



City of Olathe

City Planning Division

## STAFF REPORT

**Planning Commission Meeting: February 25, 2019**

<b>Application:</b>	<b>PP19-0001, Preliminary Plat for Parkview Apartments</b>		
<b>Location:</b>	In the vicinity of 124 <sup>th</sup> St. and Aurora St.		
<b>Owner/Applicant:</b>	Greg Prieb, Prieb Homes		
<b>Applicant:</b>	Judd Claussen, Phelps Engineering		
<b>Staff Contact:</b>	Dan Fernandez, Planner II		

<b>Site Area:</b>	<u>29.87± acres</u>	<b>Proposed Use:</b>	<u>Multi-family</u>
<b>Lots:</b>	<u>1</u>	<b>Current Zoning:</b>	<u>RP-3</u>
<b>Tracts:</b>	<u>1</u>		

### 1. Comments:

The following application is a preliminary plat for Parkview Apartments containing 1 multi-family lot and 1 common tract. An associated final plat (FP18-0047) is also on tonight's agenda. The preliminary and final plats are being submitted for an apartment development which is described in the following section.

### 2. Site History:

The subject site was rezoned (RZ17-02) to RP-3 in July 2002 and the associated preliminary site development plan that included 98 rowhouses and 352 apartments. A final site development plan (PR08-0017) was approved in June 2008 for 368 apartments. Final site development plans are valid for two years so the plan from 2008 has expired. A final plat was never submitted for the subject property, so a new preliminary plat and final plat are required prior to development.

A new final site development plan will be required and the plans shall substantially conform to the approved preliminary site development plan. Major changes would require a revised preliminary site development plan to be reviewed by the Planning Commission.

Per *Section 18.40.120* of the *Unified Development Ordinance (UDO)*, major changes include, but are not limited to items such as an increase of density by more than 5%, increase in lot coverage of more than 5%, increase in height by more than 10% and changes in architectural style and building materials.



*Site Aerial*



*View looking north from Aurora Street*

### 3. Plat Review:

- a. **Lots/Tracts** – The plat includes 1 multi-family lot and 1 common tract. The lot meets all dimensional requirements for R-3 Districts.

Tract A is located along the north property line and will be used for stormwater detention, stormwater quality BMP's, landscaping, trails and private open space.

A public trail is proposed within Tract A. A blanket easement shall be dedicated with the final plat prior to recording in order to permit the City to locate the trail within the tract.

- b. **Buildings/Setbacks** – The preliminary plat includes 16 2 and 3-story buildings which is consistent with the preliminary site development plan approved with rezoning. The preliminary plat complies with the required building setbacks established for RP-3 Districts and the layout of the buildings and parking is consistent with the preliminary site development plan.
- c. **Streets/ Right-of-Way** – The development will have an access drive onto Aurora Street and Aurora Street has sufficient right-of-way so no additional right-of-way is being dedicated with the plat.
- d. **Stormwater/Detention** – The streamway and vegetation in Tract A is being preserved and utilized for stormwater detention and quality. Drainage easements will be dedicated with the final plat.
- e. **Public Utilities** –The subject property is located within the City of Olathe water and sanitary sewer service areas. Water and sewer easements will be dedicated with the final plat.
- f. **Amenities** – The development will include a clubhouse and sidewalk in the interior of the development and a public recreation easement will be dedicated for a future public trail in Tract A.
- g. **Phasing** – The applicant has stated that this development will be phased. A phasing plan will be required with the final site development plan submittal.
- h. **Tree Preservation** – The trees and stream within Tract A will remain in its natural state for stormwater detention and quality. However, staff is also stipulating that a 25-foot tree preservation easement be dedicated along the north property line within Tract A. Also, a new landscape plan is required with the submittal of the new final site development plan for additional screening around and within the property.

#### 4. **Neighborhood Meeting/Correspondence:**

Per *UDO* requirements, preliminary plats require neighborhood meetings for residential properties within 500 feet of the subject site. The applicant held a neighborhood meeting on January 28, 2019. There were 6 attendees and issues discussed included tree removal, lighting, rents, construction timeline, traffic and building height. The meeting minutes have been included in the Planning Commission packet for your review.

Staff has received letters, emails and a petition concerning the proposed apartment development at this site. All correspondence has been included in the Planning Commission packet for your review. Staff responded to all inquiries and provided information on the application process and plans when requested.

#### 5. **Staff Recommendation:**

Staff recommends approval of PP19-0001 with the following stipulations:

1. A final site development plan shall be submitted and approved prior to submitting for building permits. The final site development plan shall be consistent with the approved preliminary site development plan in accordance with Section 18.40.110 of the *UDO*

2. A public recreation easement within Tract A shall be dedicated prior to recording the plat in order to locate a future public trail within the tract.
3. A 25-foot tree preservation easement shall be dedicated along the north property line within Tract A with the final plat.
4. A phasing plan shall be submitted with the final site development plan submittal.