



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 10/1/2019

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Zachary Moore, Planner II

SUBJECT: RZ19-0014: Rezoning from R-1, RP-4, and CTY A to R-2 (Residential Two-Family) district and a preliminary development plan for Prairie Canyon **Applicant:** Frank Dean, Prime Land Development Company

ITEM DESCRIPTION:

Consideration of Ordinance No. 19-58, RZ19-0014, requesting approval for a rezoning from R-1, RP-4, and CTY A Districts to the R-2 (Residential Two-Family) District and preliminary site development plan for Prairie Canyon on 18.20± acres; located in the vicinity of the southwest corner of College Boulevard and K-7 Highway. Planning Commission recommends approval 6-0.

SUMMARY:

The applicant is requesting a rezoning to the R-2 (Residential Two-Family) District and a preliminary site development plan for a new development known as Prairie Canyon. An associated rezoning to the R-1 district and preliminary plat for a single-family home subdivision (RZ19-0012) located immediately to the west of the subject property is also on this agenda for consideration.

The proposed development consists of a subdivision with attached twin villas and detached single-family villa lots with a total of 56 dwelling units and 4 common tracts. The total area for the R-2 development is 18.20 acres and the proposed density is 3.1 units per acre.

All the lots in the proposed development exceed the minimum area requirements for R-2 districts. The minimum width for R-2 lots is 40 feet and minimum lot area is 2,500 square feet. The smallest lot in the proposed R-2 development is 6,769 square feet and the average lot area is 8,500 square feet.

The road network for the proposed subdivision will provide access to the west from a proposed extension of Valley Parkway, as it extends south from College Boulevard. A future collector roadway is also required to the east as part of a development agreement, which will be in place prior to issuance of building permits for lots adjacent to this required roadway. Sidewalks are required on both sides of streets in R-2 developments, per UDO requirements. A stipulation has been added so that all lots in the proposed subdivision will have a sidewalk in the front yard.

The future land use map of the Comprehensive Plan identifies the subject property as "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 twin villas are appropriate for this area with surrounding residential neighborhoods to the west and commercial zoning along College Boulevard and K-7 Highway. The R-2 zoning will also provide a transition from the proposed single-family development to the west and RP-4 zoning to the east.

The Planning Commission held a public hearing for the rezoning on September 9, 2019 during which questions arose regarding the future collector road and the impact of the zoning change on the RP-4

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property to the east which was discussed and questions answered. After the discussion, the Planning Commission voted 6-0 to recommend approval of RZ19-0014 as stipulated in the meeting minutes.

FINANCIAL IMPACT:

None.

ACTION NEEDED:

1. Approve Ordinance No. 19-58 for a rezoning from the R-1, RP-4, and CTY A Districts to the R-2 district as recommended by the Planning Commission.
 2. Deny Ordinance No. 19-58 for a rezoning from the R-1, RP-4, and CTY A Districts to the R-2 district.
 3. Return the rezoning application to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to approve or disapprove.
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ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 19-58