

COMMUNITY PROJECT/ZONING

180385

Ordinance Fact Sheet

Ordinance Number

Cases No. 675-S-11 and 12708-UR-5

Brief Title

Beacon Hill Overlook:
Amending an area plan and rezoning

Request:

Case No. 675-S-11 – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 4 acres, in an area generally bounded by E. 22nd Street on the North, E. 23rd Street on the south, Paseo on the east and Bruce R. Watkins Drive on the west from Downtown Residential to Residential.

Case No. 12708-UR-5 - About 95 acres generally bounded by 22nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27th Street and about 100 feet south of 27th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27th Street on the west, to consider the approval of a development plan amendment that also acts as a preliminary plat in District UR (urban redevelopment district) relating to changing the configuration of approximately 4 acres, in an area generally bounded by E. 22nd Street on the North, E. 23rd Street on the south, Paseo on the east and Bruce R. Watkins Drive on the west, creating 31 residential lots.

Urban Redevelopment Plan Amendment:

The Beacon Hill Neighborhood UR Redevelopment plan would be amended to permit creation of 31 townhome lots within the Mount Prospect area. This concept has been previously approved in various configurations, most recently in 2017. The proposed plan revises the number of lots and street layout and proposes townhome rather than single family development.

The previously approved plan portrayed several lots backing onto and visible from the Paseo. A concern of the prior plan was that four-sided architecture be utilized for those homes (rear) visible from the Paseo. The proposed plan does not propose development of that land adjacent to the Paseo. Several lots front onto Tracy Avenue, with others fronting onto private drives.

The plan proposes front setbacks ranging from 0 ft. to 10 ft. Side setbacks range from 0 ft. to 5 ft., while rear range from 0 ft. to 25 ft. Setbacks vary depending upon the location of the lot within Mount Prospect.

No elevation drawing are provided. Final UR plans will be administratively approved.

See staff report for additional information

Positions/Recommendations

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| Sponsor | Jeffrey Williams, Director, AICP City Planning & Development |
| Area Affected | Council District 3 (Lucas, Reed) |
| Applicants / Proponents | Applicant: Lance Carlton, UC-B Home Builders, LLC Agent: Matthew Raveill, PE, Kaw Valley Engineering raveill@kveng.com |
| Others Testifying | Groups or Individuals None present |
| Staff Recommendation | <i>Case No. 675-S-11 -- Approval</i> <i>Case No 12708-UR-5 -- Approval subject to conditions</i> |
| Board or Commission Recommendation | City Plan Commission April 17, 2018 recommended approval of Case No. 675-S-11 and approval of Case No 12708-UR-5 subject to conditions by a vote of 7-0 Voting Aye: Dameron, Baker-Hughes, Archie, May, Burnette, Henderson, and Macy; Recused: Crowl |
| Council Committee Actions | <input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass |

Policy/Program Impact

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| Policy or Program Change | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |
| Operational Impact Assessment | |

Finances

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| Cost & Revenue Projections -- Including Indirect Costs | |
| Financial Impact | |
| Fund Source (s) and Appropriation Account Codes | |

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