



City of Olathe  
Planning Division

## STAFF REPORT

Planning Commission Meeting: September 9, 2019

<b>Application:</b>	<b><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</b>
<b>Location:</b>	Southwest of the intersection of College Boulevard and K-7
<b>Owner:</b>	Trust of Sandra G. Mitchell; West Olathe, LLC
<b>Applicant:</b>	Frank Dean, Prime Land Development Company
<b>Engineer:</b>	David Rinne, PS; Schlagel & Associates, P.A.
<b>Staff Contact:</b>	Sean Pendley, Senior Planner

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

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

### 1. Proposal:

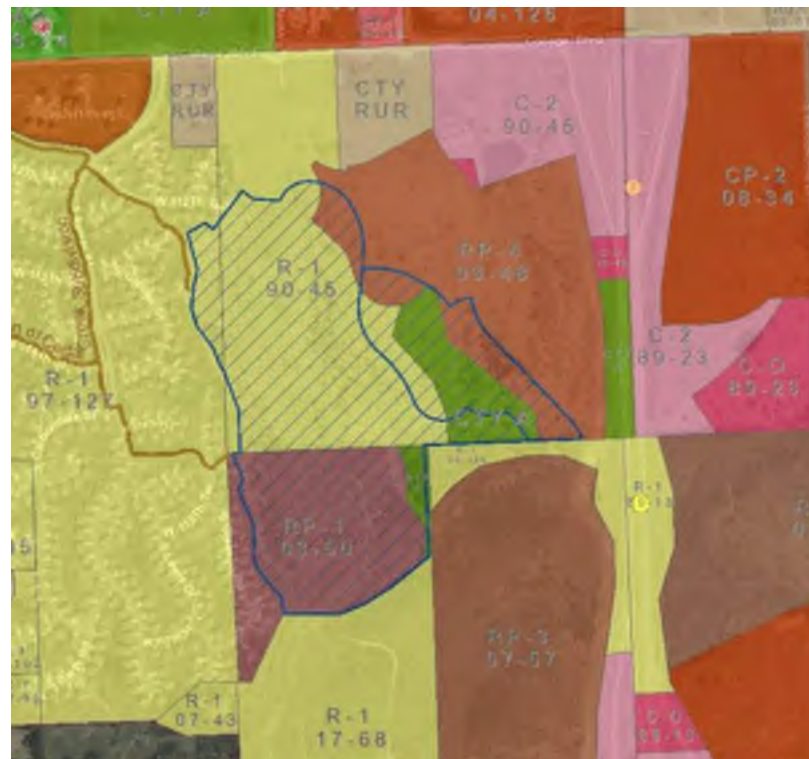
## 1. Proposal:

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 26<sup>th</sup> 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. 124<sup>th</sup> 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.

<b><i>Composite Building Design (Category A)</i></b>	<b>Proposed Design</b>
<b><i>Front-Facing Entry on Primary Facade</i></b>	The single family and two-family homes include front porches or stoops with gable roofs.
<b><i>Garages Subordinate to Primary Facade</i></b>	The attached villas include front and side facing garages. The garages are also less than 50% of the width of individual units.
<b><i>Building Materials on Primary Facades</i></b> <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:**

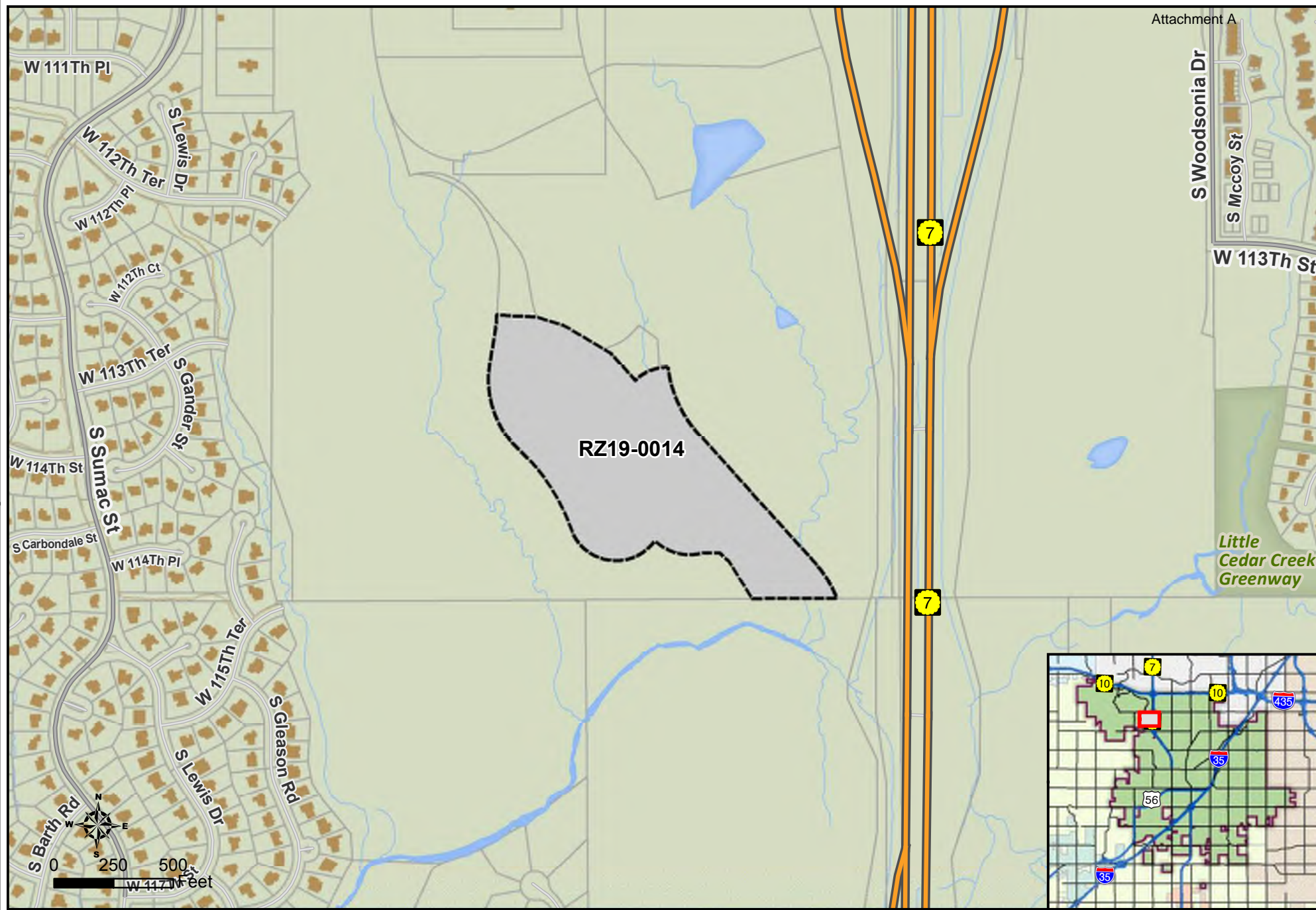
1. A street construction agreement for the future collector roadway to the east of the subdivision shall be signed and executed prior to issuance of building permits for phases adjacent to the collector roadway.
2. The single family homes on lots less than 7,200 square feet and two-family homes are subject 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 113<sup>th</sup> Street, 114<sup>th</sup> Street and 114<sup>th</sup> 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**



