



STAFF REPORT

Planning Commission Meeting: December 14, 2020

Application:	FP20-0021: Brentwood Villas		
Location:	Vicinity of 155 th and S. Brentwood Street		
Applicant:	D. Kim Lingle, MBL Development Company		
Owner:	Reorganized Church of Jesus Christ Latter Day Saints		
Architect:	Randy Porter; Wallace Architects		
Staff Contact:	Emily Carrillo, Senior Planner		
Site Area:	<u>4.25 acres</u>	Proposed Use:	<u>Senior Housing</u>
Lots:	<u>1</u>	Current Zoning:	<u>R-3 (Residential Low-Density Multifamily)</u>

1. Introduction:

The following item is a request for a final plat for Brentwood Villas. This plat will establish a lot intended for future senior housing and dedicate public easements within the development. The subject property is not currently platted and was rezoned from CTY-RUR to R-3, along with a preliminary site development plan, in 2018 (RZ18-0022) for Brentwood Villas Senior Housing. Final site development plans (PAR20-0029) are currently under review.

2. Plat Review:

- a. **Lots/Tracts** -- The final plat includes 1 lot on 4.25± acres intended for future development of senior housing. The development will meet the density and setback requirements for the R-3 District.
- b. **Public Utilities** -- The property is in the City of Olathe sewer and WaterOne service areas. Public Utility Easements (U/E) are being dedicated with this final plat.
- c. **Streets/Right-of-Way** -- No new right-of-way is being dedicated with this plat. The development will have roadway access from S. Brentwood Street.

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Subject property outlined in blue.

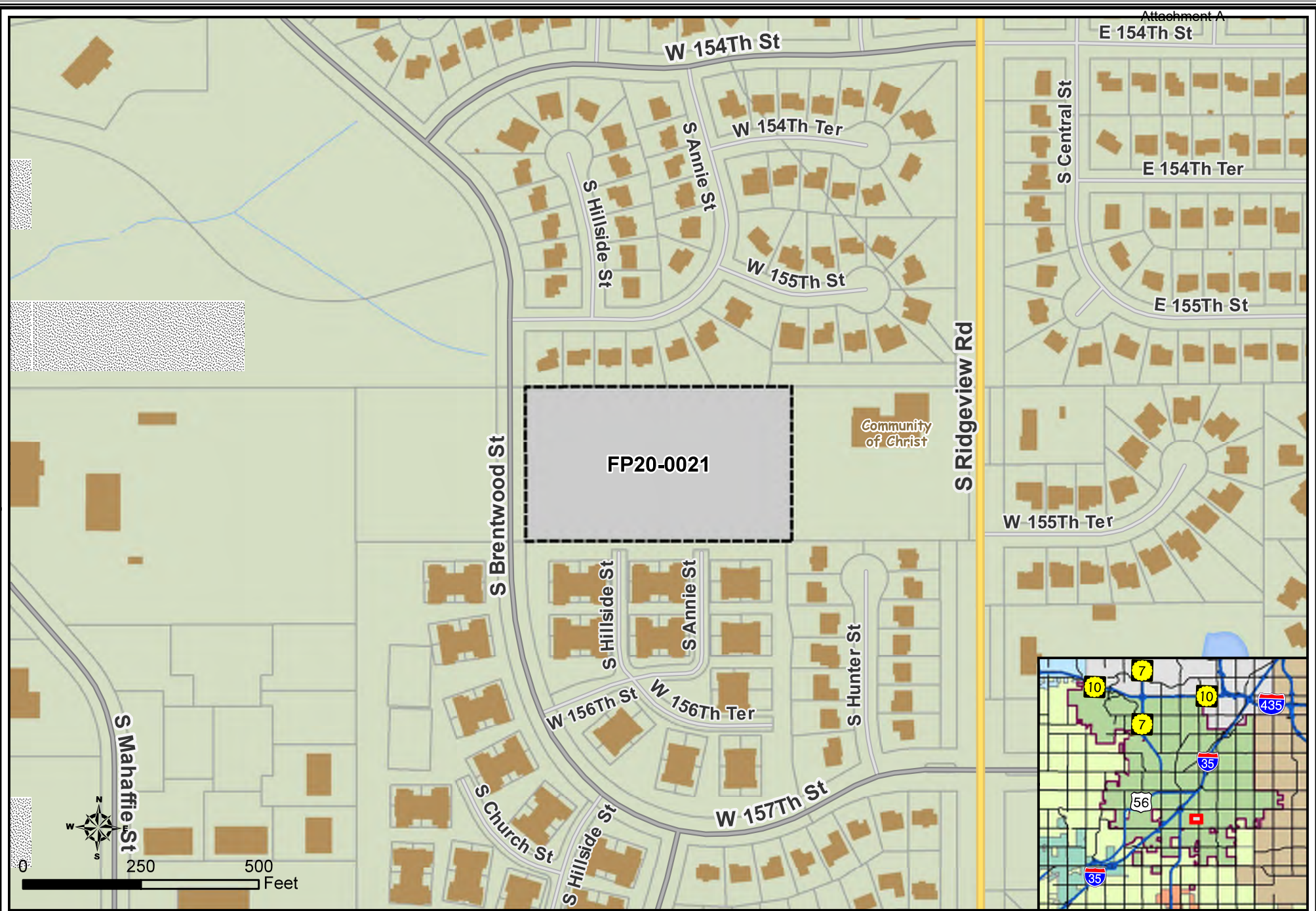


View of subject property looking east from Brentwood Street.

