

STAFF REPORT

Planning Commission Meeting: April 27, 2020

Application:	PP20-0002, Preliminary Plat, Cedar Creek Valley Ridge		
Location:	Southwest of Cedar Creek Parkway and College Boulevard		
Applicant/Owner:	John Duggan, Cedar Creek Development Co, Inc.		
Engineer:	Dan Foster, Schlagel & Associates, P.A.		
Staff Contact:	Kim Hollingsworth, Senior Planner		
Site Area:	<u>99.95± acres</u>	Proposed Use:	<u>Residential, Single-Family</u>
Lots:	<u>154</u>	Current Zoning:	<u>RP-1 (Planned Single-Family Residential) District, R-1 and R-1/PUD</u>
Tracts:	<u>24</u>		

1. Introduction

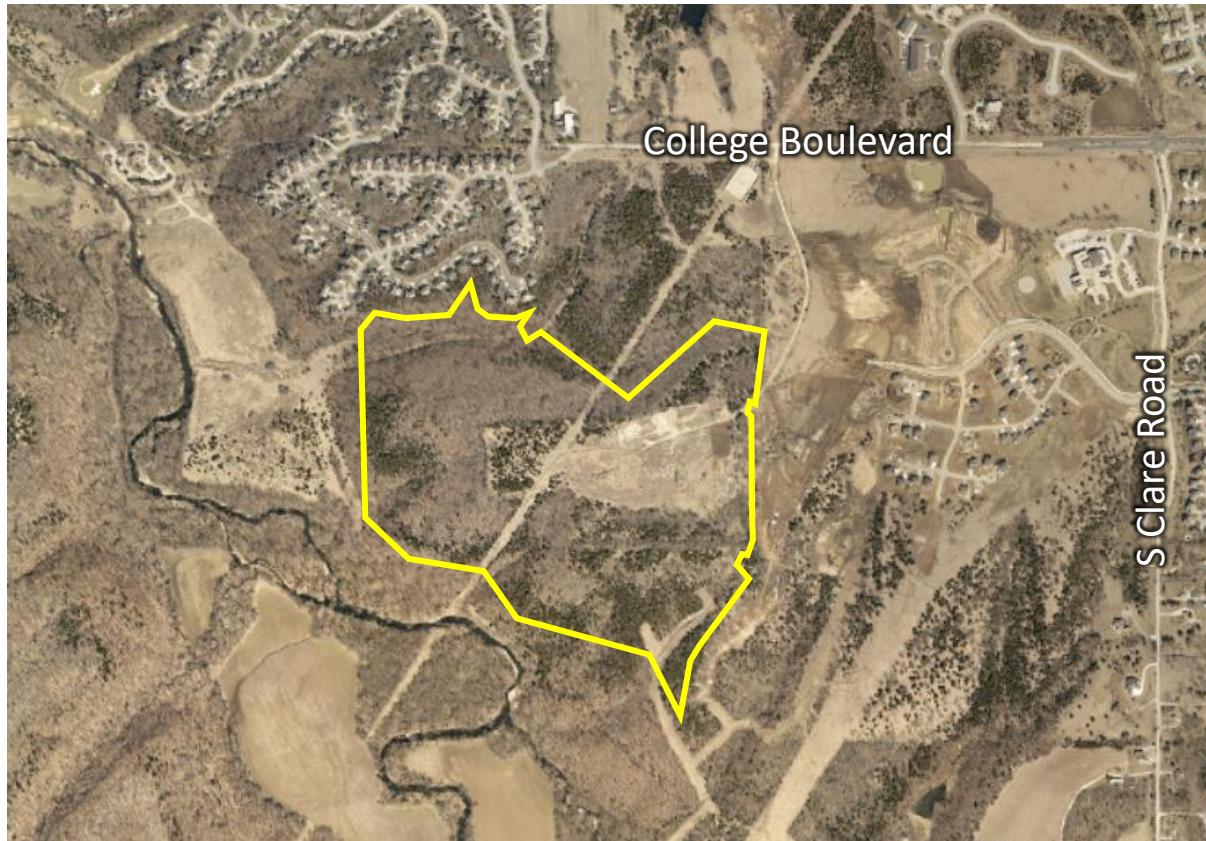
The following item is a request for a revised preliminary plat for Cedar Creek Valley Ridge. The subject property is located south of College Boulevard and west of future Cedar Creek Parkway. The applicant is seeking approval of the revised preliminary plat to accommodate a different pattern of single-family lots including larger estate lots within the western portion of the development, and a different roadway configuration from the preliminary plat formally known as Cedar Creek Highlands of Southglen approved in 2008. The majority of the approximately 99-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in February 2008 (RZ-07-044). The development is located entirely within the Cedar Creek Overlay District and is subject to standards of the Cedar Creek Area Plan.

