



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 3/5/2019

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Dan Fernandez, Planner II

SUBJECT: RZ18-0022: Rezoning from County RUR to R-3 Applicant: MBL Development

ITEM DESCRIPTION:

Consideration of Ordinance No. 19-07, RZ18-0022, requesting approval for a rezoning from County RUR to R-3 District and preliminary site development plan for Brentwood Senior Apartments on 4.23± acres; located in the vicinity of 155th Street and Brentwood Street. Planning Commission recommends approval 6-0.

SUMMARY:

The applicant is requesting a rezoning from County Rural to R-3 (Residential Low-Density Multi-family) District and a preliminary site development plan for Brentwood Senior Apartments. The subject property is located in the vicinity of 155th Street and Brentwood Street.

The Comprehensive Plan identifies the subject property as Conventional Neighborhood, which typically consists of single-family homes. However, a low-density senior housing development is compatible, and the project does meet other goals of the Comprehensive Plan as outlined in the staff report.

The preliminary site development plan includes a 2-story senior living apartment building comprising of 48 units. The proposed apartments meet Unified Development Ordinance (UDO) requirements for building height and setbacks. Landscape buffers have been included along all property lines. A 6-foot fence is being shown along the north property line and a 6-foot berm along the east property line. The applicant has agreed to increase the screening along the south property line.

Materials for the building are brick, glass and cement fiber siding and architectural features such as wall offsets, a covered entry and dormers have been included in the design to comply with UDO building design standards.

Additional information such as public notification, neighborhood meeting, zoning and design requirements and waiver requests are included in the staff report which is included in the Planning Commission packet.

On February 11, 2019, the Planning Commission held a public hearing for the proposed rezoning. One resident from the adjacent 4-plexes to the south spoke at the meeting concerned about screening between the two properties. The applicant agreed to look at additional screening along the south property line and began doing initial research into possible solutions. Additional evergreens have already been proposed and the applicant will see if berms can be added without creating any drainage issues. A revised landscape buffer plan will be shared with the residents when the final site development plan is submitted. The Planning Commission voted 6-0 to recommend approval of RZ18

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-0017 with stipulations as shown in the meeting minutes.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 19-07 for a rezoning from County RUR to R-3 District as recommended by the Planning Commission and as stipulated in the ordinance.
 2. Deny Ordinance No. 19-07 for a rezoning from County RUR to R-3 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. 19-07