



Planning Division

## STAFF REPORT

Planning Commission Meeting: April 27, 2020

<b>Application:</b>	<b>MP20-0005: Landings at Stone Creek Ninth Plat</b>
<b>Location:</b>	12347 S. Prairie Creek Drive
<b>Owner/Applicant:</b>	Brad Sterrett, AspenCreek Builders, LLC
<b>Engineer/Applicant:</b>	Jerald W. Pruitt, Pruitt & Dooley Surveying, LLC
<b>Staff Contact:</b>	Zachary Moore, Planner II

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<b>Site Area:</b> <u>0.27± acres</u>	<b>Proposed Use:</b> <u>Multi-Family Residential</u>
<b>Lots:</b> <u>4</u>	<b>Current Zoning:</b> <u>RP-3</u>
<b>Tracts:</b> <u>0</u>	

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### 1. Comments:

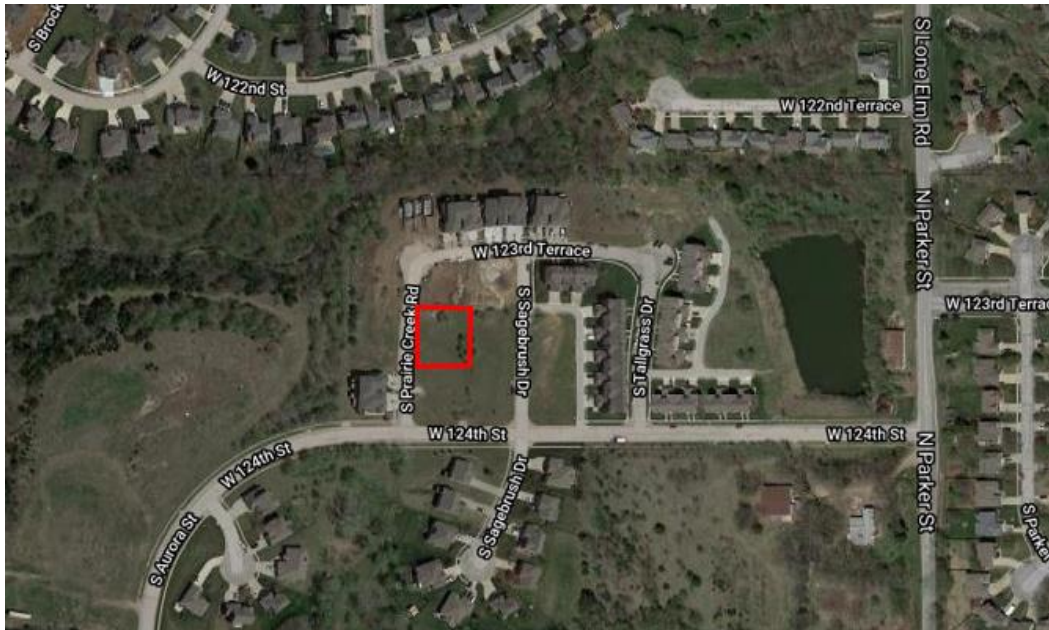
This is a request for approval of a minor plat for Landings of Stone Creek Ninth Plat, for four (4) lots on 0.27± acres, located at 12347 S. Prairie Creek Road. The applicant is replatting the property currently known as Lot 16 of Stone Creek Village Second Plat to allow for the individual, but attached units, to be separately owned.

The subject property was rezoned to the RP-3 District as part of Stone Creek Village in 2002 (RZ-17-02) and was originally platted in 2010. A final site development plan (PR-10-012) was approved for Stone Creek Village in 2010 for the development of attached townhome units.

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

### 2. Plat Review:

- Lots** – The replat includes lots for four individual, but attached, townhome units, which are consistent with the approved final site development plan (PR-10-012).
- Public Utilities** – The subject property is located in the City of Olathe Water and Sewer service areas. No new easements are being dedicated with this replat.
- Streets/Right-of-Way** – Each unit will have direct access to a public street, S. Prairie Creek Drive, with an individual driveway.



*Aerial View of subject property, outlined in red*



*View of subject property from Prairie Creek Road*

**3. Staff Recommendation:**

a. Staff recommends approval of MP20-0005 with the following stipulations:

1. Prior to recording the plat, a digital file of the final plat must be submitted to the Planning Division.

2. 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, subject to UDO 18.30.130.
3. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.