
MEETING DATE: April 26, 2022

STAFF: Brian Harker, Planner

PROJECT NAME: Redwood Independence

CASE NUMBER/REQUEST: Case 22-125-05 – Rezoning/PUD – 19515 & 19601 E. RD Mize Road – A request by Ali Karolczak to rezone these properties from R-6 to R-18/PUD and approve a preliminary development plan.

APPLICANT: Ali Karolczak/Redwood USA, LLC

OWNER: Robert Radmacher/Rachmacher Land & Equipment Management Company, LLC

PROPERTY LOCATIONS: 19515 & 19601 E. RD Mize Road (three-parcels)

SURROUNDING ZONING/LAND USE:

North: R-6 (Single-Family Residential) – single family homes and C-2 (General Commercial) – vacant land

South: R-6 (Single-Family)...vacant land

East: R-6 (Single-Family Residential) and C-2 (General Commercial)...vacant land

West: R-6 (Single-Family Residential)...single-family homes

PUBLIC NOTICE:

- Letter to adjoining property owners – April 8, 2022
- Public Notice published in The Independence Examiner – April 9, 2022
- Signs posted on property – April 7, 2022

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request and the accompanying Preliminary Development Plan with the following conditions:

1. The property must complete the Final Platting prior to the approval of any building permit;
2. Provide utility easements for water and sewer to serve the neighboring property to the east of the development, wherever final engineering determines is appropriate;
3. The street names and addresses will be assigned during the final development stage;
4. The Final Plat must include covenants to ensure the long-term maintenance of both portions of the two-lot development. The Final Plat should have text indicating the two-lots, when sold, must be sold together;
5. The Final Plat must provide 15-foot utility easements for both public water and public sewer utilities within the development;

6. The project shall include an additional amenity (a pergola) to serve the development;
7. The project shall adhere to established wetland strategies.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Redwood USA, LLC (Ali Karolczak) seeks to rezone 19515 & 19601 E. RD Mize Road from R-6 (Single-Family Residential) to R-18 (Moderate Residential/Planned Unit Development) and approval of a Preliminary Development Plan.

Current Zoning:	R-6 (Single-Family Residential)	Proposed Zoning:	R-18/PUD (Moderate Density Residential/Planned Unit Development)
Acreage:	44.7-acres	Existing Use:	Undeveloped
Number of Units:	182	Proposed Use:	Four to Six-Family Dwellings

BACKGROUND:

Redwood Living requests to rezone a 44.7-acre, three parcel, tract of land, located west of Jackson Drive and south of RD Mize Road. The proposed development will include a total 182-units in a mix of single-story, four to six-unit buildings on two lots. The applicant’s intention is to provide units that feel like a single-family living space. The proposal indicates 34-buildings, plus a dedicated leasing office/maintenance garage. The floor plans will range in size from 1,294 to 1,620-square feet and each home will be designed with two-bedrooms, two-bathrooms, an attached two-car garage and a patio. The units will be accessible through the garages or through the front entrances, allowing residents to enter their home without having to use shared doors, hallways, or enclosed common spaces. Premium units will include covered and screened in patio spaces, or all-season sunrooms. Each residential building will be constructed on a slab foundation.

Building Façade - Exterior building materials will consist of vinyl siding with a wainscot consisting of a stone veneer. Asphalt composite shingles in a dark tan color will be used on all roofs. All buildings will be rental units owned and maintained by the developer. Expected monthly rent will be \$1,800 to \$2,200 per month, not including utilities.

Site Improvements – All buildings will be accessed by a looped private street (intersected by two short cross streets) connecting to RD Mize Road. Stormwater detention basins will be sited in the northeastern and southwestern corners of the development. A walking trail is shown extending northwestward from the sidewalk along Jackson Drive, then bending westward before bending back eastward to the loop road between two proposed residential structures. In addition to the walking trail and park benches depicted, the applicant should provide an additional project amenity, such as a picnic area or park shelter amenite.

Monument subdivision signage will be positioned at the northeast corner of the western end of the loop road and at the northwest corner of the eastern end of the loop road.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

This case would contribute to the Strategic Plan by building new housing units to fill a market need.

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

One of the Comprehensive Plan Guiding Principles is to “Protect and enhance the viability, livability and affordability of the City’s residential neighborhoods while integrating multi-family development throughout the community.”

Housing Study:

Recently, a City-Wide Housing Study outlined five complementary strategies to meet the broad range of housing needs in Independence. One of these strategies is to be proactive about new development. New development is critical to accommodating future growth for Independence. Whether it is having new and diverse housing stock to meet the needs of changing demographics of the City’s current population or having the right stock and amenities to attract new residents from around the region and beyond, it is important for the City to encourage a diversity of market-supported development in specific locations throughout the City.

Historic and Archeological Sites:

There are no apparent historic/archeological issues with this property.

