



STAFF REPORT

Planning Commission Meeting: June 10, 2024

Application:	FP24-0014: Final Plat for Bach Homes, Second Plat		
Location:	Southwest of W. 127 th Street and N. Mur-Len Road		
Owner:	Shon Rindlisbacher, Montage Apartments at Mur-Len, LLC		
Applicants:	Shaun Athey and Alex Dahl, Bach Land and Development, LLC		
Engineer/Architects:	Ben Ellis and Brad Sonner, Olsson, Inc.		
Staff Contact:	Luke Bertram; Planner I		

Site Area:	<u>12.63± acres</u>	Proposed Use:	<u>Mixed-Use Development</u>
Lots:	<u>1</u>	Existing Zoning:	<u>PD (Planned) District</u>
Tracts:	<u>5</u>		

1. Introduction

The following item is a request for a final plat for Bach Homes, Second Plat. This is a partial replat of Bach Homes, First Plat, which was recorded in 2021 (FP20-0025). This plat will establish new tracts, revise existing tracts, and add new public and private easements. The overall Bach Homes mixed-use development was rezoned to the PD (Planned) District in 2018 (RZ18-0012), with zoning amendments and revised preliminary development plans last approved in January 2024 (RZ23-0010). The preliminary development plan included 404 dwelling units on this subject property and this final plat complies with the approved plans.

2. Plat Review

- Lots/Tracts** – This plat includes one lot and five common tracts on 12.63± acres. Lot 6 is the main property and replaces the existing Lot 2 from the previous plat (Bach Homes, First Plat). Tracts D, E, F and G are new Stormwater Detention/BMP tracts that replace the existing stormwater Tracts A and B. Tract H provides shared access for the development and replaces the existing Tract C. All five tracts associated with this plat are to be owned and maintained by the owner of Lot 6.
- Streets/Right-of-Way** – Tract H provides shared private access to W. 127th Street, S. Mur-Len Road, and W. Northview Street/W. 129th Street. No new public street right-of-way is being dedicated with this plat.

- c. **Public Utilities** – This site is located within the City of Olathe water and sanitary sewer service areas. There are existing utility easements (U/E), water easements (W/E), electric (E/E) and sanitary sewer easements (SS/E). The plat dedicates new water, sanitary sewer, and drainage easements needed to serve this development.
- d. **Stormwater** – The plat has four separate Stormwater Detention/BMP tracts that will be accessed by newly dedicated detention access easements. The site will comply with Title 17 requirements for stormwater detention and water quality.

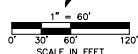


Aerial view of subject property outline in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP24-0014 with no stipulations.

A replat of Lot 2, Tract A & Tract B of Bach Homes, First Plat, a subdivision in the City of Olathe, Johnson County, Kansas, lying in the Northeast Quarter of Section 30, Township 13 South, Range 24 East



Final Plat
Bach Homes, Second
tracts A & B of Bach Homes
ter of Section 30, Township

drawn by: MJ
checked by: PEV
approved by: MJ
QA/QC by: PEV
project no.: 818-0740
drawing no.: V-FP2-8074
date: 2024.02.2

SHEET
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