



## STAFF REPORT

Planning Commission Meeting: September 9, 2024

<b>Application:</b>	<b>FP24-0023: Final Plat of Woodland Hills, Seventh Plat</b>
<b>Location:</b>	Southeast of College Boulevard and S. Woodland Road
<b>Owner/Developer:</b>	Greg Prieb, Woodland Partners LLC
<b>Engineer:</b>	Tim Tucker, Phelps Engineering
<b>Staff Contact:</b>	Nathan Jurey, Senior Planner

<b>Site Area:</b>	<u>17.07 ± acres</u>	<b>Proposed Use:</b>	<u>Residential, Single-Family Detached</u>
<b>Lots:</b>	<u>56</u>	<b>Existing Zoning:</b>	<u>R-1 (Single-Family) District</u>
<b>Tracts:</b>	<u>2</u>	<b>Density:</b>	<u>3.3 units/acre</u>

### 1. Introduction

The following application is for the final plat of Woodland Hills Seventh Plat, which will establish lot lines and dedicate public easements and right-of-way for 56 single-family lots and two (2) tracts. This final plat is consistent with the approved preliminary plat for Woodland Hills North, which includes a total of 423 single-family lots.

The subject property was rezoned (Ord. 21-12) to the R-1 (Single-Family) District and the preliminary plat for Woodland Hills North (RZ21-0001) was approved in 2021. Phases 1 and 2 of Woodland Hills North are platted and under construction and the final plat for Phase 3 was approved in 2022 and is awaiting construction. This is Phase 4 of the approved 15-phase Woodland Hills North preliminary plat.

### 2. Plat Review

- Lots/Tracts** – The final plat includes 56 single-family lots and two (2) tracts on approximately 17.07 acres. The proposed lots range in size from 8,430 to 13,727 square feet, exceeding the minimum of 7,200 square feet and minimum lot width of 60 feet. Tracts Y and Z are located along Walker Street and will be owned and maintained by the homeowner's association for the purpose of subdivision landscaping. The lots and tracts established by this plat are consistent with the approved preliminary plat.
- Streets/Right-of-Way** – This plat dedicates street rights-of-way that extend the existing road network from adjacent phases and is consistent with the approved preliminary plat.
- Public Utilities** – The subject property is located within the Johnson County Wastewater and WaterOne service areas. New utility (U/E), sanitary sewer (S/E), and drainage (D/E) easements will be dedicated by this plat to serve the development.

- d. **Stormwater Management** – There are no stormwater detention areas in this phase of development, as these areas were approved with previous phases of Woodland Hills. Previously approved stormwater facilities are currently under construction and all required improvements must be completed prior to the development of this phase per Title 17.
- e. **Landscaping** – Tracts Y and Z are dedicated as landscape easements (L/E) to continue the landscape buffer along Walker Street, a collector road. Street trees will be provided along all streets per UDO requirements. Tree preservation areas are not required with this phase, as the preliminary plat approved preservation in other phases.
- f. **Amenities** – As allowed by UDO 18.30.120.E and stipulated in this report, the developer will financially guarantee all incomplete amenities from previous phases, which are the clubhouse and pool and the trail amenities. The developer intends to complete these items in the next phase, when the development is approximately halfway complete.



