



STAFF REPORT

Planning Commission Meeting: November 18, 2024

Application:	FP24-0031: Final Plat of Living Hope of the Nazarene, Third Plat
Location:	Northwest of W. 175th Street and S. Ridgeview Road.
Owner:	John Marra, Living Hope Church
Applicant:	Lance Onstott; Professional Engineering Consultants Inc.
Engineer/Architect:	Rebecca Mellies; Professional Engineering Consultants Inc.
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>24.75 ± acres</u>	Proposed Use:	<u>Religious Institution, and Parks and Open Space</u>
Lots:	<u>2</u>	Existing Zoning:	<u>C-2 (Community Center)</u>
Tracts:	<u>1</u>	Platted:	<u>Platted, Living Hope Church of the Nazarene Second Plat</u>

1. Introduction

The following application is a replat for Living Hope of the Nazarene, Third Plat which will dedicate public easements and establish lot lines for two (lots) and one (1) tract. This plat will also vacate several easements to accommodate a new park to the east of the existing church building, as approved with RZ24-0008 in 2024.

The property was annexed into the City in 2008 and recently rezoned (RZ24-0008) to the C-2 (General Commercial District) to consolidate existing zoning districts and accommodate a future park and future commercial development, which is conceptual at this time. This replat is necessary to combine the existing Lot 1 to include the church's proposed park and reestablish new boundaries for Lot 2 which will be subdivided as it develops.

2. Plat Review

- a. **Lots/Tracts** – The final plat includes two (2) lots and one (1) tract. Lot 1 and 2 were previously platted and this replat will reestablish Lot 1 to include a new park for Living Hope Church. Tract A was also previously platted and will be owned and maintained by the church.
- b. **Streets/Right-of-Way** – The site currently has one (1) existing access drive off W. 175th Street serving the existing church building and the future park. No additional right of way

is dedicated with this plat and an unnecessary 40' Access Easement (A/E) will be vacated with this plat.

- c. **Public Utilities** – The property is located within the Johnson County Wastewater and WaterOne service areas and will be dedicating sanitary sewer (S/E), drainage (D/E), and utility (U/E) easements. Utility and Drainage easements are also being vacated with this plat.
- d. **Stormwater** – Stormwater detention will be managed on site through Tract A which will continue to be owned and maintained by the owner of Lot 1, Living Hope Church.



Aerial view of subject property outlined in red.

3. Public Notification:

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation in association with a final plat be approved by the Planning Commission following mailed notification and a public hearing. The applicant mailed the required public notifications by certified mail to property owners within 200 feet of the project site. No correspondence from surrounding property owners has been received by the applicant or Staff.

4. Staff Recommendation

- A. Staff recommends approval of **FP24-0031**, the final plat of Living Hope Church of the Nazarene Third Plat, with no stipulations.