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 DU/PER 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:

1. MINIMUM DISTANCE BETWEEN BUILDINGS IS 14 FEET.  
2. MINIMUM REAR YARD IS 20 FEET FOR BUILDINGS AND MAY BE REDUCED TO 15' ADJACENT TO OPEN SPACE TRACTS.  
3. MINIMUM FRONT YARD IS 20 FEET FOR BUILDINGS AND MAY BE REDUCED TO 15' ADJACENT TO OPEN SPACE TRACTS.  
4. ALL BUILDINGS SHALL BE SET BACK FROM THE DEVELOPMENT HOME OWNER'S LOCATION AND SHALL BE USED FOR OPEN SPACE AND STORMWATER TREATMENT.  
5. ALL BUILDINGS SHALL BE SET BACK FROM THE ADJACENT OPEN SPACE TRACTS BY 10' OR OLDFAT FOR THE PURPOSE OF CONSTRUCTION, REPAIR AND MAINTENANCE OF CURBS, STREETS AND FOR ANY RESTORATION OF ANY DISTURBED AREAS UPON AND ABOVE THESE AREAS. THESE AREAS SHALL BE DEDICATED AS "STREET EASEMENT" OR "STREET".  
6. TRACTS OF 1/4 OR LESS SHALL BE HEREBY DEDICATED AS "STREET".  
7. ALL ON-SITE WINDING ROUTES SHALL BE PLACED UNDERGROUND.  
8. ALL UTILITIES SHALL BE PLACED UNDERGROUND, INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS, AND COOLERS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR OTHER MEANS OF SCREENING. ALL UTILITIES SHALL BE PLACED UNDERGROUND.  
9. ABOVE GROUND ELECTRICAL EQUIPMENT AND/OR TELEPHONE CABLES SHALL BE PLACED IN REAR YARDS.

### 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 :

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

## OWNER/DEVELOPER

CLAY BLAIR SERVICES CORPORATION  
CLAY BLAIR III, PRESIDENT  
14819 W. 95TH ST.  
LENEXA, KS 66215  
p 913-831-3398  
f 913-831-3388  
CLAY@PRIMELANDCO.COM

### PRELIMINARY PLAT 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 Clifton, Jackson County, Kansas, being more particularly described as follows:

## Attachment A

[illegible]

