



STAFF REPORT

Planning Commission Meeting: July 27, 2026

Application:	MP26-0006: Minor Plat of Villas at Hilltop Farms, Replat Lot 13
Location:	17218,17222,17226 W.174 th Terrace
Owner:	Raegan Long, Inspired Homes, LLC
Applicant:	David Gamber, Phelps Engineering Inc.
Engineer/Architect:	Johnny Ray, Phelps Engineering Inc.
Staff Contact:	Paige Gerstner, Planning Intern

Site Area:	<u>0.30 ± acres</u>	Proposed Use:	<u>Residence, Multifamily</u>
Lots:	<u>3</u>	Existing Zoning:	<u>R-3 (Low-Density Multifamily)</u>
Tracts:	<u>0</u>	Plat:	<u>Villas at Hilltop Farms, Second Plat</u>

1. Introduction

This is a request for approval of a minor plat for Villas at Hilltop Farms, Replat of Lot 13, containing three (3) lots on 0.30 acres, located northwest of W. 175th Street and S. Elmridge Street. The applicant is replatting the property into three (3) individual lots, Lot 13A, 13B, 13C, to allow for individual townhome units to be sold separately.

The property was zoned to R-3 (Residential Low-Density Multifamily) District in June 2022 (RZ2-0003), platted with FP22-0037 in November 2022 and replatted with FP25-0014 in June 2025. The minor plat is consistent with both the preliminary plat and final site development plan.

This replatted property meets all UDO requirements. No public easements or right-of-way are dedicated with this replat; therefore, the plat does not require City Council acceptance.

2. Plat Review

- Lots/Tracts** – This replat includes three (3) lots for attached individual units and no common tracts.
- Streets/Right-of-Way** – Each lot will have access to W. 174th Terrace; no street right-of-way is dedicated with this replat.

- c. **Public Utilities** – The site is serviced by Johnson County Wastewater and WaterOne, and no additional public utility easements are dedicated with this minor plat.



Aerial view of the subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of MP26-0006, the minor plat of Villas at Hilltop Farms, Replat of Lot 13, with no stipulations.