



STAFF REPORT

Planning Commission Meeting: September 23, 2024

Application:	MP24-0017: Minor Plat of Ranch Villas at Prairie Haven, Lot 7		
Location:	Northwest of S. Tallgrass Drive and W. 120 th Street.		
Applicant/Engineer:	Scott Chrisman, L.S., Phelps Engineering, Inc.		
Owners:	Greg Prieb, Prieb Homes, Inc.		
Staff Contact:	Logan Day, Planning Intern		
Site Area:	<u>0.28 ± acres</u>	Proposed Use:	<u>Residence, Multifamily 4 Units</u>
Lots:	<u>4</u>	Current Zoning:	<u>RP-3 (Planned Low-Density Multifamily District)</u>
Tracts:	<u>0</u>		

1. Introduction

This is a request for approval of a minor plat for Ranch Villas at Prairie Haven, Lot 7, containing four (4) lots on 0.28 acres, located northwest of S. Tallgrass Drive and W. 120th Street. The applicant is replatting the property to allow for the individual units to be separately owned.

The subject property was rezoned to the RP-3 (Planned Low-Density Multifamily) District in September 2001 (RZ-18-01) with an associated preliminary site development plan and preliminary plat. A final site development plan (PR-52-01) was approved in 2001 and revised in 2006 (PR-06-15) for the development of attached villas. The minor plat is consistent with both the preliminary plat and final site development plan.

No public easements or right-of-way are dedicated with this replat; therefore, the plat does not require City Council acceptance.

2. Plat Review

- a. **Lots** – This replat includes four (4) lots for individual townhome units and no common tracts.
- b. **Public Utilities** – The subject property is located within the City of Olathe sewer and WaterOne service areas. No new public easements will be dedicated with this plat.
- c. **Streets/Access** – Each unit will have a concrete driveway that accesses S. Tallgrass Drive. No new street right-of-way will be dedicated with this replat. Additionally, the proposed driveway for these units conflicts with the existing trail to the West. As stipulated, the developer will work with the Ranch Villas at Prairie Haven HOA to relocate the trail.



Aerial View of the Subject Property (Yellow)

3. Staff Recommendation

Staff recommends approval of MP24-0017 with the following stipulations:

1. All neighborhood amenities adjacent to lot 7 including but not limited to master landscaping, street trees and sidewalks must be installed prior to issuance of a final certificate of occupancy.
2. The existing trail must be relocated and replaced prior to Certificate of Occupancy.