## R-1 ZONING - DESCRIPT

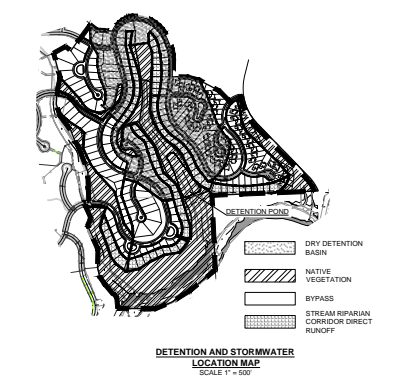
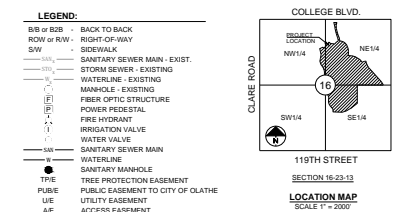
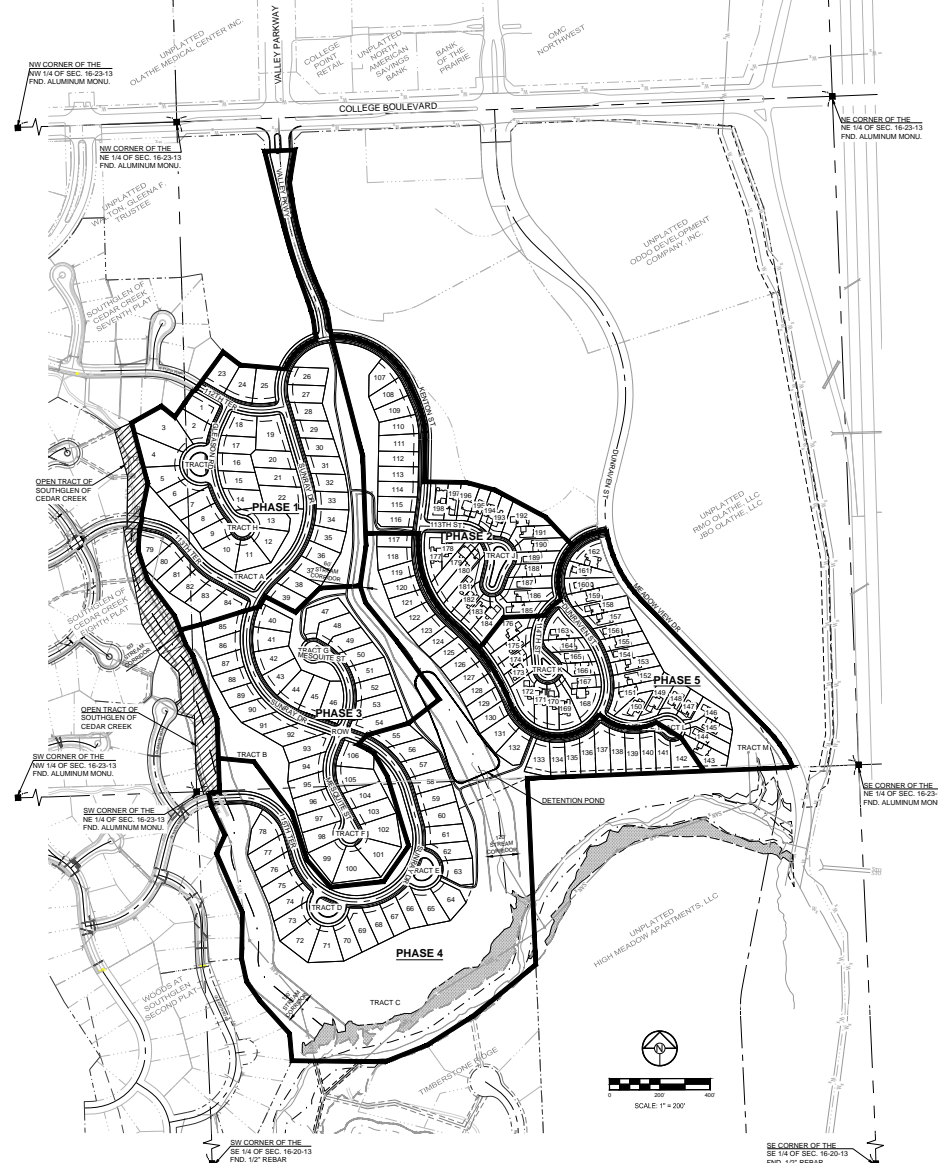
### OVERALL DESCRIPTION

[illegible]

Except for the following:

## R-2 ZONING - DESCRIPTION

Per Half Point Over Quarter of Section 1, Township 15 South, Range 23 East, in the City of Chicago, Cook County, Illinois, have been particularly defined as follows:

