



STAFF REPORT

Planning Commission Meeting: January 25, 2021

Application:	FP20-0027: Final Plat of Crestone		
Location:	Northeast of W. 119 th Street and S. Sunnybrook Boulevard		
Owner:	Mark McKinzie, McKinzie Asset Management Co., LLC		
Applicant:	Denise Helntz, Olathe Senior Community, LLC		
Engineer:	Scott Auman, Stark Wilson Duncan Architects, Inc.		
Staff Contact:	Kim Hollingsworth, AICP, Senior Planner		

Site Area:	<u>13.92± acres</u>	Proposed Use:	<u>Senior Housing, Commercial</u>
Lots:	<u>2</u>	Current Zoning:	<u>R-4 (Medium-Density Multifamily) District and C-2 (Community Center) District</u>
Tracts:	<u>3</u>		

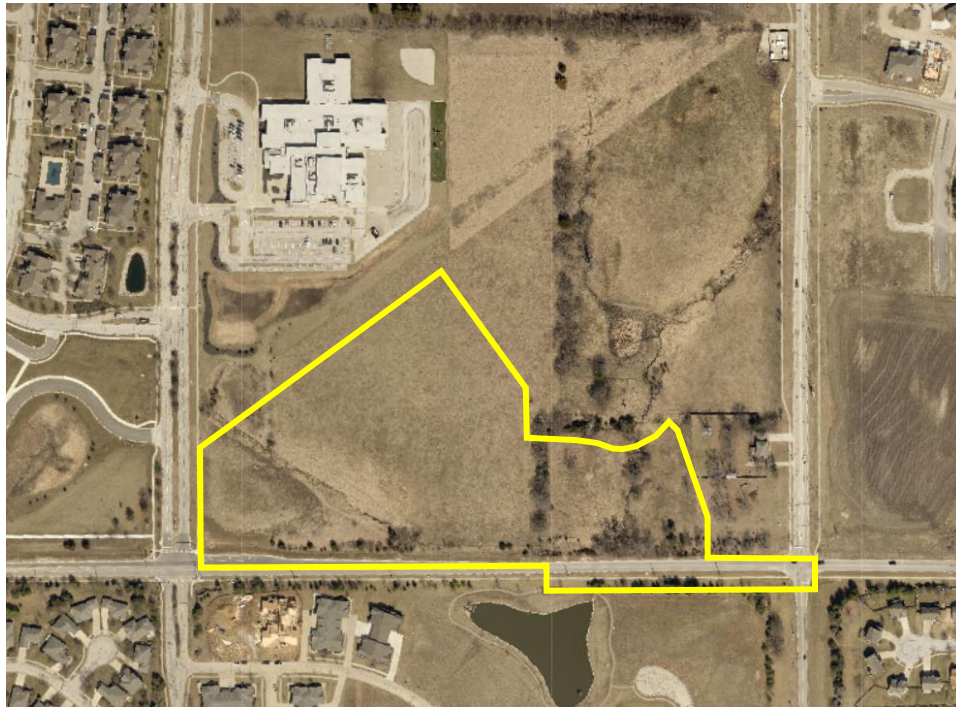
1. Introduction:

The following item is a request for a final plat of Crestone, a replat of a portion of Lots 1 and 2 of Sunnybrook. This plat will establish lots and tracts of land intended for a future senior housing development, Olathe Senior Living Community, and a portion of the Sunnybrook Commercial development. Lot 1 will include the construction of 91 senior apartments, 44 assisted living units and 16 memory care units within one building. Lot 2 will be developed as part of the Sunnybrook Commercial development. The subject property was rezoned from the CP-2 to the R-4 and C-2 Districts on January 5, 2021 (RZ20-0010).

2. Plat Review:

- a. **Lots/Tracts** The plat includes two (2) lots and three (3) tracts which are intended for private streets, landscaping, and stormwater detention, drainage and treatment. The tracts will be owned and maintained through a Business Association Agreement.
- b. **Public Utilities** The property is in the City of Olathe sanitary sewer service area and the WaterOne service area. Utility Easements (U/E), Sanitary Sewer Easements (SS/E), Water Line Easements (WL/E), Drainage Easements (D/E), Water Quality & Quantity Drainage Easements (WQQD/E), and an Access Easement (A/E) are being dedicated with this final plat.
- c. **Streets/Right-of-Way** Additional right-of-way for 119th Street will be dedicated with this plat. The senior housing facility will have access to 119th Street by a private street, Millridge Street, which will provide shared access between the subject property and future commercial development to the east.

