



Planning Division

## STAFF REPORT

Planning Commission Meeting: July 27, 2020

<b>Application:</b>	<b>MP20-0010: Landings at Stone Creek, Twelfth Plat</b>
<b>Location:</b>	21835 W. 123 <sup>rd</sup> Terrace
<b>Owner/Applicant:</b>	DeWayne Spiess, Spiess Custom Homes, LLC
<b>Engineer/Applicant:</b>	Jerald W. Pruitt, Pruitt & Dooley Surveying, LLC
<b>Staff Contact:</b>	Emily Carrillo, Senior Planner

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<b>Site Area:</b> <u>Approximately 0.28 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 at the Landings of Stone Creek Twelfth Plat, for four (4) lots on approximately 0.28 acres, located at 21835 W. 123<sup>rd</sup> Terrace. The applicant is replatting the property currently known as Lot 13 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. Sagebrush Drive, with an individual driveway.



*Aerial View of subject property outlined in blue.*



*View of subject property looking SE from 123<sup>rd</sup> Terrace.*

**3. Staff Recommendation:**

- a. Staff recommends approval of MP20-0010 with the following stipulations:
  1. 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.
  2. 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.