

## STAFF REPORT

Planning Commission Meeting: October 13, 2025

Application: FP25-0028: Final Plat of Hilltop Farms, Second Plat

**Location:** Northwest of 175<sup>th</sup> Street and Mur-Len Road

Owner/Applicant: Raynard Brown, Inspired Homes LLC

**Engineer:** Timothy J. Tucker, P.E.; Phelps Engineering, Inc.

**Staff Contact:** Bradley Hocevar; Planner I

Site Area: 13.38 ± acres Proposed Use: Single Family Residential

Lots: <u>37</u> Existing Zoning: <u>R-1 (Single-Family Residential)</u>

Tracts: 1 Plat: Unplatted

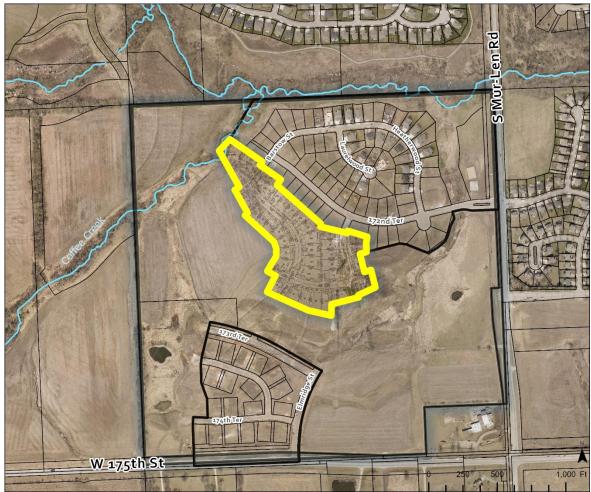
### 1. Introduction

The following item is a request for approval of a final plat for Hilltop Farms, Second Plat, a subdivision located at 173<sup>rd</sup> Street and west of Mur-Len Road. The plat will establish lot lines and dedicate public easements and street right-of-way for thirty-seven (37) single-family residential lots and one (1) tract on approximately 13.38 acres. The property was annexed and rezoned to the R-1 (Residential Single-Family) District with a preliminary plat in 2022 (RZ22-0003). This is Phase 2A for the Hilltop Farms single-family subdivision and the final plat is consistent with the approved preliminary plat and the R-1 District standards.

### 2. Plat Review

- a. <u>Lots/Tracts</u> The final plat includes thirty-seven (37) lots intended for single-family development. Lot sizes range from 9,593 to 16,797 square feet, each exceeding the R-1 District's minimum requirements of 7,200 square feet for lot area and 60 feet for lot width. Tract I will be owned and maintained by the Hilltop Farms Homes Association and will serve as an area for stormwater treatment, open space, homeowner amenities, landscaping, trails and private open space.
- b. <u>Streets/Right-of-Way</u> Public street right-of-way is dedicated with this plat for the extension of Barstow and Briton Streets, which will provide primary access to the site via 172nd Terrace and Mur-Len Road. Additional right-of-way is also dedicated for the construction of 172nd Place and Penrose Street, which are planned to be extended with future phases of development. Penrose Street is incorrectly labeled on the plat and the applicant will update to Norton Street prior to recording.

- c. <u>Public Utilities</u> The property lies within the WaterOne and Johnson County Wastewater service areas. Utility (U/E) and sanitary sewer (S/E) easements, as depicted on the final plat, will be dedicated upon approval.
- d. <u>Stormwater</u> The entire Hilltop Farms site drains northward to Coffee Creek, which subsequently flows into the downstream Regional Detention basins located east of the site. Stormwater detention for the development is provided by these existing downstream regional detention basins, and no on-site detention is required.
- e. <u>Landscaping/Tree Preservation</u> A landscape plan has been provided that is consistent with the preliminary development plan and complies with the standards and requirements of the UDO. The required street trees will be installed as each lot is developed. All of Tract I is designated as a tree preservation easement, which will be maintained by the homeowners association and is consistent with the preliminary plat.



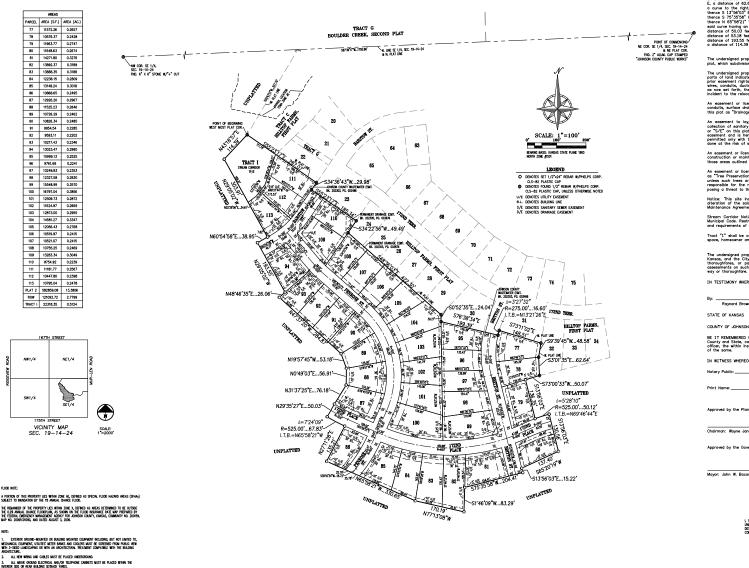
Aerial view of subject property outlined in yellow.

