

## STAFF REPORT

Planning Commission Meeting: June 8, 2020

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| <b>Application:</b>     | <b>MP20-0006: Villages of Forest Hills, Buildings 3 and 4</b>          |
| <b>Location:</b>        | Northwest corner of W. 174 <sup>th</sup> Terrace and S. Raintree Drive |
| <b>Owner/Applicant:</b> | Scott Bamesberger; South Summit Homes                                  |
| <b>Engineer:</b>        | Matt Schlicht; Engineering Solutions                                   |
| <b>Staff Contact:</b>   | Zachary Moore, Planner II  |

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| <b>Site Area:</b> <u>1.00± acres</u> | <b>Proposed Use:</b> Multi-Family Residential |
| <b>Lots:</b> <u>8</u>                | <b>Current Zoning:</b> <u>RP-3</u>            |
| <b>Tracts:</b> <u>1</u>              |   |

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**1. Comments:**

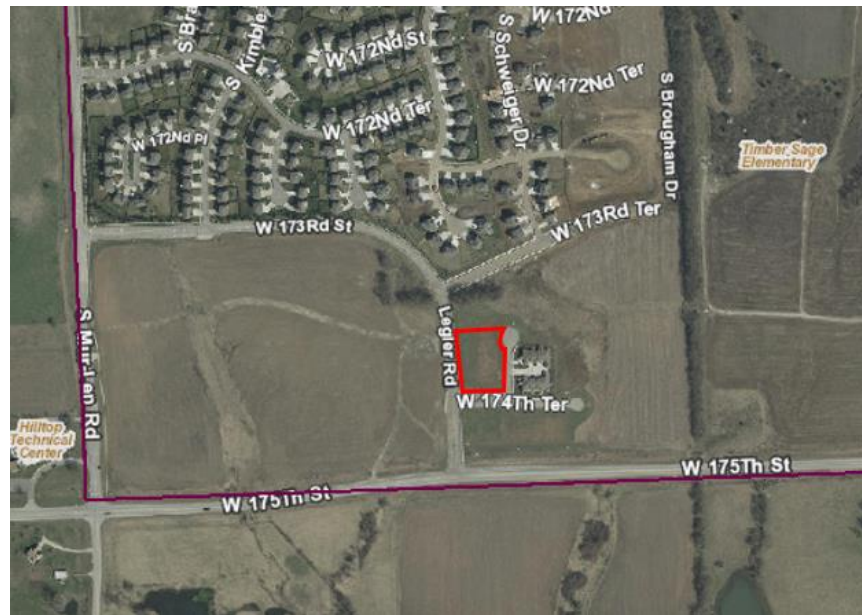
This is a request for approval of a minor plat for Villages of Forest Hills, Buildings 3 and 4, for eight (8) lots on 1.00± acres, located at the northwest corner of W. 174<sup>th</sup> Terrace and S. Raintree Drive. The applicant is replatting the property currently known as Village of Forest Hills First Plat to allow for the individual units to be separately owned.

The subject property was rezoned to the RP-3 District as part of Villages of Forest Hills in 2007 (RZ-06-029) and was originally platted in 2007. A final site development plan (PAR19-0008) was approved in 2019 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:**

- a. **Lots** – The replat includes lots for eight (8) individual townhome units, which are consistent with the approved final site development plan (PAR19-0008).
- b. **Public Utilities** – The subject property is located in the Johnson County Wastewater and WaterOne service areas. No new easements are being dedicated with this replat.
- c. **Streets/Right-of-Way** – Each unit will have direct access to a concrete driveway, which will provide access to the public street network at S. Raintree Drive. No new public street right-of-way will be dedicated with this plat.



*Aerial View of subject property, outlined in red*



*View of subject property from W. 174<sup>th</sup> Terrace*

### 3. Staff Recommendation:

- a. Staff recommends approval of MP20-0006 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.