



## STAFF REPORT

Planning Commission Meeting: November 18, 2024

<b>Application:</b>	<b>FP24-0028: Final Plat of Prairie Canyon, Second Plat</b>
<b>Location:</b>	Southwest of College Boulevard and K-7 Highway
<b>Owner:</b>	Clay Blair, Prairie Canyon LLC
<b>Developer:</b>	Frank Dean, Prairie Canyon LLC
<b>Engineer:</b>	Jake Hattock, PE, Schlagel and Associates
<b>Staff Contact:</b>	Taylor Vande Velde, Planner II

<b>Site Area:</b>	<u>38.7 ± acres</u>	<b>Proposed Use:</b>	<u>Residential, Single-Family Detached</u>
<b>Lots:</b>	<u>61</u>	<b>Existing Zoning:</b>	<u>R-1 (Residential Single-Family)</u> <u>District</u>
<b>Tracts:</b>	<u>8</u>	<b>Density:</b>	<u>1.58 units/acre</u>

### 1. Introduction

The following application is for the Final Plat of Prairie Canyon, Second Plat, which will establish lot lines and dedicate public easements and right-of-way for 61 single-family lots and eight (8) tracts.

The subject property was rezoned (Ord. 21-12) to the R-1 (Residential Single-Family) District and the preliminary plat for Prairie Canyon was approved in 2019 (RZ19-0012 & RZ19-0014). This final plat is consistent with the approved preliminary plat for Prairie Canyon, which includes a total of 142 single-family lots and 56 two-family units. The Prairie Canyon, First Plat (FP21-0026) includes Phase I of the single-family lots, and this plat will be the second phase for the single-family portion of this development.

### 2. Plat Review

- Lots/Tracts** – The final plat includes 61 single-family lots and eight (8) tracts. The proposed lots range in size from 9,751 to 16,727 square feet with an average lot size of 11,534 square feet, exceeding the minimum of 7,200 square feet and minimum lot width of 60 feet. All Tracts will be owned and maintained by the homeowner's association for landscaping, trails, traffic islands, and stormwater.
- Streets/Right-of-Way** – This plat dedicates street right-of-way for Sunray Drive and Mesquite Street which connect to W. 115th Terr. to the west and the adjacent phase to the north which provides arterial access to College Blvd.

- c. **Public Utilities** – The subject property is located within the City of Olathe Sewer and WaterOne service areas. New utility (U/E), sanitary sewer (S/E), and drainage (D/E) easements will be dedicated by this plat to serve the development connecting to the first phase to the north.
- d. **Stormwater Management** – Tracts “H”, “I”, “J”, “K”, “N”, and “O” will be used for landscaping or BMPs which the HOA will maintain, and which are subject to the Stormwater Treatment Facility Maintenance Agreement. A stream corridor runs along the southern portion of the plat within Tract ‘N’ and is subject to the Stream Corridor Maintenance Agreement.
- e. **Landscaping/Amenities** – Tract ‘H’ and ‘N’ will include trails to serve the Prairie Canyon subdivision and will connect to future phases of the development. Tract ‘H’ will be a privately owned and maintained trail connecting Phase I and II. Tract ‘N’, located along the southern portion of the plat, will include a Public Recreation Easement (PR/E) to allow the construction of the future public trail by the City. The exact location of the trail and specific easements will be determined at the time of construction for the trail.
- f. **Tree Preservation** – Tree Preservation Easements (TP/E) will preserve mature trees in the western and southern portions of the plat in Tracts ‘J’ and ‘N’. Tree preservation areas must meet the requirements of UDO 18.30.240.



*Aerial view of the subject property is outlined in yellow.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP24-0028, the final plat of Prairie Canyon Second Plat, with the following stipulation:
  - 1. A Tree Preservation plan meeting the requirements outlined in UDO 18.30.240 must be submitted and approved by staff prior to the City Council meeting.