



Planning Division

STAFF REPORT

Planning Commission Meeting: August 10, 2020

Application:	MP20-0017: Landings at Stone Creek, Fifteenth Plat
Location:	21815 W. 123 rd Terrace
Owner/Applicant:	Mickey Vena, MVP, Inc.
Engineer/Applicant:	Jerald W. Pruitt, Pruitt & Dooley Surveying, LLC
Staff Contact:	Emily Carrillo, Senior Planner

Site Area: Approximately 0.15 acres

Proposed Use: Multi-Family Residential

Lots: 2

Current Zoning: RP-3

Tracts: 0

1. Comments:

This is a request for approval of a minor plat at the Landings of Stone Creek Fifteenth Plat, for two (2) lots on approximately 0.15 acres, located at 21815 W. 123rd Terrace. The applicant is replatting the property currently known as Lot 14 of Stone Creek Village Second Plat to allow for the individual, but attached units, to be separately owned.

The subject property was rezoned to the RP-3 District as part of Stone Creek Village in 2002 (RZ-17-02) and was originally platted in 2010. A final site development plan (PR-10-012) was approved for Stone Creek Village in 2010 for the development of attached townhome units.

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

2. Plat Review:

- a. **Lots** – The replat includes lots for three individual, but attached, townhome units which are consistent with the approved final site development plan (PR-10-012).
- b. **Public Utilities** – The subject property is located in the City of Olathe Water and Sewer service areas. No new easements are being dedicated with this replat.
- c. **Streets/Right-of-Way** – Corner units will each have direct access to a public street, W 123rd Terrace and Sagebrush Dr.



Aerial View of subject property outlined in blue.



View looking SW from intersection of 123rd Ter & Sagebrush Dr.

3. Staff Recommendation:

- a. Staff recommends approval of MP20-0017 with the following stipulations:
 1. All above ground electrical and/or telephone cabinets must 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.
 2. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.