



STAFF REPORT

Planning Commission Meeting: May 13, 2024

Application:	FP24-0008: Final Plat of Lakeview Ridge, 2nd Plat
Location:	Northwest of W. 143 rd Street and S. Houston Street
Owner:	Travis Jones; Cherry Park Properties
Engineer/Applicant:	Matthew Henderson; Benesch
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>17.67 ± acres</u>	Proposed Use:	<u>Detached Single-Family Residence</u>
Lots:	<u>42</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>2</u>	Plat:	<u>Unplatted / Lakeshore Ridge 1st Plat Replat</u>

1. Introduction

The following application is a final plat of Lakeview Ridge, 2nd Plat which will establish lot lines and dedicate public easements and public right-of-way in the single-family subdivision. This plat is the fourth phase of the overall Lakeshore Meadows subdivision and the final phase of the Lakeview Ridge Subdivision, which is located north of W. 143rd Street just west of Lake Olathe.

The subject property was rezoned to the R-1 District and a preliminary plat was approved for Lakeshore Meadows in 2005 (RZ-05-038 & P-05-122). This final plat is consistent with the approved preliminary plat.

2. Plat Review

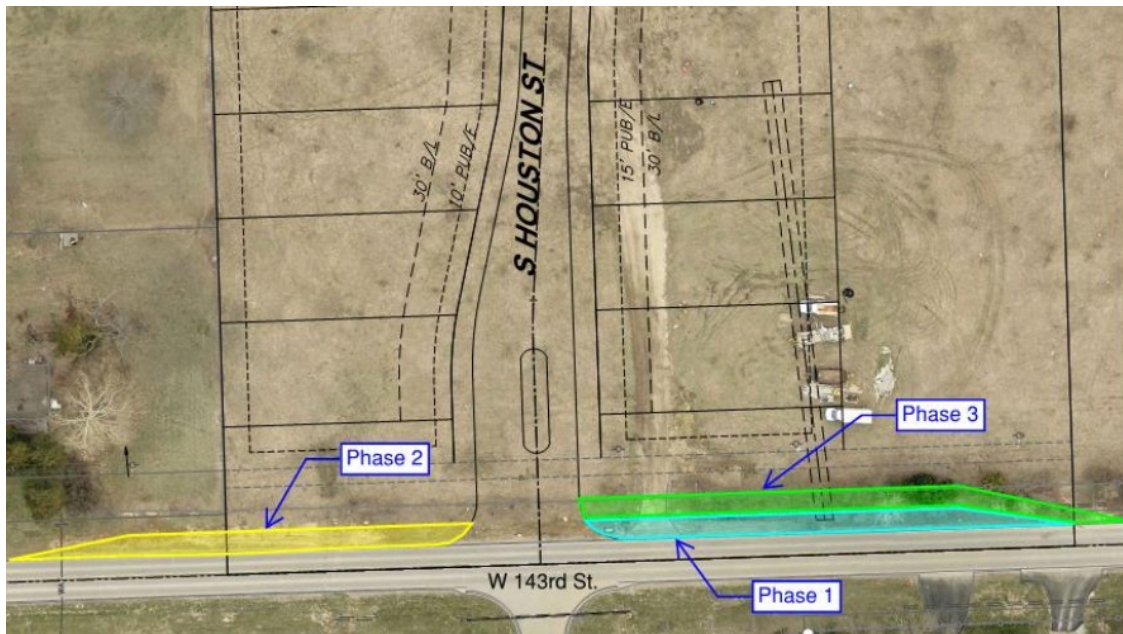
- a. **Lots/Tracts** – The plat includes 42 single-family residential lots, all of which exceed the R-1 District standards for a minimum lot size of 7,200 square feet and minimum lot width of 60 feet. Lot sizes in this phase of the development range between 8,445 square feet and 16,184 square feet, with an average of 9,853 square feet.

The plat also includes two (2) tracts which will all be owned and maintained by the Lakeview Ridge Homes Association. Tracts A and B are intended to be used for open space and natural drainage which will be maintained in their natural state to serve as a stormwater quality treatment facility. Tracts A and B will also include a permanent bike trail and recreational easement.

- b. **Streets/Right-of-Way** – The plat will extend public streets to connect to existing local streets including S. Red Bud Street, W. 141st St. Terrace, W. 141st Street, and S. Houston St. A street stub along S. Red Bud Street will allow for connections to future development to the north. All roadways within the development will be dedicated as public right-of-way.

A Traffic Impact Study included three turn lane improvements in conjunction with the subdivision plats. The right turn lane constructed during Phase 1, highlighted in blue, was constructed with the Lakeshore Ridge, 1st Plat for westbound traffic.

This final plat will construct street improvements for Phases 2, highlighted in yellow, and 3, highlighted in green. The existing westbound lane will be striped to become the protected left turn lanes for eastbound and westbound traffic through the intersection, and the third additional auxiliary lane will serve as the right turn lane into the development for westbound traffic.



- c. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas. Utility Easements (U/E), Public Utility Easements (PUB/E), and Drainage Easements (D/E) will be dedicated with this plat. Sanitary Sewers (S/E) were dedicated and constructed with the previous plat, Lakeshore Ridge 1st Plat Replat.
- d. **Landscaping** – Street trees and a 5-foot sidewalk will be provided along all local streets. The plat is not subject to master landscaping UDO requirements as it is not adjacent to an arterial or collector roadway.
- e. **Stormwater** – Natural Drainage in Tract B will be used as a stormwater quality treatment facility under the Lake Olathe Watershed Ordinance (Res No. 04-1150) which protects Lake Olathe from runoff and pollution.
- f. **Tree Preservation** – The subdivision will dedicate a Tree Preservation Easement (TP/E) and preserve 3.31 acres (74%) of the existing tree canopy in Tract B which will be kept in its natural state, exceeding UDO requirements for preservation area.

- g. **Public Amenities** – A permanent bike trail and recreational easement is dedicated to the City in Tracts A and B. Tract A serves as an accessway from the subdivision to Tract B which allows a future City trail connection to Lake Olathe.



Aerial view of subject property outlined in blue.

3. Staff Recommendation

Staff recommends approval of the final plat (FP24-0008) with the following stipulations:

1. The eastbound and westbound left turn lanes on W. 143rd Street at S. Houston Street are required to be constructed prior to the next phase of development according to the Traffic Impact Study dated December 28th, 2021.
2. The private 10' wide electric easement (Book 64, Page 626) must be vacated prior to recording the final plat.
3. Prior to issuance of a land disturbance permit or building permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.