



City of Olathe  
Planning Division

## STAFF REPORT

Planning Commission Meeting: April 8, 2019

<b>Application:</b>	<b>MP19-0004, Minor Plat for The Landings at Stone Creek Fifth Plat</b>		
<b>Location:</b>	North of the intersection of W. 123 <sup>rd</sup> Terrace and S. Prairie Creek Road		
<b>Owner/Applicant:</b>	Brad Sterrett, AspenCreek Builders, LLC		
<b>Engineer:</b>	Jerald Pruitt; Pruitt and Dooley Surveying, LLC		
<b>Staff Contact:</b>	Zachary Moore, Planner II		

<b>Site Area:</b>	<u>0.28± acres</u>	<b>Use:</b>	<u>Townhomes</u>
<b>Lots:</b>	<u>3</u>		
<b>Tracts:</b>	<u>0</u>	<b>Current Zoning:</b>	<u>RP-3</u>

### 1. Comments:

The following application is a minor plat for The Landings at Stone Creek Fifth Plat, containing three multifamily residential lots and no common tracts. This is a replat of the existing Lot 6 of Stone Creek Village Second Plat, which was recorded in September 2010. A building permit for the townhomes on the site was approved in January 2018, and this replat will establish property lines to divide those townhome units into individual lots for sale. The subject property was rezoned to RP-3 in 2002 (Ord. 02-89) and underwent a zoning amendment in 2010 (Ord. 10-47). A final site development plan for the Landings at Stone Creek subdivision was approved in August 2010 and five phases of this subdivision have been constructed to date.

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 plat includes a total of three multifamily lots and no common tracts. The three lots vary in size from 2,342 square feet to 6,442 square feet. The overall plat is consistent with the RP-3 requirement of a minimum of 3,000 square feet per dwelling unit.
- Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas. Utility Easements (U/E) and Public Utility Easements (PUB/E), have been dedicated on the subject property previously. No new easements for any public utilities are proposed with this minor plat application.
- Streets/Right-of-Way** – Each of the three lots will have vehicular access from W. 123<sup>rd</sup> Terrace to the south, which is consistent with vehicular access in the previous

phases of The Landings at Stone Creek. No street right-of-way is required to be dedicated with this minor plat application.

### 3. Excise Taxes

Chapter 3.35.050(B) of the Municipal Code states that any replat of previously platted land that was approved by the City is exempt from paying street and traffic signal excise taxes. Since this application is for a replat of previously platted property, no street or traffic signal excise taxes are required.



*Aerial view of site*



*View of existing townhomes from W. 123<sup>rd</sup> Terrace*

#### **4. Staff Recommendation**

Staff recommends approval of MP19-0004, minor plat for The Landings of Stone Creek Fifth Plat with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (.pdf format) shall be submitted to the Planning Division.
- b. The sidewalk serving the lots included within this minor plat shall be constructed prior to issuance of a certificate of occupancy.
- c. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers shall be screened from public view with three-sided landscaping or with an architectural treatment compatible with the building architecture per UDO, Section 18.30.130.I.6.