

Docket Item #4

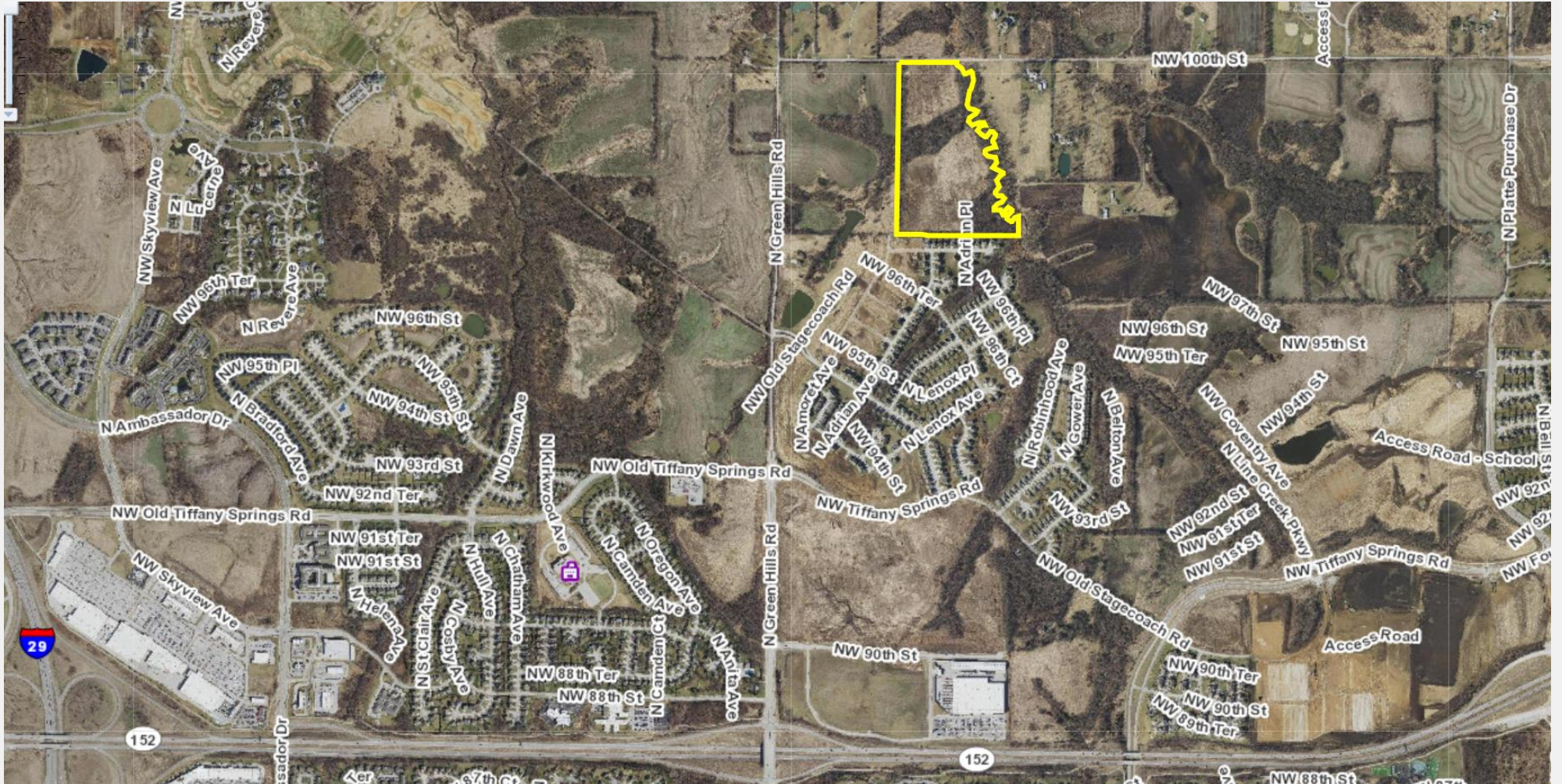
Development Plan, Rezoning, and Area Plan Amendment
CD-CPC-2024-00007,8,9

