



Planning Division

## STAFF REPORT

Planning Commission Meeting: January 27, 2020

<b>Application:</b>	<b><u>FP19-0036</u>, Final Plat for Townhomes at Fairfield Village, Fifty-First Plat</b>
<b>Location:</b>	In the vicinity of 167 <sup>th</sup> Terrace and Kimble Street
<b>Owner/Applicant:</b>	Gary Jones, Fairfield Courts, LLC
<b>Engineer:</b>	Time Tucker, P.E.; Phelps Engineering, Inc.
<b>Staff Contact:</b>	Andrea Fair, Planning Intern

<b>Site Area:</b> <u>0.92± Acres</u>	<b>Proposed Use:</b> <u>Townhomes</u>
<b>Lots:</b> <u>9</u>	
<b>Tracts:</b> <u>1</u>	<b>Current Zoning:</b> <u>RP-3</u>

### 1. **Comments:**

This is a request for approval of a final plat for Townhomes at Fairfield Village, Fifty-First Plat, on 0.92± acres, located in the vicinity of 167<sup>th</sup> Terrace and Kimble Street. This is a resurvey and replat of part of Tract I, the Courts at Fairfield Village, Sixth Plat.

The rezoning and preliminary site development plan (RZ07-0008) for the Courts at Fairfield Village and final plat (FP17-0048) were approved in 2007 and 2017. As the townhomes are complete, the existing lots are replatted for the sale of 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 from Kimble Street looking east*

**2. Plat Review:**

- a. **Lots/Tracts** – The plat includes nine lots for three buildings with three individual but attached villa units and one common tract. Tract A will provide access to 167<sup>th</sup> Terrace via a common drive. The layout of the units is consistent with the approved final plat.
- b. **Public Utilities** – 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 northside of 167<sup>th</sup> Terrace.
- c. **Streets/Right-of-Way** – All units have access to 167<sup>th</sup> Terrace, which is part of the existing public street, network, via the common drive in Tract A.
- d. **Landscaping/Tree Preservation** –Prior to recording the final plat, a street and master landscape plan shall be submitted in accordance with United Development Ordinance (UDO) 18.30.130 G. Such Trees must be planted at the completion of each phase of development.

**3. Excise Taxes:**

No excise fees are required with this application since the property has already been platted.

**4. Staff Recommendation:**

Staff recommends approval of FP19-0036 with the following stipulations:

1. Sidewalks will be constructed on both sides of all public and private streets and drives.
2. The developer is responsible for planting street trees, subject to *UDO 18.30.130 G*.
3. All above ground electrical and/or telephone cabinets must 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.