2. Lots/Tracts

The revised preliminary plat includes 154 lots and 24 common tracts. The western portion of the development will consist of 34 single-family estate lots ranging in size from 17,250 to 60,237 square feet. The eastern portion of the development will include 120 single-family lots ranging from 8,946 to 29,733 square feet.

There are multiple single-family zoning districts within the preliminary plat boundaries; however, all lots will be located within the RP-1 (Planned Single-Family Residential) District boundary and exceed minimum lot size requirements. Setback reductions were approved in 2008 through the rezoning to the RP-1 District for specific front yard building setbacks from 30 feet to 25 feet where topography and tree preservation would necessitate building closer to the street. The revised preliminary plat with increased lot sizes will no longer create the need for reduced setbacks within the southern and western portions of the subdivision.

The common tracts are intended to contain landscaping, drainage areas, and open space that will be owned and maintained by the Cedar Creek Homeowners Association. The majority of tracts shown are for landscaped traffic islands within cul-de-sacs that will be maintained by the homes association. The Cedar Creek development contains a variety of amenities that residents would have access to within Valley Ridge and other portions of the Cedar Creek subdivisions.



Aerial View of the Subject Property

3. Streets/Right-of-Way

The primary roadway planned to serve the development is Cedar Creek Parkway that will be extended south of College Boulevard. Three main street access points into the development are proposed west of Cedar Creek Parkway. Adequate access to lots within the westernmost portion of the development will be provided through a divided entryway that allows for increased Fire Department access. Additionally, cul-de-sacs with a landscape island must measure at least 96 feet in diameter to provide an adequate fire truck turning radius area for the Fire Department. Sidewalks will be provided on one side of all local streets and both sides of arterial and collector streets throughout the development. All sidewalks within cul-de-sacs will terminate at a driveway.

4. Landscaping & Tree Preservation

Significant portions of the property will be preserved for open space and the protection of existing trees in harmony with the natural setting established throughout Cedar Creek

developments. The preservation of trees will primarily occur in Tracts G, H and U and along rear property lines except where selective clearing may occur to accommodate utilities. The exact location of the tree preservation areas will be indicated on final plats and will conform with the Cedar Creek Area Plan standards.

New 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 areas along arterial and collector roadways were submitted with the preliminary plat and will be reviewed in detail with each respective final plat.

5. Stormwater & Detention

The revised preliminary plat area for Cedar Creek Valley Ridge is subject to stormwater detention and stormwater quality as per Title 17. A final stormwater management report is required prior to recording of the final plat. Any regional detention will need to be constructed prior to issuance of building permits. All portions of the development are located outside of the floodway and floodplain areas for Cedar Creek located southwest of the proposed subdivision.

6. Public Utilities

The subject property is located within the City of Olathe water and sewer service areas. Water and sewer main extensions will be required to serve the development.

7. Staff Recommendation:

Staff recommends approval of PP20-0002 with the following stipulations:

1. Final Plats must be approved and recorded prior to issuance of building permits.
2. A master fence/screening plan must be submitted for final plats that contain master landscape screening as required per UDO 18.30.130.H prior to recording of the final plat.
3. In accordance with OMC 16.05.405 cul-de-sacs with landscape islands must measure at least 96-feet in diameter.
4. Final plats will conform to Title 17 Requirements. A final Stormwater Management Report will be required prior to recording of the final plat. Any regional detention will be constructed and accepted by the City prior to issuance of building permits.