## 3. Staff Recommendation

A. Staff recommends approval of FP25-0028, the final plat of Hilltop Farms, Second Plat, with no stipulations.

# HILLTOP FARMS, SECOND PLAT

A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 19. TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LEGAL DESCRIPTION
This description was prepared by Phelps Engineering, Inc., KS CL-S-82 or, July 22, 2025, for Project No. 240442. All that part of the Southeast Quarter of Section 19, Tomahip 14 South, Range 24 East, in the City of Glathe, Johnson County, Korsos, being more particularly described as

Follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 19, said point date being the Northeast point corner of HILLTOF FAMES, FIRST PLAT, a plotted adolfside of lind in the City of Ordhe, Johnson Courty, Korass. There is 87°8'17 W, disagn the Northeast point corner of AMELTOF FAMES, FIRST PLAT, and the Southeast point of the Southeast Plat of Southeast Plat

### DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HILLTOF FARMS, SECOND PLAT".

The undersigned proprietors of soid property shown on this plot do hereby dedicate for public use and public ways and thoroughfores, all parcels and parts of final indicated on this plot as streets, terroces, ploces, roads, drives, lones, parkways, avenues and aliely not herefore dedicated. Where pror assement rights have been greated to any person, likely or corporation on said parts of the land on dedicated, and any pees, likely, possible of wires, conduits, ducts or cables herefolder installed thereupon and therein are required to be relacated, in accordance with proposed improvements or an exist fairly, the undersigned proprietars training backets and agree to intermit the City of Backets, Johans County, Kramas, Kram any quarters are the proposed of the propriet of th

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Stream Corridor Notice: This property is located within or contains a Stream Corridor, as defined and regulated in the City of Clathe, Kansas, Municipal Code. Restrictions on the use or atteration of land within the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream corridor Maintenance Agreement (its. 2023OS, Pg. 000375) approved by the City.

IN TESTIMONY WHEREOF, Inspired Homes, LLC, has caused this instrument to be executed on this \_\_\_\_\_\_ day of \_\_

STATE OF KANSAS

APPROVALS Approved by the Planning Commission of the City of Clathe, Johnson County, Kansas, this \_\_\_\_

Approved by the Governing Body of the City of Clathe, Kansas, this \_\_

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN JULY 2025, I OR SOMEON UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE

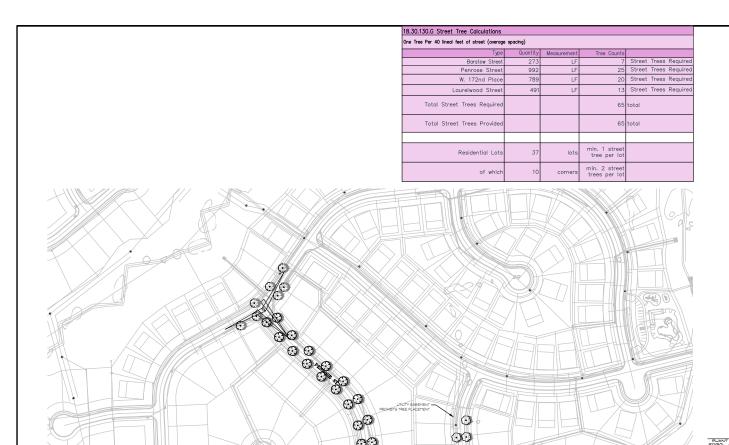






City Clerk: Brenda Swearingian

PHRIPS RNGINGRAING, INC. 1200 N. Winchester Olatino, Kansas déddir Pax (919) 999-1166



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REFER TO SHEET L200 FOR ADDITIONAL NOTES AND DETAILS.



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY
THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE
VESTIGATED. FOR ACID HE AND CONSTRUCTION. FOR ACID HE AND CONSTRUCTION.



