



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: August 26, 2019

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| Application: | <u>MP19-0013: Ranch Villas at Prairie Haven, Lot 21</u> | | |
| Location: | In the vicinity of 119 th Street and Lone Elm Road | | |
| Owner/Applicant: | Gregory Prieb II, Prieb Homes | | |
| Engineer: | Tim Tucker, P.E., Phelps Engineering, Inc. | | |
| Staff Contact: | Andrea Fair, Planning Intern | | |
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| Total Area: | <u>0.28 Acres</u> | Proposed Use: | <u>Residential</u> |
| Current Zoning: | <u>RP-3</u> | Units/Lots: | <u>4</u> |
| | | Tracts: | <u>0</u> |
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1. Comments:

This is a request for approval of a minor plat for Ranch Villas at Prairie Haven, Lot 21 on 0.28 acres, located in the vicinity of 119th Street and Lone Elm Road.

The final plat (P-62-01) and the rezoning and preliminary site development plan (RZ-18-01) for Ranch Villas at Prairie Haven were approved by the Planning Commission in 2001.

As the townhomes are complete, the existing lots are replatted for the sale of the individual units.

No public easement or 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 Provence Street

2. Minor Plat Review

- a. **Lots/Tracts** – The replat includes four (4) lots for a total of four (4) individual but attached villa units.

The layout of the units is consistent with the approved final plat.

The proposed lots exceed the minimum lot area of 3,000 square feet as required for RP-3 Districts and vary in size from approximately 3,080 square feet to approximately 3,100 square feet. The average lot size is 3,094 square feet.

- b. **Utilities/Municipal Services** – The property is located in the City of Olathe Sewer and the WaterOne service areas.

There is an existing 10-foot Utility Easement (U/E) along the east edge of the plat, south of Provence Street.

- c. **Streets** – All units will have access to Provence Street, which is a part of the public street network, via the common drives in Tract A.
- 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** – Per stipulation d of P-62-01, “The developer is responsible for planting street trees. Such trees shall be planted at the completion of each phase of development.”
- f. **Amenities** - Per stipulation f of P-62-01, “Sidewalks shall be constructed in conformance with the Unified Development Ordinance (UDO) and the approved final site development plan.”

3. Staff Recommendation:

Staff recommends approval of MP19-0010 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. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.I.
- c. A note shall be included on the building permit stating that all above ground mechanical equipment shall be screened according to UDO 18.30.130.I.
- d. Developer shall fill in sidewalk gaps and replace non-ADA compliant asphalt sidewalk/ramps in this area when buildings are completed.