



Planning Division

STAFF REPORT

Planning Commission Meeting: July 13, 2020

Application:	MP20-0007: The Landings at Stone Creek Tenth Plat
Location:	Northeast corner of W. 124 th Street and S Parker Street
Owner/Applicant:	Mickey Vena
Engineer:	Jerald Pruitt, Pruitt & Dooley Surveying, LLC
Staff Contact:	Brenna Kiu, Planning Assistant

Site Area: 0.25± acres

Proposed Use: Multi-Family Residential

Lots: 3

Current Zoning: RP-3 Residential Low-Density Multifamily

Tracts: 1

1. **Comments:**

This is a request for approval of a minor plat for The Landings at Stone Creek Tenth Plat, for three (3) lots on 0.25± acres, located at the northeast corner of W. 124th Street and S Parker Street. The applicant is replatting the property currently known as Stone Creek Village Second Plat to allow for the individual units to be separately owned.

The subject property was rezoned to the RP-3 District as part of Stone Creek Village in 2010 (RZ-10-007) and was originally platted in 2010. A final site development plan (PR10-0012) was approved in 2010 for the development of attached townhome units.

No 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** – The replat includes lots for three (3) individual townhome units, which are consistent with the approved final site development plan (PR10-0012).
- b. **Public Utilities** – The subject property is located in the City of Olathe service area. No new easements are being dedicated with this replat.
- c. **Streets/Right-of-Way** – Each unit will have direct access to a concrete driveway and sidewalk, which will provide access to the public street network at S. Prairie Creek Road. No new public street right-of-way will be dedicated with this plat.



Aerial View of subject property, outlined in red



View of subject property from W. 124th Street

3. Staff Recommendation:

- a. Staff recommends approval of MP20-0007 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 above ground electrical and/or telephone cabinets must 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, subject to UDO 18.30.130.
 3. 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.