



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 5/4/2021

DEPARTMENT: Economy, Planning Division

STAFF CONTACT: Jessica Schuller, Senior Planner

SUBJECT: RZ21-0003: Rezoning from C-2 (Community Center) and R-1 (Residential Single-Family) Districts to R-3 (Residential Low-Density Multifamily) District and preliminary site development plan for College Ridge Apartments; Applicant: John Petersen/Amy Grant, Polsinelli PC

ITEM DESCRIPTION:

Consideration of Ordinance No. 21-17, RZ21-0003, requesting approval for rezoning from C-2 (Community Center) and R-1 (Residential Single-Family) Districts to R-3 (Residential Low-Density Multifamily) District and preliminary site development plan for College Ridge Apartments on approximately 41.09 acres; located at the southwest corner of College Boulevard and Ridgeview Road. Planning Commission recommends approval 7 to 0.

SUMMARY:

The applicant is requesting a rezoning from the R-1 (Residential Single Family) District and C-2 (Community Center) District to the R-3 (Residential Low-Density Multifamily) District and a preliminary site development plan for College Ridge Apartments, located south of College Boulevard and west of Ridgeview Road.

Six apartment buildings are proposed to the northeast of the site, for a total of 285 units. The buildings are 3-and-4 story split, and 4-story buildings. Site amenities include an outdoor pool and clubhouse, barbeque area and seating area, and a paved trail connection to the existing Gary L. Haller Trail. The applicant is preserving 56% of the existing tree canopy on site and approximately 20 acres of open space.

Waivers are requested to maximum building height and horizontal articulation. Staff is supportive of the request to increase the height of the buildings from a maximum of 3-stories and 40' to a maximum of 4-stories and 51' due to site layout and topography. Staff is not supportive of the applicant's request to reduce the amount of horizontal articulation required across the primary facades due to the size of the building and flat wall plane that will result. The elevation revisions necessary to meet this UDO requirement are minimal

The applicant initially requested waivers to reduce the amount of glass required on primary facades, and to remove the required private patios/balconies on 14 units, as noted in the staff report. However, during the Planning Commission meeting, the applicant agreed to amend their plans to meet these two UDO requirements at the time of Final Plan.

The PlanOlathe Future Land Use Map identifies the subject property as a Mixed Density Residential Neighborhood and Primary Greenway, a neighborhood type oriented more towards attached multifamily units. The proposed development aligns with the Comprehensive Plan and the standards

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of the Golden Criteria, by which rezoning applications are considered.

On April 12, 2021, the Planning Commission held a public hearing for the proposed request and no neighboring property owners spoke at the hearing. After discussion, the Planning Commission voted 7-0 to recommend approval of RZ21-0003 with the stipulations outlined in the staff report. Since the Planning Commission meeting, staff received additional correspondence from residents which is included in your packet.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 21-17 for a rezoning from the R-1 (Single Family Residential) District and C-2 (Community Center) District to the R-3 (Residential Low-Density Multifamily) District as recommended by the Planning Commission.
 2. Deny Ordinance No. 21-17 for a rezoning from the R-1 (Single Family Residential) District and C-2 (Community Center) District to the R-3 (Residential Low-Density Multifamily) 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. 21-17
- D. Additional Public Correspondence