



Planning Division

STAFF REPORT

Planning Commission Meeting: July 13, 2020

Application:	MP20-0011: Willow Crossing East, Replat Lot 122
Location:	14862 S. Parkhill Street
Owner/Applicant:	Brian Rodrock; Willows 143, LLC
Engineer:	Dave Gamber; Phelps Engineering, Inc.
Staff Contact:	Zachary Moore, Planner II

Site Area: 0.61± acres

Proposed Use: Single-Family Residential

Lots: 1

Current Zoning: R-1

Tracts: 1

1. Comments:

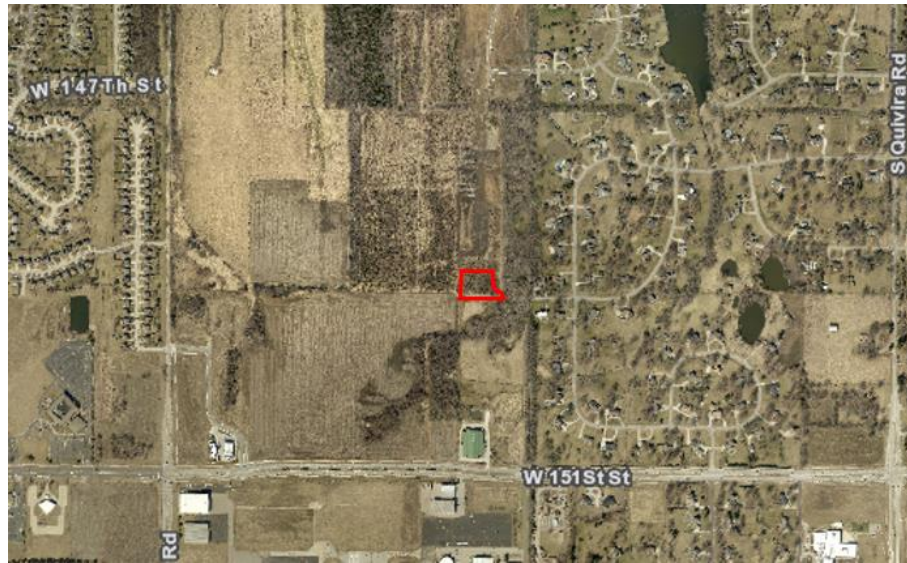
This is a request for approval of a minor plat for Willow Crossing East, Replat Lot 122, for one (1) lot and one (1) tract on 0.61± acres, located at 14862 S. Parkhill Street. The applicant is replatting Lot 122 to divide the southern portion of the lot, south of the cul-de-sac, and convert this area into Tract L.

The subject property was rezoned to the R-1 District as part of Willow Crossing East in 2016 (RZ-15-010) and was platted in June 2020 as Lot 122 of Willow Crossing East Second Plat.

No new 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** – This replat includes one existing lot and one new tract.
- b. **Public Utilities** – The subject property is located in the City of Olathe Water and Johnson County Wastewater service areas. No new easements are being dedicated with this replat.
- c. **Streets/Right-of-Way** – This plat is adjacent to S. Parkhill Street, which is part of the City's public street network.



Aerial View of subject property, outlined in red

3. Staff Recommendation:

Staff recommends approval of MP20-0011 with the following stipulations:

1. Prior to recording the plat, a digital file of the final plat must be submitted to the Planning Division.
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.