STAFF REPORT
Planning Commission Meeting: October 12, 2020

Application: MP20-0022: Covington Creek Replat, Second Plat
Location: 11490 Montclaire Drive
Owner/Applicant: Heartland Development L.P., Tom French
Engineer: Timothy Tucker, Phelps Engineering
Staff Contact: Brenna Kiu, Planning Assistant

Site Area: Approximately 0.30 acres
Proposed Use: Single-Family Residential
Lots: 1
Current Zoning: R-1
Tracts: 0

1. Comments:
This is a request for approval of a minor plat at Covington Creek for combining two (2) lots on approximately 0.30± acres, located at 11490 Montclaire Drive. The applicant is replatting to combine Lot 49 with Tract F, which is dedicated for private open space, landscaping, monuments, and trails. The subject property was rezoned from BP to the R-1 District in 2014 (RZ-14-0001) and was originally platted in 2018 (FP18-0038).
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 – The replat includes one (1) lot for a single-family home which is consistent with the approved preliminary plat.
   b. Public Utilities – The subject property is located in the WaterOne and City of Olathe sewer service areas. No new easements are being dedicated with this replat.
   c. Streets/Right-of-Way – The lot will have direct access to S. Montclaire Drive, which is a public street.
Aerial view of subject property, outlined in red.

Looking north and west from Montclaire Drive.
3. **Staff Recommendation:**

Staff recommends approval of MP20-0022 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.