



Planning Division

## STAFF REPORT

**Planning Commission Meeting: January 27, 2020**

<b>Application:</b>	<b><u>MP19-0025</u>, The Landings at Stone Creek Seventh Plat</b>
<b>Location:</b>	In the vicinity of 124 <sup>th</sup> Street and South Prairie Creek Road
<b>Owner/Applicant:</b>	Brad Sterrett, AspenCreek Builders, LLC
<b>Engineer:</b>	Jerald Pruitt, Pruitt and Dooley Surveying
<b>Staff Contact:</b>	Andrea Fair, Planning Intern

<b>Site Area:</b> <u>0.22± Acres</u>	<b>Proposed Use:</b> <u>Townhomes</u>
<b>Lots:</b> <u>3</u>	
<b>Tracts:</b> <u>0</u>	<b>Current Zoning:</b> <u>RP-3</u>

### 1. Comments:

This is a request for approval of a minor plat for The Landings at Stone Creek Seventh Plat, in the vicinity of 124<sup>th</sup> Street and South Prairie Creek Road, on 0.22± acres. This is a replat of Lot 4, Stone Creek Village Second Plat. As the townhomes are completed, the existing lots are replatted for the sale of the individual units.

A rezoning and preliminary site development plan (RZ10-0007), a final plat (FP10-0015) and final site development plan (PR10-0012) for The Landings at Stone Creek, Second Plat were approved by the Planning Commission in August 2010.



*Site aerial*



*View looking northwest from S Prairie Creek Rd.*

**2. Plat Review:**

- a. **Lots/Tracts** – The replat includes three lots for three individual but attached villa units. The layout of the units is consistent with the approved final site development plan. The lots vary in size from 2,798 square feet to 3,721 square feet.
- b. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service area. There are existing Utility Easements (U/E) and Public Utility Easements (PUB/E) along the east and west boundaries of the property.
- c. **Streets/Right-of-Way** – All units will have access to South Prairie Creek Road, which is a public street. All units will have access to sidewalks on both sides of public and private streets.
- d. **Landscaping** – All neighborhood amenities including landscaping, walkways and other elements identified on the final site development plan must be installed at the same time the townhomes are developed.
- e. **Floodplain** – The subject property is located west of the 100 Year Flood Plain and has a 25-foot floodplain setback. No structures will be built in the floodplain setback area.

**3. Excise Taxes:**

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

**4. Staff Recommendation:**

Staff recommends approval of MP19-0025, minor plat for The Landings of Stone Creek Seventh Plat, with the following stipulations:

- 1. Sidewalks must be constructed on both sides of all public and private streets.
- 2. The developer is responsible for planting street trees, subject to UDO 18.30.130.G at the completion of each phase of the development.
- 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 screen with landscape materials.