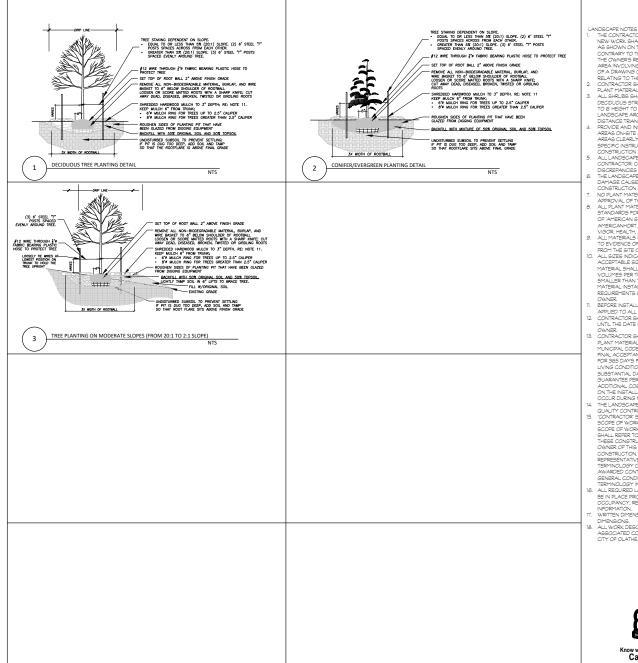






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- THE CONTRACTOR SHALL VERIEY EXISTING CONDITIONS TO ENGLIPE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS, SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY HE OWNERS REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES PELATING TO THE APEA
- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF ANY
- 3 ALL SHPLIRS SHALL RELOCATED OLITSIDE OF SIGHT DISTANCE TRIANGLES. DECIDUOUS STREET TREES IN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED O 6' HEIGHT TO PROVIDE VISUAL ACCESS. CONTRACTOR SHALL NOTIF I ANDSCAPE ARCHITECT IF EVERGREEN TREES ARE LOCATED IN SIGHT DISTANCE TRIANGLES PRIOR TO INSTALLATION.
- PROVIDE AND INSTALL PERENNIAL TURFGRASS SOD IN ALL DISTURBED SOIL AREAS ON-SITE AND ANY DISTURBED STREET RIGHT-OF-WAY. THIS EXCLUDES AREAS CLEARLY IDENTIFIED AS PLANTING BEDS, MULCH RINGS, OR WHERE SPECIFIC INSTRUCTIONS TO THE CONTRARY ARE EXPLICITLY STATED ON CONSTRUCTION DOCUMENTS
- ALL LANDSCAPE MATERIAL QUANTITIES SHOWN SHALL BE VERIFIED BY CONTRACTOR: CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITTEN/DRAWN CALCULATIONS PRIOR TO INSTALLATION. THE LANDSCAPE CONTRACTOR WILL BE HELD FINANCIALLY LIABLE FOR ANY DAMAGE CAUSED TO NEW PAVEMENT, CURBING, OR OTHER COMPLETED
- CONSTRUCTION ITEMS INCURRED DURING THE LANDSCAPE INSTALLATION. NO PLANT MATERIAL SUBSTITUTIONS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL DELIVERED ON SITE SHALL COMPLY WITH THE GENERAL STANDARDS FOR NURSERY STOCK AS DEFINED BY THE MOST RECENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT, INCLUDING (BUT NOT EXCLUSIVELY INCLUDING) FORM, HABIT, VIGOR HEALTH AND MEASURE
- ALL MATERIALS INSPECTED ON SITE AND FOUND TO BE UNACCEPTABLE DUE TO EVIDENCE OF DISEASE, INSECTS, OR FUNGAL GROWTH SHALL BE REMOVED FROM THE SITE ON THE DAY OF THE INSPECTION.
- ALL SIZES INDICATED ON THE PLANT SCHEDULE ARE THE MINIMUM ACCEPTABLE SIZE. REFER TO SHEET L200 FOR PLANT SCHEDULE. ALL MATERIAL SHALL MEET THE MINIMUM DIAMETERS, DEPTHS, AND CUBIC VOLUMES PER THE "AMERICAN STANDARD FOR NURSERY STOCK". MATERIAL SMALLER THAN THE MINIMUM ACCEPTED SIZE SHALL NOT BE ACCEPTED. ANY MATERIAL INSTALLED THAT DOES NOT MEET THESE MINIMUM SIZE REQUIREMENTS SHALL BE REMOVED AND REPLACED AT NO COST TO THE
- 11. BEFORE INSTALLATION OF MULCH, A PRE-EMERGENT HERBICIDE SHOULD BE APPLIED TO ALL PLANT BEDS & TREE MULCH RINGS.
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE
- CONTRACTOR SHALL INCLUDE A ONE YEAR GUARANTEE PERIOD FOR ALL. PLANT MATERIAL AND LANDSCAPE WORK IN COMPLIANCE WITH OLATHE MUNICIPAL CODE 18:30,130,6,6, THIS PERIOD SHALL BEGIN FROM THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER AND CONTINUE FOR 365 DAYS FROM THIS DATE. PLANT MATERIAL WHICH IS NOT IN GOOD LIVING CONDITION (E.G. DEAD, SIGNIFICANT EVIDENCE OF DECLINE OR DIEBACK, SUBSTANTIAL DAMAGE FROM INSECTS OR DISEASES) DURING THE ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR AND OWNER SHALL AGREE ON THE INSTALLATION TIMEFRAME FOR REPLACEMENT MATERIAL SO AS TO OCCUR DURING NORMAL PLANTING SEASONS.
- 14. THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP AND QUALITY CONTROL INSPECTION.

