



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 4/7/2020

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Zachary Moore, Planner II

SUBJECT: RZ19-0024: Rezoning from R-1 to the R-3 District and a preliminary plat for Stonebridge Village, Applicant: Brian Rodrock, Stonebridge Land & Cattle

ITEM DESCRIPTION:

Consideration of Ordinance No. 20-09, requesting approval for a rezoning from the R-1 to the R-3 District and a related preliminary site development plan on 27.65± acres; located southwest of the intersection of W. 167th Street and future Brougham Drive. Planning Commission recommends approval of the rezoning 8-0 and recommends approval of the preliminary site development plan 6-2, as amended.

SUMMARY:

The applicant is requesting a rezoning from the R-1 (Residential Single-Family) District to the R-3 (Residential Low-Density Multifamily) District and a preliminary site development plan for a new townhome neighborhood known as Stonebridge Courts. The proposed development consists of 126 townhome units on 27.65± acres, for a total of 4.56 units per acre.

The Comprehensive Plan "PlanOlathe" identifies the subject property as "Mixed Density Residential Neighborhood" and "Secondary Greenway." The proposal is appropriate for this area, as residential neighborhoods align with the vision established in PlanOlathe for this area. The proposed townhome development has a similar density and housing type as the existing development adjacent to the west.

A public hearing was held before the Planning Commission for this zoning petition on February 24, 2020, and no members of the general public spoke. Discussion at the public hearing centered around a stipulation requiring that the minimum driveway length to any single townhome unit be increased to 25 feet in lieu of 20 feet as proposed for lots where a sidewalk is not provided. This additional length would ensure vehicles have sufficient room when parked and not encroach into the common drive causing safety issues for pedestrians due to the lack of sidewalks. The applicant requested that this stipulation be removed and after much discussion, the Planning Commission concurred with the applicant's request.

The Planning Commission voted 8-0 to recommend approval of the rezoning to the R-3 District and voted 6-2 to recommend approval of the preliminary site development plan with the stipulation regarding the minimum driveway length stricken.

Additionally, the applicant has provided a narrative to supplement their application and color renderings to supplement the black and white elevations that were included in the Planning Commission packet. These renderings are included as Attachment C.

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FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 20-09 for a rezoning from the R-1 to the R-3 District as recommended by the Planning Commission.
2. Deny Ordinance 20-09 for a rezoning from the R-1 District to the R-3 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.

ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Color Architectural Renderings
- D. Applicant Project Description and Narrative
- E. Ordinance No. 20-09