



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 4/7/2020

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Kim Hollingsworth, Senior Planner

SUBJECT: RZ19-0022: Rezoning from R-1 and RP-1 to the R-1 (Residential Single-Family) District and a Preliminary Plat for Stonebridge Village; Applicant: Brian Rodrock, Stonebridge Land & Cattle, LLC

ITEM DESCRIPTION:

Consideration of Ordinance No. 20-07, RZ19-0022, requesting approval for a rezoning from R-1 and RP-1 to the R-1 (Residential Single-Family) District and a preliminary plat for Stonebridge Village containing 168 lots and 8 common tracts on 57.54± acres; located in the vicinity of West 165th Street and South Lindenwood Drive. Planning Commission recommends approval 9-0.

SUMMARY:

The applicant is requesting a rezoning from R-1 and RP-1 to the R-1 (Residential Single-Family) District and a preliminary plat for a new residential development known as Stonebridge Village. The proposed development consists of a single-family residential subdivision with 168 lots and 10 common tracts. The proposed subdivision has a density of 2.92 dwelling units per acre, an average lot area of 11,692 square feet, and all lots exceed minimum area requirements. The proposal also meets the transitional lot standards for new residential developments located adjacent to existing neighborhoods.

The PlanOlathe Comprehensive Plan future land use map identifies the subject property as “Conventional Neighborhood” and “Secondary Greenway.” The proposed R-1 District and single-family development are appropriate for this area, as single-family residential neighborhoods align with the framework for Conventional Neighborhoods in the Comprehensive Plan and are compatible with surrounding neighborhoods in the Arbor Creek and Stonebridge subdivisions.

A public hearing was held before the Planning Commission on October 28, 2019. During the meeting, discussion was held regarding a sidewalk along 165th Street that would provide a connection from the proposed subdivision to the Woodland Springs Middle School. The connection provides increased safety for pedestrians and students traveling along the north side of 165th Street and accomplishes several goals of the City’s Safe Routes to School program and the Olathe 2040 Strategic Plan. In February 2020, the City and the applicant agreed that a temporary 10-foot wide asphalt path will be initially constructed but must be replaced with a permanent 5-foot wide concrete sidewalk meeting all City standards when the phase of the subdivision adjacent to 165th Street is developed.

Additional discussion at the Planning Commission meeting included the layout of the street network and to ensure the Spring Hill School District’s comments including the pedestrian connection were being addressed. No members of the general public spoke regarding the application. The Planning Commission voted 9-0 to recommend approval of RZ19-0022 as stipulated in the meeting minutes.

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FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 20-07 for a rezoning from the R-1 and RP-1 Districts to the R-1 District as recommended by the Planning Commission.
 2. Deny Ordinance No. 20-07 for a rezoning from the R-1 and RP-1 Districts to the R-1 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. 20-07