



# City of Olathe

## COUNCIL AGENDA ITEM

---

**MEETING DATE:** 4/6/2021

---

**FOCUS AREA:** Economy, Planning Division

**STAFF CONTACT:** Kim Hollingsworth, Senior Planner

**SUBJECT:** RZ21-0001: Rezoning and Preliminary Plat for Woodland Hills North, Applicant: Greg Prieb, Prairie Star Development

---

### ITEM DESCRIPTION:

Consideration of Ordinance No. 21-12, RZ21-0001, requesting approval for a rezoning from the CTY-RUR (County Rural) District to the R-1 (Residential Single-Family) District and a preliminary plat for Woodland Hills North on approximately 177.32 acres; located at the southeast corner of College Boulevard and S. Woodland Road. Planning Commission recommends approval 8-0.

---

### SUMMARY:

The applicant is requesting a rezoning and preliminary plat for the Woodland Hills North subdivision located at the southeast corner of College Boulevard and S. Woodland Road. The proposed subdivision includes 423 single-family homes on approximately 177 acres.

The property is located in the boundary of the Woodland Road Corridor Plan (Woodland Plan). The requested single-family residential land use directly aligns with the single-family land use allowed by the Woodland Plan. Additionally, areas of the property adjacent to the BNSF railway and in the northwest portion of the property will be retained as natural open space as envisioned in the Plan with 45% of the existing tree canopy being preserved exceeding the 20% requirement of the Unified Development Ordinance (UDO).

The proposed density of 2.5 dwelling units per net acre is less than the maximum 3 dwelling units per acre permitted for this property by the Woodland Plan. Also, the proposal meets the transitional lot policy of the UDO and the Woodland Plan including the lots adjacent to Woodland Road that range between 15,133 and 21,237 square feet in size.

The subdivision access and street layout are compliant with the City's Access Management Plan and new turn lane improvements will be constructed at the intersections with College Boulevard and Woodland Road. Furthermore, the subdivision will be constructed in 15 phases over a 10 - 12-year period which allows for the street network to absorb the additional traffic over an extended period of time and provides for continued monitoring of the surrounding street network.

The rezoning aligns with the PlanOlathe Comprehensive Plan future land use map designations of Conventional Neighborhood and Primary Greenway. Also, the proposed land uses, density and transitional lots are consistent with the Woodland Plan and the application meets the rezoning criteria identified in UDO 18.40.090 known as the Golden Criteria.

The Planning Commission held a public hearing on March 8, 2021 and 8 individuals spoke in opposition to the application. Stated reasons for opposition included the proposed density, transition

---

**MEETING DATE:** 4/6/2021

---

of the lots, subdivision access points and traffic volumes. Additional comments received after the Planning Commission meeting were received by Staff and are included as Attachment C and reflect similar topics of concern.

After discussion, the Planning Commission voted 8-0 to recommend approval of RZ21-0001 as presented in the meeting minutes. After the Planning Commission meeting, two protest petitions were filed against this application; however, the protest was deemed invalid as it only comprises 5.22% of the required 20% of land area within 200 feet of the property.

---

**FINANCIAL IMPACT:**

None

---

**ACTION NEEDED:**

1. Approve Ordinance No. 21-12 for a rezoning to the R-1 District as recommended by the Planning Commission (4 positive votes required).
2. Deny Ordinance No. 21-12 for a rezoning to the R-1 District (5 positive votes required).
3. Return the zoning amendment application to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to approve or disapprove (4 positive votes required).

---

**ATTACHMENT(S):**

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Additional Public Comments
- D. Ordinance No. 21-12