



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 2/6/2024

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**FOCUS AREA:** Economy, Planning Division

**STAFF CONTACT:** Taylor Vande Velde, Planner II

**SUBJECT:** RZ23-0012: Rezoning, Preliminary Plat and Preliminary Site Development Plan for Heritage Ranch; Applicant: Tim Tucker, Phelps Engineering Inc.

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**TITLE:**

Consideration of Ordinance No. 24-03, RZ23-0012, requesting approval of a rezoning from the CTY RUR (County Rural) District to the R-1 (Residential Single-Family) District, a preliminary plat and preliminary site development plan for Heritage Ranch on approximately 128.98 acres; located southwest of 159th Street and Black Bob Road. Planning Commission recommends approval 9-0.

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**SUMMARY:**

The applicant is requesting approval of a rezoning to the R-1 (Residential Single-Family) District, preliminary plat, and preliminary site development plan for Heritage Ranch. The preliminary plat includes 305 single-family lots and twelve (12) common tracts. The lots range in size from 6,500 square feet to 33,890 square feet with an average size of 11,646 square feet. Amenities include 24-acres of open space, a clubhouse, pickleball court, outdoor play area, trails, and a fishing pond.

The R-1 District directly aligns with the future land use map of the PlanOlathe Comprehensive Plan which designates the property as a Conventional Neighborhood. The proposal also aligns with several policies of the PlanOlathe Comprehensive Plan and meets the Golden Criteria as outlined in the Planning Commission Packet.

The applicant is requesting one (1) waiver which applies only to 28 lots regarding setbacks which staff is supportive of as detailed in the Planning Commission Packet. Additionally, lots less than 7,200 square feet in size are subject to additional building design standards of UDO 18.15.

The public hearing was held on January 8, 2024 and one (1) member of the public spoke regarding traffic within the vicinity of the proposal. The Planning Commission voted 9-0 to recommend approval of RZ23-0012 as presented in the meeting minutes.

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**FINANCIAL IMPACT:**

None

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**ACTION NEEDED:**

1. Approve Ordinance No. 24-03 for a rezoning to the R-1 District as recommended by the Planning Commission (4 positive votes required).
2. Deny Ordinance No. 24-03 for a rezoning to the R-1 District (5 positive votes required).
3. Return the 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).

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**ATTACHMENT(S):**

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 24-03