



## STAFF REPORT

Planning Commission Meeting: July 8, 2024

<b>Application:</b>	<b>FP23-0031: Final Plat of The Greens at Prairie Highlands, Eighth Plat</b>
<b>Location:</b>	Southeast of W. 143 <sup>rd</sup> Street and S. Saint Andrews Avenue
<b>Owner:</b>	Scott Bamesberger, South Summit Homes LLC
<b>Developer:</b>	Curtis Tate, SAB Construction LLC
<b>Engineer:</b>	Matt Schlicht, Engineering Solutions
<b>Staff Contact:</b>	Taylor Vande Velde, Planner II

<b>Site Area:</b>	<u>6.87± acres</u>	<b>Proposed Uses:</b>	<u>Residential, Single-Family Detached</u>
<b>Lots:</b>	<u>19</u>	<b>Existing Zoning:</b>	<u>R-1 (Residential Single-Family)</u>
<b>Tracts:</b>	<u>2</u>	<b>Density:</b>	<u>2.8 units/acre</u>

### 1. Introduction

The following application is a final plat of The Greens at Prairie Highlands, Eighth Plat, which will establish lot lines and dedicate public easements for 19 single-family lots and two (2) common tracts.

The subject property was rezoned (RZ-04-90) to the R-1 (Single-Family) District in 1990. In 2000, the original preliminary plat for the Prairie Highlands subdivision was approved with 541 single-family lots (PP00-0004) but later increased to 566 lots in 2007 (PP07-0022). This is Phase 8 of 9 in the Prairie Highlands subdivision, with Phase 7 (FP24-0013) also on this agenda. The final plat is consistent with the approved preliminary plat.

### 2. Plat Review

- a. **Lots/Tracts** – The final plat includes (19) lots and (2) tracts on 6.87± acres. The proposed single-family lots range in size from approximately 9,100 square feet to 12,650 square feet, exceeding the minimum of 7,200 square feet. The lots established by this plat are consistent with the approved preliminary plat.

Tracts “K” and “L” shall be owned and maintained by the Greens of Prairie Highlands Homes Association and shall be used for master landscaping, open space, and stormwater detention.

- b. **Streets/Right-of-Way** – The development extends the existing W. 143<sup>rd</sup> Terrace, connecting from S. Saint Andrews Avenue, further east where it will terminate in a cul-

de-sac. The approved preliminary plan showed W. 143<sup>rd</sup> Terrace continuing east to the Huntford subdivision and connecting back to W. 143<sup>rd</sup> Street. However, a privately owned property prevents the connection at this time. The City has requested a full cul-de-sac be constructed with this plat with the potential to continue this street through in the future. This plat is dedicating public street right-of-way for the construction of W. 143<sup>rd</sup> Terrace and a portion of W. 143<sup>rd</sup> Street.

- c. **Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas. New utility (U/E) and public utility (PUB/E) easements are being dedicated by this plat to serve the development.
- d. **Stormwater Management** – The property includes Stormwater Treatment Facilities and will have on-site stormwater detention in Tract “K”.
- e. **Landscaping** – Master landscaping is provided in Tract L along W. 143<sup>rd</sup> Street which fulfills the 25-foot master landscaping requirement of UDO 18.30.130.H along arterial roadways. Street trees will be provided along W. 143<sup>rd</sup> Terrace per UDO requirements.



*Aerial view of subject property outlined in yellow.*

### 3. Staff Recommendation

Staff recommends approval of FP23-0031, The Greens at Prairie Highlands, Eighth Plat, with no stipulations.