

In an effort to follow social distancing guidelines during the COVID-19 pandemic, the City of Olathe Planning Commission will be conducting the April 27, 2020 public meeting remotely.

CONTACT INFORMATION

Aimee Nassif, Chief Planning & Development Officer Tricia Ramdass, Administrative Assistant III
City of Olathe Planning Division
100 E. Santa Fe Street
Olathe, KS 66061
913-971-8750
PlanningContact@Olatheks.org

LIVE ONLINE BROADCAST

Visit OlatheKS.org/PlanningCommission

TESTIMONY

- Written comments may be submitted to the Planning Division using email to <u>PlanningContact@Olatheks.org</u>. All comments will be made part of the record and shared with the Planning Commission and City Council.
- To participate via Zoom, email the Planning Division at PlanningContact@Olatheks.org with your name, address, and the public hearing case you wish to speak on no later than 4 p.m. April 27, 2020. If you are unable to notify the Planning Division prior to 4 p.m., then during the meeting prior to the start of the public hearing case that you want to speak on you will need to use the "raise your hand" function in the Zoom app to notify the Planning Division.
- Following the applicant's presentation, the Moderator will call on individuals who have requested to speak
 in the order the request was received.

ZOOM MEETING PARTICIPATION

Join from a PC, Mac, iPad, iPhone or Android device:

Topic: City of Olathe - Planning Commission Meeting - 04/27/2020 (5:30 pm) Please click the link to join: https://zoom.us/j/95048835339

Or iPhone one-tap:

US: +13462487799,,95048835339# or +14086380968,,95048835339#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

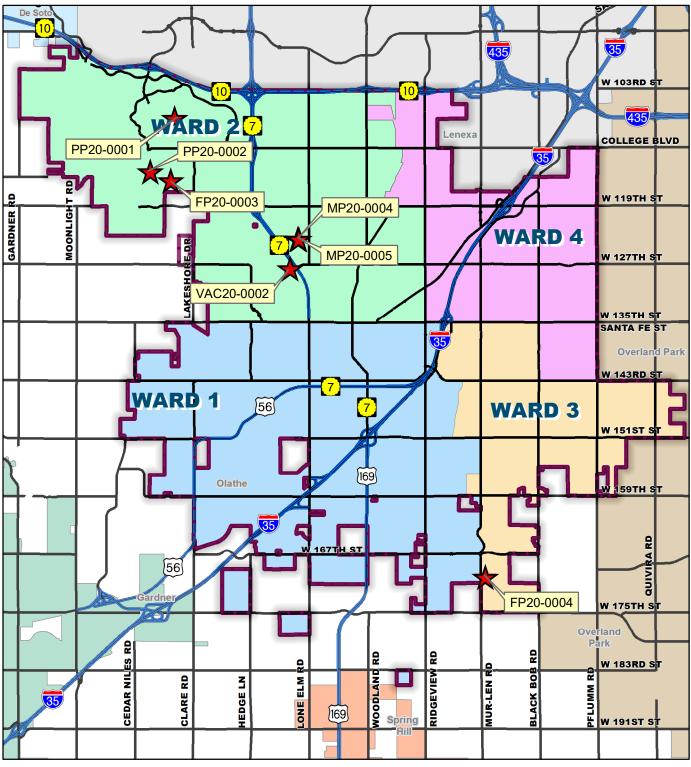
US: +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923 or +1 253 215 8782

Webinar ID: 950 4883 5339

International numbers available: https://zoom.us/u/abyK4TQIHz

APRIL 27, 2020 OLATHE PLANNING COMMISSION

CASE LOCATIONS









City of Olathe Planning Commission 100 E. Santa Fe | Council Chamber Monday | April 27, 2020 | 5:30 PM Final Agenda

CALL TO ORDER

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- **A.** MN20-0413: Standing approval of the minutes as written from the April 13, 2020 Planning Commission meeting.
- B. PP20-0001: Request approval for a revised preliminary plat for Hidden Lake of Cedar Creek containing 283 lots and five (5) common tracts on 310.02± acres; located at the northwest of College Boulevard and future Clare Road. Owner/Applicant: John Duggan, Cedar Creek Development Co, Inc. Engineer: Dan Foster, Schlagel & Associates
- C. PP20-0002: Request approval for a revised preliminary plat for Cedar Creek Valley Ridge containing 154 lots and twenty-four (24) common tracts on 99.95± acres; located southwest of Cedar Creek Parkway and College Boulevard. Owner/Applicant: John Duggan, Cedar Creek Development Co, Inc. Engineer: Dan Foster, Schlagel & Associates
- D. <u>FP20-0003:</u> Request approval for a final plat for Valley Ridge, Fourth Plat containing fifty (50) lots and four (4) common tracts on 21.46± acres; located southwest of W. 113th Terrace and S. Clare Road.
 Owner/Applicant: John Duggan, Valley Ridge, LLC Engineer: David A. Rinne, Schlagel & Associates
- **E.** FP20-0004: Request approval for a final plat for Stonebridge Villas, First Plat containing thirty-six (36) lots and three (3) common tracts on 20.66± acres; located on the southeast corner of the intersection of S. Mur-Len Road and W. 169th Place.

