



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	<u>MP23-0018: Minor Plat of Woodland Hills, Replat of Lot 95</u>		
Location:	19213 W 114 th Terrace		
Owner:	Gregory Prieb II, Woodland Partners, LLC		
Applicant/Engineer:	Tim Tucker, Phelps Engineering, Inc.		
Staff Contact:	Lauren Winter, Planner I		

Total Area:	<u>0.25 Acres</u>	Current Zoning:	<u>R-1 (Single-Family) District</u>
Units/Lots:	<u>1</u>	Proposed Use:	<u>Single Family Residential</u>
Tracts:	<u>0</u>		

1. Introduction:

This is a request for approval of a minor plat for Woodland Hills, Replat of Lot 95, containing one (1) lot on approximately 0.25 acres, located at 19213 W. 114th Terrace. The applicant is replatting the property to extend the rear property line and accommodate a larger single-family home than originally anticipated. A map exhibit is provided for reference on page 2 of this report.

The subject property was rezoned to the R-1 (Single-Family) District in April 2021 (RZ21-0001). This lot was previously platted as part of case FP21-0022, Woodland Hills 4th Plat, which was approved in June 2021.

No public easement or right-of-way will be dedicated with this replat; therefore the plat will not require City Council acceptance.

2. Plat Review

- Lots/Tracts** – The minor plat includes one (1) lot for the future development of a single-family home, which is consistent with the R-1 District zoning standards for minimum lot area and width. Future development on the lot will be required to meet the dimensional standards of the R-1 District, as provided in the Unified Development Ordinance.
- Public Utilities** – The subject property is located within the Johnson County sewer and WaterOne service areas. No new public easements will be dedicated with this replat.

- c. **Streets/Access** – The lot will take driveway access from W. 114th Terrace and no new street right-of-way will be dedicated with this replat.



3. Staff Recommendation:

Staff recommends approval of MP23-0018 with no stipulations.