



## STAFF REPORT

Planning Commission Meeting: April 14, 2025

<b>Application:</b>	<b>FP25-0003: Final Plat for Red Hawk Run V</b>
<b>Location:</b>	Southeast of S. Woodland Road and W. 121 <sup>st</sup> Lane
<b>Owner/Applicant:</b>	Travis Schram, Little Blue Land Holdings LLC
<b>Engineer:</b>	Matt Cox, Allenbrand-Drews & Associates Inc.
<b>Staff Contact:</b>	Nathan Jurey, Senior Planner

<b>Site Area:</b>	<u>10.86 ± acres</u>	<b>Proposed Use:</b>	<u>Single-Family Residences</u>
<b>Lots:</b>	<u>29</u>	<b>Existing Zoning:</b>	<u>RP-1 District</u>
<b>Tracts:</b>	<u>2</u>	<b>Plat:</b>	<u>Unplatted</u>

### 1. Introduction

The following application is a request to approve the final plat of Red Hawk Run V, which will establish lot lines, dedicate public easements and street right-of-way for 29 single-family lots and two (2) tracts on 10.86 ± acres, located southeast of S. Woodland Road and W. 121<sup>st</sup> Lane.

The property was annexed into the City in 1999 (Ord. 99-117) as part of the Woodland Corridor annexation, that encompassed nearly 1,600 acres. In 2004, this site was zoned to the RP-1 District and a preliminary plat was approved for Red Hawk Run (RZ03-0028). This is the third and final phase of the Red Hawk Run subdivision.

The applicant requested approval of a modification to the transitional lot policy of the Woodland Road Corridor Plan to increase the number of lots approved in this final phase from 25 to 29 lots. City Council approved this request on March 18, 2025 and staff recommends approval of the final plat as it complies with all requirements of the Unified Development Ordinance (UDO) and the approved modification to the Woodland Road Corridor Plan. The minutes from the City Council meeting are available [online](#) for reference.

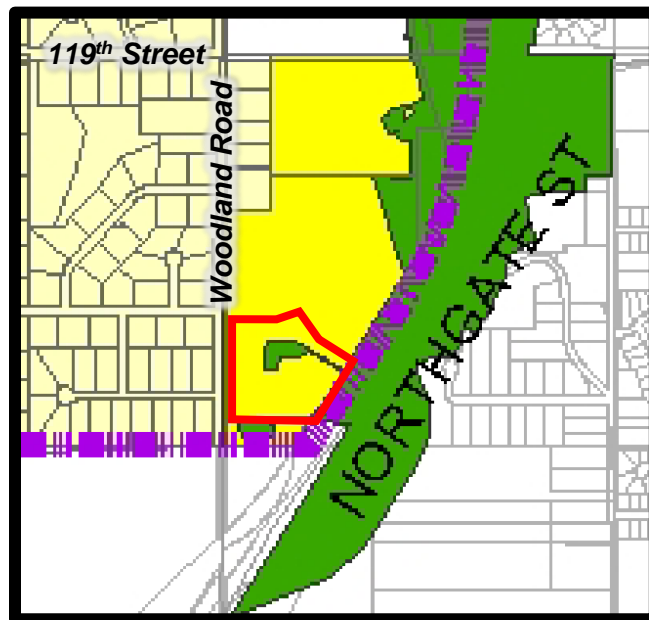
### 2. Woodland Road Corridor Plan

The Woodland Road Corridor Plan (the 'Woodland Plan') was adopted in 1998 (Ord. 98-54) to establish the expected development pattern in the Woodland Corridor as landowners considered annexation into Olathe. After the entire Woodland Corridor was annexed and development ensued, the Woodland Plan was updated in 2004. The Woodland Plan establishes the expected development patterns on over 2,200 acres generally between Lone Elm Road (west), the BNSF Railroad (east), K-10 Highway (north), and Harold Street (south), within which the subject property is located.

