



Planning Division

MINUTES**Planning Commission Meeting: April 27, 2020**

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| Application: | <u>FP20-0004</u> : Request approval for a final plat for Stonebridge Villas, First Plat containing thirty-six (36) lots and three (3) common tracts on 20.66± acres; located on the southeast corner of the intersection of S. Mur-Len Road and W. 169th Place. |
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A motion to approve FP20-0004 was made by Comm. Allenbrand and seconded by Comm. Fry, and passed with a vote of 8 to 0 with the following stipulations:

- 1. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.*
- 2. A Floodplain Development Permit will be required if there is any proposed impact to the floodplain shown on the Public Improvement Plans. If required, the Floodplain Development Permit must be issued prior to the issuance of building permits.*
- 3. If the regional detention facility is not constructed, for any reason, then on-site detention must be provided, compliant with Olathe Municipal Code, Title 17.*
- 4. This property is subject to condemnation Ordinance number 19-83, which may impact the boundaries of the proposed development. Modifications to the lot lines may be required to reflect the condemnation boundaries. If lots within this phase of development are required to be modified, then a revised preliminary plat, reflecting the revised legal description of the property identified in the condemnation case will need to be submitted, and approved by the Planning Commission prior to recording any final plat.*
- 5. Prior to recording the final plat, a stream corridor maintenance agreement must be submitted to the Public Works Department.*
- 6. Prior to recording the final plat, notice of the stream corridor must be added to the plat, per Olathe Municipal Code Section 17.06.090.*

7. *The remainder of the development must be completed or secondary Fire Department access roads must be provided, if the remainder of the subdivision is not built.*
8. *All new on-site wiring and cables must be placed underground.*
9. *Exterior ground-mounted or building mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view.*
10. *Above ground electrical equipment and telephone cabinets must be placed in the rear yard*