



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 5/7/2019

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Dan Fernandez, Planner II

SUBJECT: RZ19-0001: Rezoning from RP-3 to R-4 Applicant: Aaron March

ITEM DESCRIPTION:

Consideration of Ordinance No. 19-15, RZ19-0001: Request approval for a rezoning from RP-3 District to R-4 District for Saddlewood Apartments on 18.99± acres; located in the vicinity of W. 154th Street and S. Brentwood Street. Planning Commission recommends approval 7-0

SUMMARY:

The applicant is requesting a rezoning from RP-3 district, (Planned Low-Density Residential) to R-4 district (Residential Medium-Density Multi-family) and approval of a preliminary site development plan for Saddlewood Apartments. The subject property is located in the vicinity of 154th Street and Brentwood Street. The preliminary site development plan includes 4 apartment buildings ranging in height from 3 to 4 stories with 444 total units for a density of 23.4 units/acre.

The subject site was rezoned (RZ-47-98) from A (Agriculture) to RP-3 in November 1998. The associated preliminary site development plan at that time included 360 units in 36 buildings for a density of 12.98 units/acre with building heights ranging from 2 to 3 stories. Parking was included in detached, freestanding garages, carports and surface parking. Of the 360 units that were approved with the 1998 preliminary site development plan, 92 units have been constructed. This leaves 268 units that were not built as part of the original plan. The proposed rezoning and preliminary site development plan for Saddlewood Apartments would allow an increase from 360 units to a total of 536 units for the entire development.

The Comprehensive Plan identifies the subject property as Mixed Density Residential Neighborhood. This land use designation consists of a variety of residential types, including multi-family developments such as the proposed apartments.

During the plan review process, the applicant made several revisions to the preliminary site development plan to address concerns from staff and neighboring residents. Changes included increasing the building setbacks and landscape buffers along Brentwood Street and adjacent to the single-family homes, having the 4-story buildings step down to 3-stories as they approach Brentwood Street and increasing the number of parking spaces for the residents and their guests.

Materials for the building consist of stone veneer, glass and hardie board siding and architectural features such as wall offsets, covered entries and balconies have been included in the design that exceeds the Unified Development Ordinance (UDO) building design standards.

Additional information such as public notification, neighborhood meeting, neighbor opposition, zoning and design requirements and waiver requests are included in the staff report which is included in the

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Planning Commission packet.

On April 8, 2019, the Planning Commission held a public hearing for the proposed rezoning. One resident from the adjacent townhomes to the south, Villas of Asbury, spoke at the meeting concerned about Phase 5 of the development which includes a 4-story building adjacent to the existing townhomes. Another resident, from the single-family subdivision to the east, spoke in favor of the project and noted that he had discussions with the applicant regarding parking and trees which the applicant was responsive to. The Planning Commission voted 7-0 to recommend approval of RZ19-0001 with stipulations as shown in the meeting minutes.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 19-15 for a rezoning from RP-3 to R-4 District as recommended by the Planning Commission.
2. Deny Ordinance No. 19-15 for a rezoning from RP-3 to R-4 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.

ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 19-15