



City Council

Garden City

Edgemere Subdivision: Planned Unit Development Narrative Updated Per P&Z Comments

February 12, 2026

Edgemere Subdivision

Project Overview and Response to Planning & Zoning Recommendation

Following the Planning and Zoning Commission hearing, the applicant carefully evaluated the feedback provided by Commissioners, staff, and the public record. In direct response to those discussions, the developer has completed modifications of the site plan demonstrating a good-faith effort to address the concerns raised while still providing a feasible redevelopment plan for this constrained infill parcel.

Most notably, the developer has reduced the total number of residential building lots from nine (9) units to eight (8) units while maintaining the common lot and access configuration. This reduction was completed specifically in response to Commission feedback regarding site intensity, open space usability, and overall site balance. The developer believes this redesign represents a meaningful adjustment that improves project compatibility while still allowing the site to be redeveloped in a manner consistent with the Comprehensive Plan and zoning intent.

This site presents unique physical and dimensional constraints due to its size, access limitations, surrounding development pattern, and existing easement and utility conditions. Throughout this

process, the developer has worked diligently with staff and consultants to create a site plan that maximizes community benefit while working within those limitations.

Open Space and Qualified Landscaping Improvements

One of the primary concerns identified at the Planning and Zoning hearing and in staff review materials related to the distinction between total open space and qualifying landscaping area outside of setback zones. In response, the developer prepared updated exhibits and calculations specifically isolating landscaping areas.

The updated design provides approximately 1,460 square feet of qualifying landscaped area located outside of required setbacks, exceeding the minimum requirement of approximately 1,133 square feet (5% of the gross site area). These qualifying landscaped areas are intentionally located in two primary groupings:

- One serving the residential units located generally between Lots 1 through 5
- One serving the residential units located generally between Lots 6 through 8

These areas were designed to function as usable, visible, and maintainable landscaped open space areas that provide both aesthetic and functional benefits to residents.

In addition to qualifying landscaping, the project continues to provide approximately 4,020 square feet of total open space, which substantially exceeds the minimum common open space requirement. The redesigned layout improves the usability and function of these areas by consolidating open space into more traditional and recognizable communal areas rather than fragmented spaces or circulation-dominated areas.

Parking Improvements and Guest Parking Usability

Parking functionality and visitor usability were significant discussion points during the Planning and Zoning hearing. The updated site plan directly addresses these concerns.

The revised design provides:

- 16 enclosed garage parking stalls (two per unit)
- Driveway areas capable of accommodating compact guest parking consistent with prior code adjustment requests
- Four (4) new full-size dedicated guest parking stalls meeting standard City dimensional requirements

The addition of four dedicated full-size guest parking stalls was specifically included to address Commission concerns regarding real-world visitor parking functionality and to reduce reliance on driveway parking alone. The developer believes this provides a balanced parking solution that maintains site efficiency while improving usability and predictability for residents and guests.

Building Orientation and Site Function Improvements

The updated design also modifies building orientation to improve circulation, access clarity, and open space usability. Units located in the southeast portion of the site have been rotated approximately ninety (90) degrees. This change allows those units to interface with the hammerhead portion of the common drive.

These orientation adjustments improve visual variation within the site and reduce the appearance of repetitive building alignment, supporting Comprehensive Plan goals related to neighborhood design quality.

Updated building elevations and architectural layouts have been submitted reflecting these changes.

Access Configuration; Common Drive Approach

Consistent with prior staff discussions, the applicant is proposing to classify the internal access as a common drive and is requesting Planned Unit Development approval to allow more than four (4) dwelling units to access the drive.

The common drive configuration meets applicable width and surface requirements and provides safe and functional emergency and service access. The developer believes this approach is appropriate given the site constraints and represents a reasonable application of PUD flexibility while maintaining safety and functionality.

Comprehensive Plan and PUD Intent Alignment

The redesigned project continues to strongly align with the Comprehensive Plan by:

- Supporting infill redevelopment within an existing urbanized area
- Providing moderate density housing consistent with Activity Node and Mixed-Use designations
- Replacing older housing stock with new, high-quality residential units
- Providing centralized open space and pedestrian connectivity
- Improving overall site landscaping and streetscape character

The project also meets the intent of the Planned Unit Development ordinance by demonstrating flexibility in design while providing clear public benefit through improved open space configuration, increased qualifying landscaping, improved guest parking usability, and enhanced site organization.

Good Faith Response to Commission Direction

The developer respectfully submits that the updated design represents a material redesign completed in direct response to Planning and Zoning Commission feedback. The reduction in unit count, increase in qualifying landscaping, increase in dedicated guest parking, improvement in open space usability, and refinement of building orientation collectively demonstrate the applicant's commitment to working collaboratively with the City to create the best possible project for this site. While this is a constrained infill parcel, the developer believes the current proposal represents a balanced solution that provides meaningful community benefit, improves site functionality, and aligns with the long-term planning vision for this area of Garden City.

Jadon Schneider P.E.