

## STAFF REPORT

Planning Commission Meeting: January 13, 2020

<b>Application:</b>	<b>FP19-0035, Final Plat, Saddlewood Apartments, Second Plat</b>		
<b>Location:</b>	Vicinity of W 153 <sup>rd</sup> Court and Mahaffie Street		
<b>Owner:</b>	James A. Ellis, CEMBAB 2, LLC		
<b>Applicant/Engineer:</b>	Jeffrey T. Skidmore, Schlagel & Associates, P.A.		
<b>Staff Contact:</b>	Kim Hollingsworth, Senior Planner		

  

<b>Site Area:</b>	<u>9.98± acres</u>	<b>Proposed Use:</b>	<u>Residential, Multifamily</u>
<b>Lots:</b>	<u>2</u>	<b>Current Zoning:</b>	<u>R-4 (Residential Medium-Density Multifamily)</u>
<b>Tracts:</b>	<u>0</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 153<sup>rd</sup> 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:

- Lots/Tracts** – 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 153<sup>rd</sup> Court, looking southwest

- Public Utilities** – 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. **Streets/Right-of-Way** – 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 153<sup>rd</sup> Court and S Mahaffie Street.
- d. **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. **Stormwater/Detention** – 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.