3. Staff Recommendation:

Staff recommends approval of FP20-0021 with the following stipulations:

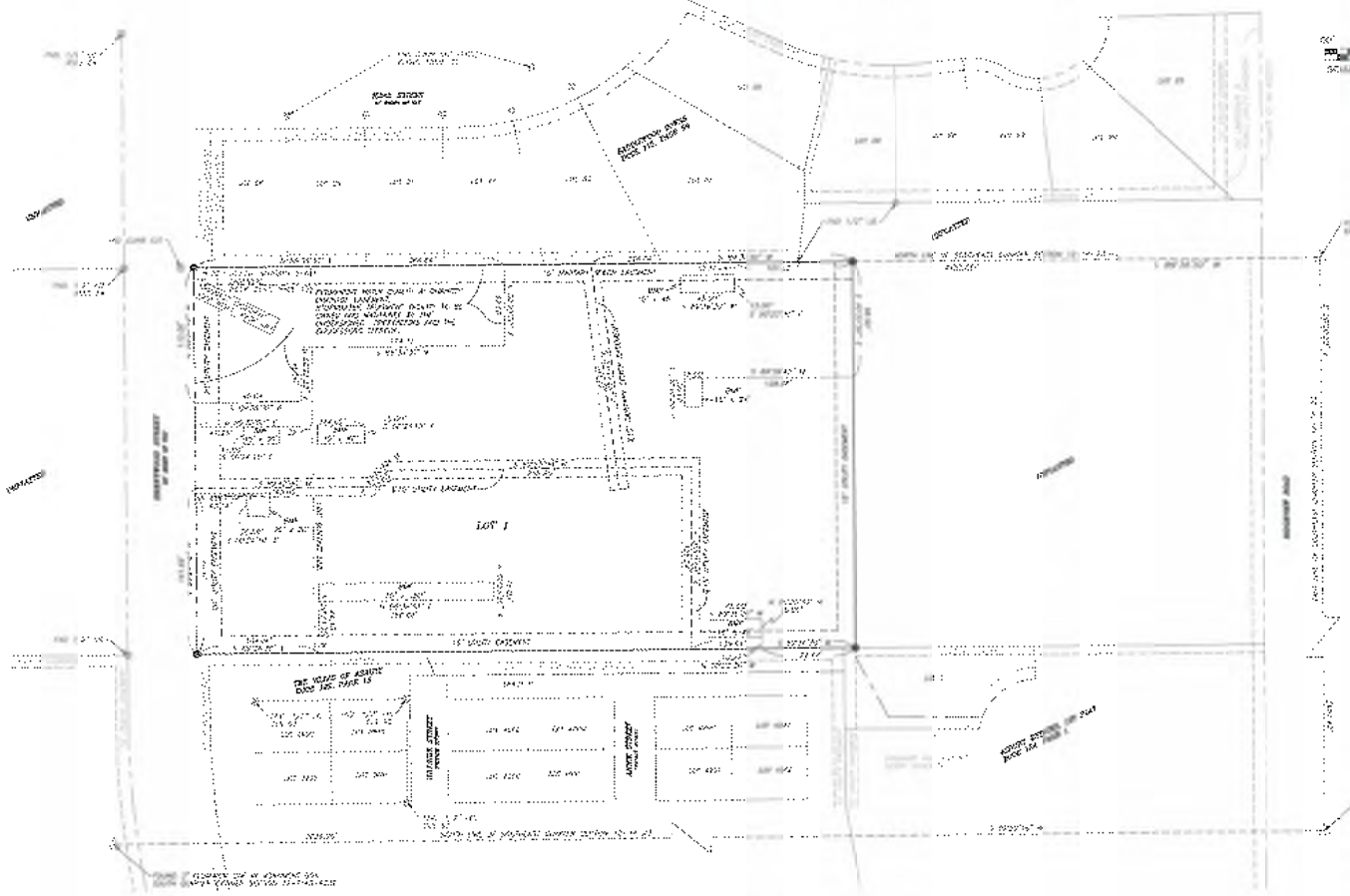
1. All new on-site wiring and cables must be placed underground.
2. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.
3. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.



BRENTWOOD VILLAS
FP20-0021

FINAL PLAT OF
BRENTWOOD VILLAS

A SUBDIVISION OF LAND IN THE EAST HALF OF SE 1/4 OF SEC.
12-14-23, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



NOTES:
1. EXISTING EASEMENTS, RIGHTS, AND INTERESTS ARE SHOWN ON THIS PLAT AS THEY EXIST ON THE DATE OF RECORDING.
2. THE PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS SHOWN ON THE PLAT.
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FINAL PLAT OF
BRENTWOOD VILLAS
A PART OF EAST 1/4 IN THE
SOUTHWEST QUARTER SECTION 12-14-23
CITY OF OLATHE, JOHNSON COUNTY, KANSAS
PREPARED FOR:
KEL DEVELOPMENT CO.

THOMAS S. SODENBERG
K.S. 12-14-23
Date: December 15, 2008
Project No.: 08-0100
Drawn By: T. SODENBERG
Aired: Sep 28-09-08
Sheet No.:
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