

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Case No. CD-CPC-2018-00179

Brief Title

Rezoning approximately 97.7 acres generally located on the north side of N.E. 104th Street, 2,150 ft. east of Missouri Highway 291, from Districts R-7.5 (Residential, 7,500 sq. ft. per unit) and R-80 (Residential, 80,000 sq. ft. per unit) to District R-7.5

Ordinance Number

COMPANION CASE APPROVED BY CITY PLAN

COMMISSION NOVEMBER 20, 2018:

Case No. CD-CPC-2018-00190 – Request to approve the preliminary plat of Creekside to allow creation of 208 single family residential lots and several tracts in District R-7.5 (Residential, 7,500 sq. ft. per unit)

Existing Conditions/Surrounding Land Uses

The property is undeveloped and has been used agriculturally, except for areas within wooded draws. A single family home and outbuildings located on a parcel on the north side of N.E. 104th Street, along the property's southern property line, remains. A high-pressure gas line runs northwesterly/southeasterly within a 50 ft. easement.

Surrounding land uses are undeveloped. The City is in the process of acquiring right-of-way for future improvement to N.E. 104th Street, along the property's southern border.

REZONING (and Preliminary Plat Review):

The preliminary plat of Creekside proposes creation of 208 single-family residential lots and several tracts in proposed District R-7.5. The majority of the property was rezoned to single family in conjunction with earlier community unit project plans approved in the 1990's.

The lot containing the original farmhouse and outbuildings is proposed for rezoning from District R-80 to District R-7.5.

Sponsor	Jeffrey Williams, Director, AICP City Planning & Development
Area Affected	Council District 1 (Hall, Wagner)
Applicants / Proponents	Applicant: Rick Frye, R.E. Frye Development Agents: Patricia R. Jensen, Esq. Rouse Frets White Goss Gentile Rhodes, P.C. pjensen@rousepc.com Brian Glenn Phoenix Engineering and Surveying, LLC brian@phoenix-llc.com
Others Testifying	Groups or Individuals None
Staff Recommendation	Approval (Note: conditions of approval included with City Plan Commission approval of preliminary plat of Creekside)
Board or Commission Recommendation	City Plan Commission November 20, 2018 recommended approval by a vote of 6-0 Voting Aye: Crawl, Baker-Hughes, Dameron, Burnette, Archie, Macy Absent: May and Henderson
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**Policy or Program
Change**☒

No

☐

Yes

**Operational
Impact
Assessment****Finances****Cost & Revenue
Projections --
Including Indirect
Costs****Financial Impact****Fund Source (s)
and Appropriation
Account Codes****Case No. CD-CPC-2018-00179**

Fact Sheet Prepared -- November 29, 2018

Patricia A. Elbert Noll, Planner, Development Management Division, City Planning & Development Department