



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. 20-10, 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 a Conventional Neighborhood and Secondary Greenway. The proposal is appropriate for this area, as single-family residential neighborhoods align with the vision established in PlanOlathe for this area and are compatible with surrounding neighborhoods in the Arbor Creek and adjacent 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. Staff and the applicant have agreed that, with regard to the development by Stonebridge of the property located adjacent to 165th Street and Britton Street, the sidewalk along 165th Street may be initially constructed by Stonebridge as a temporary asphalt path in accordance with City Standard Detail 21-7 and maintained by Stonebridge; provided that any such temporary asphalt path shall be installed no later than the beginning of the 2020-2021 U.S.D. 230 (Spring Hill) ("SHSD") first day of classes (August 12, 2020), or such other date as classes may begin if rescheduled to a later date by the SHSD, but in no event will the City issue any building permits within Phase 1 of Stonebridge Pointe until the temporary asphalt path is installed by Stonebridge in accordance with the aforementioned requirements. Such temporary asphalt path must be removed and replaced by Stonebridge with a concrete sidewalk that meets all applicable City Standards when, and only when, the phase of development immediately adjacent to

MEETING DATE: 4/7/2020

165th Street is developed.

Additional discussion at the Planning Commission meeting also included the layout of the street network and inclusion of the Spring Hill School District's comments. 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.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 20-10 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. 20-10 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.

ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 20-10