



STAFF REPORT

Planning Commission Meeting: June 10, 2024

Application:	MP24-0011: Minor Plat for Silvercreek Landing Second Plat
Location:	Northwest of S. Sunnybrook Boulevard and W. 116 th Terrace
Owner:	DeWayne Spiess, Spiess Custom Homes LLC
Applicant/Surveyor:	Jerald Pruitt, Pruitt and Dooley Surveying, LLC
Staff Contact:	Lauren Young, Planning Intern

Site Area:	<u>0.30 acres</u>	Proposed Use:	<u>Multi-Family Residential</u>
Lots:	<u>4</u>	Existing Zoning:	<u>RP-3 (Planned Low Density Multifamily)</u>
Tracts:	<u>0</u>	Plat:	<u>Platted</u>

1. Introduction

This is a request for approval of a minor plat for Silvercreek Landing Second Plat, containing four (4) lots on approximately 0.30 acres, located at 22110-22122 W. 116th Terrace. The applicant is replatting the property currently known as Lot 8 of The Sunnybrook Estates, 6th Plat, to allow for each individual townhome unit to be separately owned. A map exhibit is provided on page 2 of this report.

This subject property was rezoned to the RP-3 (Planned Low-Density Multifamily) District in 1998 (RZ-04-98). The original preliminary development plan was approved (PR04-0023) and platted in 2004 (FP04-0029) for the Villages of Sunnybrook townhome development. Construction began on this project but stalled until 2022 when revised preliminary and final development plans (PR22-0025 & PAR22-0074) were approved for Silver Creek Landing Townhomes, which is now under construction.

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

- Lots/Tracts** – The replat includes four (4) lots for the one (1) 4-unit townhome building, which is consistent with the approved final site development plan.
- Streets/Right-of-Way** – Units will each access W. 116th Terrace via a shared drive located in an existing 25-foot access easement. This shared drive will be maintained by the proposed Silvercreek Landing Homes Association, as stipulated in staff's recommendation. No additional right-of-way is dedicated with this replat.

- c. **Public Utilities** – The subject property is located with the City of Olathe sewer and WaterOne service areas. No new public easements will be dedicated with this plat.



Aerial View of the Subject Property (Yellow)

3. Staff Recommendation

- A. Staff recommends approval of **MP24-0011** with the following stipulation:
1. Documents for the required Homeowners Association must be recorded with the minor plat. The documents must contemplate the shared maintenance of all common drives, open space, stormwater and utility services.