



Planning Division

STAFF REPORT

Planning Commission Meeting: July 27, 2020

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| Application: | MP20-0014: Ranch Villas at Prairie Haven, Lot 18 |
| Location: | Valley Road & 119 th Terrace |
| Owner/Applicant: | Gregory D. Prieb II; Prieb Homes |
| Engineer: | Johnny B. Ray; Phelps Engineering, Inc. |
| Staff Contact: | Emily Carrillo, Senior Planner |

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

1. Comments:

This is a request for approval of a minor plat for Ranch Villas at Prairie Haven, Lot 18, containing four (4) lots on approximately 0.28 acres, located at Valley Road & 119th Terrace. The final plat was approved in 2001 (P-62-01) and a revised final site development plan was approved in 2006 (PR-06-015). The townhome building is currently under construction and this minor plat will replat the building into individual units for sale.

No new 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** – This replat includes four (4) lots and no common tracts. Each of the four (4) lots exceeds the minimum lot area requirement of 3,000 square feet in the RP-3 District.
- b. **Public Utilities** – The subject property is located in the City of Olathe Sewer and WaterOne service areas. No new easements are being dedicated with this replat.
- c. **Streets/Right-of-Way** – Each lot included with this plat will take access from a driveway off of W. 120th Court, which is part of the public street network.



Aerial view of subject property outlined in blue.



View of subject property looking north from 119th Terrace.

3. Staff Recommendation:

Staff recommends approval of MP20-0014 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.
3. All neighborhood amenities including landscaping, walkways, etc. must be installed prior to issuance of a final certificate of occupancy.