



Planning Division

STAFF REPORT

Planning Commission Meeting: July 27, 2020

Application:	MP20-0013: Ranch Villas at Prairie Haven, Lot 30
Location:	W. 120 th Court and S Prairie Creek Parkway
Owner/Applicant:	Greg Prieb, Prieb Homes
Engineer:	Johnny B. Ray, Phelps Engineering, Inc
Staff Contact:	Brenna Kiu, Planning Assistant

Site Area: <u>Approximately 0.28 acres</u>	Proposed Use: <u>Multi-Family Residential</u>
Lots: <u>4</u>	Current Zoning: <u>RP-3 Residential Low-Density Multifamily</u>
Tracts: <u>0</u>	

1. Comments:

This is a request for approval of a minor plat for Ranch Villas at Prairie Haven, Lot 30, for four (4) lots on approximately 0.28 acres, located at corner of W. 120th Court and S Prairie Creek Parkway. The applicant is replatting the property currently known as Ranch Villas at Prairie Haven to allow for the individual units to be separately owned.

The subject property was rezoned to the RP-3 District as part of Stone Creek Village in 2001 (RZ-18-01) and was originally platted in 2002. A final site development plan (PR06-0015) was approved in 2006 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 approval.

2. Plat Review:

- Lots** – The replat includes lots for four (4) individual townhome units, which are consistent with the approved final site development plan (PR06-0015).
- Public Utilities** – The subject property is located in the City of Olathe service area. No new easements are being dedicated with this replat.
- Streets/Right-of-Way** – Each unit will have direct access to a concrete driveway and sidewalk, which will provide access to the public street network at W. 120th Court. 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 looking west from W. 120th Court

3. Staff Recommendation:

- a. Staff recommends approval of MP20-0013 with the following stipulations:
 1. All neighborhood amenities including landscaping, walkways, etc. must be installed prior to issuance of a final certificate of occupancy.
 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.