  15. "CONTRACTOR" SHALL REFER TO THE GENERAL CONTRACTOR AWARDED THIS
- SCOPE OF WORK TO COMPLETION, AND ANY SUBCONTRACTOR AWARDED THIS SCOPE OF WORK BY THE AWARDED CONTRACTOR. "LANDSCAPE ARCHITECT" SHALL REPER TO THE LICENSED LANDSCAPE ARCHITECT WHO HAS SEALED THESE CONSTRUCTION DOCIMENTS, "CANNER" SHALL PEFER TO THE FINAL OWNER OF THIS PROPERTY AT ANY TIME DURING THE BIDDING, AWARD, CONSTRUCTION, AND MAINTENANCE PERIOD, OR THEIR ASSIGNED REPRESENTATIVE. IF THERE IS A DISCREPANCY IN THE DEFINITION OR TERMINOLOGY OF SAID TERMS PROVIDED IN THE GENERAL CONDITIONS OF THE AWARDED CONTRACT. THE DEFINITION OR TERMINOLOGY STATED IN THE GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THE DEFINED TERMINOLOGY IN THIS NOTE
- 16 ALL PEOLIPED LANDSCAPING MATERIALS, BOTH LIVING AND NONLIVING MILIST BE IN PLACE PRIOR TO THE TIME OF ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, REFER TO OLATHE MUNICIPAL CODE 18.30.130.F.1 FOR MORE
- 17. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER MEASURED
- 18. ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS BY THE CITY OF CLATHE.



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY
THEIR LESSORS, AR APPROXIMATE AND SHOULD BE
VERIFED IN THE FIELD AT THE TIME OF
CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF
UNDERGROUND UTILITIES CALL 811.





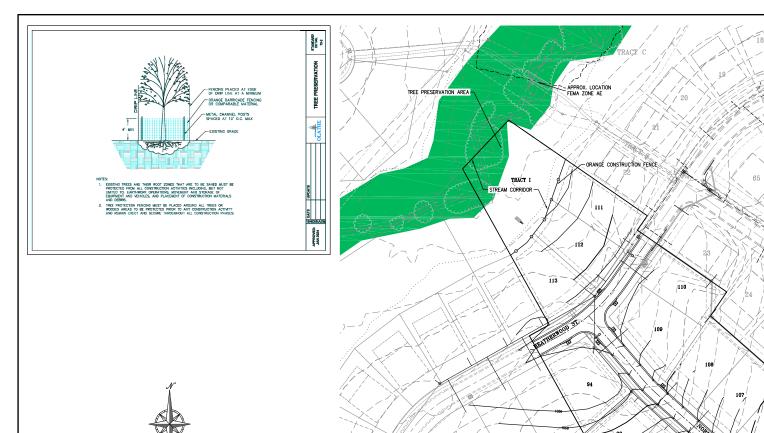
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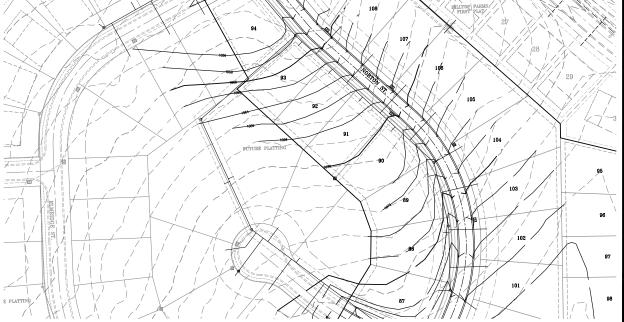




### TREE PRESERVATION NOTE:

- FENCING MUST BE FOUR (4) FEET IN HEIGHT, BE SUPPORTED BY METAL CHANNEL POSTS SPACED AT A MINIMUM OF TEN (10) FEET ON CENTER, AND REMAIN ERECT AND SECURE THROUGHOUT ALL CONSTRUCTION PHASES.
- 2. THE REQUIRED TREE PROTECTION FENCING MUST BE INSTALLED AND PASS CITY INSPECTION PRIOR TO ALL CONSTRUCTION ACTIVITIES, SUCH AS EXCAVATING, GRADING, CONSTRUCTION, OR TREE REMOVAL.





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