

## STAFF REPORT

Planning Commission Meeting: June 29, 2020

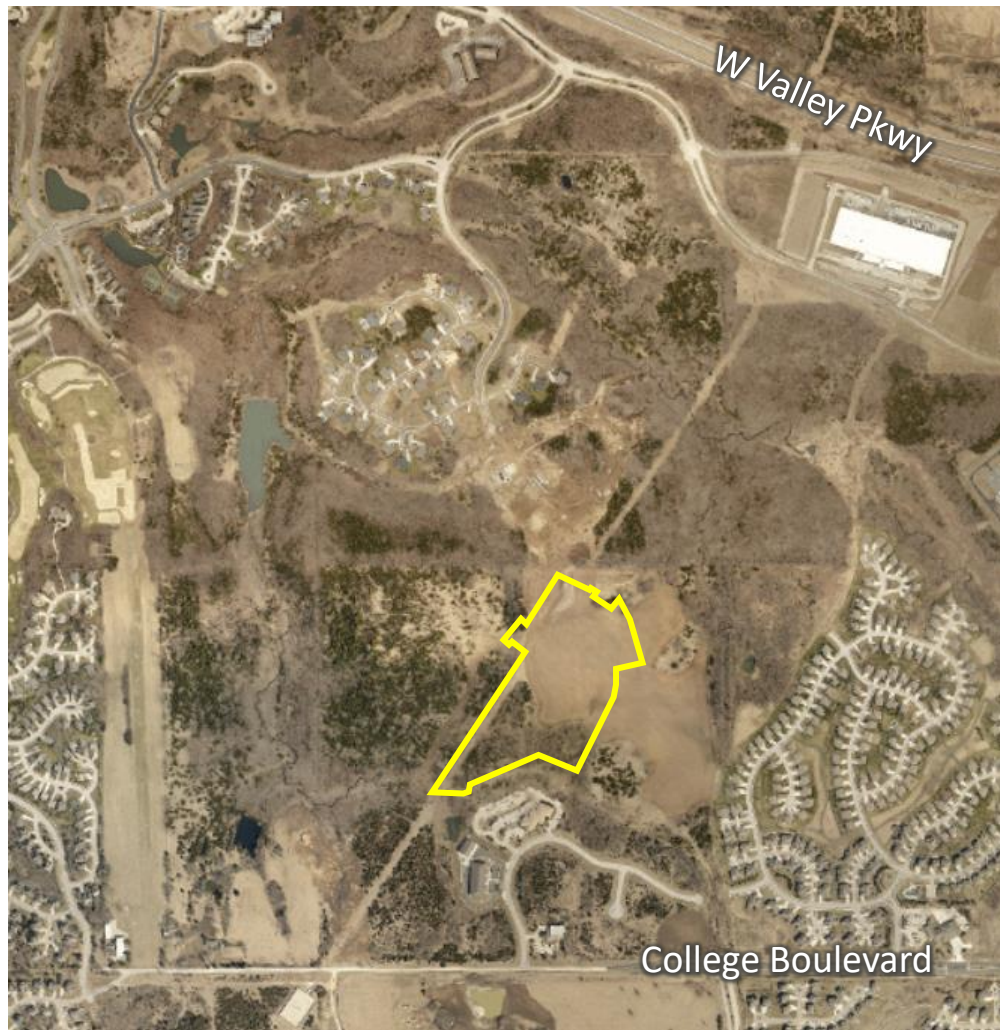
<b>Application:</b>	<b>FP20-0008, Final Plat, Villas at Hidden Lake, First Plat</b>		
<b>Location:</b>	Southeast of S Bluestem Parkway and 107 <sup>th</sup> Street		
<b>Applicant/Owner:</b>	John Duggan, 30 <sup>th</sup> Plat of Cedar Creek, LLC		
<b>Engineer:</b>	David Rinne, Schlagel & Associates, P.A.		
<b>Staff Contact:</b>	Kim Hollingsworth, AICP, Senior Planner		
<b>Site Area:</b>	<u>19.78± acres</u>	<b>Proposed Use:</b>	<u>Residential, Single-Family</u>
<b>Lots:</b>	<u>47</u>	<b>Current Zoning:</b>	<u>RP-1 (Planned Single-Family Residential) District</u>
<b>Tracts:</b>	<u>2</u>		

### 1. Introduction:

The following item is a request for a final plat for the Villas at Hidden Lake, First Plat. This plat will establish lot lines, dedicate public easements, right-of-way and common tracts within the subdivision. The approximately 19.8-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in October 2008 (Ordinance No. 08-101). The proposed final plat is consistent with the revised preliminary plat (PP20-0001) that was recently approved April 27, 2020.

### 2. Plat Review:

- a. **Lots/Tracts** – The plat includes 47 lots and two common tracts. The single-family lots range in size from 8,400 to 15,296 square feet and all lots exceed minimum UDO requirements for lot sizes. The common tracts are intended to contain landscaping, drainage areas, and open space that will be owned and maintained by the Homes Association.
- b. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas. Several easements including Utility Easements (U/E), Drainage Easements (D/E), and a Landscape Easement (L/E) will be dedicated with this final plat. An 85-foot utility easement for the gas pipeline is located just west of the platted area. Water and sewer main extensions will be required to serve the development.



*Aerial View of the Subject Property*

- c. **Streets/Right-of-Way** – Access to the Villas at Hidden Lake, First Plat will be provided primarily from S. Bluestem Parkway which will extend south of the fourth plat. Sidewalks will be provided on one side of all local streets and on both sides of collector or arterial roadways within the platted area.
- d. **Stormwater/Detention** – The final plat will be required to meet Title 17 requirements and a final stormwater management report must be reviewed and approved by staff prior to recording of the plat. The platted area is located outside of the 100-year floodplain.
- e. **Landscaping** – The landscaping will comply with Section 18.51.120 D of the Cedar Creek Overlay District including the on-lot landscaping requirements for each single-family lot. Master landscape screening through a mixture of evergreen and deciduous trees will be provided along Bluestem Parkway and will meet the requirements of UDO 18.30.130.H. Significant areas are devoted to tree preservation including the entirety of Tracts A and B within the southern and western portions of the platted area. A conservation easement was recorded in December 2016 to protect the natural areas, streamway and dense vegetation within Tract B. The protected area also provides buffering between the single-family homes and Cedar Creek Corporate Park to the south.

**3. Staff Recommendation:**

Staff recommends approval of FP20-0008 with the following stipulations:

1. Prior to recording, a digital file of the final plat (PDF) must be submitted to the Planning Division.
2. A final stormwater management report meeting the requirements of Title 17 is required prior to recording of the final plat.
3. All new on-site wiring and cables must be placed underground.
4. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.