



Planning Division

STAFF REPORT

Planning Commission Meeting: April 13, 2020

Application:	MP20-0002: The Villas of Asbury, 53rd Plat
Location:	15584 South Church Street
Owner:	Pinnacle Construction; Sue Engbroten
Engineer/Applicant:	Allenbrand-Drews & Associates, Inc.; Matt Cox
Staff Contact:	Jessica Schuller, AICP, Senior Planner

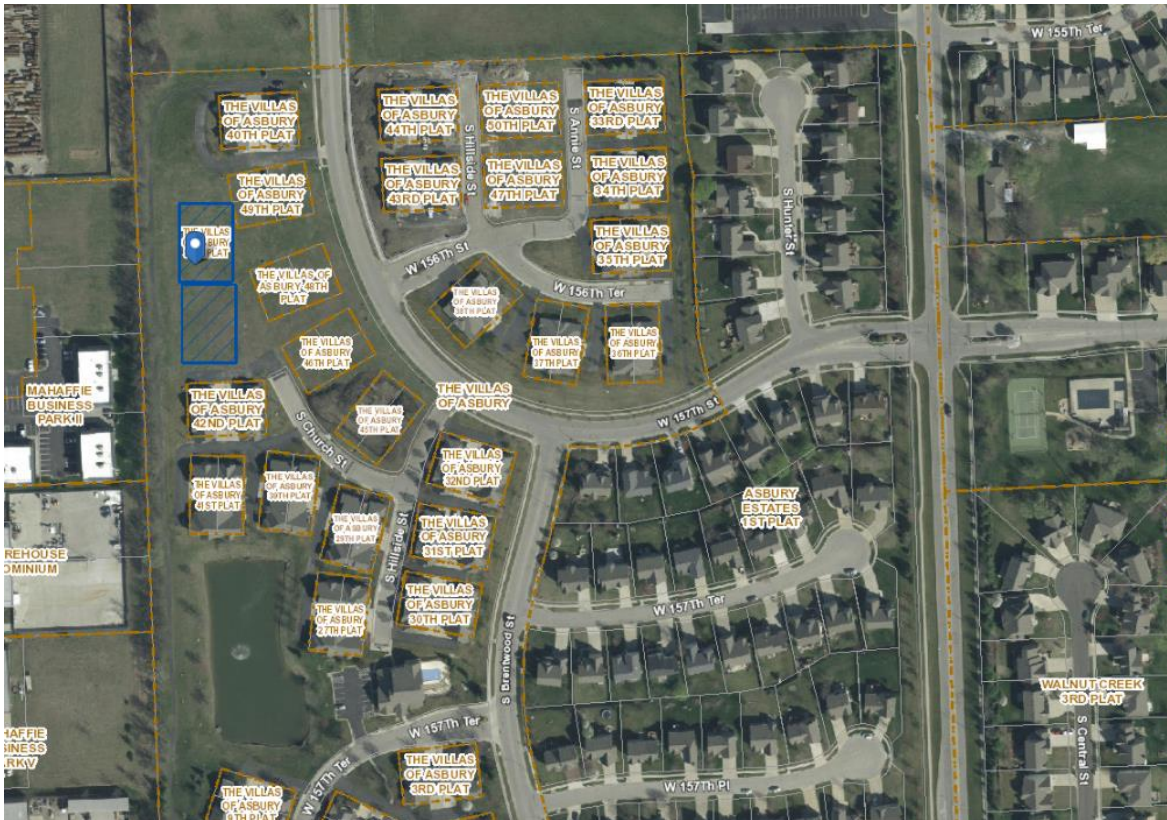
Site Area: <u>±0.26 acres</u>	Proposed Use: <u>Multi-Family Residential</u>
Lots: <u>4</u>	Current Zoning: <u>RP-3</u>
Tracts: <u>0</u>	

1. Comments:

This is a request for approval of a minor plat for The Villas of Asbury, 53rd Plat (a replat of all of Lot 16, The Villas of Asbury, 51st Plat) on 0.26± acres, located at 15584 South Church Street. The applicant is replatting the property to allow for the individual, but attached units, two be separately owned.

The rezoning (RZ-31-00) and preliminary site development plan were approved for The Villas of Asbury by the Planning Commission in 2001. In 2019, a zoning amendment was approved to modify the required minimum building setbacks (RZ19-0002).

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 South Church Street

2. Plat Review:

1. **Lots**– The replat includes lots for four individual, but attached, villa units which is in compliance with the size requirements for lots in the RP-3 (Planned Low-Density Multi-Family) zoning district.
2. **Public Utilities** – The subject property is located in the City of Olathe Sewer and WaterOne service areas. No new easements are being dedicated with this replat.
3. **Streets/Right-of-Way** – All units will have access to South Church Street via shared asphalt driveways. South Church Street is within the public street network.
4. **Street and Signal Excise Taxes** – No excise fees are due with this application since the property has already been platted (Municipal Code 3.35.050.B).

3. Staff Recommendation:

Staff recommends approval of MP20-0002 with the following stipulations:

1. Prior to recording the plat, a digital file of the final plat shall be submitted to the Planning Division.
2. All above ground electrical and/or telephone cabinets shall 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, subject to UDO 18.30.130.
3. A note shall be included on the building permit stating that all above ground mechanical equipment shall be screened according to UDO 18.30.130.