

STAFF REPORT

Planning Commission Meeting: **September 23, 2019**

Application:	<u>FP19-0014:</u> The Townhomes at Foxfield Village, Eighth Plat		
Location:	Southeast corner of 117 th Terrace and South Deer Run Street		
Owner/Applicant:	Jib Felter, AAG Investments, Inc.		
Engineer:	Doug Ubben, Jr., P.E., Phelps Engineering, Inc.		
Staff Contact:	Shelby Ferguson, Planning Consultant		

Acres:	<u>1.16 ± acres</u>	Proposed Use:	<u>Townhomes</u>
Zoning:	<u>RP-3</u>	Lots:	<u>6</u>
		Tracts:	<u>1</u>

1. Comments:

This is a request for approval of a final plat for The Townhomes at Foxfield Village, 8th Plat, a replat of 1.16± acres, located at the southeast corner of 117th Terrace and South Deer Run Street.

The property was previously platted as The Townhomes at Foxfield Village, Sixth Plat (FP17-0104). The proposed replat includes six lots for two new townhome buildings on the subject property. There are no proposed changes in density or ownership associated with this replat. The location of utilities and access easements are also unchanged, and no new easements or street right-of-way will be dedicated with the plat. Therefore, the replat requires Planning Commission approval only.



Aerial view of the subject property (outlined in blue)



View of subject property facing east from S. Deer Run Street

2. Final Plat Review:

- a. **Lots/Tracts** – The plat includes a total of six (6) multi-family units and 1 common tract for access, neighborhood amenities, and private open space. The layout of the units is consistent with the approved preliminary plat.
- b. **Utilities/Municipal Services** – The subject property is located in the WaterOne service area and the City of Olathe sewer area. The required utility and sanitary sewer easements were previously dedicated.
- c. **Streets** – The subject property will have access from a common drive extending from 117th Terrace. Each individual unit will take access from “Tract D,” which will be owned and maintained by the Foxfield Village Homeowner’s Association and is intended to be used for a common drive in addition to homeowner amenities, landscaping and private open space.
- d. **Landscaping**– The developer is responsible for planting street trees, subject to the *Unified Development Ordinance (UDO)*, Section 18.30.130.G. Such trees will be planted at the completion of each phase of development.
- e. **Street and Signal Excise Taxes** – No excise fees are due with the application since the property has already been platted.

3. Staff Recommendation:

Staff recommends approval of FP19-0014 with the following stipulations:

- a. Prior to recording the final the developer will provide a copy of the home ownership declaration of conditions, covenants, and restrictions showing “The Retreat at Foxfield Village Homeowner’s Association” is responsible for the maintenance of Tract D.
- b. Prior to recording the final plat, include the book and page number for all easements previously dedicated on the subject property.

- c. A street tree plan must be submitted for the subject property prior to recording the final plat. The developer is responsible for planting street trees, subject to the *Unified Development Ordinance*, Section 18.30.130.G.
- d. Prior to recording the plat, a digital file of the final plat (pdf format) must be submitted to the City Planning Division.
- e. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear 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 per UDO requirements.