

STAFF REPORT

Planning Commission Meeting: June 8, 2020

Application:	<u>PR20-0014:</u> Final Site Development Plan for Willow Crossing Amenities
Location:	Northwest corner of 147 th Street and Haskins Street
Owner/Applicant:	Brian Rodrock; Willows 143, LLC
Engineer:	Tim Tucker, P.E.; Phelps Engineering, Inc.
Staff Contact:	Zachary Moore, Planner II

Site Area:	<u>1.98± acres</u>	Proposed Use:	<u>Accessory Uses – Recreation Area and Building & Swimming Pool</u>
Building Area:	<u>622 square feet</u>	Plat:	<u>Willow Crossing, Second Plat</u>
Zoning:	<u>R-1</u>		

	Plan Olathe Land Use Category	Current Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood	Vacant	R-1	1	-
North	Conventional Neighborhood	Single-Family Residential	R-1	-	-
South	Conventional Neighborhood	Single-Family Residential	R-1	-	-
East	Conventional Neighborhood	Single-Family Residential	R-1	-	-
West	Secondary Greenway	Pflumm Road right-of-way	R-1	-	-

1. Proposal:

The applicant is requesting approval of a final site development plan for Willow Crossing Amenities, at the northwest corner of the intersection of W. 147th Street and Haskins Street. This site is zoned R-1 (Residential Single-Family) and the proposal is for a recreational area for the Willow Crossing subdivision, including a pool and cabanas, which are allowed as Accessory Uses in residential districts, per Unified Development Ordinance (UDO) Section 18.50.020.C. A 622 square foot cabana and pool equipment storage

building is proposed at the southeastern corner of the site, which is the only enclosed building proposed with this request. Three additional open-air cabanas are proposed to the north of the swimming pool. Play equipment, including a jungle gym, slide, and swings are proposed east of the pool.

2. History:

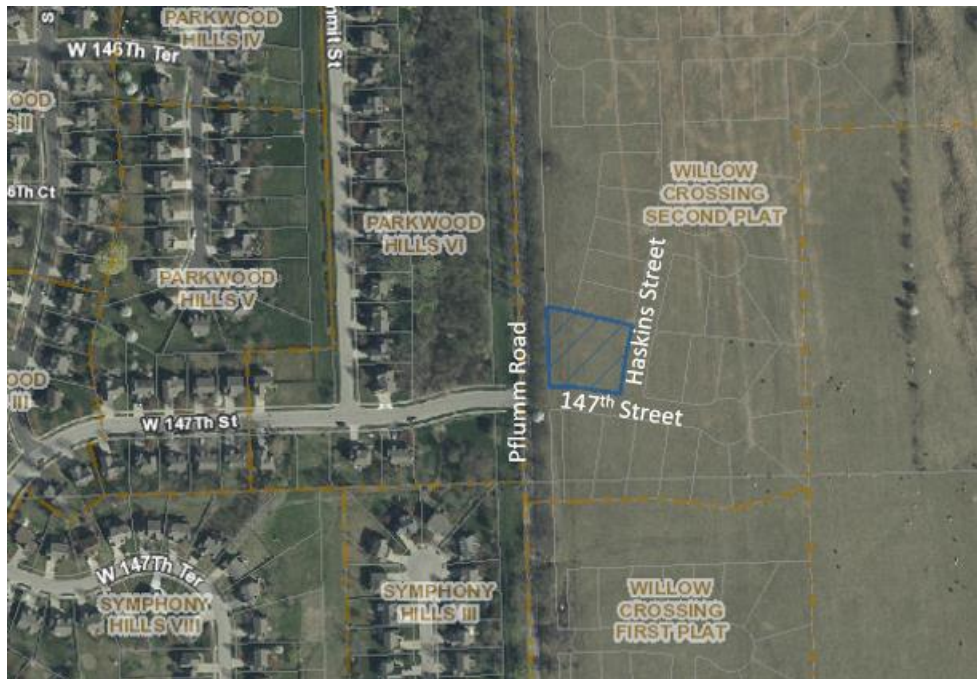
The subject property was annexed into the City in April 1968 and was rezoned from the AG (Agricultural) District to the R-1 (Residential Single-Family) District in January 2016. A preliminary plat accompanied the rezoning in 2016, and a final plat for Willow Crossing was recorded in May 2019. The preliminary plat identified the subject property as the location of future amenities for the neighborhood, including a pool. This site development plan meets the criteria of a final site development plan, and this is the only area designated for use of a pool within the Willow Crossing neighborhood.