April 2, 2024

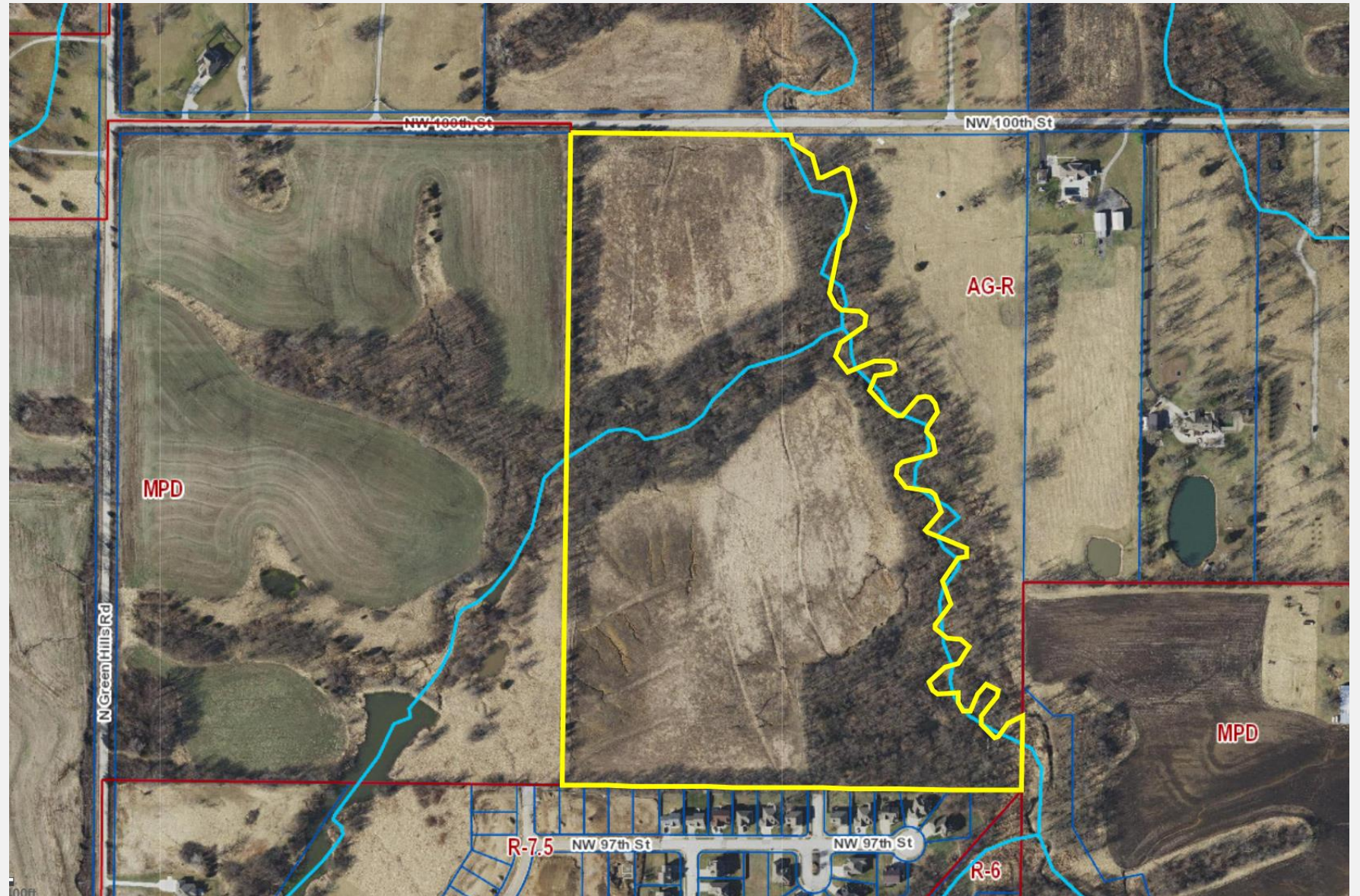
City Plan Commission



Location



Location



Looking South from 100th St

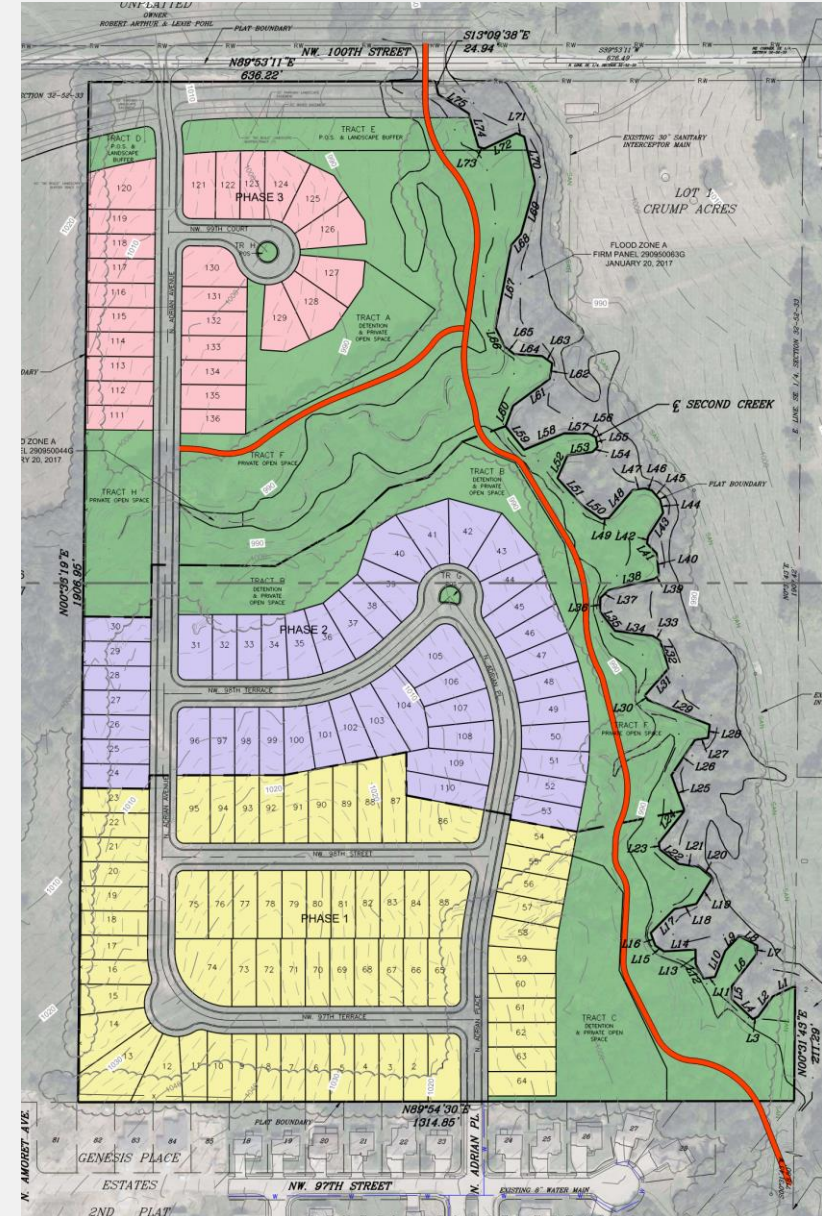


Rezoning and Area Plan Amendment

- Applicant is proposing a rezoning to **R-6 Open Space**
 - Currently Zoned AG-R (Agriculture)
- KCIA Area Plan corresponding Land Use is **Residential Medium Density**.
 - Current designation is Residential Low Density.

