



## STAFF REPORT

Planning Commission Meeting: June 9, 2025

<b>Application:</b>	<b>FP25-0014: Final Plat for Villas at Hilltop Farms, Second Plat</b>
<b>Location:</b>	Northwest of 175 <sup>th</sup> Street and Mur-Len Road
<b>Owner/Applicant:</b>	Raynard Brown, Inspired HF Acquisition LLC
<b>Engineer:</b>	Timothy Tucker, PE, Phelps Engineering
<b>Staff Contact:</b>	Andrea Morgan, Planner II

<b>Site Area:</b>	<u>11.64 ± acres</u>	<b>Proposed Use:</b>	<u>Residence, Multi-Family 3 Units (Triplex)</u>
<b>Lots:</b>	<u>19</u>	<b>Existing Zoning:</b>	<u>R-3 (Residential Low Density Multifamily)</u>
<b>Tracts:</b>	<u>11</u>	<b>Plat:</b>	<u>Villas at Hilltop Farms, First Plat</u>

### 1. Introduction

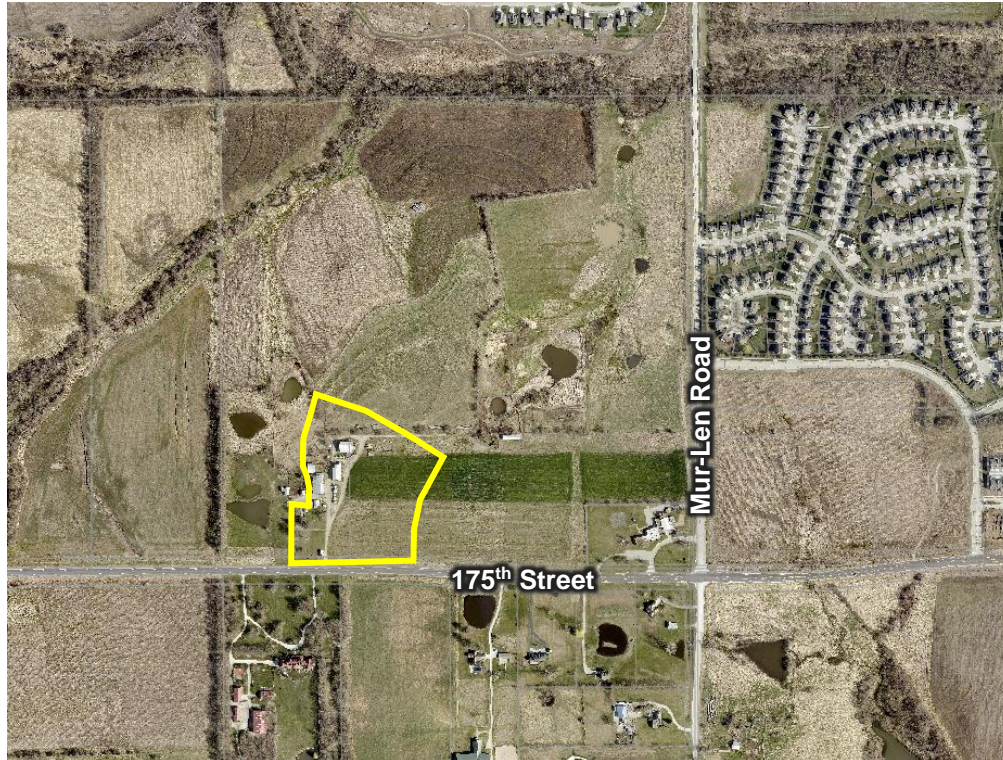
The following application is a request for the final plat of Villas at Hilltop Farms, Second Plat located north of 175<sup>th</sup> Street and west of Mur-Len Road. The plat will establish lot lines, dedicate public easements and street right-of-way for 19 lots and 11 tracts for the development of 19 multifamily triplex buildings on 11.64 ± acres. This is a replat of the first phase of the Villas at Hilltop Farms subdivision and this plat will remove the lot lines between each triplex dwelling unit established by Villas at Hilltop Farms First Plat. Lot lines between each unit will be reestablished post-construction to allow for a corrected survey.

The property was rezoned to the R-3 (Residential Low Density Multifamily) District with a preliminary plat in June 2022 (RZ22-0003). This final plat is consistent with the approved preliminary plat.

### 2. Plat Review

- Lots/Tracts** – The plat includes nineteen (19) residential lots and eleven (11) common tracts. The lots range in size from 12,600 to 15,165 square feet and all lots exceed minimum UDO requirements for lot sizes. Tracts A-K will be owned and maintained by the Homes Association and used for landscaping, open space and recreational amenities.
- Streets/Right-of-Way** – This replat re-dedicates public right-of-way for 174<sup>th</sup> Street and 174<sup>th</sup> Terrace, which are both stub streets that will be extended with a future phase. 174<sup>th</sup> Terrace will connect to Elmridge Street, which provides arterial access to 175<sup>th</sup> Street.
- Public Utilities** – The property is in the WaterOne and Johnson County wastewater service areas. Utility (U/E) and sanitary sewer (S/E) easements are re-dedicated with this replat as needed to serve the development.

- d. **Stormwater** – This property is served by regional detention that flows toward Coffee Creek north of this property and downstream to detention basins located to the east. Drainage easements (D/E) are re-dedicated with this replat as needed to serve the development.



*Aerial View of the Subject Property (outlined in yellow)*

### 3. Staff Recommendation

- A. Staff recommends approval of FP25-0014, the final plat of Villas at Hilltop Farms Second Plat, with no stipulations.