

B. REVISED PRELIMINARY PLAN APPROVAL – HOLLY RIDGE – Vicinity of the northeast corner of 159<sup>th</sup> Street and Lowell Avenue

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1. APPLICANT: Phelps Engineering, Inc., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting revised preliminary plan approval to allow revisions to a multi-family residential development. The proposed changes to the preliminary plan are not significant or substantial changes as defined by the Unified Development Ordinance (UDO); therefore, this request does not require a public hearing.
3. LOCATION: The subject property is located in the vicinity of the northeast corner of 159<sup>th</sup> Street and Lowell Avenue.
4. EXISTING ZONING: This property is currently zoned RP-4, Planned Cluster Housing District (Rezoning No. 2002-4).
5. ANALYSIS: The applicant is requesting revised preliminary plan approval to allow changes to the Holly Ridge multi-family development. The development is approved for 154 total residential units, consisting of three and four-unit buildings throughout the development. Currently 24 buildings have been built totaling 70 units. The public street and private drives have also been constructed for the entire development.

The proposed plan will have the same number of residential units as the currently approved plan. The developer was granted approval for a slightly different unit type for the buildings on the south side of 158<sup>th</sup> Street in January, 2007. These buildings have slightly different roof pitches and a more linear pattern of the units within each building. The portion of the project south of 158<sup>th</sup> Street is consistent with what has already been approved.

The new two-unit buildings will have the same architectural features and will incorporate several of the same details as the existing three and four-unit buildings that have already been constructed. The greatest concern of the staff is the character of the internal drive with the garage doors facing the internal drives. Private Drive "A" will have more driveways and garage doors lining the drive than the approved plans call for. The developer has as many of the garages as side entry garages wherever possible. To give the appearance of wider building façades, the developer is showing a decorative fence and column to be constructed between some of the buildings. This feature would not be between all of the buildings on a block; it would be between all the buildings that are parallel to each other.

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The rezoning for this development was approved prior to the adoption of the Multi-Family Design Guidelines which would require that the garage doors comprise no more than one-half of the total length of the front of any building. The adoption of the design guidelines was underway when this project was considered and the staff applied several of the concepts of the guidelines to this project. The development is not required to meet the standards set forth in the guidelines; therefore, does not require a deviation for the garage doors facing outward to the internal drives.

6. STAFF RECOMMENDATION: Staff recommends approval of Revised Preliminary Plan, Holly Ridge, subject to the following stipulations:
  - a. The development shall be in accordance with Exhibit “A” (Site Plan), and Exhibit “B” (Building Elevations), which are filed in the office of the Planning Commission Secretary at City Hall and which are incorporated by reference as if set out in full herein. In addition, the development shall follow and comply with all regulations and standards of the City of Overland Park, unless specifically exempted by the Governing Body.
  - b. All unfulfilled stipulations of Rezoning No. 2002-4 and subsequent preliminary plans shall apply to this application.
  - c. A revised final plat shall be recorded to coincide with the new building envelopes on the site.