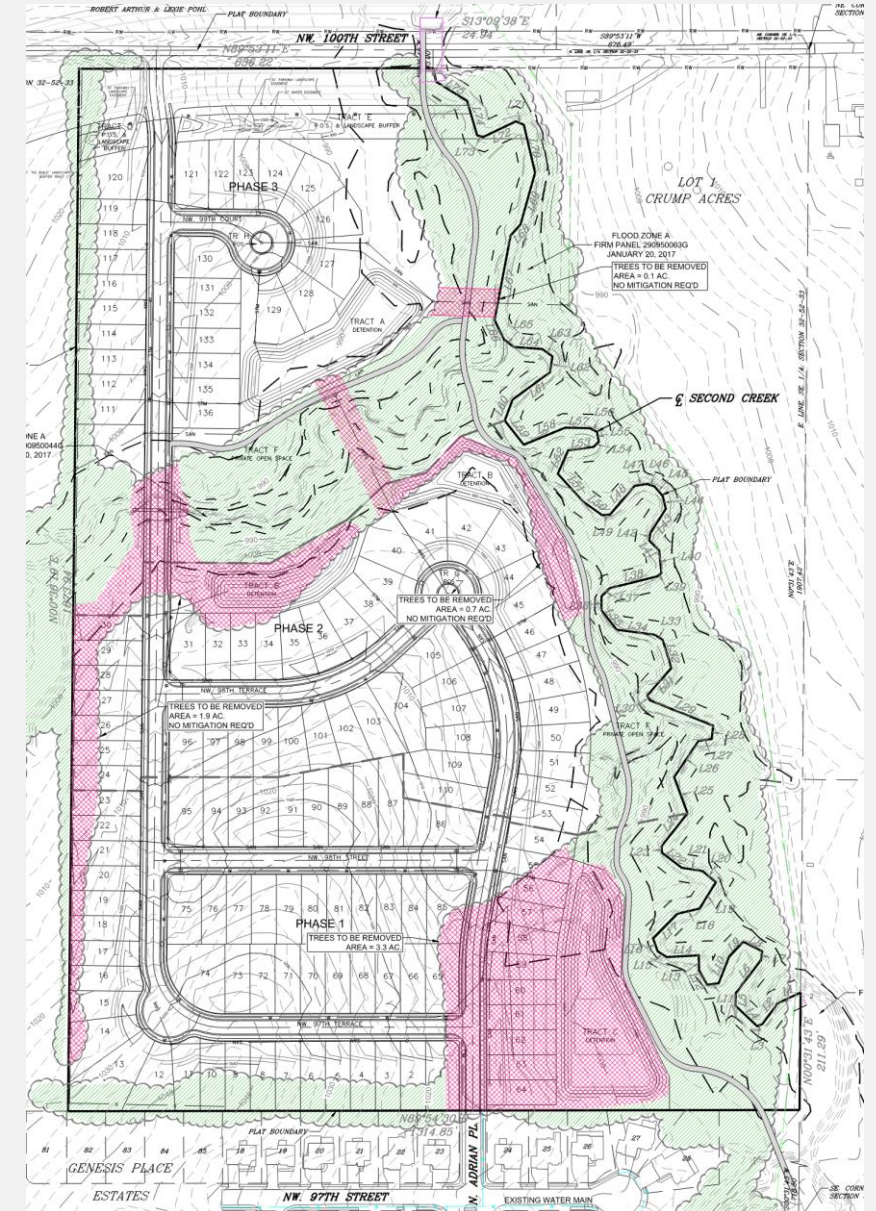
Development Plan

- 136 Lots in 3 Phases
- 38% of development reserved as open space
- NW 100th St is a Parkway- development is following standards of 88-323
- Vehicular connections to the north and south
 - Adjacent development to west is approved and does not permit any access points.
- Pedestrian Connections throughout
 - Project will tie into regional trail system along regulated stream to east
- No Waivers or Deviations Requested to R-6 Open Space Requirements



Tree Preservation Plan

- Preservation plan shows trees to be removed in pink
- Trees to remain are shown in green
- Applicant removed trees prior to approval of Development Plan. New survey of property updated the preservation plan and is still shown within compliance.



Adjacent Neighborhood Condition Request

- Adjacent neighbors requested post submittal of the staff report that a condition be added which states that the construction traffic primarily uses NW 100th Street for access.

Staff Recommendation Docket Item #4

4.1- Area Plan Amendment

Case No. CD-CPC-2024-00007

Approval

4.2- Rezoning

Case No. CD-CPC-2024-00008

Approval

4.1- Development Plan

Case No. CD-CPC-2024-00009

Approval with Conditions

Mandolin Creek