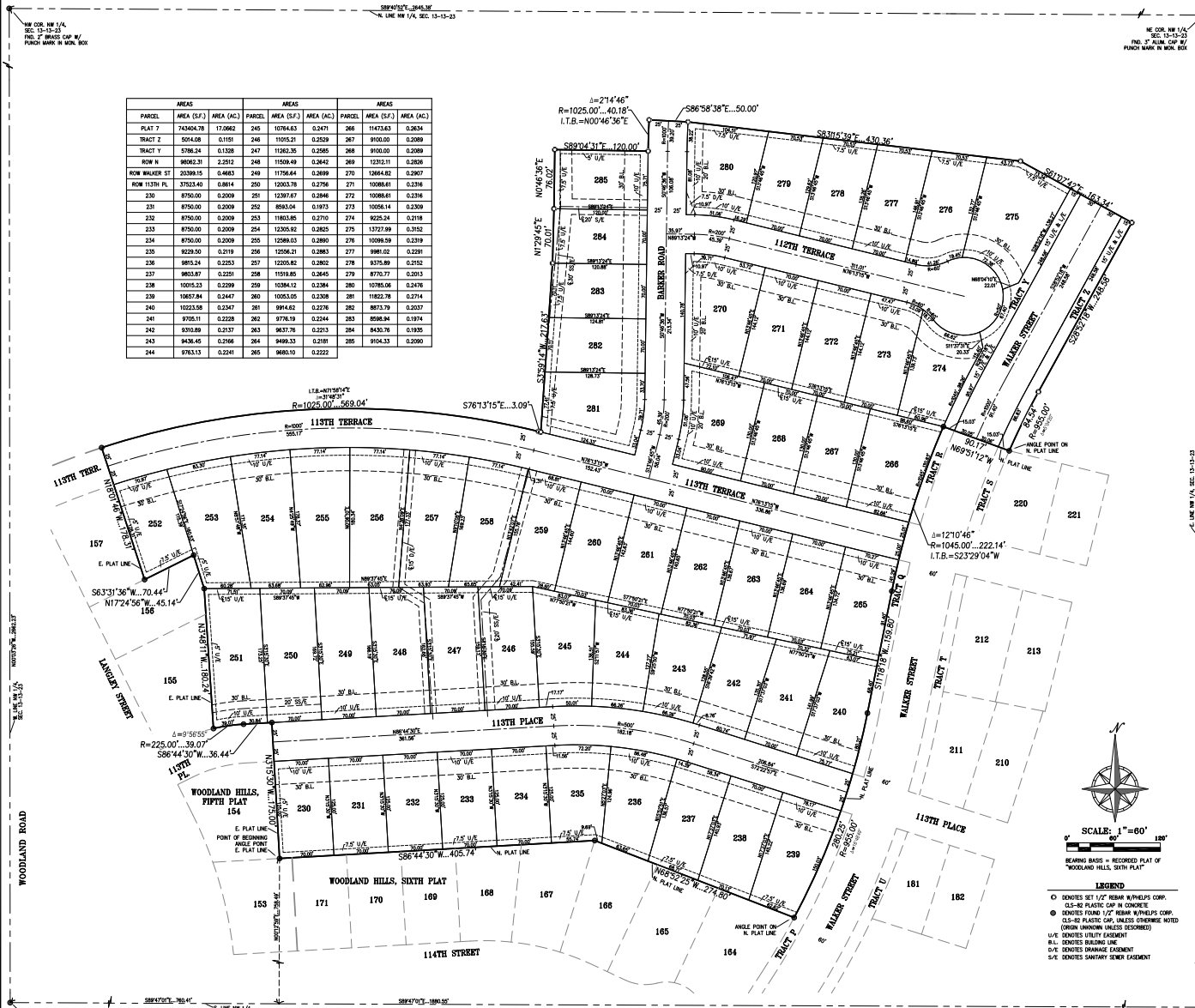
*Aerial view of the subject property outlined in red and Woodland Hills North outlined in yellow.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP24-0023, the final plat of Woodland Hills Seventh Plat, with the following stipulations:
  - 1. Prior to recording this plat, the developer must obtain final development plan approval for the pool and clubhouse amenities. Following final development plan approval, all incomplete amenities within Phases 1 through 3 must be financially guaranteed prior to building permit issuance for lots within this phase as required by UDO 18.30.120.E. Phase 1 through 3 amenities must be installed prior to recording the plat for the next phase of development.

# FINAL PLAT OF WOODLAND HILLS, SEVENTH PLAT

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP  
13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



