

8. REZONING NO. 2010-2 - 8540 Switzer Road

1. APPLICANT: Kenneth Purevich is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting a rezoning from R-1, Single-Family Residential District, to R-1A, Small-Lot Single-Family Residential District, to allow a single-family home.
3. LOCATION: The .37-acre tract is located at 8540 Switzer Road.
4. CHARACTER OF THE NEIGHBORHOOD: The property is located north of 87th Street and west of Switzer Road and is surrounded by single- and two-family homes. Maple Hill Park is located one block north of the subject property and east of Switzer Road. The City of Lenexa is one block north.
5. LAND USE AND ZONING PATTERNS: Properties directly to the north, south, and west are zoned R-1, Single-Family Residential District. There are several properties located less than one block south of the subject property that are zoned R-1A, Small-Lot Single-Family Residential. A majority of the properties to the east are zoned RP-2, Planned Two-Family Residential District. Other lots located within close proximity to the east are designated R-2, Two-Family Residential District, and RP-3, Planned Garden Apartment District.
6. ANALYSIS OF APPLICATION:
 - a. DEVELOPMENT PLAN: This is a request for rezoning to a conventional district; therefore, no development plan is required. The subject lot is approximately 120 feet wide. The existing home is located at the southern end of the property, and the applicant has indicated that he intends to split the lot and construct an additional single-family home on the north side of the property that will match the character of the neighborhood. R-1A, Small-Lot Single-Family Residential District, lots are required to have a minimum lot width of 50 feet (versus a minimum 70-foot lot width on R-1, Single-Family Residential District, lots), which would allow the applicant to properly split the lot into two lots if granted a rezoning.
7. CONFORMANCE WITH THE COMPREHENSIVE PLAN:
 - a. FUTURE DEVELOPMENT PLAN MAP: The Comprehensive Plan identifies this area as appropriate for Low-Density Residential uses. Therefore, this request is in conformance with the Comprehensive Plan.

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- b. GOALS AND POLICIES: This request meets the residential goals of the city's Comprehensive Plan.
8. STAFF RECOMMENDATION: The staff recommended approval of Rezoning No. 2010-2, with no stipulations.
9. PLANNING COMMISSION RECOMMENDATION: The Planning Commission considered this item at a public hearing on March 22, 2010. No one spoke in opposition to the request and the Planning Commission voted 11 to 0 to recommend approval of Rezoning No. 2010-2, with no stipulations.