



STAFF REPORT

Planning Commission Meeting: December 9, 2024

Application:	FP24-0036: Final Plat of Enclave at Regency Place
Location:	Northwest of W. 131 st Street and S. Greenwood Street
Owner:	Jeremy Applebaum; Regency Place Partners, LLC
Engineer/Applicant:	Doug Ubben; Phelps Engineering Inc.
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area: 4.24 ± acres **Proposed Use:** Single-Family Residence, Detached

Lots: 13 **Existing Zoning:** R-1 (Single-Family Residential) and AG (Agricultural)

Tracts: 2 **Plat:** Unplatted

1. Introduction

The following application is for the final plat of Enclave at Regency Place, which will establish lot lines and dedicate public easements and right-of-way for 13 single-family lots and two (2) tracts for the Enclave at Regency Place subdivision.

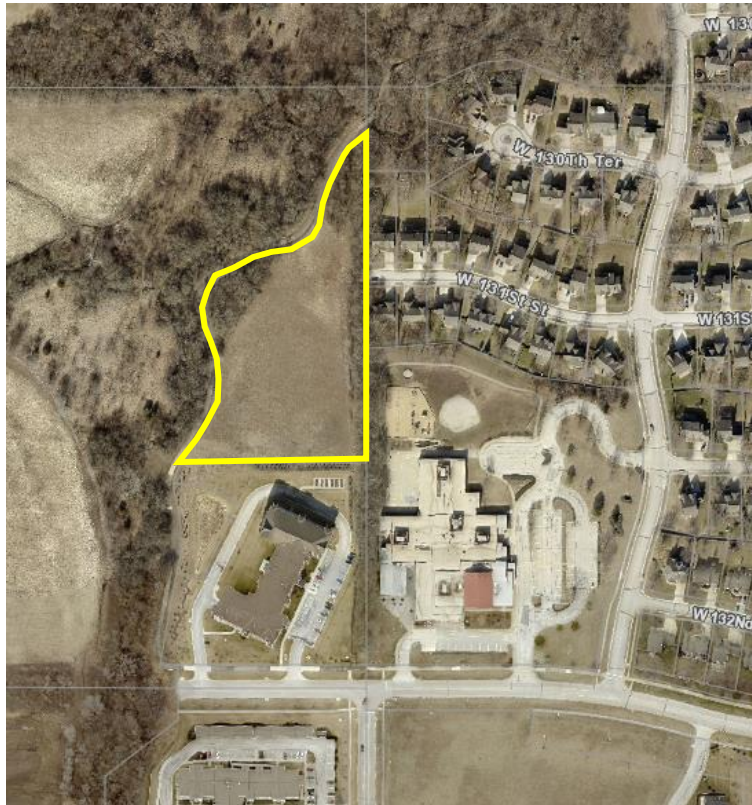
The subject property was annexed into the City of Olathe in April 1968 (Ord. 118-C) and is currently undeveloped. In June of 2018, a majority of the subject property was rezoned from the AG (Agricultural) District to the R-1 (Single-Family Residential) District with an approved preliminary plat (RZ18-0006). A small portion of the property to the north retains AG zoning. This development will be constructed in one (1) phase.

2. Plat Review

- a. **Lots/Tracts** – The final plat will establish lot lines for 13 single-family residential lots and two (2) tracts. Tracts A and B are intended to be used for open space, homeowner amenities, and landscaping. Tract A will contain a trail connection to the Indian Creek Trail to the northwest. All tracts will be owned and maintained by the Villas at Regency Place Homeowners Association.

Lots range in size between 7,210 square feet and 14,444 square feet. Each lot exceeds the 7,200 square foot minimum lot area and the 60-foot minimum lot width requirements of the R-1 District.

- b. **Streets/Right-of-Way** – Roadways within the development are being dedicated with this plat. Access to the site will be provided by one (1) new street connection to 131st Street to the east, which connects to S. Greenwood Street through the Regency Place subdivision.
- c. **Public Utilities** – The property is located within the City of Olathe water and Johnson County Wastewater service areas. New Utility (U/E) and Public Utility (PUB/E) easements are being dedicated in front of each lot with this plat. New Sanitary Sewer (S/E) and Drainage (D/E) Easements are being dedicated with this plat.
- d. **Tree Preservation** – A 15-foot wide Tree Preservation Easement (TP/E) is dedicated along the east side of the subdivision, affecting Lots 1-5 and 13.
- e. **Stormwater** – The plat is subject to all Title 17 requirements. Stormwater Treatment Facilities will be provided in Tract A and Tract B.



The subject property is outlined and shaded in yellow.

3. Staff Recommendation

Staff recommends approval of the final plat (FP24-0036) with no stipulations.