



## STAFF REPORT

Planning Commission Meeting: July 8, 2024

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<b>Application:</b>	<b>MP24-0012: Villages of Forest Hills, Buildings I and K</b>
<b>Location:</b>	Southwest of Legler Rd. and W. 173rd Terrace
<b>Owner:</b>	Scott Bamesberger; Sab Construction
<b>Applicant/Surveyor:</b>	Matt Schlitt; Engineering Solutions KC
<b>Staff Contact:</b>	Emily Carrillo; Senior Planner

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<b>Site Area:</b>	<u>1.67 acres</u>	<b>Proposed Use:</b>	<u>Multi-Family Residential</u>
<b>Lots:</b>	<u>8</u>	<b>Existing Zoning:</b>	<u>RP-3 (Planned Low Density Multifamily)</u>
<b>Tracts:</b>	<u>1</u>	<b>Plat:</b>	<u>Platted</u>

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### 1. Introduction

This is a request for approval of a minor plat for Villages of Forest Hills, Buildings I and K, containing eight (8) lots and one (1) tract on approximately 1.67 acres, located at the southeast corner of W. 174<sup>th</sup> Terrace and Legler Road. The applicant is replatting the property currently known as Village of Forest Hills Second Plat to allow for the individual units to be separately owned.

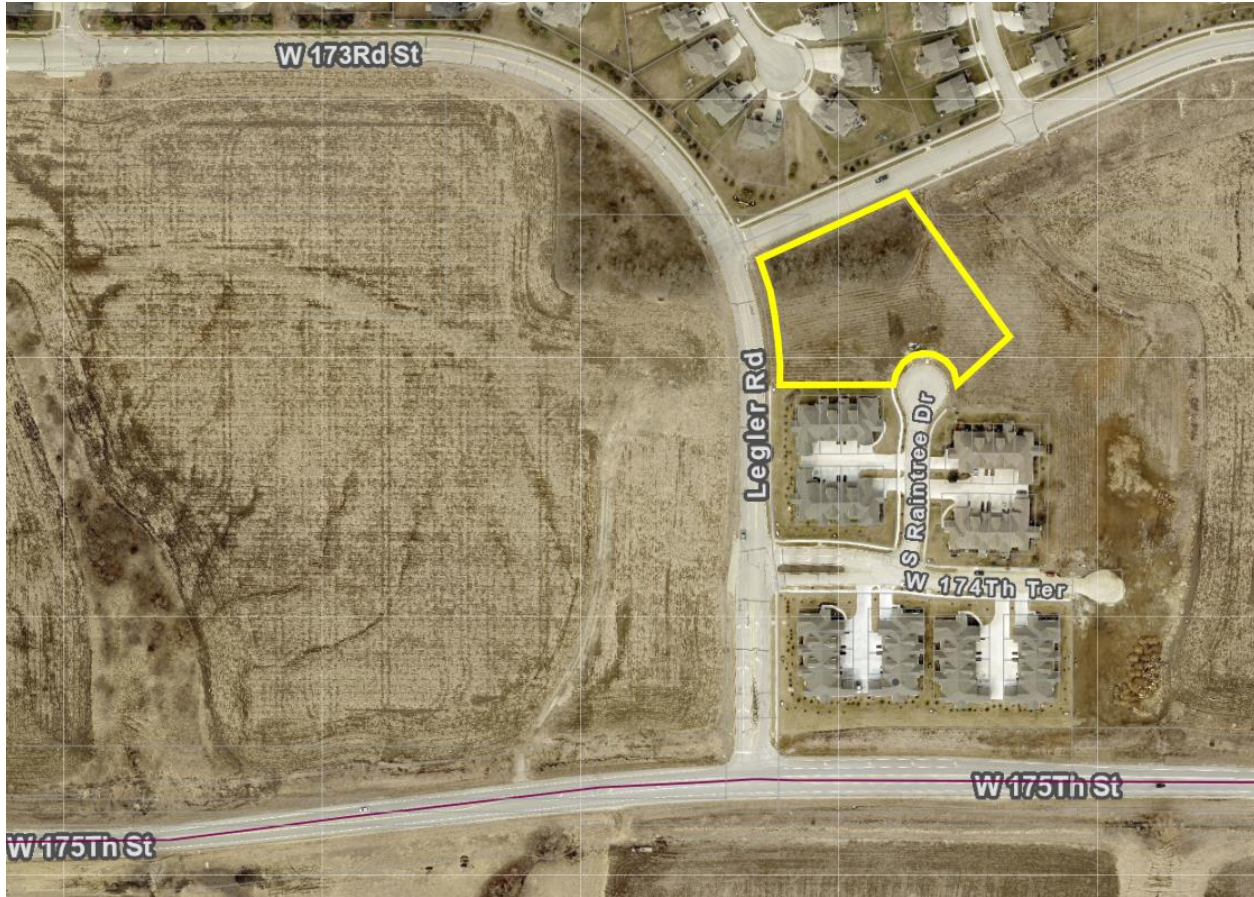
The subject property was rezoned to the RP-3 District as part of Villages of Forest Hills in 2007 (RZ-06-029) and was originally platted in 2008 (FP22-0011). A final site development plan (PAR22-0040) was approved in 2022 for the development of attached townhome units.

No public easements or right-of-way will be dedicated with this replat and therefore the plat will not require City Council acceptance.

### 2. Plat Review

- a. **Lots/Tracts** – The replat includes lots for eight (8) individual townhome units, and one (1) tract, which is consistent with the approved final site development plan (PAR22-0040).
- b. **Streets/Right-of-Way** – Units will access S. Raintree Drive via a shared drive. This shared drive will be maintained by the proposed Villages of Forest Hills Homes Association, as stipulated in staff's recommendation. No additional right-of-way is dedicated with this replat.

- c. **Public Utilities** – The subject property is located within the WaterOne service area and the Johnson County sanitary sewer service area. No new public easements will be dedicated with this plat.



*Aerial View of the Subject Property in yellow.*

### 3. Staff Recommendation

- A. Staff recommends approval of MP24-0012 with no stipulations.