Since its adoption, staff has reviewed new developments using the Woodland Plan to inform land use, density, transitions between lots, and tree preservation decisions. The following sections in this staff report outline how the proposed development complies with the policies of the Woodland Plan.



*Aerial view of subject property outlined in yellow.*



*The Woodland Plan Future Land Use Map with subject property outlined in red.*

### 3. Plat Review

- a. **Lots/Tracts** – This plat includes 29 single-family lots and two (2) open space tracts. Lots range in size from 8,050 to 17,016 sq. ft. and all lots comply with the minimum lot size of 7,200 sq. ft. and lot width of 60 feet required by the UDO. The two (2) open space tracts are dedicated for tree preservation and landscaping purposes and are intended to be owned and maintained by the Red Hawk Run Homes Association. In accordance with the UDO, a third open space tract is required along Woodland Road for master landscaping purposes as outlined in the landscaping section below.
- b. **Density** – The Woodland Plan limits density to a maximum of three (3) units per acre on this property and the proposal complies with a proposed density of 2.9 units per net acre, which excludes areas dedicated for Woodland Road.
- c. **Transitional Lot Policy** – City Council approved a modification to the Woodland Plan transitional lot policy for this final plat on March 18<sup>th</sup> and the proposed final plat has not changed since Council's approval. The modification allows up to nine (9) transitional lots along Woodland Road, whereas five (5) lots were previously approved at this location. In lieu of this requirement, landscaping along Woodland Road will exceed UDO requirements. The proposal includes a total of 128 trees along Woodland Road, with 71 existing trees and 57 new trees, exceeding the master landscape requirement to provide at least 77 trees along Woodland Road. A stipulation regarding the modification and additional landscaping is included in staff's recommendation as approved by City Council.
- d. **Streets/Right-of-Way** – This plat dedicates arterial right-of-way with Limits of No Access (LNA) along Woodland Road. This plat also dedicates local street rights-of-way for Emerald Street and 122<sup>nd</sup> Terrace to provide access for all proposed lots. Emerald Street provides a future street connection for the property to the south.
- e. **Public Utilities** – The subject property is located within the Johnson County Wastewater and WaterOne service areas. The plat dedicates general utility easements (U/E) to the City of Olathe and sanitary sewer easements (S/E) to Johnson County Wastewater.
- f. **Stormwater** – The plat dedicates drainage easements (D/E) to the City of Olathe and stormwater infrastructure will be installed to allow stormwater to be collected as previously approved.
- g. **Landscaping** – The proposal includes a 25-foot-wide landscape easement (L/E) along Woodland Road, whereas a landscape tract is required by UDO 18.30.130.H. A stipulation is included in staff's recommendation requiring a landscape tract be provided for master landscaping. Along Woodland Road, all existing trees will be preserved and new trees installed, exceeding master landscape requirements. Street trees will be installed along all local roads as required.
- h. **Railroad Buffer** – The Woodland Plan calls for additional landscaping and a minimum setback of 50 to 100 feet to create a visual barrier from the railroad. All homes will be setback a minimum of 55 feet from the railroad and a visual buffer is created by preserving the existing trees along the railroad and installing 26 new evergreen trees in Tract E.
- i. **Tree Preservation** – Tracts C and E are dedicated as tree preservation easements (TP/E), which is consistent with the approved preliminary plat and the tree preservation requirements of the Woodland Plan. Tree protection fencing will be installed prior to any construction activity as required by UDO.

#### **4. Staff Recommendation**

- A. Staff recommends approval of FP25-0003, the final plat of Red Hawk Run V, with the following stipulations:
  - 1. A modification to the transitional lot policy of the Woodland Road Corridor Plan was approved by City Council on March 18, 2025 to allow a maximum of nine (9) lots along Woodland Road with additional master landscaping provided along Woodland Road as illustrated in the Landscape Plan included in this packet.
  - 2. A landscape tract must be provided along Woodland Road as required by UDO 18.30.130.H prior to recording of the final plat.