



STAFF REPORT

Planning Commission Meeting: December 8, 2025

Application:	MP25-0008: Minor Plat of Villas at Hilltop Farms, Replat of Lot 9
Location:	17340, 17344, and 17348 West 174 th Terrace
Owner:	Raegan Long, Inspired Homes, LLC
Applicant:	David Gamber, Phelps Engineering Inc.
Engineer/Architect:	Johnny Ray, Phelps Engineering Inc.
Staff Contact:	Hayden Grone, Planning Intern

Site Area:	<u>0.30 ± acres</u>	Proposed Use:	<u>Residence, Multifamily</u>
Lots:	<u>3</u>	Existing Zoning:	<u>R-3 (Low-Density Multifamily)</u>
Tracts:	<u>0</u>	Plat:	<u>Villas at Hilltop Farms, Second Plat</u>

1. Introduction

This is a request for approval of a minor plat for Villas at Hilltop Farms, Replat of Lot 9, containing three (3) lots on 0.30 acres, located northwest of W 175th Street and S Elmridge Street. The applicant is replatting the property into three (3) individual lots, Lot 9A, 9B, and 9C, to allow for individual townhome units to be separately owned.

The property was zoned to the R-3 (Residential Low-Density Multifamily) District in June 2022 (RZ22-0003), platted with FP22-0037 in November 2022 and replatted with FP25-0014 in June 2025. The minor plat is consistent with both the preliminary plat and final site development plan.

No public easements or right-of-way are dedicated with this replat; therefore, the plat does not require City Council acceptance.

2. Plat Review

- Lots/Tracts** – This replat includes three (3) lots for attached individual units and no common tracts.
- Streets/Right-of-Way** – Each lot will have access to W 174th Terrace; no street right-of-way is dedicated with this replat.

- c. **Public Utilities** – The site is serviced by Johnson County Wastewater and WaterOne, and no additional public utility easements are dedicated with this minor plat.



3. Staff Recommendation

- A. Staff recommends approval of MP25-0008, the minor plat of Villas at Hilltop Farms, Replat of Lot 9, with no stipulations.