



STAFF REPORT

Planning Commission Meeting: May 12, 2025

Application:	MP25-0003: Minor Plat of Hilltop Farms, Replat of Lots 3, 4, and Tract E
Location:	Northwest of W 173rd Street and Mur-Len Road
Owner:	Raynard Brown, Inspired HF Acquisition LLC
Engineer/Applicant:	Harold A. Phelps PE; Phelps Engineering
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>0.70 ± acres</u>	Proposed Use:	<u>Residence, Single-Family</u>
Lots:	<u>2</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>0</u>	Plat:	<u>Hilltop Farms, First Plat.</u>

1. Introduction

This is a request for approval of a minor plat for Hilltop Farms, Replat of Lots 3, 4, and Tract E, containing two (2) lots on 0.28 acres, located northwest of W 173rd Street and Mur-Len Road. The applicant is replatting the property to remove Tract E and enlarge lots 3 and 4 for two (2) single-family homes. The property was rezoned to the R-1 (Residential Single-Family) District with a preliminary plat in June 2022 (RZ22-0003).

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 two (2) lots for single-family homes, which exceed minimum UDO requirements for lot sizes. The replat will remove Tract E from the previously recorded Hilltop Farms, First Plat (FP22-0038), and the applicant is requesting a waiver pertaining to this tract as outlined in Section 3 of this report.
- Streets/Right-of-Way** – Each lot will have access to Heatherwood Street. No new street right-of-way will be dedicated with this replat.
- Public Utilities** – The property is in the WaterOne and Johnson County wastewater service areas. No new public easements will be dedicated with this plat.

- d. **Stormwater** – This property is served by regional detention that flows toward Coffee Creek north of this property. No onsite detention is required.

3. Waiver Request

Section 18.30. of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant submitted a justification statement for the one (1) waiver requested, which is included in the meeting packet.

- A. **Pedestrian and Maintenance Accessways**– The applicant is requesting a waiver from UDO 18.30.180.B., which requires one (1) pedestrian accessway for every six hundred (600) feet where lots back up to greenways, parks, and green spaces. Lots 3 and 4 are adjacent to a stormwater tract (Tract C) to the east, which contains areas of wetlands. Based on final grading and engineering, the previously platted Tract E would interfere with these wetlands and must be relocated.

The applicant submitted a waiver exhibit within this packet showing the relocation of the path approximately 220 feet south in the clubhouse amenity, Tract D, and through a gap in the wetlands area in Tract C. The proposed pedestrian accessway will be located approximately 880 feet from the nearest tract, exceeding the required minimum of 600 feet.

Staff is supportive of this waiver request as the relocated pedestrian accessway will provide more direct access to the amenities, avoid impacts to jurisdictional wetlands, and resolve backwater issues that would have affected nearby lots during a 100-year storm.



Aerial view of the subject property shaded in blue and the amenity Tract D in yellow. The picture on the right shows the previously platted Lots 3 and 4 and Tract E outlined in white.

4. Staff Recommendation

- A. Staff recommends approval of MP25-0003, the minor plat of Hilltop Farms, Replat of Lots 3, 4, and Tract E, with the following stipulation(s):
1. A waiver is granted from 18.30.180.B. allowing for the relocation of the pedestrian accessway (Tract E) through Tract D.