



## STAFF REPORT

Planning Commission Meeting: August 12, 2024

<b>Application:</b>	<b>MP24-0015: Minor Plat of Ranch Villas at Prairie Haven, Lot 14</b>		
<b>Location:</b>	21798 W. 119 <sup>th</sup> Terrace		
<b>Applicant/Engineer:</b>	Scott Chrisman, L.S., Phelps Engineering, Inc.		
<b>Owners:</b>	Gregory D. Prieb II, Prieb Homes, Inc.		
<b>Staff Contact:</b>	Emily Carrillo, Senior Planner		
<b>Site Area:</b>	<u>0.28 ± acres</u>	<b>Proposed Use:</b>	<u>Residence, Multifamily 4 Units</u>
<b>Lots:</b>	<u>4</u>	<b>Current Zoning:</b>	<u>RP-3 (Planned Low-Density Multifamily District)</u>
<b>Tracts:</b>	<u>0</u>		

### 1. Introduction

This is a request for approval of a minor plat for Ranch Villas at Prairie Haven, Lot 14, containing four (4) lots on 0.28 acres, located at 21798 W. 119<sup>th</sup> Terrace. The applicant is replatting the property to allow for the individual units to be separately owned.

The subject property was rezoned to the RP-3 (Planned Low-Density Multifamily) District in September 2001 (RZ-18-01) with an associated preliminary site development plan and preliminary plat. A final site development plan (PR-52-01) was approved in 2001 and revised in 2006 (PR-06-15) for the development of attached villas. The minor plat is consistent with both the preliminary plat and final site development plan.

No public easements or right-of-way are dedicated with this replat; therefore, the plat does not require City Council acceptance.

### 2. Plat Review

- a. **Lots** – This replat includes four (4) lots for individual townhome units and no common tracts.
- b. **Public Utilities** – The subject property is located within the City of Olathe sewer and WaterOne service areas. No new public easements will be dedicated with this plat.
- c. **Streets/Access** – Each unit has access to a concrete driveway, which provides access to W. 119<sup>th</sup> Terrace. No new street right-of-way will be dedicated with this replat.



*Aerial View of the Subject Property (Yellow)*

### **3. Staff Recommendation**

Staff recommends approval of MP24-0015 with no stipulations.