



City of Olathe  
Planning Division

## STAFF REPORT

### Planning Commission Meeting: September 23, 2019

<b>Application:</b>	<b><u>FP19-0015, Final Plat, Townhomes at Fairfield Village, 48<sup>th</sup> Plat</u></b>		
<b>Location:</b>	In the vicinity of 167 <sup>th</sup> Terrace and Kimble Street		
<b>Owner/Applicant:</b>	Gary Jones, Fairfield Courts, LLC		
<b>Engineer:</b>	Tim Tucker, P.E., Phelps Engineering, Inc.		
<b>Staff Contact:</b>	Andrea Fair, Planning Intern		
<b>Site Area:</b>	<u>0.66± acres</u>	<b>Proposed Use:</b>	<u>Multi-Family Residential</u>
<b>Lots:</b>	<u>6</u>	<b>Current Zoning:</b>	<u>RP-3</u>
<b>Tracts:</b>	<u>1</u>		

#### 1. Comments:

This is a request for approval of a final plat for Townhomes at Fairfield Village, Forty-Eighth Plat, on 0.66± acres, located in the vicinity of 167<sup>th</sup> Terrace and Kimble Street. This is a resurvey and replat of part of Tract H, the Courts at Fairfield Village, Sixth Plat.

The rezoning and preliminary site development plan (RZ07-0008) for the Courts at Fairfield Village and final plat (FP17-0048) were approved in 2007 and 2017.

As the townhomes are complete, the existing lots are replatted for the sale of individual units.

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



*Site aerial (outlined in dark blue)*



*SE view from Kimble Street*

**2. Plat Review:**

- a. **Lots/Tracts** – The plat includes six (6) lots for two (2) buildings with three (3) individual but attached villa units and one (1) common tract. Tract A will provide access to 167<sup>th</sup> Terrace via a common drive. The layout of the units is consistent with the approved final plat.
- b. **Public Utilities** – The property is located in the WaterOne service area and the Johnson County Wastewater service area. There is an existing 10-foot Utility Easement (U/E) along the northside of 167<sup>th</sup> Terrace.
- c. **Streets/Right-of-Way** – All units will have access to 167<sup>th</sup> Terrace, which is part of the public street, network, via the common drive in Tract A.
- d. **Landscaping/Tree Preservation** – Per stipulations e of FP17-0048, “Prior to recording the final plat, a street and master landscape plan shall be submitted in accordance with United Development Ordinance (UDO) 18.30.130 G. Such Trees shall be planted at the completion of each phase of development.”
- e. **Amenities** – An asphalt trail is located to the east of the plat.

**3. Excise Taxes:**

No excise fees are due with this application since the property has already been platted.

**4. Staff Recommendation:**

Staff recommends approval of FP19-0015 with the following stipulations:

- a. Sidewalks shall be constructed on both sides of all public and private streets and drives as required by the RP-3 zoning ordinance.
- b. The developer is responsible for planting street trees, subject to *UDO* 18.30.130 G. Such trees shall be planted at the completion of each phase of development.
- 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.
- d. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the Planning Division.