



Planning Division

STAFF REPORT

Planning Commission Meeting: October 28, 2019

Application:	FP19-0018 Final Plat for Chestnut North
Location:	Southwest Corner of Santa Fe Street and Chestnut Street
Owner:	City of Olathe
Applicant:	Tadd Miller, Milhaus
Engineer:	Justin Bridges, Davidson Architecture and Engineering
Staff Contact:	Emily Carrillo, Senior Planner

Acres:	<u>1.04± acres</u>	Proposed Use:	<u>Mixed-Use, Commercial/ Multi-Family Residential</u>
Current Zoning:	<u>C-2</u>	Lots:	<u>1</u>
Proposed Zoning:	<u>D-Downtown, Core</u>	Tracts:	<u>0</u>

1. Introduction:

This is a request for approval of a final plat for Chestnut North on 1.04± acres, located at the southwest corner of Santa Fe 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 (RZ19-0020).

A cross-access easement is included to allow entry for emergency vehicles and adjacent property owners. This easement will also include a dedicated trash enclosure to ensure access for multiple users. This final plat complies with all applicable *Unified Development Ordinance (UDO)* requirements.



Aerial of Site



View of site looking southwest from Santa Fe Street and Chestnut 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 development associated with the related rezoning (RZ19-0020). 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. A Sanitary Sewer Easement (S/E) will be dedicated with this final plat. An Access Easement (A/E) granting the right of ingress and egress also includes a proposed trash enclosure to ensure multiple users from existing accounts in the adjacent area. The applicant will need to coordinate with City Utilities staff for utility connections at the time of building permit.
- c. **Access/Streets** – The subject site will have one access drive onto Santa Fe Street and an additional access onto Chestnut Street. As previously mentioned, a cross-access easement is included to provide access for emergency vehicles and adjacent property owners along the westerly and southerly lines of the plat. No additional right-of-way is being dedicated with this plat as there is sufficient right-of-way along the public streets.

3. Staff Recommendation:

Staff recommends approval of FP19-0018 with the following stipulations:

- a. Prior to recording the Final Plat, a digital file of the plat (pdf format) must be submitted to the Planning Division.
- b. Prior to recording, the Final Plat will be updated to expand on Access Easement definition to include language consistent with City's standard Access Easement.