

## STAFF REPORT

Planning Commission Meeting: April 13, 2020

<b>Application:</b>	<b>MP20-0001, Minor Plat for Willowbrooke Village, 11<sup>th</sup> Plat</b>
<b>Location:</b>	In the vicinity of West 112 <sup>th</sup> Terrace and South Rene Street
<b>Owner/Applicant:</b>	Willowbrooke Properties, L.L.C.
<b>Engineer:</b>	Russ Ehnen, Russ Ehnen Architect
<b>Staff Contact:</b>	Andrea Fair, Planning Intern

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<b>Site Area:</b> <u>2.39± acres</u>	<b>Proposed Use:</b> <u>Multi-Family Residential</u>
<b>Lots:</b> <u>16</u>	<b>Current Zoning:</b> <u>RP-3 (Planned Low Density Multi-Family Residential)</u>
<b>Tracts:</b> <u>0</u>	

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### 1. Introduction:

This is a request for approval of a replat for Willowbrooke Village, 11<sup>th</sup> Plat, (a replat of Tract B) on 2.39± acres located at West 112<sup>th</sup> Terrace and South Rene Street.

This property was rezoned from A (County Agriculture) to RP-3 (Planned Low Density Multi-Family Residential) in March 2001 and an associated preliminary site development plan was approved in 2002. A final site development plan, consisting of fourplexes with a total of 40 dwelling units, was approved in 2017 (PR17-0013) that is consistent with the preliminary development plan. As the units are already developed, the properties are being replatted for the purpose of separate ownership. The minor plat on this agenda will subdivide 4 buildings into 16 separate units.

No public easements or right-of-way will be dedicated with this replat and therefore the plat will not require City Council acceptance.



*Site Aerial*



*View looking north from 112<sup>th</sup> Terr.*

**2. Plat Review:**

- a. **Lots/Tracts** – The replat includes 16 lots for 16 individual townhome units in 4 fourplex buildings. This minor plat contains no tracts.
- b. **Public Utilities** – The property is located in the WaterOne and the Johnson County Wastewater service areas.
- c. **Streets/Right-of-Way** – The units will have access to W. 112<sup>th</sup> Terrace and Rene Street though private drives. There will be sidewalks on both sides of 112<sup>th</sup> Terrace and Rene Street. There are no proposed changes to the public right-of-way with this application.

**3. Excise Taxes:**

No excise fees are due with this application since the property is already platted.

**4. Staff Recommendation:**

Staff recommends approval of MP20-0001.