



Planning Division

## STAFF REPORT

Planning Commission Meeting: October 28, 2019

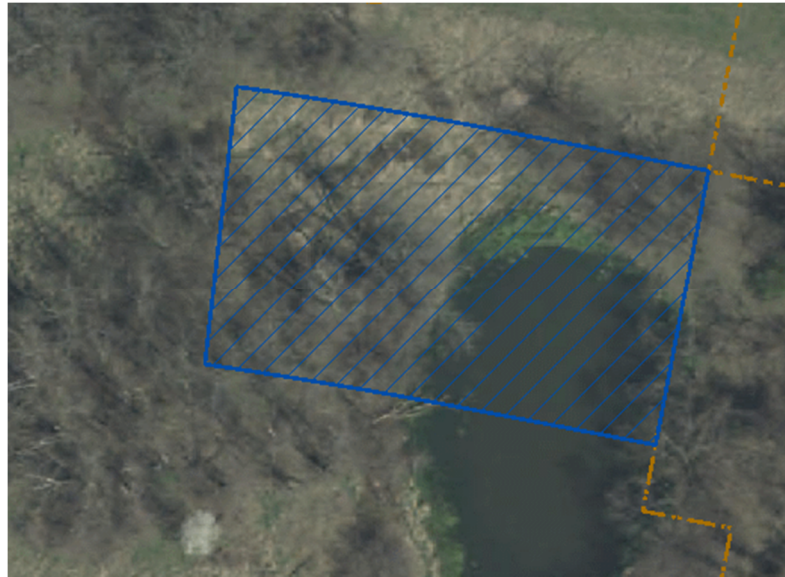
<b>Application:</b>	<b><u>MP19-0019</u>, Minor Plat, Townhomes at Fairfield Village, Fiftieth Plat</b>	
<b>Location:</b>	167 <sup>th</sup> Terrace and Kimble Street	
<b>Owner/Applicant:</b>	Gary Jones, Fairfield Courts, LLC	
<b>Engineer:</b>	Tim Tucker, P.E., Phelps Engineering, Inc.	
<b>Staff Contact:</b>	Andrea Fair, Planning Intern	
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<b>Total Area:</b>	<u>0.26± Acres</u>	<b>Proposed Use:</b> Townhomes
<b>Current Zoning:</b>	<u>RP-3</u>	<b>Units/Lots:</b> <u>3</u>
		<b>Tracts:</b> <u>0</u>
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### 1. Comments

This is a request for approval of a minor plat for the Townhomes at Fairfield Village, Fiftieth Plat (a resurvey and replat of part of Tract I, The Courts at Fairfield Village, Sixth Plat), on 0.26± acres, located in the vicinity of 167<sup>th</sup> Terrance and Kimble Street.

A rezoning and preliminary 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 easements or right-of-way will be dedicated with this replat and therefore the plat will not require City Council acceptance.



*Site Aerial*



*View looking East from Kimble Street*

## **2. Minor Plat Review**

- a. **Lots/Tracts** – The replat includes three (3) lots for three (3) individual but attached units and no common tracts.

The layout of the units is consistent with the approved preliminary plat. This phase of the 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 167<sup>th</sup> Terrace.
- c. **Streets and Sidewalks** – All units will have access to 167<sup>th</sup> Terrace, which is part of the public street, network, via the common drive in Tract A. All units will have access to sidewalks on both sides of public and private streets.
- 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** – The developer is responsible for planting street trees, subject to UDO, Section 18.30.130.G. The trees must be planted at the completion of each phase of development.
- f. **Amenities** – A private asphalt trail is located to the east of the plat.

### 3. Staff Recommendation:

Staff recommends approval of MP19-0019 with the following stipulations:

- a. Sidewalks shall 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*. 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.