

ITEM NO. 1A UR TO RS7; 4.712 ACRES; N OF BOB BILLINGS PKWY & E OF K-10 (SLD)

Z-13-00251: Consider a request to rezone approximately 4.712 acres from UR (Urban Reserve) District to RS7 (Single-Dwelling Residential) District, located north of Bob Billings Pkwy and east of K-10. Submitted by Landplan Engineering PA, for Alvamar Inc., property owner of record.

ITEM NO. 1B UR TO RS5; 2.674 ACRES; N OF BOB BILLINGS PKWY & E OF K-10 (SLD)

Z-13-00252: Consider a request to rezone approximately 2.674 acres from UR (Urban Reserve) District to RS5 (Single-Dwelling Residential) District, located north of Bob Billings Pkwy and east of K-10. Submitted by Landplan Engineering PA, for Alvamar Inc., property owner of record.

ITEM NO. 1C UR TO RM12D; 3.195 ACRES; N OF BOB BILLINGS PKWY & E OF K-10 (SLD)

Z-13-00253: Consider a request to rezone approximately 3.195 acres from UR (Urban Reserve) District to RM12D (Multi-Dwelling Residential) District, located north of Bob Billings Pkwy and east of K-10. Submitted by Landplan Engineering PA, for Alvamar Inc., property owner of record.

ITEM NO. 1D UR TO RM12; 3.349 ACRES; N OF BOB BILLINGS PKWY & E OF K-10 (SLD)

Z-13-00254: Consider a request to rezone approximately 3.349 acres from UR (Urban Reserve) District to RM12 (Multi-Dwelling Residential) District, located north of Bob Billings Pkwy and east of K-10. Submitted by Landplan Engineering PA, for Alvamar Inc., property owner of record.

ITEM NO. 1E UR & PCD TO OS; 4.182 ACRES; N OF BOB BILLINGS PKWY & E OF K-10 (SLD)

Z-13-00255: Consider a request to rezone approximately 4.182 acres from UR (Urban Reserve) District and PCD (Planned Commercial Development) District to OS (Open Space) District located north of Bob Billings Pkwy and east of K-10. Submitted by Landplan Engineering PA, for Alvamar Inc., property owner of record.

ITEM NO. 1F UR, PCD, & RS10 TO CN2; 16.619 ACRES; N OF BOB BILLINGS PKWY & E OF K-10 (SLD)

Z-13-00256: Consider a request to rezone approximately 16.619 acres from UR (Urban Reserve District), PCD (Planned Commercial Development) District, and RS10 (Single-Dwelling Residential) District to CN2 (Neighborhood Commercial Center) District located north of Bob Billings Pkwy and east of K-10. Submitted by Landplan Engineering PA, for Alvamar Inc. and Unified School District #497, property owners of record.

ITEM NO. 1G PRELIMINARY PLAT FOR LANGSTON COMMONS; N OF BOB BILLINGS PKWY & E OF K-10 (SLD)

PP-13-00257: Consider a Preliminary Plat for Langston Commons, approximately 35.745 acres located north of Bob Billings Pkwy and east of K-10. This proposed preliminary plat includes 29 detached residential dwelling lots, 7 duplex lots, 1 multi-dwelling lot, 1 neighborhood commercial lot, and 2 tracts for open space. Submitted by Landplan Engineering PA, for Alvamar Inc. and Unified School District #497, property owners of record.

STAFF PRESENTATION

Ms. Sandra Day presented items 1A-1G together.

APPLICANT PRESENTATION

Mr. Brian Sturm, Landplan Engineering, said Langston Commons would be an extension of Langston Heights. He said the placement of streets was the result of a memorandum of understanding that was drafted during the winter between KDOT, Alvamar, and USD 497. He said it was approved by all of those property owners in

an effort to provide access to not only the school district property but the property owned by Alvamar in the face of the coming development by KDOT. He said he met with area neighbors in July and it was generally a positive meeting. He said the developer accepted the recommendations and conditions recommended by staff.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Rasmussen inquired about the hiking/biking trail being moved and asked who would be responsible for moving and building the new one.

Ms. Day said she believed it would be KDOT but she was not sure what the construction negotiation was.

