



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 3/5/2019

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Dan Fernandez, Planner II

SUBJECT: FP18-0047: Parkview Apartments, Applicant: Greg Prieb

ITEM DESCRIPTION:

Request for the acceptance of the dedication of land for public easements for a final plat for Parkview Apartments (FP18-0047) containing 1 lot and 1 tract for Apartments on 29.87± acres; located in the vicinity of 124th Street and South Aurora Street. Planning Commission recommends approval 7-0

SUMMARY:

This is a request for approval of a final plat for Parkview Apartments on 29.87± acres, located in the vicinity of 124th Street and Aurora Street. The property was rezoned (RZ-17-002) to RP-3 in July 2002 and the associated preliminary site development plan included 352 apartments for the subject site. As zoning entitlements run with the land and do not expire, both the zoning and preliminary plan approvals previously granted by the City are still valid.

The plat includes 1 multi-family lot and 1 common tract. The lot meets all dimensional requirements for R-3 Districts. Tract A is located along the north property line and will be used for stormwater detention, stormwater quality, landscaping, trails and private open space. A future public trail is proposed within Tract A. A public recreation easement shall be dedicated with the final plat prior to recording in order to permit the City to locate the trail within the tract. A 25-foot tree preservation easement along the north property line will also be added prior to recording the plat.

Final plats are subject to the required street excise tax of \$0.215 per square foot of land. Based on the plat area, the street excise fee is \$279,744.50. The final plat is also subject to a traffic signal excise tax of \$0.0037 per square foot of land area. Based on the plat area, the required traffic signal excise tax is \$15,613.65. The required excise fees shall be submitted to the City Planning Division prior to recording the final plat.

On February 25, 2019, the Planning Commission voted 7-0 to approve the final plat for Parkview Apartments with stipulations as shown in the meeting minutes, and recommended approval of the dedication of land for public purposes.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Accept the dedication of public easements for Parkview Apartments.
 2. Reject the easements and return the final plat to the Planning Commission for further consideration, advising the Commission of the reasons for the rejection.
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ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Resident Correspondence