection is completed. Chair Vakas asked when construction is expected to begin; Mr. Dean replied they hope to get started in Spring 2020. Chair Vakas asked how the project will be phased. Mr. Dean stated that the plan is to open a phase on each side, on the north end.

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

Motion by Comm. Nelson, seconded by Comm. Sutherland, to close the public hearing.

Motion passed 6-0.

Motion to approve RZ19-0014 as stipulated was made by Comm. Fry and seconded by Comm. Munoz, 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)**.

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

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

Aye: Sutherland, Nelson, Fry, Munoz, Corcoran, Vakas (6)

No: (0)

Motion was approved 6-0.