



Planning Division

## STAFF REPORT

Planning Commission Meeting: October 28, 2019

<b>Application:</b>	<b>FP19-0019 Final Plat for Chestnut South</b>		
<b>Location:</b>	Southeast corner of Park Street and Chestnut Street		
<b>Owner:</b>	City of Olathe		
<b>Applicant:</b>	Tadd Miller, Milhaus		
<b>Engineer:</b>	Justin Bridges, Davidson Architecture and Engineering		
<b>Staff Contact:</b>	Emily Carrillo, Senior Planner		

<b>Acres:</b>	<u>1.82± acres</u>	<b>Proposed Use:</b>	<u>Mixed-Use Building / Multi-Family Residential</u>
<b>Current Zoning:</b>	<u>C-2</u>	<b>Lots:</b>	<u>1</u>
<b>Proposed Zoning:</b>	<u>Downtown, Core</u>	<b>Tracts:</b>	<u>0</u>

### 1. Introduction:

This is a request for approval of a final plat for Chestnut South on 1.82± acres, located at the southeast corner of Park and Chestnut Street. This application is a replat of the Original Town Plat that has been submitted in order to accommodate the proposed multi-family redevelopment associated with the related rezoning and preliminary site development plan (RZ19-0021). This final plat complies with all applicable *Unified Development Ordinance (UDO)* requirements.



*Aerial of Site.*



*View of site looking northwest from Loula Street and Water Street.*

## 2. Final Plat Review

- a. **Lots/Tracts** – The final plat includes one (1) lot which meets the area and setback requirements for the D-Downtown, Core District. As stated previously in this report, this plat has been submitted in order to accommodate the proposed mixed-use redevelopment associated with rezoning (RZ19-0021.) No tracts are being dedicated with this plat.
- b. **Utilities/Municipal Services** – The property is located in the City of Olathe water and sewer service areas. The applicant will need to coordinate with the City Utilities staff for utility connections at the time of building permit.
- c. **Access/Streets** – The subject site will have one access drive onto Chestnut Street, and one access drive onto Water Street. The access point will connect to a private internal driveway and off-street parking.

Additional right-of-way is being dedicated along Chestnut, Park, and Water Streets to accommodate additional on-street parking and adjacent sidewalks.

## 3. Staff Recommendation:

Staff recommends approval of FP19-0019 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.