



Planning Division

STAFF REPORT

Planning Commission Meeting: October 28, 2019

Application:	<u>MP19-0018</u>, Minor Plat, The Landing at Stone Creek, Sixth Plat	
Location:	21664 West 123 rd Terrace	
Owner/Applicant:	Brad Sterrett, AspenCreek Builders, LLC	
Engineer:	Jerald Pruitt, Pruitt and Dooley Surveying	
Staff Contact:	Andrea Fair, Planning Intern	
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Total Area:	<u>0.45± Acres</u>	Proposed Use: <u>Townhomes</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 The Landings at Stone Creek, Sixth Plat (a replat of Lot 12, Stone Creek Village, Second Plat) on 0.45± acres located at 21664 West 123rd Terrace.

A rezoning and preliminary site development plan (RZ10-0007) and final site development plan (PR10-0012) for The Landings at Stone Creek, were approved by the Planning Commission in August 2010. As the townhomes are completed, the existing lots approved through the final plat (FP10-0015) 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.



Site Aerial



View looking NE from 123rd Terrace

2. Minor Plat Review

- a. **Lots/Tracts** – The replat includes four (4) lots for four (4) townhome units and no common tracts. The layout of the units is consistent with the approved final site development plan. The lots vary in size from 2,423 square feet to 8,231 square feet.
- b. **Utilities/Municipal Services** – The subject property is located within the City of Olathe water and sewer service areas. There are existing Utility Easements (U/E) and Public Utility Easements (PUB/E) along the north side of the property.
- c. **Streets and Sidewalks** – All units will have access to West 123rd Terrace, which is a public street. All units will have access to sidewalks on both sides of public and private streets.
- d. **Excise Taxes** – No excise fees are due with this application since the property has already been platted.
- e. **Landscaping/Amenities** –All neighborhood amenities (i.e. landscaping, walkways and other elements identified on the final site development plan) must be installed at the time of development.'

3. Staff Recommendation:

Staff recommends approval of MP19-0018, minor plat for The Landings of Stone Creek, Sixth Plat, with the following stipulations:

- a. Sidewalks must be constructed on both sides of all public and private streets.
- b. The developer is responsible for planting street trees, subject to *UDO 18.30.130 G* 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.