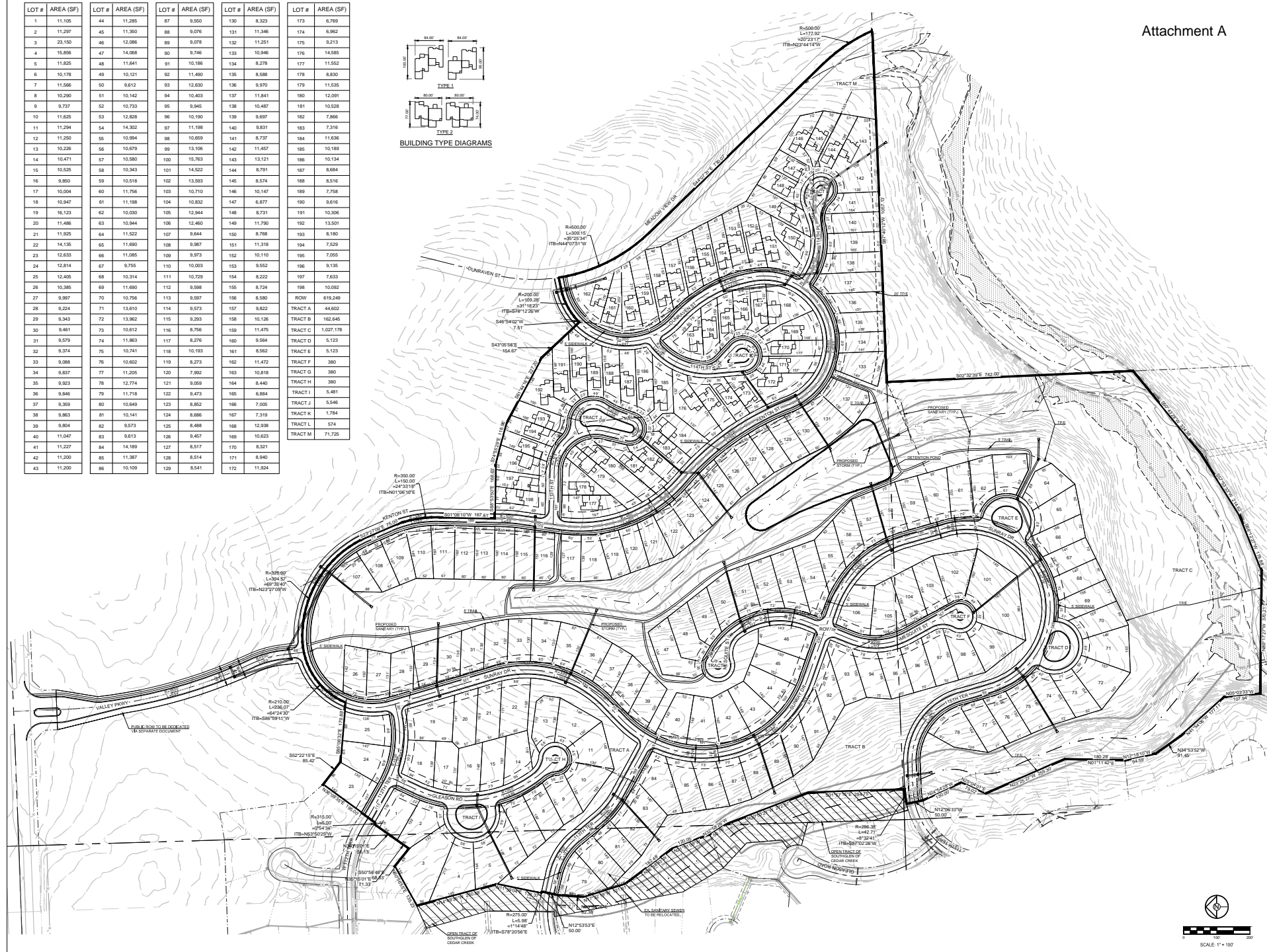




LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	11.105	44	11.285	87	9.650	130	8.323	173	6.769
2	11.297	45	11.350	88	9.076	131	11.346	174	6.962
3	23.150	46	12.086	89	9.078	132	11.251	175	9.213
4	15.866	47	14.068	90	9.746	133	10.346	176	14.585
5	11.825	48	11.641	91	10.186	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



Attachment A



## GENERAL TREE LIST

SYMBOL	NO.	COMMON NAME	BOTANICAL NAME	MIN. SIZE
<b>SHADE TREES</b>				
OAK-RO		BUR OAK	QUERCUS MACROCARPA	25' CAL.
OAK-CHPO		CHINKAPIN OAK	QUERCUS MUEHENEBERGII	
OAK-DO		OVERCUP OAK	QUERCUS LYRAEA	
OAK-SO		SHINGLE OAK	QUERCUS IMBRICARIA	
OAK-SWO		SWAMP WHITE OAK	QUERCUS BICOLOR	
OAK-SIO		SAVATTOH 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		FREEMAN MAPLE	ACER FREEMANII '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'	
HR-CA		HORNBEAM	CARPINUS BETULUS (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		BALDOCPRESS	TAXODIUM DISTICHUM	25' CAL.
LPT		LONDON PLANETREE	PLATANUS ACERIFOLIA 'BLOODGOOD' OR 'EXCLAMATION'	25' CAL.
HL		HONEYLOCUST	GLEDITSIA TRIACANTHOS 'IMPERIAL'	25' CAL.
MCT		COFFEETREE	GYMNOCLADUS DIOICA 'EXPRESSO'	25' CAL.
<b>COLUMNAR TREES</b>				
CEO		COLUMNAR ENGLISH OAK	QUERCUS ALBA X ROBUR	25' CAL.
CBDC		BALDOCPRESS	'CRIMSON SPIRE', 'REGAL PRINCE OR KINDRED SPIRIT'	25' CAL.
POC		POND CYPRESS	'TAXODIUM DISTICHUM SHAWNEE BRAVE'	25' CAL.
<b>EVERGREEN TREES</b>				
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'	
<b>ORNAMENTAL TREES</b>				
<b>LARGE ORNAMENTAL TREES</b>				
GRT		GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	1' - 1 1/2' CAL.
RB		RIVER BIRCH	BETULA NIGRA 'HERITAGE'	8-10' HT. MULTI-STEM
<b>SMALL ORNAMENTAL TREES</b>				
RO		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 OPLIFOLIUS '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'

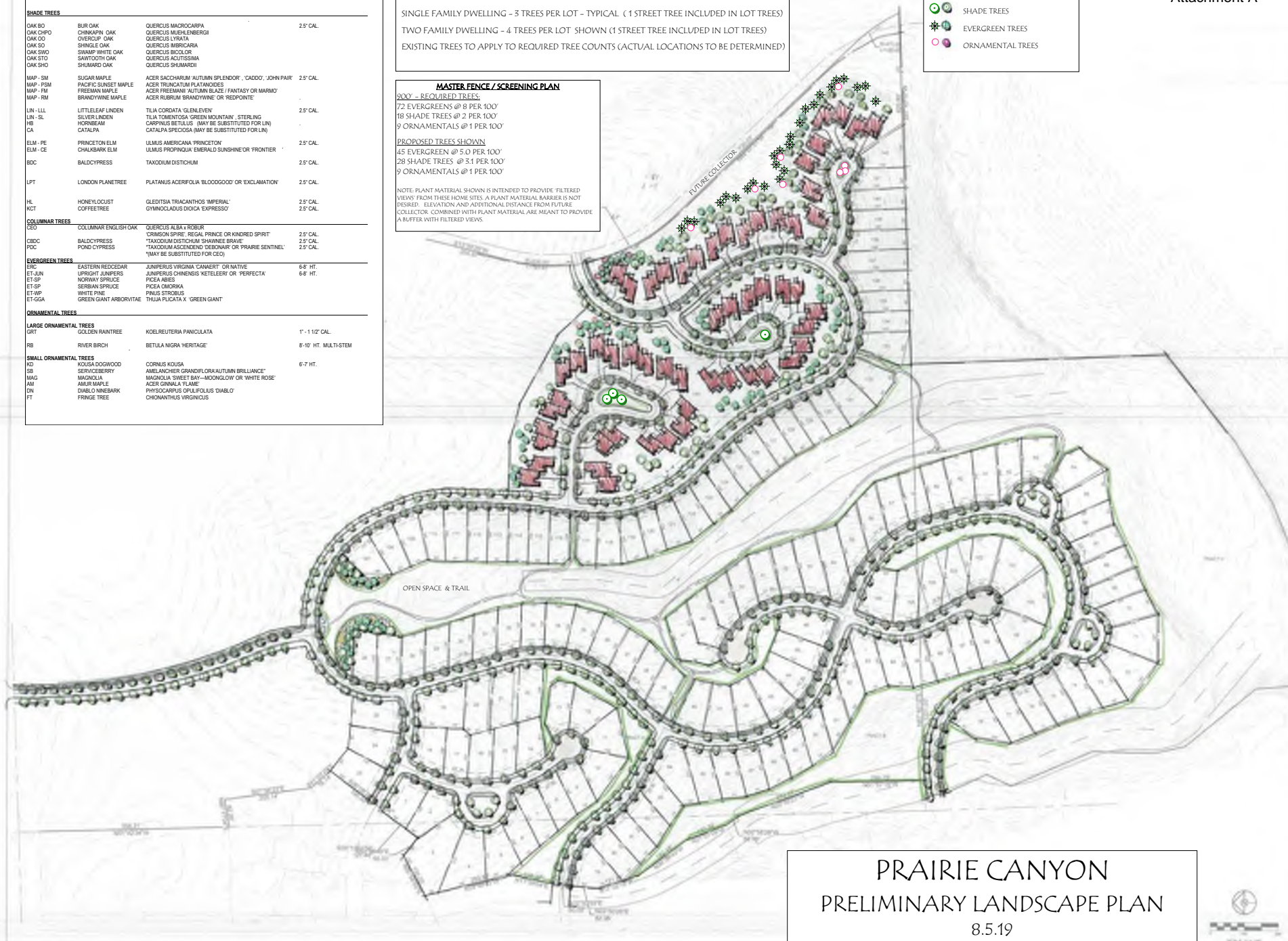
9 ORNAMENTALS @ 1 PER 100'