**DESCRIPTION**  
This description was prepared by Scott C. Chism, a Licensed Surveyor, State of Kansas, License No. 200717, on May 31, 2023, for project no. 200717. All plat information is based on the following:  
Commencing at the Southwest corner of the Northwest Quarter of said Section 13, thence S 89°47'01" E, along the South line of the Northwest Quarter of said Section 13, a distance of 760.41 feet; thence N 0°27'59" E, a distance of 758.49 feet to an angle point on the Eastern plat line of WOODLAND HILLS, FIFTH PLAT, a plat of subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the Point of Beginning; thence along the Eastern plat line of said WOODLAND HILLS, FIFTH PLAT, for the following survey (7) courses; thence N 3°15'30" W, a distance of 175.00 feet; thence S 86°42'30" W, a distance of 364.44 feet; thence N 86°42'30" W, a distance of 45.14 feet; thence S 83°21'38" W, a distance of 1024.44 feet; thence N 10°01'46" W, a distance of 178.31 feet to the Northeast plat corner of said WOODLAND HILLS, FIFTH PLAT; thence East along a curve to the right, said curve having an initial tangent bearing of N 71°58'14" E, and a radius of 1025.00 feet, on an arc distance of 569.04 feet; thence S 76°13'19" E, a distance of 3.09 feet; thence N 3°59'14" E, a distance of 2174.81 feet; thence N 17°29'45" E, a distance of 73.03 feet; thence N 0°40'36" E, a distance of 78.62 feet; thence S 89°40'31" E, a distance of 120.00 feet; thence North along a curve to the right, said curve having an initial tangent bearing of N 0°40'36" E, and a radius of 1025.00 feet, on an arc distance of 40.18 feet; thence S 88°38'38" E, a distance of 50.00 feet; thence S 83°19'39" E, a distance of 430.36 feet; thence S 61°07'42" E, a distance of 163.34 feet; thence S 25°29'04" W, a distance of 248.56 feet; thence South along a curve to the left, said curve having an initial tangent bearing of S 25°29'04" W, and a radius of 1045.00 feet, on an arc distance of 64.54 feet to an angle point on the Northern plat line of WOODLAND HILLS, SIXTH PLAT, a plat of subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Northern plat line of said WOODLAND HILLS, SIXTH PLAT, for the following survey (8) courses; thence N 69°51'12" W, a distance of 361.7 feet; thence South along a curve to the left, said curve having an initial tangent bearing of S 23°29'04" W, and a radius of 1045.00 feet, on an arc distance of 222.14 feet; thence S 1°18'18" W, a distance of 159.80 feet; thence South along a curve to the right, said curve having an initial tangent bearing of S 1°18'18" W, and a radius of 955.00 feet, on an arc distance of 280.25 feet; thence N 68°52'25" W, a distance of 274.90 feet; thence S 86°44'30" W, a distance of 405.74 feet to the Point of Beginning, containing 17,662 acres, more or less, unplatted land.

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 "WOODLAND HILLS, SEVENTH PLAT".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and other public thoroughfares. Where prior easements have been granted to any person, utility or corporation on parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and which are required to be relocated, the undersigned proprietors agree to remove said pipes, lines, poles and wires, conduits, ducts or cables from any easement incident to the relocation of any such existing utility facilities with said prior easement.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "Utility Easement" with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

An easement to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/S" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to Johnson County, Kansas, for the use and maintenance of the same. All alterations of the boundaries of said easement shall require the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without liability to the City of Olathe, Kansas.

An easement or license is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and the developer and/or the homes association to enter upon, plant, replace, replant, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any successors or assigns to do so, all of the trees, shrubs, plants and other landscaping and all fences and monuments installed by the undersigned proprietor and the developer and/or homes association upon, over and under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

Tracts "Y" and "Z" shall be owned and maintained by the Woodland Hills Homes Association. Said tracts are intended to be used for landscaping, monuments, trails, amenities and private open space.

**CONSENT TO LEVY**  
The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of the land fronting or abutting on such dedicated public way or thoroughfare.

**EXEMPTION**  
IN TESTIMONY WHEREOF, Woodland Partners, LLC, has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
Greg Frieh, Managing Member

**ACKNOWLEDGMENT**  
STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came Greg Frieh, Managing Member of Woodland Partners, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be his act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

Print Name: \_\_\_\_\_

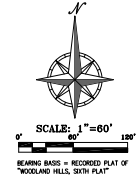
Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman: Wayne Janzer

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor: John W. Bacon

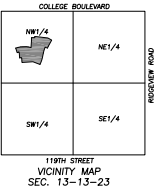
Attest: \_\_\_\_\_  
City Clerk: Brenda D. Swearingin



