



City of Olathe  
City Planning Division

STAFF REPORT

Planning Commission Meeting: June 24, 2019

<b>Application:</b>	<b><u>MP19-0008</u>: Willowbrooke Village, 9<sup>th</sup> Plat (a replat of Tract A, Willowbrooke Village, 8<sup>th</sup> Plat)</b>
<b>Location:</b>	Southwest corner of W. 112 <sup>th</sup> Terrace and Rene Street
<b>Owner/Applicant:</b>	Willowbrooke Properties, L.L.C.
<b>Engineer:</b>	Jason Loader, Kaw Valley Engineering
<b>Staff Contact:</b>	Dan Fernandez, Planner II

<b>Acres:</b>	<u>2.36± acres</u>	<b>Proposed Use:</b>	<u>Multi-family</u>
<b>Current Zoning:</b>	<u>RP-3</u>	<b>Lots:</b>	<u>16</u>
		<b>Tracts:</b>	<u>1</u>

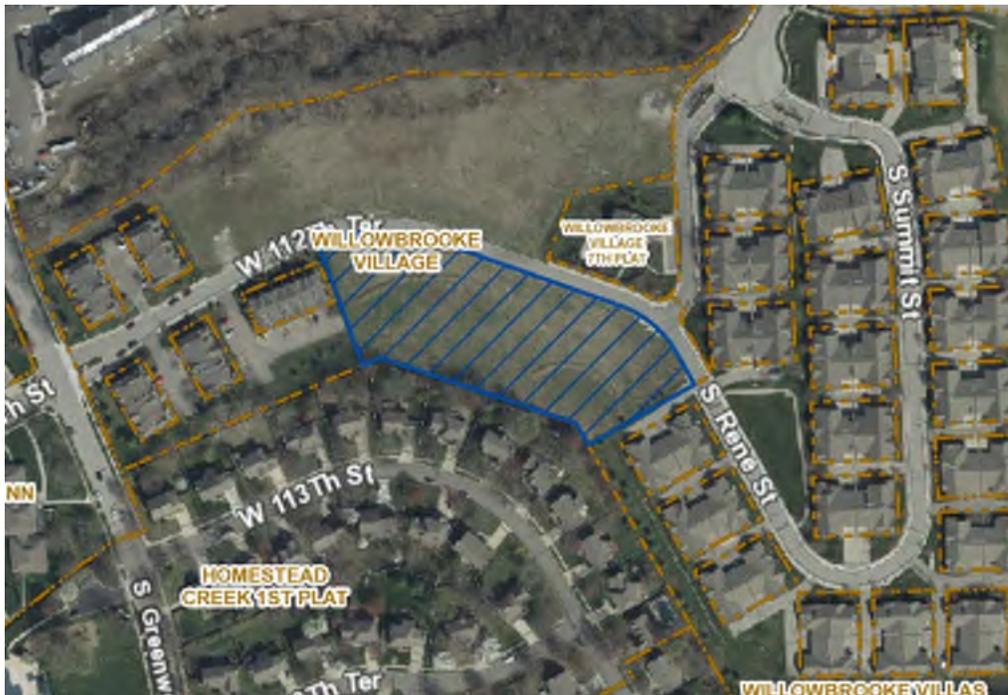
**1. Comments:**

This is a request for approval of a replat for Willowbrooke Village, 9<sup>th</sup> Plat, (a replat of Tract A, Willowbrooke Village, 8<sup>th</sup> Plat) on 2.36 acres located at the southwest corner of W. 112<sup>th</sup> Terrace and Rene Street.

This property was rezoned from A, County Agriculture to RP-3 in March 2001 and an associated preliminary site development plan included 176 townhomes in 44 buildings. As the units are developed, the properties are replatted for separate ownership. The minor plat on this agenda will subdivide 4 buildings into 16 separate units.

A trail to the south of the subject townhomes was part of the final site development plan approval and an exhibit showing this trail has been included in the packet. The trail shall be completed prior to receiving certificates of occupancy for the townhomes.

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



*Aerial Map of Site*



*View looking southeast from W. 112<sup>th</sup> Terrace*

## 2. Final Plat Review

- a. **Lots/Tracts** – The replat includes 16 lots for 16 individual townhome units in 4 buildings. The replat has 1 tract, Tract A which is for access and common open space and is to be maintained by the homeowners' association.
- b. **Utilities/Municipal Services** – The property is located in the WaterOne water and the Johnson County Wastewater service areas.

- c. **Streets** – The units will have access to W. 112<sup>th</sup> Terrace through private drives. There are no proposed changes to the public right-of-way with this application.
- d. **Street and Signal Excise Taxes** – No excise fees are due with this application since the property has already been platted.

**3. Staff Recommendation:**

Staff recommends approval of MP19-0008, Willowbrooke Village, 9<sup>th</sup> Plat, with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.
- b. The trail located to the south of the subject units shall be constructed prior to issuance of certificates of occupancy.