STAFF REPORT

Planning Commission Meeting: January 13, 2020

Application:		FP19-0035, Final Plat, Saddlewood Apartments, Second Plat		
Location:		Vicinity of W 153 rd Court and Mahaffie Street		
Owner:		James A. Ellis, CEMBAB 2, LLC		
Applicant/Engineer:		Jeffrey T. Skidmore, Schlagel & Associates, P.A.		
Staff Contact:		Kim Hollingsworth, Senior Planner		
Site Area:	<u>9.98±</u>	acres	Proposed Use:	Residential, Multifamily
Lots:	<u>2</u>		Current Zoning:	R-4 (Residential Medium-Density
Tracts:	<u>0</u>			<u>Multifamily)</u>

1. Introduction:

The following item is a request for a final plat for Saddlewood Apartments, Second Plat containing a replat of two lots and no tracts. This plat establishes lot lines and dedicates public easements for the development. The approximately 9.98-acre subject property is located southeast of W 153rd Court and S Mahaffie Street. A rezoning to the R-4 (Residential Medium-Density Multifamily) District and preliminary site development plan were approved in May 2019.

2. Plat Review:

a. <u>Lots/Tracts</u> – The plat includes two lots and no common tracts. The plat contains 8.51 acres that were previously platted and 1.48 acres that are currently unplatted. Lot 2 will accommodate two apartment buildings, recreational amenities, and parking areas. Lot 3 contains the existing leasing office, pool and other amenities that serve the overall development.



View from S Brentwood Street and W 153rd Court, looking southwest

b. <u>Public Utilities</u> – The subject property is served by existing utilities including City of Olathe sewer and WaterOne water services. Several easements including Utility Easements (U/E), Drainage Easements (D/E), and a Landscape Easement (L/E) will be dedicated with this final plat.



Aerial view of the property, looking north

- c. <u>Streets/Right-of-Way</u> No additional right-of-way will be dedicated as part of this final plat. The overall development will have 7 access drives onto the adjacent public streets including S Brentwood Drive, W 153rd Court and S Mahaffie Street.
- Landscaping A 15-foot wide landscape easement will be dedicated to the Homes Association to fulfill the master screening requirements along S Brentwood Drive and S Mahaffie Street. The landscaping will be reviewed as part of the final site development plan.
- e. <u>Stormwater/Detention</u> An existing detention basin is located within the southern portion of the development. The applicant will submit a stormwater maintenance agreement before recording the final plat.

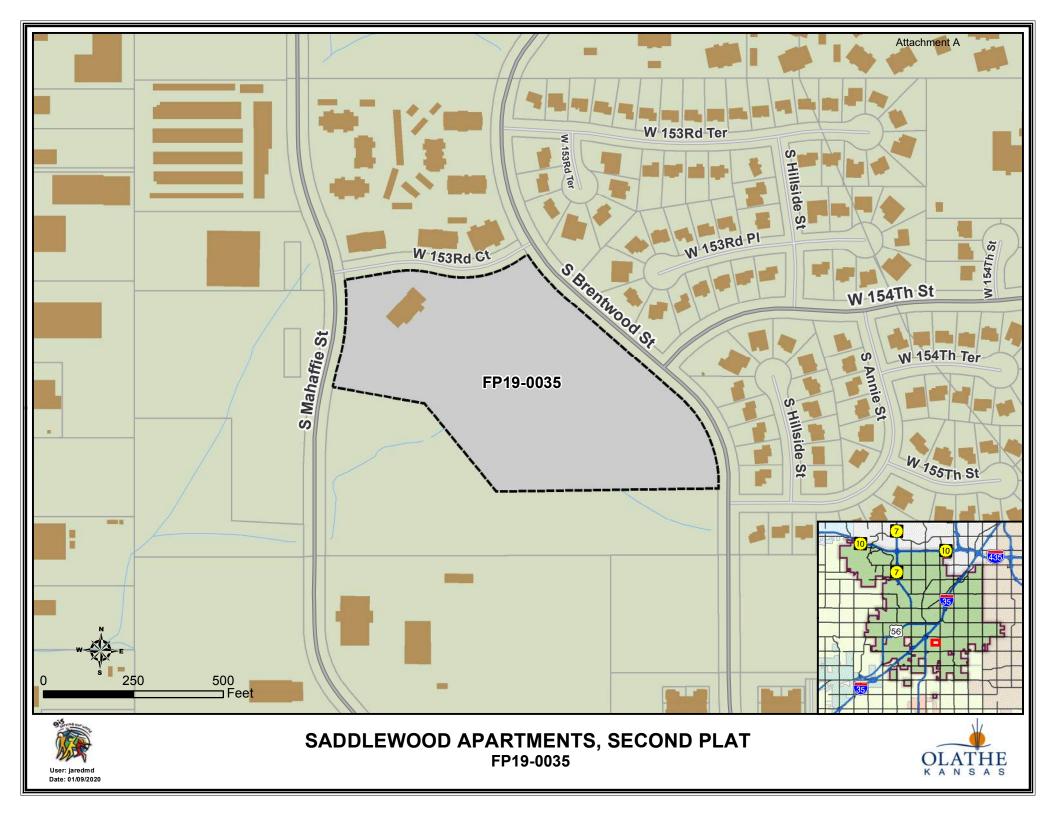
3. Excise Taxes:

