



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: August 26, 2019

Application:	<u>MP19-0014: Townhomes at Fairfield Village, Forty-Seventh Plat</u>		
Location:	In the vicinity of 167 th Terrace and Kimble Street		
Owner/Applicant:	Gary Jones, Fairfield Courts, LLC		
Engineer:	Tim Tucker, P.E., Phelps Engineering, Inc.		
Staff Contact:	Andrea Fair, Planning Intern		

Total Area:	<u>0.38 Acres</u>	Proposed Use:	<u>Multi-family Residential</u>
Current Zoning:	<u>RP-3</u>	Units/Lots:	<u>3</u>
		Tracts:	<u>1</u>

1. Comments:

This is a request for approval of a minor plat for Townhome at Fairfield Village, Forty-Seventh Plat (a resurvey and replat of part of Tract I, The Courts at Fairfield Village, Sixth Plat), on 0.38± acres, located in the vicinity of 167th Terrance and Kimble Street.

A rezoning and site development plan (RZ07-0008) and a final plat (FP17-0048) for The Courts of Fairfield Village, Sixth Plat and a were approved by the Planning Commission in 2007 and 2017, respectively. As the townhomes are completed, 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 Kimble Street

2. Minor Plat Review

- a. **Lots/Tracts** – The replat includes three (3) lots for three (3) individual but attached villa units and one (1) common tract.

The layout of the units and common tract is consistent with the approved preliminary plat. This phase of Townhomes at Fairfield Village follows the general trend of development for the entire Townhomes at Fairfield Village Community.

- b. **Utilities/Municipal Services** – The property is located in the WaterOne service area and the Johnson County Wastewater service area. There is an existing 10-foot Utility Easement (U/E) along the north side of 167th Terrace.
- c. **Streets** – All units will have access to 167th Terrace, which is part of the public street, network, via the common drive 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 f of P-16-060, “The developer is responsible for planting street trees, subject to UDO, Section 18.30.130.G Such trees shall be planted at the completion of each phase of development.
- f. **Amenities** – An asphalt trail is located to the east of the plat.

3. Staff Recommendation:

Staff recommends approval of MP19-0014 with the following stipulations:

- a. Sidewalks shall be constructed on both sides of all public and private streets and drives as required by the RP-3 zoning ordinance.
- b. The developer is responsible for planting street trees, subject to *UDO 18.30.130 G*. Such trees shall be planted at the completion of each phase of development.
- c. 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.
- d. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the Planning Division.