- LEGEND**
- DENOTES SET 1/2" REBAR W/HELIPS CORP.
  - DENOTES PLASTIC CORP. IN CONCRETE
  - DENOTES FOUND 1/2" REBAR W/HELIPS CORP.
  - DENOTES PLASTIC CORP. UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DENOTED)
  - U/L DENOTES UTILITY EASEMENT
  - R/L DENOTES RAILING LINE
  - D/E DENOTES DRAINAGE EASEMENT
  - S/E DENOTES SANITARY SEWER EASEMENT

**NOTE:**

1. ALL NEW ON-ON-SET WIRING AND CABLES MUST BE PLACED UNDERGROUND.
2. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABLES MUST BE PLACED WITHIN THE INTERIOR SIDE OF REAR BELLING SETBACK WALLS. FUTURE 300V UTILITY CABLES MAY BE PLACED WITHIN FRONT OR CORNER W/UTILITY ADJACENT TO STREET RIGHT-OF-WAY. CABLES ARE TO BE PLACED WITHIN 18" OF THE STREET RIGHT-OF-WAY. CABLES ARE TO BE PLACED WITHIN 18" OF THE STREET RIGHT-OF-WAY. CABLES ARE TO BE PLACED WITHIN 18" OF THE STREET RIGHT-OF-WAY.
3. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.



**TREE PLANTING NOTES:**  
1) DO NOT HEAVILY PRUNE THE TREE.  
PRUNE ONLY CROSSOVER LIMBS, CO-COORDINANT  
LEADERS, BURIED OR DEAD BRANCHES.  
SOME INTERIOR TWIGS & LATERAL BRANCHES  
MAY BE PRUNED. DO NOT REMOVE THE  
TERMINAL BUDS OF BRANCHES THAT  
EXTEND TO THE EDGE OF THE CROWN.

2) MARK THE NORTH SIDE OF THE  
TREE IN THE NURSERY, AND ROTATE  
TREE TO FACE NORTH AT THE SITE  
WHENEVER POSSIBLE.

3) SET TOP OF ROOT BALL 2" MINUS  
HIGHER THAN SURROUNDING GRADE.

4) APPLY 4" THK. WOOD MULCH. DO NOT  
PLACE MULCH IN DIRECT CONTACT  
W/ TREE TRUNK.

5) EACH TREE MUST BE PLANTED  
SO THAT THE TRUNK FLARE IS VISIBLE  
AT THE TOP OF THE ROOT BALL.  
TREES WHERE THE FLARE IS NOT  
VISIBLE SHALL BE REJECTED.  
DO NOT COMB THE TOP  
OF THE ROOT BALL W/ SOIL.

6) REMOVE ALL TWINE, ROPE, WIRE  
AND BURLAP FROM THE UPPER 1/3 OF  
ROOT BALL (REMOVE WIRE BASKETS).

7) PLACE ALL ROOT BALLS ON UN-  
DISTURBED OR TAMPED SOIL, TOP

**STAKING REQUIREMENTS:**  
1) WIRE CABLE SHALL BE  
GALV. 12-GAUGE.

2) TIGHTEN WIRE /  
CABLE ONLY ENOUGH  
TO KEEP FROM  
SLIPPING. ALLOW FOR  
SOME TRUNK  
MOVEMENT. PLASTIC  
HOSE SHALL BE LONG  
ENOUGH TO ACCOM-  
MODATE 1/2" OF  
GROWTH.

3) STAKES SHALL BE 2" x  
2" HARDWOOD OR EQUIV.

**PERSONAL & REMAINING NOTES:**  
1) APPLY 2" THK. BED OF MULCH  
ON PERMANENT PLANT BED.  
DO NOT COVER PLANTS.

2) THOROUGHLY MIX PEAT IN  
TOP 4" OF SOIL.

3) BREAK UP EXISTING SOIL  
TO A DEPTH OF 3"

4) PROVIDE NEW TOPSOIL  
TO A DEPTH OF 12"

5) SET SHRUB AT SAME DEPTH  
AT WHICH IT GROW IN THE FIELD  
OR CONTAINER.

6) PRUNE TWIG SHAKE SHRUBS  
IN ACCORDANCE W/ STANDARD  
HORTICULTURAL PRACTICE.

