



## STAFF REPORT

Planning Commission Meeting: July 8, 2024

<b>Application:</b>	<b>FP24-0013: Final Plat of The Greens at Prairie Highlands, Seventh Plat</b>
<b>Location:</b>	Southwest 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>	Nathan Jurey, Senior Planner

<b>Site Area:</b>	<u>18.23 ± acres</u>	<b>Proposed Use:</b>	<u>Residential, Single-Family Detached</u>
<b>Lots:</b>	<u>60</u>	<b>Existing Zoning:</b>	<u>R-1 (Residential Single-Family)</u>
<b>Tracts:</b>	<u>0</u>	<b>Density:</b>	<u>3.3 units/acre</u>

### 1. Introduction

The following application is a final plat for The Greens at Prairie Highlands, Seventh Plat, which will establish lot lines and dedicate public easements and right-of-way for 60 single-family lots.

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 7 of 9 in the Prairie Highlands subdivision, with Phase 8 (FP23-0031) also on this agenda. The final plat is consistent with the approved preliminary plat.

### 2. Plat Review

- a. **Lots/Tracts** – The final plat includes 60 single-family lots on approximately 18.23 acres. The proposed lots range in size from approximately 8,100 to 18,000 square feet, exceeding the minimum of 7,200 square feet. The lots established by this plat are consistent with the approved preliminary plat.
- b. **Streets/Right-of-Way** – This plat dedicates street right-of-way to connect to the existing Saint Andrews Avenue at three (3) locations as approved by the preliminary plat. Street trees will be provided along all proposed streets per UDO requirements.
- 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** – Stormwater detention areas are not required with this final plat as this is part of the regional stormwater detention facilities approved with the Prairie Highlands preliminary plat (PP07-0022).



*Aerial view of the subject property outlined in yellow.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP24-0013, the final plat of The Greens at Prairie Highlands, Seventh Plat, with no stipulations.