3. Existing Conditions/ Site Photos:

The subject property is located at the northwest corner of the 147th Street and Haskins Street and is currently vacant. A photo of the site and an aerial view of the subject property are provided below and on the next page.



View of subject property, looking west



Aerial view of the subject property outlined in navy

4. Neighborhood Meeting/Correspondence:

A Neighborhood Meeting was held regarding this application on May 18, 2020, and notices were mailed to all property owners within 500 feet of the subject property. Two residents attended the neighborhood meeting, and asked questions regarding landscaping proposed from screening from properties to the west and details of the use of the pool (hours, lifeguards, etc.). The development team mentioned that canopy trees would be used to screen the pool deck to the west, and that the pool would be open from 9AM to either 9 or 10PM and would require a key fob to access the pool. The pool will be for HOA members only and would not have a lifeguard on duty. Each resident's questions were answered at the neighborhood meeting, and staff has not received any correspondence regarding this application.

5. Zoning Requirements:

- a. **Building Height** – The maximum height allowed for nonresidential buildings in the R-1 District is 75 feet. The maximum height of the proposed building is 18 feet and 3 inches, complying with the building height requirements of the R-1 District.
- b. **Setbacks** – Buildings and parking/paving areas for developments in the R-1 District are subject to the same setbacks. The parking area accompanying the building is setback 20 feet from the street right-of-way for Haskins Street. Table 1, provided on the next page, lists the setbacks required in the R-1 District and proposed on the site plan.

Table 1: Building Setbacks		
	UDO Requirement (minimum)	Proposed Plan
North (side yard)	7 ½ feet	84 feet
South (front yard)	30 feet	33 feet
East (corner side yard)	20 feet	53 feet
West (corner side yard)	20 feet	85 feet

- c. **Parking** – A total of seven (7) parking spaces are provided for the proposed neighborhood pool. Accessory uses, such as neighborhood pools, do not have minimum parking requirements set forth in the UDO. Staff finds that seven (7) parking stalls is an appropriate number for the neighborhood pool and amenity area, as the anticipated method of travel for many residents to the neighborhood pool will be walking and biking. A bicycle racks is also provided to the east of the proposed building for residents' use.

6. Building Design Standards:

While accessory buildings in the R-1 District are not subject to building design standards, the applicant has provided an architectural design for the 622 square foot cabana and equipment storage building that complements the surrounding neighborhood. The building will be equipped with a pitched roof equipped with asphalt shingles. The building will be clad entirely with Class 1 materials, including glass, stone, and stucco on the north, east, and south façades. The west façade includes an overhead door which will be used for pool equipment storage and will have no vehicular access. This overhead door will be internal to the development and will only be visible from the pool area.

7. Landscaping:

The applicant provided a landscape plan that meets UDO requirements. A 25-foot wide landscape area is provided between the proposed development and the right-of-way for Pflumm Road, which will include four (4) shade trees, two (2) ornamental trees, and 14 evergreen trees, meeting UDO requirements. Street trees are provided along W. 147th Street and Haskins Street, and all areas on site which are not improved with sidewalks or buildings will be planted with turf. Deciduous shade trees are provided at both ends of the row of parking and evergreen trees will be planted to the north of the parking area to provide additional screening from the future home to the north. A six-foot tall wrought iron fence will be provided around the exterior of the pool deck and a four-foot tall metal fence will be placed on top of the retaining wall at the north of the property.

8. **Staff Recommendation:**

Staff recommends approval of the final site development plan (PR20-0014) as presented.