

STAFF REPORT

Planning Commission Meeting: June 24, 2019

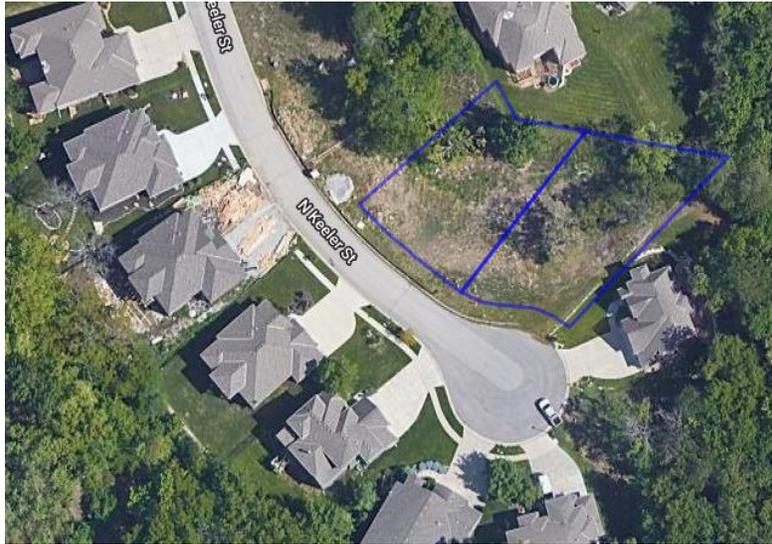
Application:	<u>MP19-0007: Woods of Mahaffie Replat, Lots 13 and 14</u>		
Location:	1570 N. Keeler Street		
Owner/Applicant:	Stuart and Yvette Breyfogle		
Engineer:	Scott Confer, Phelps Engineering, Inc.		
Developer:	Mike Mackey; Mackey Custom Homes, Inc.		
Staff Contact:	Shelby Ferguson, Planning Consultant		
Total Area:	<u>.42 Acres</u>	Proposed Use:	<u>Residential</u>
Current Zoning:	<u>RP-1</u>	Units/Lots:	<u>1</u>
		Tracts:	<u>0</u>

1. Comments:

This is a request for approval of a minor plat for Woods of Mahaffie, Lot 35 (a resurvey and replat of Lots 13 and 14, Woods of Mahaffie) on .42 acres, located at 1570 N. Keeler Street.

The rezoning (RZ04-0002) to RP-1 district and preliminary plat (PP04-0003) and final plat (FP04-0024) for Woods at Mahaffie were approved by the Planning Commission and City Council in 2004.

The proposed replat will combine two existing platted lots for one larger residential property and the proposed lot meets all Unified Development Ordinance (UDO) requirements for lot area and setbacks. No public easements or street 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 blue)



Photo of Site from Keeler Street, looking east

2. Final Plat Review

- a. **Lots/Tracts** – The replat includes two (2) lots for a total of one (1) lot with a total area of 18,401 square feet for a single-family residence.

The proposed lots exceed the minimum lot area of 7,200 square feet as required for the R-1 District

- b. **Utilities/Municipal Services** – The property is located in the City of Olathe Sewer and Water service areas. There are no proposed changes in utilities with this application.
- c. **Streets** – The single-family residence will have access to Nelson Road, via N. Keeler Street and 121st Terrace. There will be one new driveway for the proposed lot.

- d. **Street and Signal Excise Taxes** – No excise fees are due with this application since the property has already been platted.
- e. **Landscaping/Tree Preservation** – No new landscaping is proposed with this application. Street trees and interior lot trees will be required to be planted per UDO requirements.

3. Staff Recommendation:

Staff recommends approval of MP19-0007 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 developer is responsible for planting street trees and interior lot trees prior to final Certificate of Occupancy, subject to UDO 18.30.130.
- 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.