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Subject Property

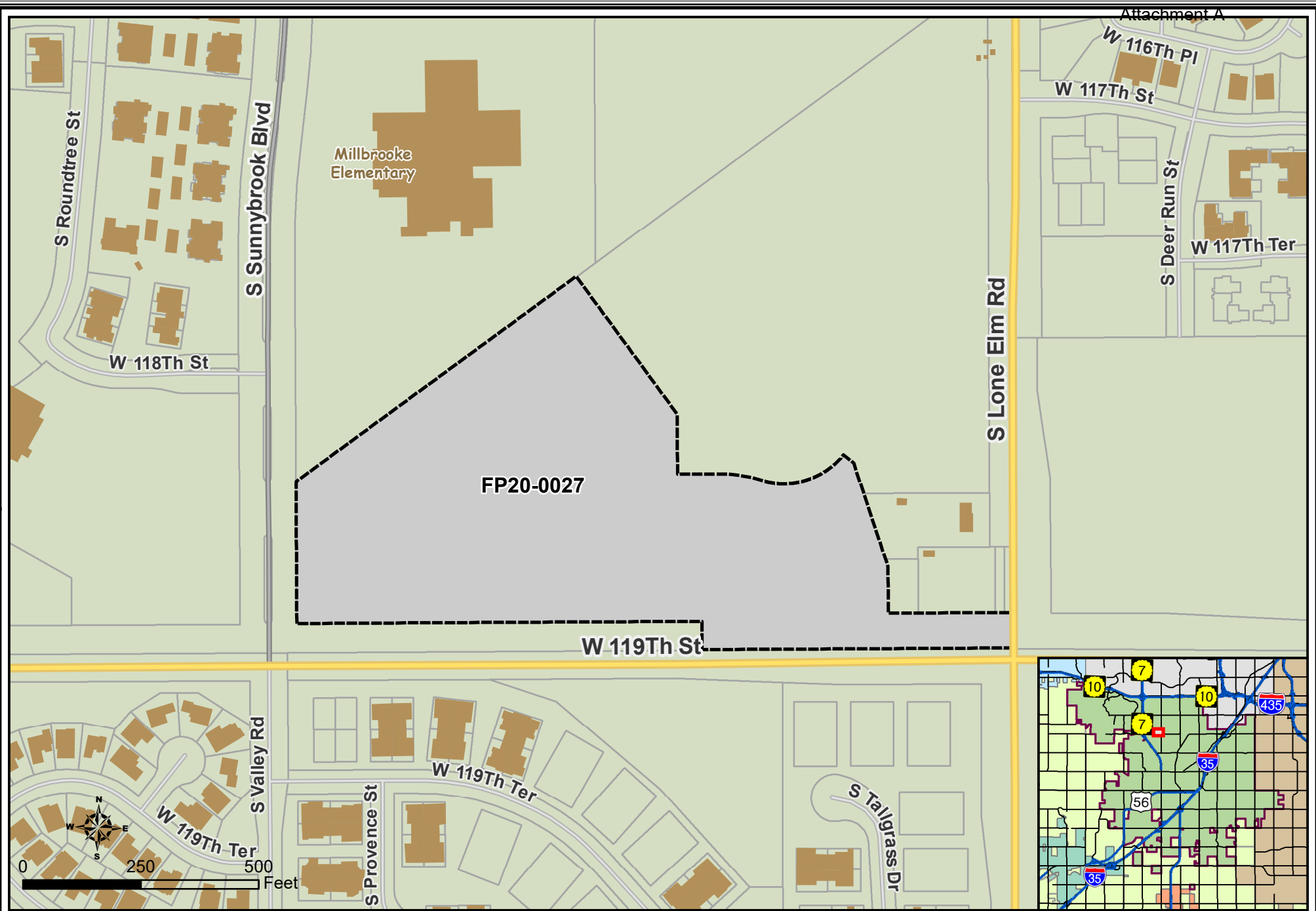


View of site looking east from Sunnybrook Boulevard

3. Staff Recommendation:

Staff recommends approval of FP20-0027 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. Prior to recording the final plat, a Business Association Agreement describing in detail the maintenance responsibilities for Stormwater detention and Stormwater quality facilities must be provided. The agreement will follow Title 17 requirements.
4. 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.



CRESTONE
FP20-0027



User: jaredmd
Date: 1/19/2021



10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

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