Owner: Brian Rodrock, Stonebridge Partners LLC

Applicant: Brian Rodrock, Stonebridge Land & Cattle LLC

Engineer: Harold Phelps; PEI

F. MP20-0004: Request approval for a minor plat for Lot 15, Stone Creek Village Second Plat containing four (4) lots on 0.29± acres; located at 12344 S Sagebrush Drive.

Owner: Brad Sterrett, Aspen Creek Builders, LLC

Applicant: Jerald Pruitt, Pruitt and Dooley Surveying, LLC

G. MP20-0005: Request approval for a minor plat for Lot 18, Stone Creek Village, Second Plat containing four (4) lots on 0.29± acres; located at 12347 S Prairie Creek Road.

Owner: Brad Sterrett, Aspen Creek Builders, LLC

Applicant: Jerald Pruitt, Pruitt and Dooley Surveying, LLC

REGULAR AGENDA-NEW BUSINESS

A. PUBLIC HEARING

<u>VAC20-0002:</u> Request approval for vacation of utility easements for **Ernie Miller Park & Nature Center**; located at 909 N. K-7 Highway.

Owner/Applicant: Mark Allen, Johnson County Parks and Recreation District Engineer: Matt Henderson, MHS, Inc.

ANNOUNCEMENTS

ADJOURNMENT

The City of Olathe offers public meeting accommodations. Olathe City Hall is wheelchair accessible. Assistive listening devices as well as iPads with closed captioning are available at each meeting. To request an ASL interpreter, or other accommodations, please contact the City Clerk's office at 913-971-8521. Two (2) business days notice is required to ensure availability.



MINUTES - Opening Remarks

Planning Commission Meeting: April 13, 2020

The Planning Commission convened at 5:30 p.m. to meet in regular session with Chairman Dean Vakas presiding. Commissioners Ryan Freeman, Jeremy Fry, Barry Sutherland, Taylor Breen, Ryan Nelson and Shirley Allenbrand were present. Commissioner Corcoran arrived after roll call. Commissioner Youker was absent.

Recited Pledge of Allegiance.

The Chair made introductory comments. Regarding *ex parte* communication, the Chair requested that if a commissioner had something to report, they specify the nature of the *ex parte* communication when item is reached in the agenda. He also described how to participate in the meeting using the Zoom app.

A motion to approve MN20-0323, the meeting minutes from March 23, 2020, was made by Comm. Sutherland and seconded by Comm. Nelson and passed with a vote of 7-0.



MINUTES

Planning Commission Meeting: April 13, 2020

Application:	PR20-0004: Request approval for a revised preliminary site development plan for Olathe Soccer Complex,
	Lot 4 on 1.15± acres; located at the northwest corner of Ridgeview Road and 106th Street.

A motion to approve PR20-0004 as stipulated was made by Comm. Sutherland and seconded by Comm. Nelson, and passed with a vote of 7 to 0 with the following stipulations:

- 1. A waiver is granted from UDO Section 18.20.140.B to permit a maximum front yard setback of 190 feet as shown on the submitted site plan.
- 2. A final site development plan must be approved prior to issuance of a building permit.
- 3. As required by the UDO, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, must be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- 4. An adequate turning radius area must be provided adjacent to the northernmost parking lot island for Fire Department access.



MINUTES

Planning Commission Meeting: April 13, 2020

Application:	PR20-0009: Request approval for a revised preliminary site development plan for I-35 Logistics Park on 134.96± acres; located at the southwest corner of
	W. Old 56 Highway and W. 155th Street.

A motion to approve PR20-0009 as stipulated was made by Comm. Sutherland and seconded by Comm. Nelson, and passed with a vote of 7 to 0 with the following stipulations:

- 1. A final site development plan must be approved, and final plat approved and recorded, prior to issuance of a building permit.
- 2. A public improvement permit is required prior to extension of water and sewer mains to serve proposed development.
- 3. At the time of Final Plan, a phasing plan for the construction of Stormwater detention tracts must be provided.
- 4. A Preliminary Stormwater Management Report must be provided with the submittal of the final development plan.
- 5. Five-foot sidewalks must be provided on the south side of 155th Street and along Green Road, to correspond with the timing and location of the first building constructed south of 155th Street.
- 6. At the time of final site development plan, staff will review the landscape plan in conjunction with the US Green Building Council's LEED Certification Silver Requirements regarding the use of seed.