**NOTES:**  
WHEN BACKFILL IS 20"  
DEEPER, WATER  
THOROUGHLY UNTIL  
MORE IS ABSORBED.

DO NOT PRUNE LEADER

PRUNE DAMAGED OR DEAD WOOD  
IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE  
LEAVE "Y" CROTCHES OR DOUBLE LEADER.

TREE TIE SYSTEM, SEE STAKING REQUIREMENTS

METAL STAKES. PLACE NEXT TO ROOT BALL  
AS SHOWN. SPACE EQUIDISTANT AROUND TREE.

4" MIN. SPECIFIED MULCH

PLANT ROOT BALL 2" HIGHER THAN GRADE  
AT WHICH TREE GROW.

INSTALL WEED CONTROL FABRIC IF TREE  
IS IN LANDSCAPE BED.

CONTINUOUS SAUNDER, 8MM FOR WATER & MULCH.

CUT & REMOVE BURLAP FROM TOP 1/3 OF BALL.

SPECIFIED BACKFILL MIXTURE.

EXISTING UNDISTURBED SUBSOIL.

## 2 CULTIVATED EDGE DETAIL

SCALE: NIS

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## 1 PLANTING INSTALLATION DETAILS

SCALE: NIS

### Landscape Calculations

**Street Trees:** One tree per 40 feet of public or private street frontage. (Totals shown below combine both sides of the road)

112th Place =	730 LF.	19 Trees required.	19 Trees provided.
113th Terr. =	1,482 LF.	37 Trees required.	37 Trees provided.
113th Place =	1,544 LF.	39 Trees required.	39 Trees provided.
Barker Road =	828 LF.	20 Trees required.	20 Trees provided.
Walker St. =	674 LF.	17 Trees required.	17 Trees provided.

**REQUIREMENTS MET.**

**SITE DISTANCE TRIANGLES:** Triangles are shown on the plan. There are no shrubs located in these areas. Trees shall be limbed up to 6' height for visibility.

**STREET TREE PLANTING LOCATION REQUIREMENTS:**

1. Not located in the site distance triangle.
2. 10 feet from box culverts.
3. 15 feet in front of regulatory signs.
4. 10 feet behind regulatory signs.
5. 20 feet from streetlight poles.
6. 10 feet from fire hydrants.

### Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
<b>DECIDUOUS TREES</b>							
	36	Nyssa sylvatica	Black Tupelo	2.5"	6"	min. clear, ground to canopy	
	37	Acer x fraxinatum 'Norwegian'	Pacific Sunset Maple	2.5"	6"	min. clear, ground to canopy	
	38	Quercus macrocarpa 'Stuebeli'	Shademaster Honeylocust	2.5"	6"	min. clear, ground to canopy	
	39	Prunella x americana	Linden Plum Tree	2.5"	6"	min. clear, ground to canopy	
	40	Quercus rubra	Northern Red Oak	2.5"	6"	min. clear, ground to canopy	
	41	Zelkova serrata	Zelkova	2.5"	6"	min. clear, ground to canopy	
<b>EVERGREEN TREES</b>							
	42	Juniperus chinensis 'Tetradon'	Horizontal Juniper	6"	12"	symmetrical pyramidal form	
	43	Juniperus chinensis	Eastern Red Cedar	6"	12"	symmetrical pyramidal form	
	44	Flaco alba	Flaco Spruce	6"	12"	symmetrical pyramidal form	
<b>SHRUBS</b>							
	45	Cercis canadensis	Eastern Redbud	1.5"			
	46	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood				
<b>GROUND COVERS</b>							
	47	Carex flacca 'Cloud Nine'	Cloud 9 Dogwood				

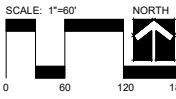
## 3 MASTER FENCE/SCREENING AND LANDSCAPE PLAN

SCALE: 1"=60'-0"



**CLIENT**  
PRIEB HOMES  
651 N Somerset Terrace  
Olathe, KS 66062  
(913) 780-3399

**PROJECT**  
WOODLAND HILLS  
NORTH  
7th Plat  
College and Woodland  
Road,  
Olathe KS



Date: 8.1.2024  
Project #: 639  
Landscape Plan

**L1**