



## STAFF REPORT

Planning Commission Meeting: November 18, 2024

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<b>Application:</b>	<b>MP24-0021: Minor Plat of Ranch Villas at Prairie Haven, Lot 6</b>
<b>Location:</b>	11921 S. Tallgrass Drive
<b>Applicant/Engineer:</b>	Johnny B. Ray, Phelps Engineering, Inc
<b>Owner:</b>	Gregory D. Prieb II, Wilderness Townhomes LLC
<b>Staff Contact:</b>	Lauren Winter; Planner I

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<b>Site Area:</b>	<u>0.28 ± acres</u>	<b>Proposed Use:</b>	<u>Residence, Multifamily 4 Units</u>
<b>Lots:</b>	<u>4</u>	<b>Existing Zoning:</b>	<u>RP-3 (Planned Low Density Multifamily)</u>
<b>Tracts:</b>	<u>0</u>		

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### 1. Introduction

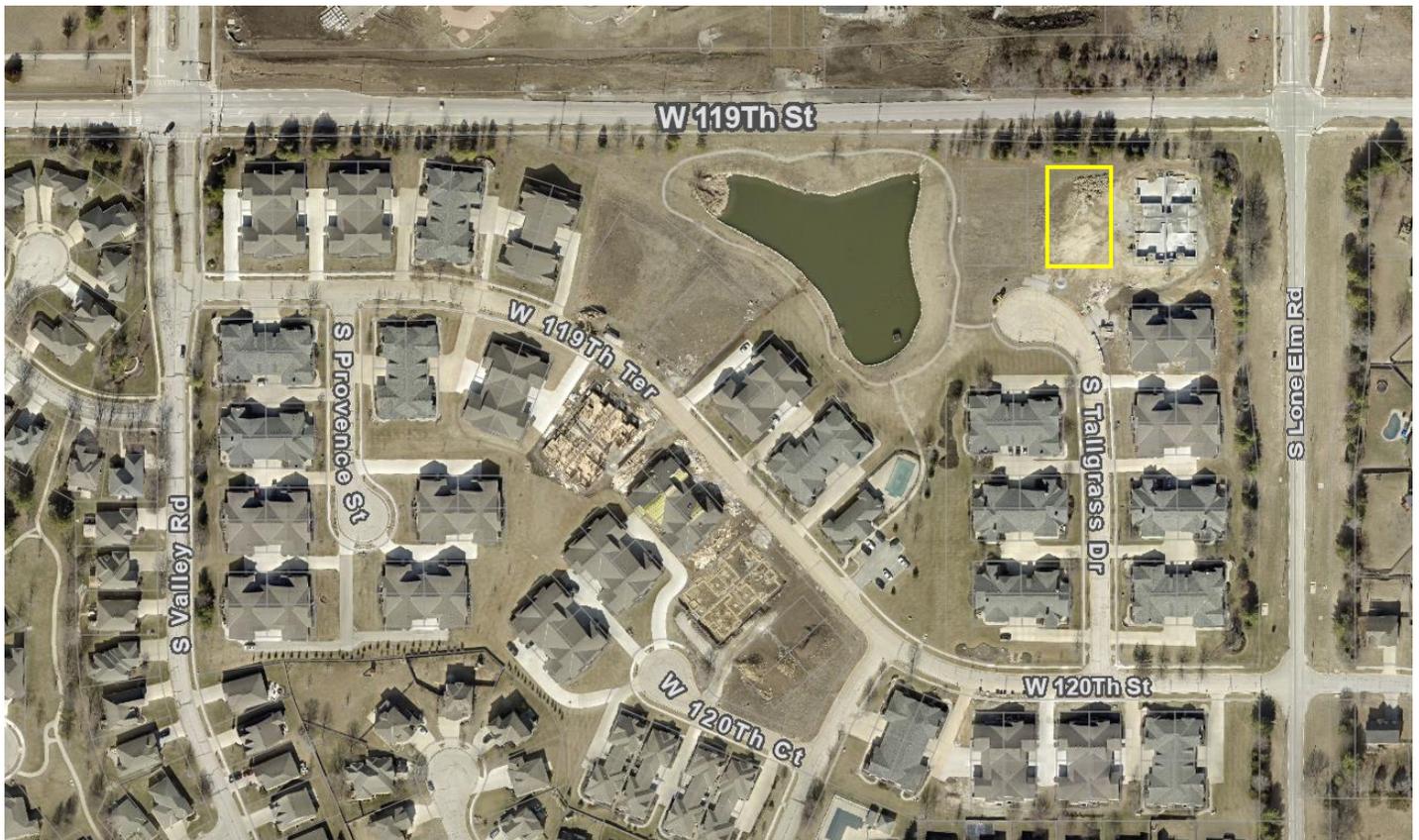
This is a request for approval of a minor plat for Ranch Villas at Prairie Haven, Lot 6, containing four (4) lots on 0.28 acres, located at 11921 S. Tallgrass Drive. The applicant is replatting the property to allow for the individual units to be separately owned. A map exhibit is provided for reference on page 2 of this report.

The subject property was rezoned to the RP-3 (Planned Low-Density Multifamily) District in September 2001 (RZ-18-01) with an associated preliminary site development plan and preliminary plat. A final site development plan (PR-52-01) was approved in 2001 and revised in 2006 (PR-06-15) for the development of attached villas. The minor plat is consistent with both the preliminary plat and final site development plan.

No public easements or right-of-way are dedicated with this replat; therefore, the plat does not require City Council acceptance.

### 2. Plat Review

- a. **Lots/Tracts** – This replat includes four (4) lots for individual townhome units and no common tracts.
- b. **Public Utilities** – This subject property is located within the City of Olathe sewer and WaterOne service areas. No new public easements will be dedicated with this plat.
- c. **Streets/Access** – Each unit has access to a concrete driveway, which provides access to W. 120<sup>th</sup> Court. No new street right-of-way will be dedicated with this replat.



Aerial View of the Subject Property (Yellow)

### 3. Staff Recommendation

A. Staff recommends approval of MP24-0021 with the following stipulations:

1. All neighborhood amenities adjacent to Lot 6, including but not limited to landscaping, sidewalks, and screening material must be installed prior to issuance of a final certificate of occupancy.