Utilities:

Both water and sanitary services are available along the RD Mize Road right-of-way and in the general area. Utilities to service the development will be installed along the private streets to serve each proposed building as shown on the Preliminary Development Plan. Water and sewer lines will be provided with one tap per unit for each utility.

The applicant will need to provide utility easements for water and sewer to serve the neighboring property to the east of the development. Proposed easements will be provided for public utilities at the time the subdivision is platted.

Storm Water Detention:

The north 22-acres drains north into an existing creek that crosses through the northeast corner of the property. The south 22.7-acres drains south into an existing creek that crosses through the southwest corner of the tract. The development will drain to detention basins located in the northeastern and southwestern portions of the property. The detention basins will provide flood control protection for a 100-year storm. At the final plat and engineering plan review processes, these will be reviewed for conformance with City requirements.

Stream Buffers and Flood Plain Area:

Stream Buffers, the 100-year flood plain and floodway are confined to the very southwestern and northeastern portions of the property. The Final Plat, when submitted, should delineate them (and their zones) in a manner per Code.

Streets and Sidewalks:

The private loop road and cross streets will be 22-foot street wide flanked by pavements, at the same grade, five feet in width that will serve as sidewalks on the interior side of the loop and the interior sides of the center block flanked by the two cross streets.

Parking:

The development will provide for 364 garage spaces, as well as 364 driveway spaces. Additionally, the development will provide 41 visitor spaces. There will be off-street clusters of spaces perpendicular to the streets scattered throughout the subdivision.

Traffic Study:

Right-turn lane warrants at the intersections were analyzed and no right-turn lanes would be warranted at either end of the loop road. Given there is a two-way left-turn lane down RD Mize Road, left-turn lanes will be provided for the property. Acceptable traffic operations can be expected in and around the proposed development. No improvements would be required.

Open Space:

In addition to long-term maintenance and upkeep of all buildings and private infrastructure, Redwood Living, will oversee ongoing maintenance of open space throughout the neighborhood by staff service technicians and contracted third party vendors. Sixty-Seven percent (67%) of the development will be open space. Funding for maintenance will come directly from rent collected from residents.

Landscaping and Plantings:

Street trees and shrubbery will line the RD Mize Road right-of-way. A short line of trees and shrubs will screen Building A from the single-family addition adjacent to the west. A high-impact landscaping screen will extend south of the detention basin along the eastern property line. Trees will line the sidewalk along Jackson Drive and the plan indicates a pattern of street trees within the subdivision and behind the buildings in the middle of the loop. Lastly, the existing vegetation at the southwestern and northeastern corners, and the western side of the property, will remain.

REVIEW CRITERIA

Recommendations and decisions for proposed planned unit development rezoning and its accompanying preliminary development plan must be based on consideration of the criteria listed in Section 14-703-05-H:

- 1. The consistency with the Comprehensive Plan.**
The development supports the plan principle, "Protect and enhance the viability, livability and affordability of the City's residential neighborhoods while integrating multi-family development throughout the community;"
- 2. The consistency with the PUD standards of Section 14-902, including the statement of purpose.**
Section 14-902 is intended to allow design flexibility that results in greater public benefit than would be achieved using conventional zoning regulations; this project is in conformance with that standard;

3. **The nature and extent of Common Open Space in the PUD.**
The project's open space abuts the western, northeastern and southern portions of the property;
4. **The reliability of the proposals for maintenance and conservation of Common Open Space.**
Redwood states that it will construct, manage and maintain the property; it has no intent to sell any units or buildings;
5. **The adequacy or inadequacy of the amount and function of Common Open Space in terms of the densities and dwelling types proposed in the plan.**
Two detention basins are being provided for the project. Staff is recommending that an additional amenity feature, in addition to the walking path, be added;
6. **The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment.**
This proposed project is not expected to adversely affect the street network in the vicinity of the project;
7. **The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area.**
In some regards, this project can be considered a self-contained development with limited impacts on adjacent development. Only one looping street access is planned connecting with E. RD Mize Road;
8. **Whether potential adverse impacts have been mitigated to the maximum practical extent.**
This site offers unique topographical features and the existence of wetlands on these parcels add difficulty to the developability of this site. The proposed layout is able to accommodate and protect the natural features of the site;
9. **Whether the Preliminary Development Plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations.**
Due to the project's design and all the buildings being on two lots, it is not possible to develop it through any means other than through the Planned Unit Development (PUD) process. As a PUD, the City would have control over the exact design and future use of this location;
10. **The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.**
This project will be constructed in a single phase and the entire development is proposed to be under one ownership.

EXHIBITS

1. Applicant's Letter
2. Application
3. Notification Letters and Addresses
4. Mailing Affidavit
5. Addresses
6. Preliminary Plat
7. Preliminary Site Plan Elevations
8. Renderings
9. Redwood TIS
10. Redwood Storm Study
11. Comp Plan Map
12. Zoning map