

ITEM NO. 6 RM12 TO RM24; 3.35 ACRES; NE CORNER BOB BILLINGS PKWY & K-10/SLT (SLD)

Z-13-00519: Consider a request to rezone approximately 3.35 acres from RM12 (Multi-Dwelling Residential) District to RM24 (Multi-Dwelling Residential) District, located at the NE corner of Bob Billings Pkwy and K-10/SLT to be known as part of the Langston Commons Subdivision. Submitted by Tim Herndon on behalf of RSR Holdings LLC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Tim Herndon, RSR Development, said this zoning application was a sister application that accompanied the revised plat that was approved by Planning Commission 60 days ago. He said the density parameters established for the entire project were still retained.

PUBLIC HEARING

Ms. Linda Haar, 1510 Legend Trail Dr, asked if she could receive a copy of the plans.

Mr. McCullough said Ms. Haar could contact the Planning office for any record she was looking for. He also stated a site plan would be submitted in the future and that a 200' notice would be sent for the site plan as well as signs posted at the site. He asked the applicant to talk about the potential timing of the project.

APPLICANT CLOSING COMMENTS

Mr. Herndon said the Kansas Department of Transportation (KDOT) would initiate construction of the new interchange that would connect Bob Billings Parkway to the South Lawrence Trafficway (SLT). He said it would probably not be later than the second quarter of this year. He said he negotiated with KDOT to include, with the construction of the section of Bob Billings Parkway, the stub street that was 100' north of Bob Billings Parkway because it was within the boundary of the KDOT project. He said that should be constructed and operational not later than Spring 2016. He described the timeline of construction.

Ms. Haar asked if he would be building at the same time as the road construction or after.

Mr. Herndon said the portion to the north would be built and ultimately have access to George Williams Way. He said it would be built simultaneously to KDOT's project. He said he would be happy to speak with her after the meeting if she needed additional information.

COMMISSION DISCUSSION

Commissioner Josserand asked Mr. Herndon what kind of structures would be built.

Mr. Herndon said the zoning allowed for up to 45' which would accommodate 4 stories. He said the zoning application was less than three acres and of that 50' of the western edge was all in the SLT greenspace. He said it would be a small multi-family development. He said he expected it to be anything from one monolithic building, consisting of approximately 60 units, to maybe something like 3-4 buildings in the 12-plex range.

Commissioner von Achen said the residents of the area expected single-family homes because they didn't understand that the density included the entire development. She wondered if there was a way to note that when a person buys their home that this density is an overall average, not just for their individual neighborhood.

Mr. McCullough said this was unique because it was presented as a conglomeration of zoning applications and a single plat. He said during the pre-application meetings a number of different options were pursued such as a PD Overlay. He said there were some advantages to doing it different ways and this was the way that staff

agreed to support the application. He said he was not sure that any notice could be provided other than what was done for this particular unique application.

Commissioner Culver inquired about the completion of Renaissance Drive. He asked if it would be completed before occupancy of the tract they were discussing this evening.

Mr. Herndon said that was correct.

Commissioner Culver asked if there could be construction prior to the roadway being completed but that the units would not be occupied until the road was complete.

Mr. Herndon said that was correct.

Commissioner Culver if he had any other recent correspondence with the neighbors.

Mr. Herndon said since the last time he was at Planning Commission he had talked to a handful of neighbors. He felt the neighbors concerns had been, for the most part, adequately addressed.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Struckhoff, to approve the request to rezone approximately 3.35 acres from RM12 (Multi-Dwelling Residential) District to RM24 (Multi-Dwelling Residential) District, located at the NE corner of Bob Billings Pkwy and K-10/SLT to be known as part of the Langston Commons Subdivision, based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Unanimously approved 10-0.