



## STAFF REPORT

Planning Commission Meeting: August 12, 2024

<b>Application:</b>	<b>MP24-0013: Minor Plat for Silvercreek Landing Third Plat</b>
<b>Location:</b>	Northwest of S. Sunnybrook Boulevard and W. 116 <sup>th</sup> Terrace
<b>Owner:</b>	Royal Blue Enterprises, LLC
<b>Applicant/Surveyor:</b>	Jerald Pruitt, Pruitt and Dooley Surveying, LLC
<b>Staff Contact:</b>	Logan Day, Planning Intern

<b>Site Area:</b>	<u>0.30 acres</u>	<b>Proposed Use:</b>	<u>Multi-Family Residential</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>	<b>Plat:</b>	<u>Platted</u>

### 1. Introduction

This is a request for approval of a minor plat for Silvercreek Landing Third Plat, containing four (4) lots on approximately 0.301 acres, located at 22076 - 22088 W. 116<sup>th</sup> Terrace. The applicant is replatting the property currently known as Lot 8 of The Villages of Sunnybrook Estates, 6<sup>th</sup> Plat, to allow for each individual townhome unit to be separately owned. A map exhibit is provided on page 2 of this report.

This subject property was rezoned to the RP-3 (Planned Low-Density Multifamily) District in 1998 (RZ-04-98). The original preliminary development plan was approved (PR04-0023) and platted in 2004 (FP04-0029) for the Villages of Sunnybrook townhome development. Construction began on this project but stalled until 2022 when revised preliminary and final development plans (PR22-0025 & PAR22-0074) were approved for Silver Creek Landing Townhomes, which is now under construction.

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/Tracts** – The replat includes four (4) lots for the one (1) 4-unit townhome building, which is consistent with the approved final site development plan.
- b. **Streets/Right-of-Way** – Units will each access W. 116<sup>th</sup> Terrace via a shared drive located in an existing 25-foot access easement. This shared drive will be maintained by the proposed Silvercreek Landing Homes Association, as stipulated in staff's recommendation. No additional right-of-way is dedicated with this replat.

- c. **Public Utilities** – The subject property is located with the City of Olathe sewer and WaterOne service areas. No new public easements will be dedicated with this plat.



*Aerial View of the Subject Property (Yellow)*

### 3. Staff Recommendation

- A. Staff recommends approval of MP24-0013 with the following stipulation:
1. Documents for the required Homeowners Association must be recorded with the minor plat. The documents must contemplate the shared maintenance of all common drives, open space, stormwater and utility services.