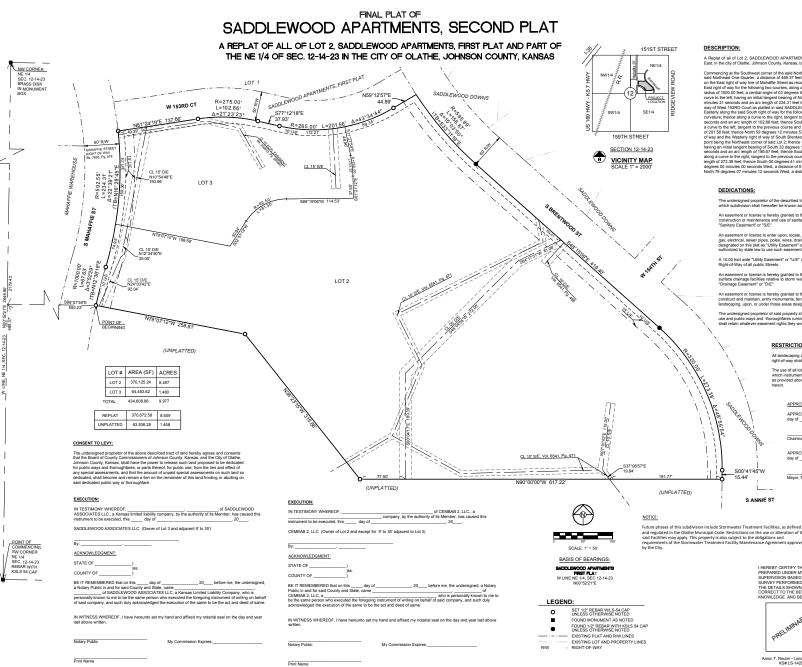
Final plats are subject to a street excise tax of \$0.215 per square foot of unplatted land area and a traffic signal excise tax of \$0.0120 per square foot of land area in multi-family zoning districts. The required excise fees must be submitted to the Planning Division prior to recording of the final plat.

4. Staff Recommendation:

Staff recommends approval of FP19-0035 with the following stipulations:

- 1. The required excise fees must be submitted to the Planning Division prior to recording of the final plat.
- 2. A stormwater maintenance agreement must be submitted prior to recording of the final plat.





4-23

Attachment A

A Replat of all of Lot 2, SADDLEWOOD APARTMENTS, FIRST PLAT and part of the Northeast One-Quarter of Section 12, Township 14 South, Range 23 East, in the city of Olathe, Johnson County, Kansas, both together being more particularly described as follow

East, in the city of Oalthe, Johnson County, Kanasa, both logither being more particularly described as follows: Commencing the Submeet course of the add Northead Co-Daration: thereas North O degrees 57 minutes 38 accords East, abong the West line of the add Northead One-Quarter, a distance of 469.37 feets, theres South 80 degrees 07 minutes 38 accords East, a distance of 550.23 feet to a point of our value on the East right of way for the Moles there are recorded in Bok 7080 at Ape 921 fail, as algoration they there north Resist Northead Con-Constraining the Versit the Northead East accorded in Bok 7080 at Ape 921 fail, as algoration they the North Resist Resist East right own for the Northead East accorded in Bok 7080 at Ape 921 fail, as algoration they the North Resist Resist East right own for the Northead East accorded in Bok 7080 at Ape 921 fail, as algoration they the North Resist Resist East right own for the Northead East accorded in Bok 7080 at Ape 921 fail, as algoration they the North Resist Resist East right of way for the Northead East accord and the age 12 and 12 and

The undersinned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat. which subdivision shall hereafter be known as "SADDLEWOOD APARTMENTS. SECOND PLAT"

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of santary sever pipes and structures upon, over and under the areas outlined and designated on this plat as "Santary Casement" or "SE".

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "UE," is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be subtrivited hor the law to use such assement for said nurnoas

A 10.00 foot wide "Utility Easement" or "U/E" is hereby dedicated to the City of Olathe, Johnson County, Kansas, adjacent to and parallel with the

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities relative to storm water drainage and sidewalks upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An essement of license is hereby granted to the Homes Association and the Developer or their authorized representalives, to enter upon, plant or construct and maintain, entry monuments, fences, trees, bushes, sidewalks, water systems, berms, or any other materials or items related to landscaping, upon, or under those areas designated on this plat as "Landscape Easement" or TLE".

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughtares running to any person, utility or corporation have been absolved except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners, or their authorized representatives the

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Decks of Johnson County, Kansas, as provided above, and which shall hereby become a part of the declacion of this plat as though set forth

APPROVALS:

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____

Chairman, C.S. VAKA

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this day of

Mayor MICHAEL COPELAND Deputy City Clerk DAVID E BRYANT III MMC

and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved

> I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 10-28-2019 THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF