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 BUFFER WITH FILTERED VIEWS.

## LEGEND

- SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES

Attachment A



# PRAIRIE CANYON PRELIMINARY LANDSCAPE PLAN

8.5.19

PRAIRIE CANYON  
PRELIMINARY PLAT  
LANDSCAPE PLAN  
PRAIRIE CANYON, OLATHE, KS

with urban design, LLC  
1000 N. 10th St., Suite 100  
Olathe, KS 66041  
Phone: 913.766.1100  
Fax: 913.766.1101  
www.withurbandesign.com

NO.	DATE	DESCRIPTION
1	8.5.19	PRELIMINARY PLAT
2		LANDSCAPE PLAN
3		
4		
5		
6		
7		
8		
9		
10		

# LEGEND

Attachment A

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

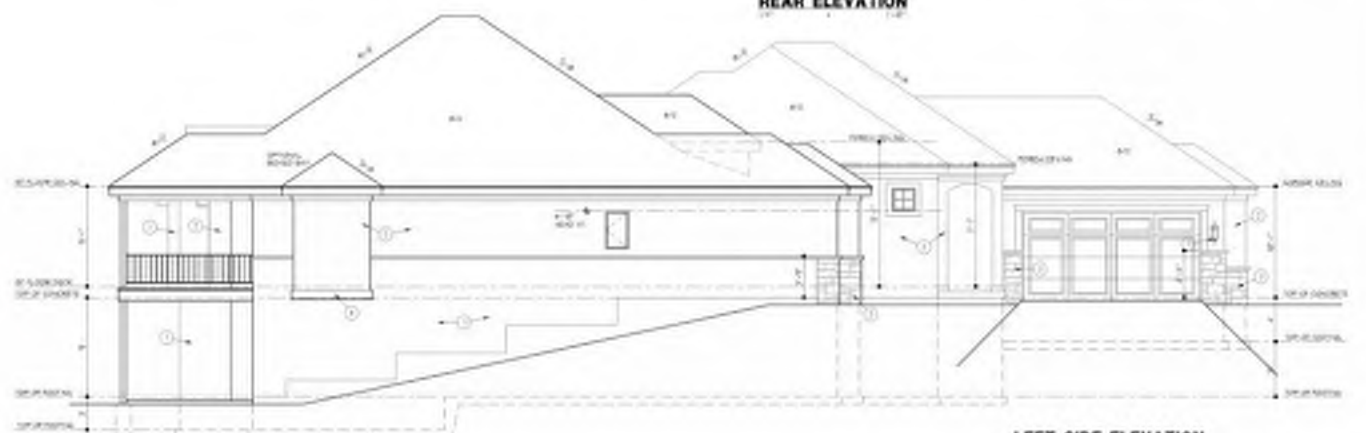
7 - Light Fixtures



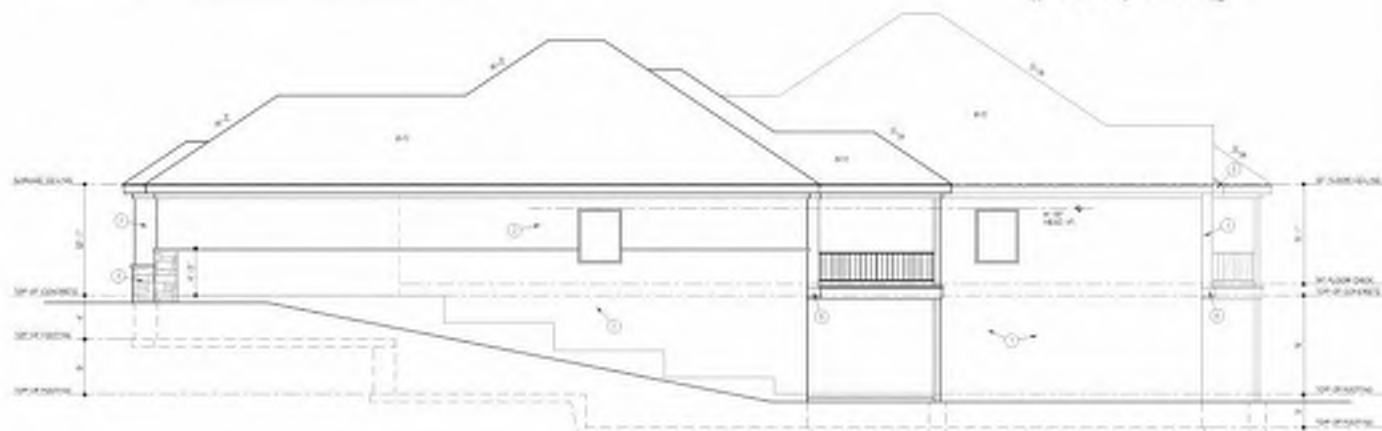
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



# LEGEND

Attachment A

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

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

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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



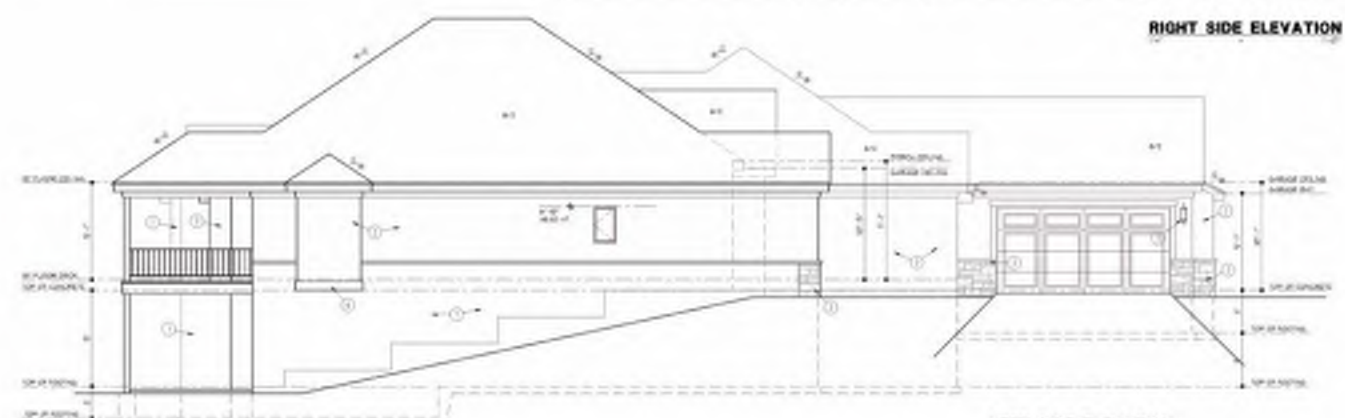
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



# PRAIRIE CANYON VILLAS

Attachment A

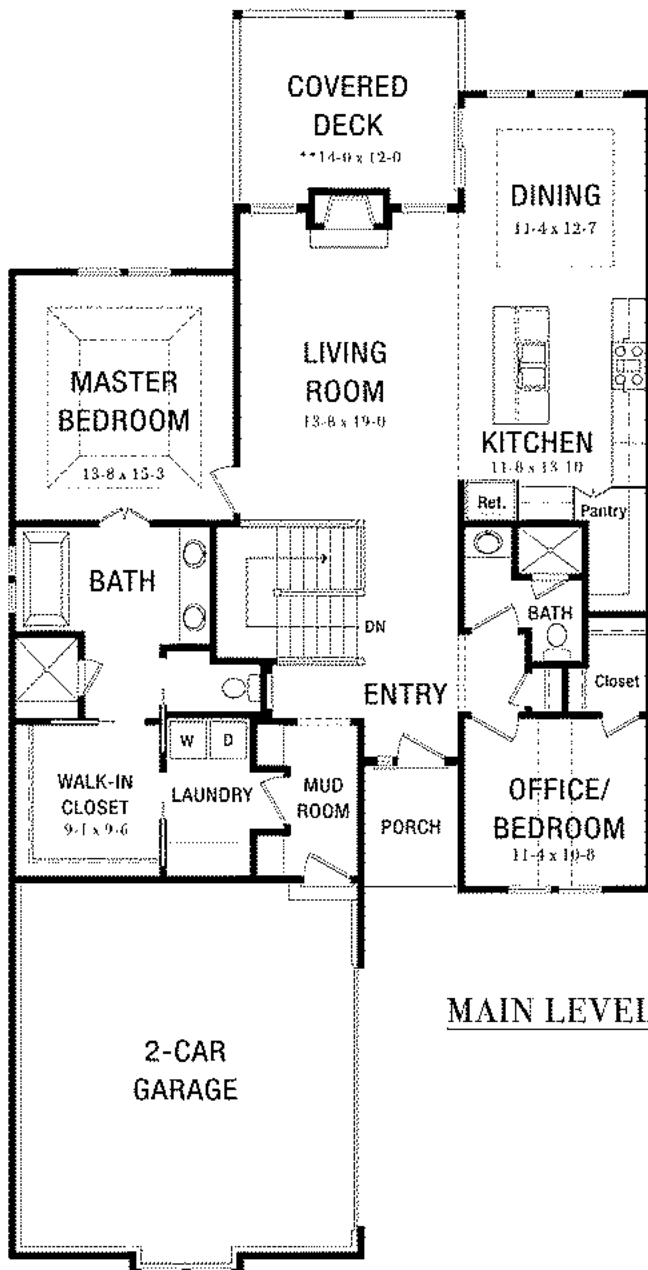


Artist renderings of floor plans and elevations are conceptual and may vary from actual construction plans.

