



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 1/9/2024

FOCUS AREA: Economy, Planning Division

STAFF CONTACT: Kim Hollingsworth, Planning & Development Manager

SUBJECT: RZ23-0010: Zoning Amendment and Preliminary Site Development Plan for Bach Homes Montage Apartments; Applicant: Shaun Athey

TITLE:

Consideration of Ordinance No. 24-01, RZ23-0010, requesting approval of a zoning amendment to Ordinance 20-33 with a revised preliminary site development plan for Bach Homes Montage Apartments (RZ23-0010), on approximately 17.31 acres; located southwest of W. 127th Street and S. Mur-Len Road. Planning Commission recommended approval 5 to 1.

SUMMARY:

The applicant is requesting approval of a zoning amendment and a revised preliminary site development plan for Bach Homes Montage Apartments located southwest of 127th Street and Mur-Len Road. The Planned District for Bach Homes was approved in 2018 and later amended in 2020 for a mixed-use development with various residential and commercial uses.

The applicant is requesting a slight increase in the total number of residential units from 383 units approved in 2020 to 404 units. Additionally, a conversion of 3 larger apartment buildings to 5 smaller buildings and a reduction in the townhome buildings from 15 to 12 buildings. A revised architectural design is proposed for the mixed-use, apartment and townhome buildings along with changes to the stormwater facility layout.

All portions of the development except the Lot 1 general commercial building in the northeast corner will be developed as phase one. Additionally, all access drives and internal streets will be constructed with the first phase of development. Street layouts and drives remain unchanged along with the location of traffic signals that will be constructed at the intersections of 129th Street and Mur-Len Road and at 127th Street and Moore Avenue.

A public hearing was held on December 11, 2023 and no members of the public spoke. Staff recommended approval with proposed stipulations to reflect the proposed modifications to the development. The Planning Commission hearing included discussion of traffic improvements and the proposed density. After discussion, the Commission voted 5-1 to recommend approval of RZ23-0010 as presented in the meeting minutes.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 24-01 for a zoning amendment as recommended by the Planning Commission (4 positive votes required).
 2. Deny Ordinance No. 24-01 for a zoning amendment (5 positive votes required).
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3. Return the zoning amendment 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).
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ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 24-01