



STAFF REPORT

Planning Commission Meeting: January 11, 2020

Application:	FP20-0026: Final Plat of Parkview Townhomes, 3rd Plat		
Location:	Northwest corner of S. Aurora Street and W. Harold Street		
Applicant/Owner:	Parkview Townhomes, L.L.C./Greg Prieb II		
Engineer:	Doug Ubben, Phelps Engineering, Inc.		
Staff Contact:	Jessica Schuller, AICP, Senior Planner		
Site Area:	<u>5.2± acres</u>	Proposed Use:	<u>Multifamily Residential</u>
Tracts:	<u>6</u>	Current Zoning:	<u>R-3 (Residential, Low-Density)</u>

1. Introduction:

The following item is a request for a final plat of Parkview Townhomes, 3rd Plat. This plat will establish tracts of land intended for future multifamily development and dedicate public easements and right-of-way within the subdivision. New development will include the construction of 27 townhome units within six (6) buildings. The subject property was rezoned from CP-2 to R-3 in 2020 (RZ20-0012), which included a preliminary site development plan.

2. Plat Review:

- a. **Lots/Tracts** -- The plat includes six (6) tracts which are intended for future development of townhomes, landscaping, monuments, trails and private open space. These tracts will be owned and maintained by the Parkview Townhomes Homes Association.
- b. **Public Utilities** -- The property is in the City of Olathe sewer and water service areas. Utility Easements (U/E), Public Utility Easements (PUB/E), Drainage Easements (D/E), and Landscape Easements (L/E) are being dedicated with this final plat.
- c. **Streets/Right-of-Way** -- Right-of-way for roadways within the subdivision will be dedicated with this plat. Each multifamily unit will have driveway access to Noreston Street, Prairie Creek Road or 126th Terrace within the development.



Subject property outlined in red



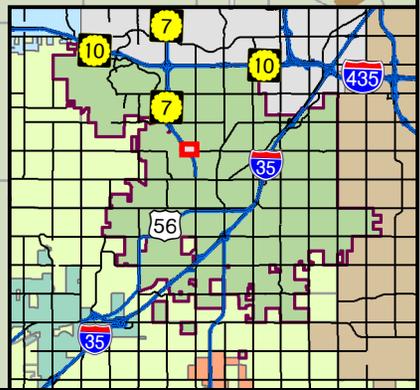
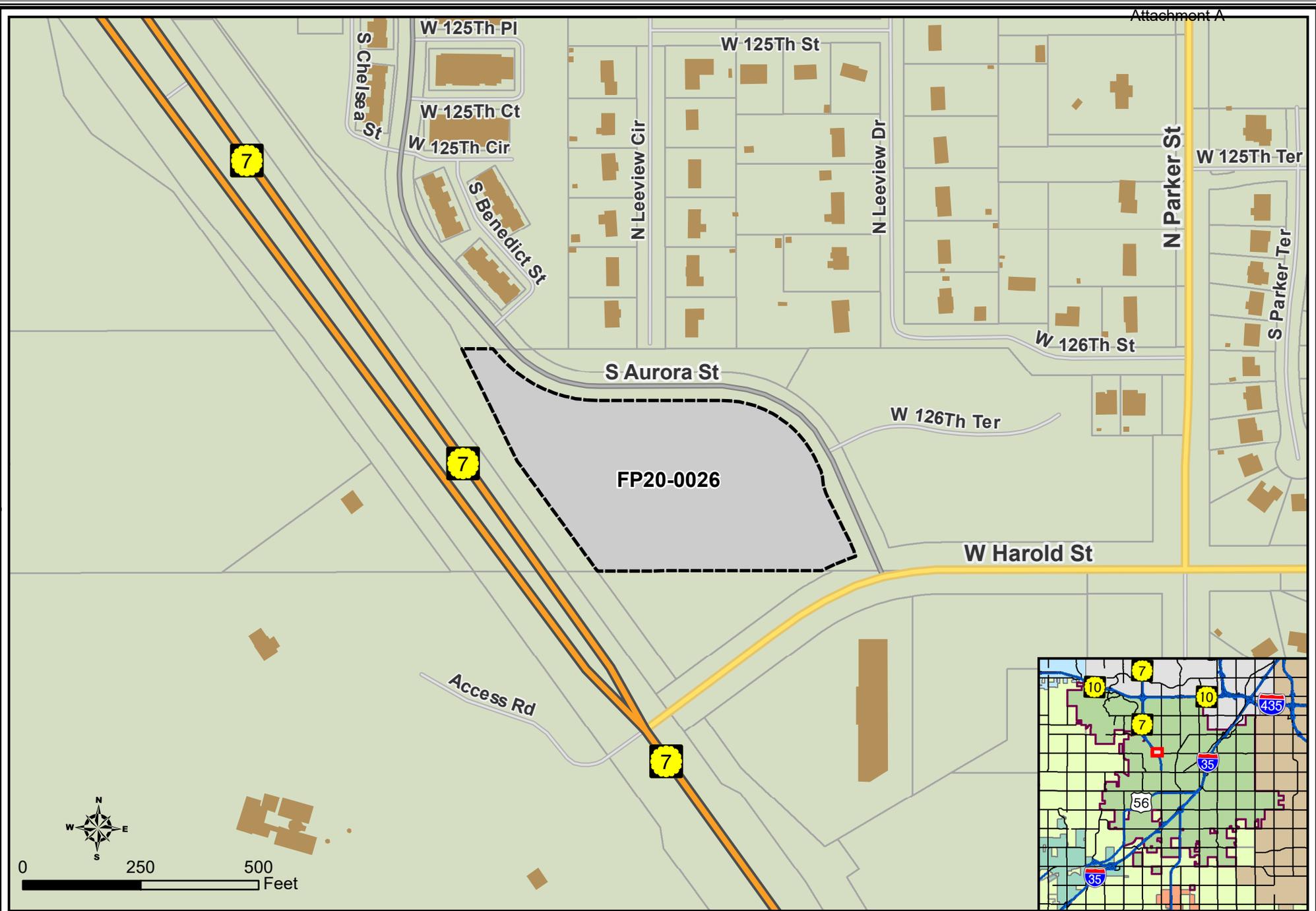
View of subject property from Aurora Street (looking southwest)

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3. Staff Recommendation:

Staff recommends approval of FP20-0026 with the following stipulations:

1. All new on-site wiring and cables must be placed underground.
2. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.
3. Prior to recording the Final Plat, a Stormwater Treatment Facility Maintenance Agreement must be submitted for review.
4. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.



PARKVIEW SOUTH APARTMENTS
FP20-0026



User: JaredMD
 Date: 12/29/2020



