

STAFF REPORT

Planning Commission Meeting: August 26, 2019

Application:	<u>MP19-0012: Greystone Lake Lots 2 and 3</u>		
Location:	14636 and 14632 S. Halsey Street		
Owner/Applicant:	Reed & Sherry Fuller		
Land Surveyor:	Bernie Baldus, Land Survey		
Staff Contact:	Shelby Ferguson, Planning Consultant		
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Total Area:	<u>2.02± Acres</u>	Proposed Use:	<u>Residential</u>
Current Zoning:	<u>RP-1</u>	Units/Lots:	<u>2</u>
		Tracts:	<u>0</u>

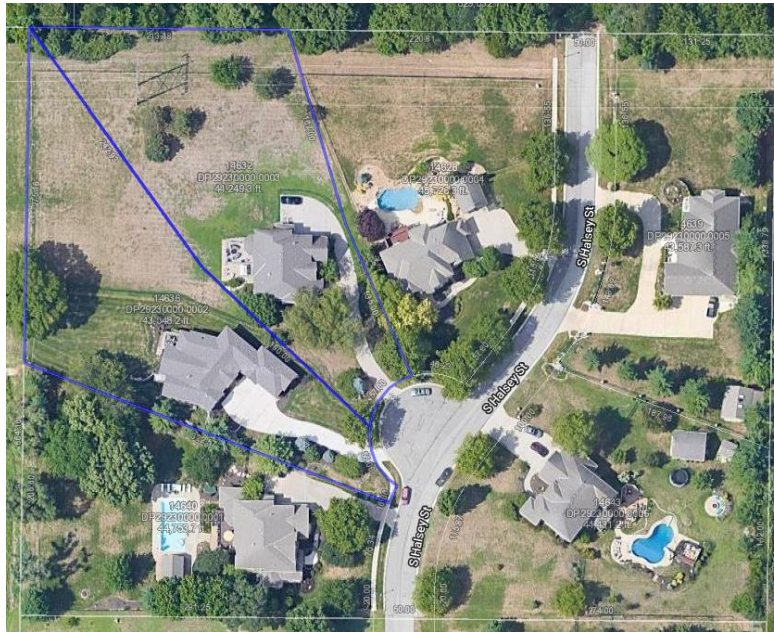
1. Comments:

This is a request for approval of a minor plat for Greystone Lake 2nd Plat, Lots 2a and 3a (a resurvey and replat of Lots 2 and 3, Greystone Lake) on 2.02± acres, located at 14636 and 14632 S. Halsey Street.

The rezoning (RZ01-0015) to RP-1 district and preliminary plat (PP01-0041) and a final plat (FP01-0072) for Greystone Lake were approved by the Planning Commission and City Council in 2001.

The proposed replat will redraw the existing property line between the two properties. Lot 2 currently is 43,548 square feet (1.00± acres) and Lot 3 is 44,249 square feet (1.02± acres). The property line adjustment will move the north property line of Lot 2 increasing the square footage of Lot 3 to 62,168 square feet or 1.43± acres.

No public easements or street-right-of way will be dedicated with this replat and therefore, the plat will not require City Council acceptance.



Aerial of Site (site outlined in blue)



Photo of Site from S. Halsey Street, looking northwest

2. Final Plat Review

- a. **Lots/Tracts** – The replat includes two (2) lots. With a total area of 62,168 square feet for Lot 3a and 25,637 square feet for Lot 2a as single-family residences.

The proposed lots exceed the minimum lot area of 7,200 square feet as required for the R-1 District

- b. **Utilities/Municipal Services** – The property is located in the City of Olathe Sewer and Water service areas. There are no proposed changes in utilities with this application.

- c. **Access/Streets** –The single-family residences have access to S. Halsey Street, via W. 147th Street and Quivira Road. The existing driveways for each property will remain and no changes are proposed for access.
- d. **Street and Signal Excise Taxes** – No excise fees are due with this application since the property has already been platted.
- e. **Landscaping/Tree Preservation** – No new landscaping is proposed with this application. Street trees and interior lot trees are existing per UDO requirements.

3. Staff Recommendation:

Staff recommends approval of MP19-0007 with the following stipulations:

- a. Prior to recording the plat revise the signature name for the Planning Commission Chairman to “C.S. Vakas”.
- b. Prior to recording revise the plat name to “Greystone Lake 2nd Plat.
- c. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the Planning Division.