



City of Olathe  
 Planning Division

**STAFF REPORT**

**Planning Commission Meeting: June 24, 2019**

<b>Application:</b>	<b>FP19-0009, Final Plat for Willow Crossing East Replat</b>		
<b>Location:</b>	Along the south side of W. 143 <sup>rd</sup> Street at its intersection with Parkhill Street		
<b>Owner:</b>	Brian Rodrock; Willows 143, LLC		
<b>Applicant/ Engineer:</b>	Tim Tucker; Phelps Engineering, Inc.		
<b>Staff Contact:</b>	Zachary Moore, Planner II		
<b>Site Area:</b>	<u>0.40 ± acres</u>	<b>Use:</b>	<u>Right-of-way and common tract</u>
<b>Lots:</b>	<u>0</u>		
<b>Tracts:</b>	<u>1</u>	<b>Current Zoning:</b>	<u>R-1</u>

**1. Comments:**

The following application is a final plat to replat a portion of Willow Crossing East, First Plat. This replat will dedicate public right-of-way, and establish one common tract, which is intended to be used for monument signage for the subdivision. The Willow Crossing East subdivision was rezoned from AG (Agricultural) to R-1 (Residential Single-Family) and had a preliminary plat approved in 2016. The subdivision was platted in October 2018 as Willow Crossing East, First Plat (FP18-0006).

**2. Plat Review:**

- a. **Lots/Tracts** – The plat includes one common tract and approximately 0.36± acres of public street right-of-way. There are no lots within this plat. The common tract will be owned and maintained by the Willows Crossing Homes Association and the tract will be used for landscaping and monument signage. A sign permit will be required for the proposed monument sign in the tract and the sign shall comply with Unified Development Ordinance (UDO) requirements.
- b. **Public Utilities** – The subject property is located within the City of Olathe Water and the Johnson County Wastewater service areas. A Utility Easement (U/E) and a Drainage Easement (D/E) are dedicated on Tract A with this plat.
- c. **Streets/Right-of-Way** – Public street right-of-way was dedicated for Parkhill Street with the approval of Willow Crossing East, First Plat (FP18-0006) in 2018. All streets included with this plat are public streets. A street easement is dedicated over Tract A to grant the City rights to construct, repair, and maintain curbs and streets adjacent to the tract.

### 3. Excise Taxes

Chapter 3.35.050(B) of the Olathe Municipal Code states that any replat of previously platted land that was approved by the City is exempt from paying street and traffic signal excise taxes. Since this application is for a replat of previously platted property, no street or traffic signal excise taxes are required.



*View of subject property, looking south from 143<sup>rd</sup> Street at Parkhill Street*



*Aerial view of site outlined in navy*

**4. Staff Recommendation:**

Staff recommends approval of FP19-0009, final plat for Willow Crossing East Replat with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (.pdf format) shall be submitted to the Planning Division.
- b. A sign permit is required for any signage within Tract A and the sign shall comply with Unified Development Ordinance (UDO), Section 18.50.190.