Mr. Sturm said as part of the construction of the KDOT interchange the SLT shared use path would be moved. He said the relocation of the path was entirely in the scope of KDOT. He said it would be relocated inside what will be the outer boundary of the Langston Heights preliminary plat, within the Open Space zoned area. He said it would be located within a permanent easement that KDOT would essentially acquire from Alvamar Inc.

Commissioner Rasmussen inquired about access to the path.

Mr. Sturm said there would be three different access easements proposed with the plat that would function to carry pedestrian and bicycle traffic. He showed a diagram on the overhead with the access points.

Commissioner von Achen asked Mr. Sturm to display one of the concept slides on the overhead. She inquired about the transportation overlay district.

Mr. Sturm said the Land Development Code sets out the boundaries and design standards for the K-10 transportation corridor overlay district. He said it was essentially a district that overlays any zoning underneath it and its perimeters start at the center line of the SLT and 500' in either direction. He said the transportation corridor overlay district required a 500' wide greenspace easement within any property plated immediately adjacent to SLT right-of-way.

Commissioner von Achen asked about the average number of units per acre and what it included.

Mr. Sturm said it included the net density of all of the residentially zoned property within the preliminary plat. He said the figure takes the gross acreage of properties being zoned and subtracts out the area devoted to rights-of-way, which equals the net acreage and that number is divided by the total units.

Commissioner Culver inquired about the memorandum of understanding for Renaissance Drive and Langston Way.

Mr. Sturm said KDOT, as part of the interchange construction, would construct the first 100' of street from Bob Billings Pkwy going north. He said as Langston Commons moved forward, as part of the final plat and public improvement plans that have to be approved, Langston Way and Renaissance Drive would be designed and then ultimately paid for essentially by Alvamar, USD 497, and the developer.

Commissioner Culver said when they talked about Langston Heights in previous meetings they discussed access to the property to the north as it developed. He asked if that was still the intended plan.

Mr. Sturm said there had been no change between the developer and the Diamondhead neighborhood and that all construction traffic for Langston Heights and Langston Commons would proceed through these properties, not through the existing Diamondhead neighborhood.

ACTION TAKEN on Item 1A

Motioned by Commissioner Liese, seconded by Commissioner Graham, to approve the request to rezone approximately 4.712 acres from UR (Urban Reserve) District to RS7 (Single Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Motion carried 8-0-1, with Commissioner Kelly abstaining.

ACTION TAKEN on Item 1B

Motioned by Commissioner Liese, seconded by Commissioner Graham, to approve the request to rezone approximately 2.674 acres from UR (Urban Reserve) District to RS5 (Single Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Motion carried 8-0-1, with Commissioner Kelly abstaining.

ACTION TAKEN on Item 1C

Motioned by Commissioner Liese, seconded by Commissioner Graham, to approve the request to rezone approximately 2.674 acres from UR (Urban Reserve) District to RM12D (Multi-Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Motion carried 8-0-1, with Commissioner Kelly abstaining.

ACTION TAKEN on Item 1D

Motioned by Commissioner Liese, seconded by Commissioner Graham, to approve the request to rezone approximately 3.349 acres from UR (Urban Reserve) District to RM12 (Multi Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Motion carried 8-0-1, with Commissioner Kelly abstaining.

ACTION TAKEN on Item 1E

Motioned by Commissioner Liese, seconded by Commissioner Graham, to approve the request to rezone approximately 4.182 acres from UR (Urban Reserve) and PCD (Bob Billings Parkway Center PCD) District to OS (Open Space) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Motion carried 8-0-1, with Commissioner Kelly abstaining.

ACTION TAKEN on Item 1F

Motioned by Commissioner Liese, seconded by Commissioner Graham, to approve the request to rezone approximately 16.619 acres from UR (Urban Reserve District), PCD (Planned Commercial Development) District, and RS10 (Single-Dwelling Residential) District to CN2 (Neighborhood Commercial Center) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Motion carried 8-0-1, with Commissioner Kelly abstaining.

ACTION TAKEN on Item 1G

Motioned by Commissioner Liese, seconded by Commissioner Graham, to approve the Preliminary Plat of the Langston Commons Addition, subject to the following condition of approval:

1. Provision of a revised Preliminary Plat that graphically shows access restriction along Bob Billings Parkway and along K-10 Highway.

Commissioner Culver said the comments in the League of Women Voter letter were valid and felt they needed to be addressed during the site planning process.

Motion carried 8-0-1, with Commissioner Kelly abstaining.