



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: May 13, 2019

Application:	<u>MP19-0006: The Villas of Asbury, 51st Plat</u>		
Location:	15608 & 15584 S Church Street		
Owner/Applicant:	Sue Engbroten, Pinnacle Construction		
Engineer:	Matt Cox, Allenbrand-Drews & Associates, Inc.		
Staff Contact:	Joshua Gentzler, Planning Intern		
Total Area:	<u>.53 Acres</u>	Proposed Use:	<u>Residential</u>
Current Zoning:	<u>RP-3</u>	Units/Lots:	<u>2</u>
		Tracts:	<u>0</u>

1. Comments:

This is a request for approval of a minor plat for The Villas of Asbury, 51st Plat (a replat of Lots 15 and 16, The Villas of Asbury) on .53 acres, located at 15608 & 15584 S Church Street. The subject lots are the sites of the last 2 villas to be constructed within the development.

The rezoning (RZ-31-00) and preliminary site development plan were approved for The Villas of Asbury by the Planning Commission in 2001.

The zoning for the site was modified by a zoning amendment to reduce the approved building setback in 2019 (RZ19-0002). The applicant is replatting the site with the approved building setback on the plat. The new setback lines shall be labeled prior to recording the plat.

No public easement or right-of-way will be dedicated with this replat and therefore the plat will not require City Council acceptance.



Aerial of Site (site outlined in green)



Photo of Site from S Church Street

2. Final Plat Review

- a. **Lots/Tracts** – The replat includes two (2) lots which is in compliance with the size requirements for the RP-3 District.

- b. **Utilities/Municipal Services** – The property is located in the City of Olathe Sewer and the WaterOne service areas.
- c. **Streets** – All units will have access to S. Church Street, which is a part of the public street network.
- d. **Street and Signal Excise Taxes** – No excise fees are due with this application since the property has already been platted.

3. Staff Recommendation:

Staff recommends approval of MP19-0006 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the Planning Division.
- b. The setback lines shall be identified and labeled at the corners of each lot to identify the setback as it changes from the 75-foot building setback.
- c. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
- d. A note shall be included on the building permit stating that all above ground mechanical equipment shall be screened according to UDO 18.30.130.