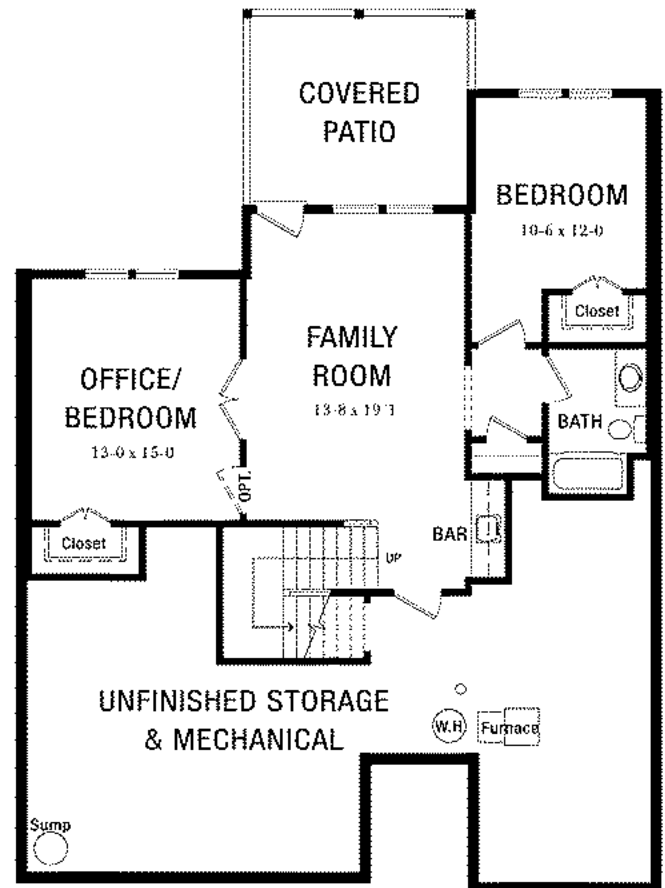
# PRAIRIE CANYON VILLAS

4 BED - 3 BATH - 2,465 SF

MAIN - 1,679 SF | LOWER - 786 SF



MAIN LEVEL

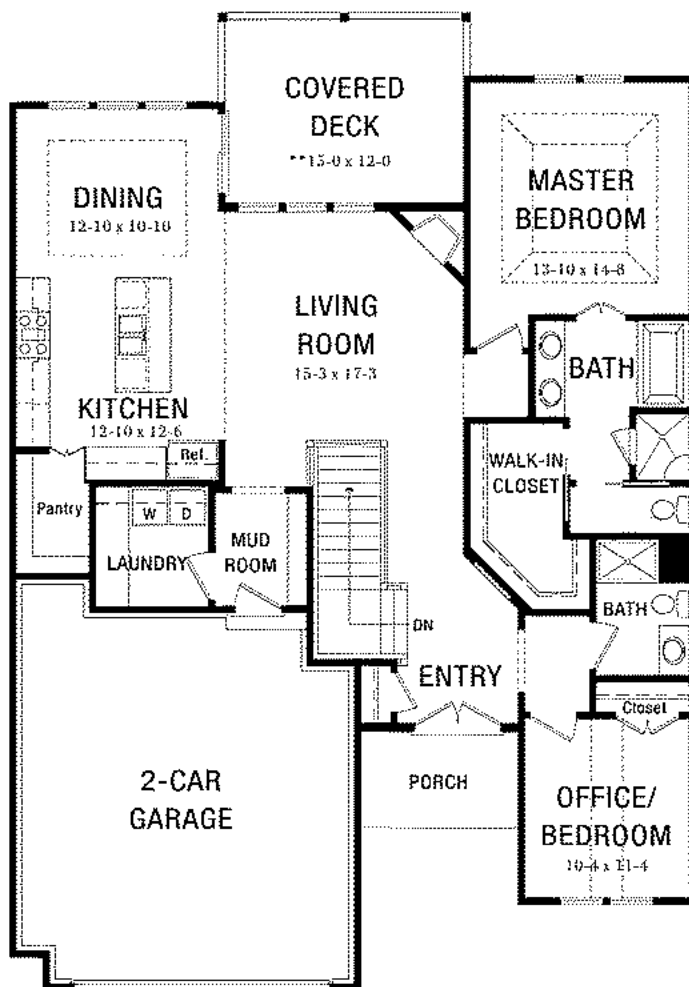


LOWER LEVEL

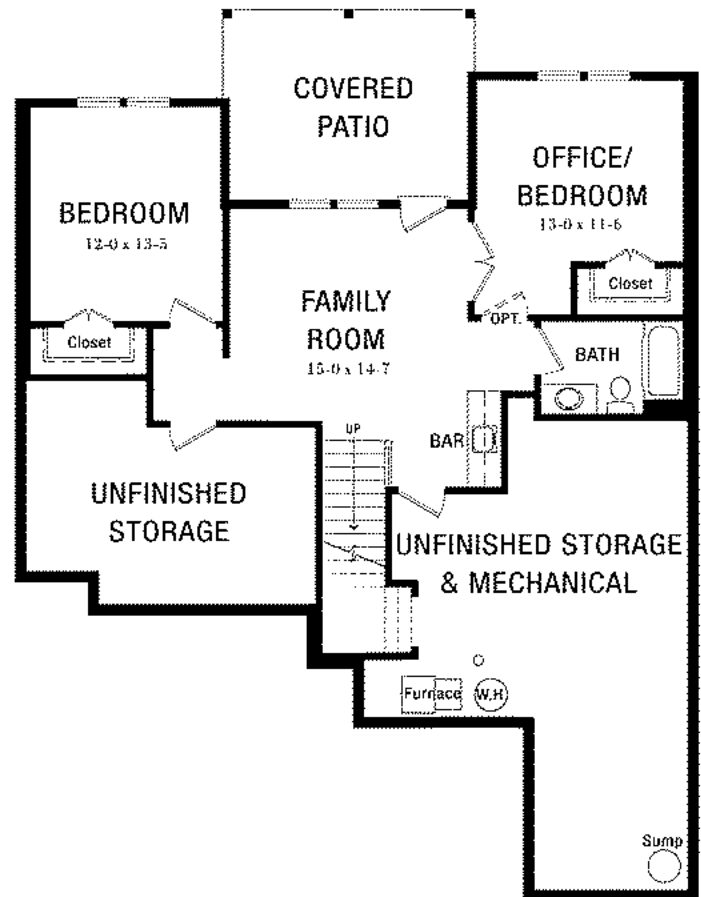
# PRAIRIE CANYON VILLAS

4 BED - 3 BATH - 2,323 SF

MAIN - 1,583 SF | LOWER - 740 SF



MAIN LEVEL

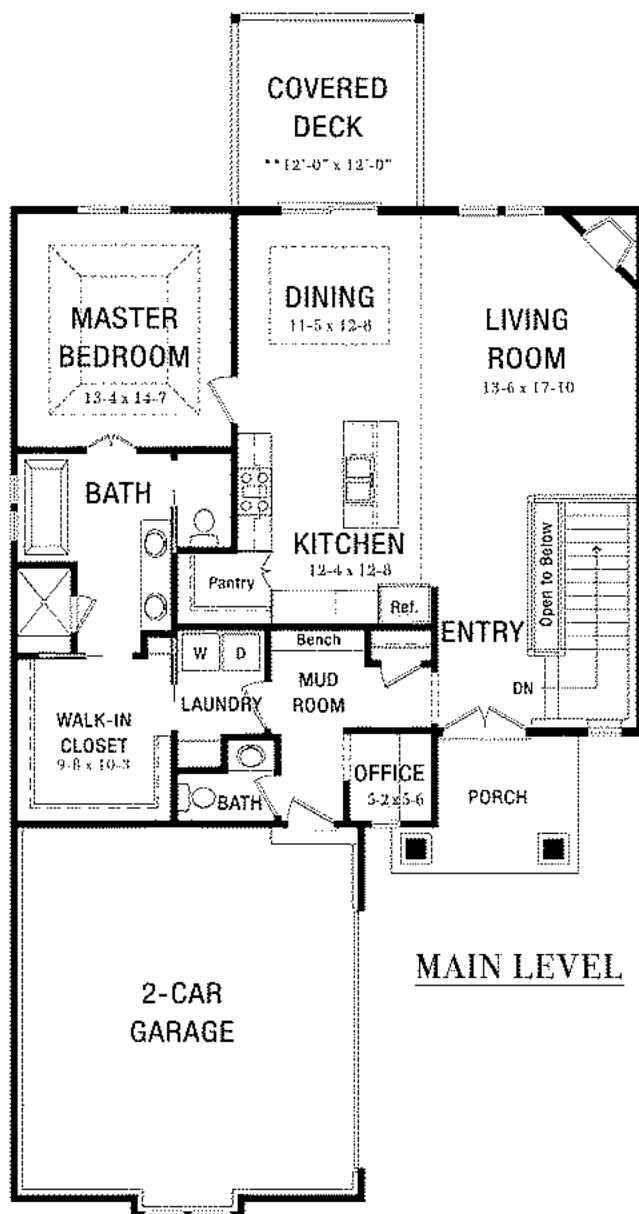


LOWER LEVEL

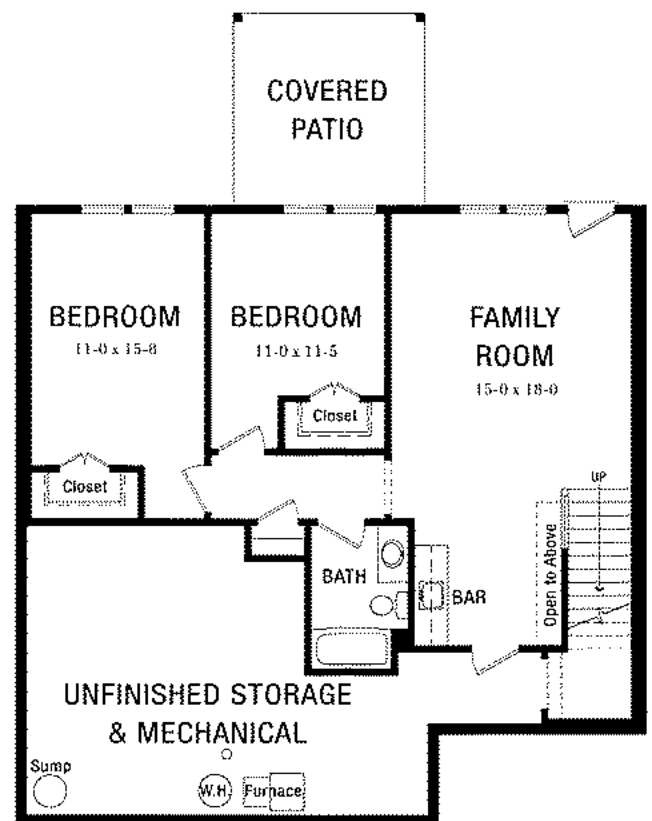
# PRAIRIE CANYON VILLAS

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 129<sup>th</sup> 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 30<sup>th</sup>, 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 Southglenn 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. 112<sup>th</sup> 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 113<sup>th</sup> 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 119<sup>th</sup> 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.