



City of Olathe

City Planning Division

## STAFF REPORT

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

<b>Application:</b>	<b>FP18-0047, Final 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 final plat for Parkview Apartments containing 1 multi-family lot and 1 common tract. An associated preliminary plat (PP19-0001) is also on this agenda. The preliminary and final plats are being submitted for an apartment development.

### 2. Site History:

The subject site was rezoned (RZ-17-002) to RP-3 in July 2002 and the associated preliminary site development plan included 98 rowhouses and 352 apartments. A final site development plan (PR08-0017) was approved in June 2008 for 368 apartments.



*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 public recreation 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. **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.
- c. **Stormwater/Detention** – The streamway and vegetation in Tract A is being preserved and utilized for stormwater detention and quality.
- d. **Public Utilities** –The subject property is located within the City of Olathe water and sanitary sewer service areas.
- e. **Easements** – A public recreation easement shall be dedicated within Tract A prior to recording the final plat. The easement will allow the City to construct a trail within the tract. Also, a 25-foot tree preservation easement shall be dedicated along the north property line within Tract A.

**4. Excise Taxes:**

Final plats are subject to the required street excise tax of \$0.215 per square foot of land. Based on the plat area, the street excise fee is \$279,744.50.

The final plat is also subject to a traffic signal excise tax of \$0.0037 per square foot of land area. Based on the plat area, the required traffic signal excise tax is \$15,613.65. The required excise fees shall be submitted to the City Planning Division prior to recording the final plat.

**5. Staff Recommendation:**

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

- 1. Prior to recording the final plat, the required excise fee of \$279,744.50 shall be submitted to the City Planning Division.
- 2. Prior to recording the final plat, the required traffic signal excise tax of \$15,613.65 shall be submitted to the City Planning Division.
- 3. 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.
- 4. A public recreation easement within Tract A shall be dedicated prior to recording the plat in order to locate a public trail within the tract.
- 5. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- 6. A 25-foot tree preservation easement shall be dedicated along the north property line within Tract A prior to recording the plat.