



STAFF REPORT

Planning Commission Meeting: October 14, 2024

Application:	MP24-0020: Villages of Forest Hills, Building J
Location:	Southwest of Legler Rd. and W. 173 rd Terrace
Owner:	Scott Bamesberger; Sab Construction
Applicant:	Matt Schlicht, Engineering Solutions LLC
Engineer/Architect:	Matt Schlicht, Engineering Solutions LLC
Staff Contact:	Bradley Hocevar, Planner I

Site Area: <u>1.67 ± acres</u>	Proposed Use: <u>Multi-Family Residential</u>
Lots: <u>4</u>	Existing Zoning: <u>RP-3 (Planned Low Density Multifamily)</u>
Tracts: <u>1</u>	Plat: Village of Forest Hills – Second Plat

1. Introduction

This is a request for approval for a minor plat for *Villages of Forest Hills, Building J* comprising four (4) lots and one (1) tract on approximately 1.67 acres, situated at the southeast corner of W. 173rd Terrace and Legler Road. The applicant intends to replat the property, currently designated as Village of Forest Hills Second Plat, to enable separate ownership of the individual units.

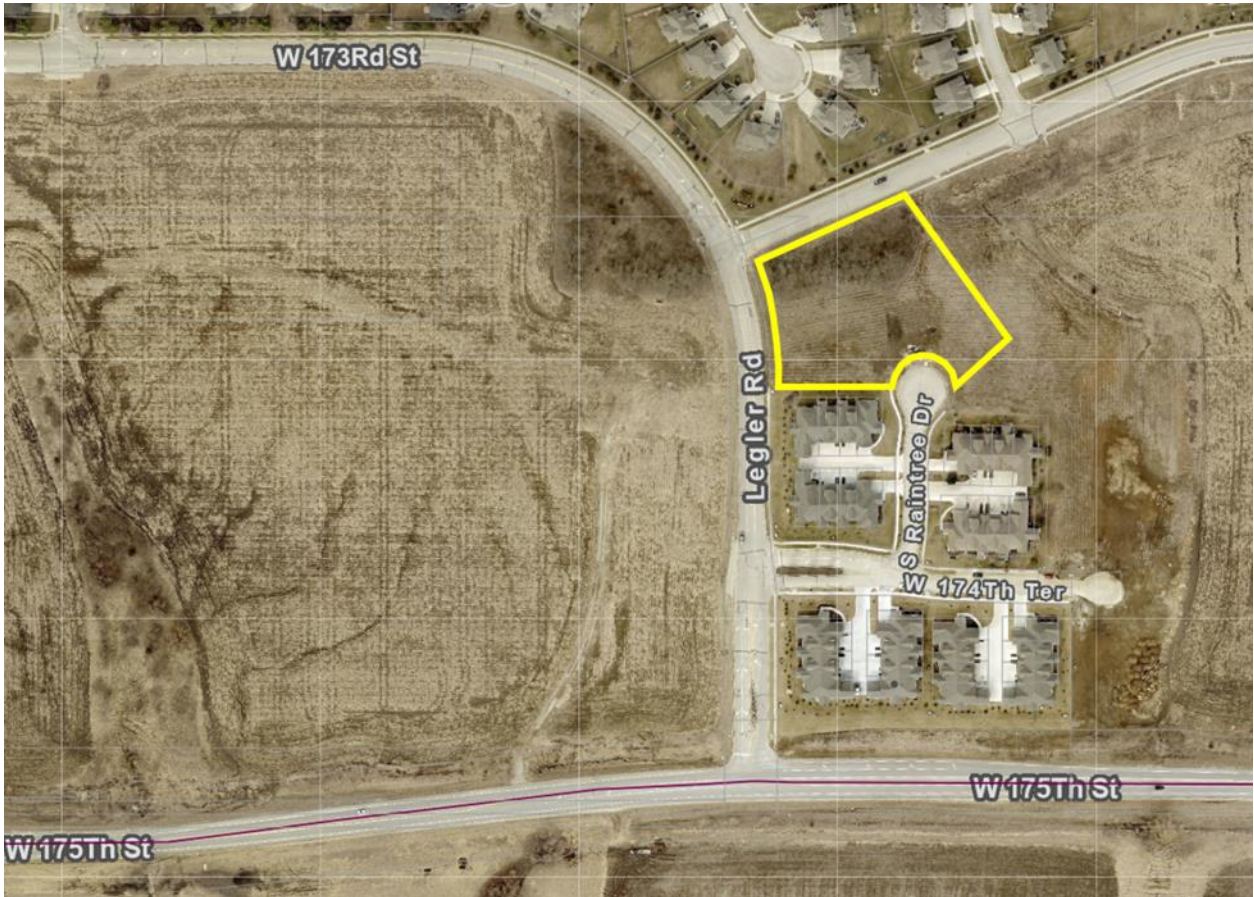
The subject property was rezoned to the RP-3 District as part of the Villages of Forest Hills in 2007 (RZ-06-029) and was originally platted in 2008 (FP08-0063). Additionally, in 2022, a final site development plan (PAR22-0040) and final plat (FP22-0011) was approved for the construction of attached townhome units. A prior minor plat for Buildings I and K, which included eight (8) lots and one (1) tract, received approval on July 8, 2024.

This replat does not require the dedication of any public easements or right-of-way, thereby negating the need for City Council acceptance.

2. Plat Review

- a. **Lots/Tracts** – The replat includes lots for four (4) individual townhome units, and one (1) tract, which is consistent with the approved final site development plan (PAR22-0040).
- b. **Streets/Right-of-Way** – Units will access S. Raintree Drive via a shared drive. This shared drive will be maintained by the proposed Villages of Forest Hills Homes Association. No additional right-of-way is dedicated with this replat.

- c. **Public Utilities** – The subject property is located within the WaterOne service area and the Johnson County sanitary sewer service area. No new public easements will be dedicated with this plat.



Aerial view of subject property outline in yellow.

3. Staff Recommendation

- A. Staff recommends approval of MP24-0020 with no stipulations.