



STAFF REPORT

Planning Commission Meeting: April 8, 2024

Application:	FP24-0006: Final Plat of Boulder Creek, Fourth Plat
Location:	Southeast of W. 169 th Terrace and S. Lindenwood Drive
Owner:	Travis Shram, Boulder Creek Development Company, LLC
Engineer/Applicant:	Mark Breuer; Schlagel & Associates
Staff Contact:	Andrea Fair, AICP; Planner II

Site Area: 14.53 ± acres **Proposed Use:** Detached Single-Family Residence

Lots: 25 **Existing Zoning:** R-1 (Single-Family Residential)

Tracts: 2 **Plat:** Boulder Creek, Third Plat

1. Introduction

The following application is a request for a final plat of Boulder Creek, Fourth Plat which will establish lot lines and dedicate public easements for 25 detached single-family lots and two (2) tracts in the Boulder Creek Subdivision. This application will replat part of Boulder Creek, Third Plat (FP17-0050). The replat is necessary to enlarge Tract P and reconfigure lots 123 through 126 to allow for a drainage feature.

The subject property was annexed (ANX05-0012) and rezoned from County Rural Residential (CTY-RUR) to the R-1 (Single-Family Residential) District in 2005 (RZ05-0027). A preliminary plat was approved on February 22, 2016 (PP16-0002), which included 249 lots. Since then, three (3) final plats for the Boulder Creek Subdivision have been approved.

2. Plat Review

- a. **Lots/Tracts** – The final plat will reestablish lot lines for 25 single-family residential lots and two (2) tracts. The lots range in size from 8,741 square feet to 14,145 square feet. Each lot exceeds the 7,200 square foot minimum lot area and the 60-foot minimum lot width requirements of the R-1 District. Tract N will be used for trails, landscaping and open space and will be owned and maintained by the City. Tract P landscaping, open space, and drainage and will be owned and maintained by the Homeowners Association.
- b. **Streets/Right-of-Way** – Primary access to this phase of the development will be provided from W. 169th Terrace and Lindenwood Drive. All roadways within the development have already been dedicated for public use. No new right-of-way is being dedicated with this plat.

- c. **Public Utilities** – The subject property is located in the WaterOne service area and Johnson County Wastewater service area. Utility and sanitary sewer easements (U/E & S/E) are being dedicated with this plat.
- d. **Landscaping** – Tract P is being dedicated as Access and Landscape easements (A/E & L/E). This landscaping fulfills the 15-foot master landscaping requirement of UDO 18.30.130.H. Street trees will be provided along all local streets per UDO requirements.
- e. **Stormwater** – Tract P is being dedicated as a Drainage Easement (D/E). Tract P is being enlarged with this plat to capture a portion of the rear yards of Lots 123 to 126. All Title 17 requirements are being met and no changes to the existing stormwater detention and treatment are being proposed.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

Staff recommends approval of the final plat (FP24-0006) with no stipulations.