



## STAFF REPORT

Planning Commission Meeting: September 9, 2024

<b>Application:</b>	<b>FP24-0023: Final Plat of Woodland Hills, Seventh Plat</b>
<b>Location:</b>	Southeast of College Boulevard and S. Woodland Road
<b>Owner/Developer:</b>	Greg Prieb, Woodland Partners LLC
<b>Engineer:</b>	Tim Tucker, Phelps Engineering
<b>Staff Contact:</b>	Nathan Jurey, Senior Planner

<b>Site Area:</b>	<u>17.07 ± acres</u>	<b>Proposed Use:</b>	<u>Residential, Single-Family Detached</u>
<b>Lots:</b>	<u>56</u>	<b>Existing Zoning:</b>	<u>R-1 (Single-Family) District</u>
<b>Tracts:</b>	<u>2</u>	<b>Density:</b>	<u>3.3 units/acre</u>

### 1. Introduction

The following application is for the final plat of Woodland Hills Seventh Plat, which will establish lot lines and dedicate public easements and right-of-way for 56 single-family lots and two (2) tracts. This final plat is consistent with the approved preliminary plat for Woodland Hills North, which includes a total of 423 single-family lots.

The subject property was rezoned (Ord. 21-12) to the R-1 (Single-Family) District and the preliminary plat for Woodland Hills North (RZ21-0001) was approved in 2021. Phases 1 and 2 of Woodland Hills North are platted and under construction and the final plat for Phase 3 was approved in 2022 and is awaiting construction. This is Phase 4 of the approved 15-phase Woodland Hills North preliminary plat.

### 2. Plat Review

- a. **Lots/Tracts** – The final plat includes 56 single-family lots and two (2) tracts on approximately 17.07 acres. The proposed lots range in size from 8,430 to 13,727 square feet, exceeding the minimum of 7,200 square feet and minimum lot width of 60 feet. Tracts Y and Z are located along Walker Street and will be owned and maintained by the homeowner's association for the purpose of subdivision landscaping. The lots and tracts established by this plat are consistent with the approved preliminary plat.
- b. **Streets/Right-of-Way** – This plat dedicates street rights-of-way that extend the existing road network from adjacent phases and is consistent with the approved preliminary plat.
- c. **Public Utilities** – The subject property is located within the Johnson County Wastewater 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.

- d. **Stormwater Management** – There are no stormwater detention areas in this phase of development, as these areas were approved with previous phases of Woodland Hills. Previously approved stormwater facilities are currently under construction and all required improvements must be completed prior to the development of this phase per Title 17.
- e. **Landscaping** – Tracts Y and Z are dedicated as landscape easements (L/E) to continue the landscape buffer along Walker Street, a collector road. Street trees will be provided along all streets per UDO requirements. Tree preservation areas are not required with this phase, as the preliminary plat approved preservation in other phases.
- f. **Amenities** – As allowed by UDO 18.30.120.E and stipulated in this report, the developer will financially guarantee all incomplete amenities from previous phases, which are the clubhouse and pool and the trail amenities. The developer intends to complete these items in the next phase, when the development is approximately halfway complete.



*Aerial view of the subject property outlined in red and Woodland Hills North outlined in yellow.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP24-0023, the final plat of Woodland Hills Seventh Plat, with the following stipulations:
  - 1. Prior to recording this plat, the developer must obtain final development plan approval for the pool and clubhouse amenities. Following final development plan approval, all incomplete amenities within Phases 1 through 3 must be financially guaranteed prior to building permit issuance for lots within this phase as required by UDO 18.30.120.E. Phase 1 through 3 amenities must be installed prior to recording the plat for the next phase of development.