MINUTES

Planning Commission Meeting: April 13, 2020

Application:	FP19-0024: Request approval for a final plat for Stonebridge Pointe containing 36 lots and 4 common tracts on 13.15± acres; located east of the intersection of W.
	165th Street and S. Lindenwood Drive.

A motion to approve FP19-0024 as stipulated was made by Comm. Sutherland and seconded by Comm. Nelson, and passed with a vote of 7 to 0 with the following stipulations:

- 1. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.
- 2. If the regional detention facility is not constructed, for any reason, the on-site detention must be provided, compliant with Olathe Municipal Code, Title 17.
- 3. The remainder of the development must be completed or secondary Fire Department access roads must be provided, if the remainder of the subdivision is not built.
- 4. A sidewalk and address plat must be submitted prior to the issuance of building permits.



MINUTES

Planning Commission Meeting: April 13, 2020

Application:	MP20-0001: Request approval for a minor plat for Willowbrooke Village containing sixteen (16) lots on 2.39± acres; located in the vicinity of W. 112 th
	Terrace and S. Rene Street

A motion to approve MP20-0001 was made by Comm. Sutherland and seconded by Comm. Nelson, and passed with a vote of 7 to 0.



MINUTES

Planning Commission Meeting: April 13, 2020

	MP20-0002: Request approval for a minor plat for The Villas of
Application:	Asbury, 53rd Plat containing four (4) lots on 0.26±;
	located at 15584 S. Church Street.

A motion to approve MP20-0002 as stipulated was made by Comm. Sutherland and seconded by Comm. Nelson, and passed with a vote of 7 to 0 with the following stipulations:

- 1. Prior to recording the plat, a digital file of the final plat shall be submitted to the Planning Division.
- 2. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
- 3. A note shall be included on the building permit stating that all above ground mechanical equipment shall be screened according to UDO 18.30.130.



MINUTES

Planning Commission Meeting: April 13, 2020

	MP20-0003: Request approval for a minor plat for The Villas of
Application:	Asbury, 52nd Plat containing four (4) lots on 0.26±;
	located at 15608 S. Church Street.

A motion to approve MP20-0003 as stipulated was made by Comm. Sutherland and seconded by Comm. Nelson, and passed with a vote of 7 to 0 with the following stipulations:

- 1. Prior to recording the plat, a digital file of the final plat shall be submitted to the Planning Division.
- 2. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
- 3. A note shall be included on the building permit stating that all above ground mechanical equipment shall be screened according to UDO 18.30.130.



MINUTES

Planning Commission Meeting: April 13, 2020

Application:	VAC20-0001: Request for a Vacation of Waterline Easement at Prairie Trails West II
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Jessica Schuller, Senior Planner, presented an application for vacation of a waterline easement at Prairie Trails West II, located south of 147th Terrace and west of Black Bob Road. The site is currently vacant and the future site of Howell Family Dentistry. A building permit for the dentistry is currently under staff review. A portion of the waterline easement is being vacated and an existing fire hydrant is being moved to the west to allow construction of the dentistry. Staff recommends approval of this vacation.

Chair Vakas opened the public hearing. There was no presentation by the applicant, there were no questions, and no one has signed up to speak on this item. Chair Vakas called for a motion to close the public hearing.

Motion by Comm. Nelson, seconded by Comm. Freeman, to close the public hearing.

Aye: Allenbrand, Sutherland, Freeman, Nelson, Fry, Breen, Vakas (7)

No: (0)

Motion was approved 7-0.

Motion by Comm. Nelson, seconded by Comm. Freeman, to close the public hearing.

Aye: Allenbrand, Sutherland, Freeman, Nelson, Fry, Breen, Vakas (7)

No: (0)

Motion was approved 7-0.



MINUTES

Planning Commission Meeting: April 13, 2020

Application:

RZ20-0003:

Rezoning from M-2 (General Industrial) District and C-2 (Community Center) District to M-1 (Light Industrial) District and a Preliminary Site Development Plan for Southpark Phase II

Staff requested that this item be continued until May 11, 2020.

Motion by Commissioner Sutherland, seconded by Commissioner Fry, that RZ20-0003 be continued until May 11, 2020.

Aye: Fry, Breen, Corcoran, Allenbrand, Nelson, Freeman, Sutherland, Vakas (8)

No: (0)

Motion was approved 8-0.



MINUTES

Planning Commission Meeting: April 13, 2020

Application: VAC20-0002: Vacation of public utility easements for Ernie Miller Park & Nature Center

Emily Carrillo, Senior Planner, presented an application for vacation of a waterline easement for Ernie Miller Park and Nature Center, located on the west side of K-7 Highway near West Harold Street. The park is operated by Johnson County Parks & Recreation District. The vacation is necessary to accommodate the construction of an ADA accessible drive, which is now being reviewed by staff.

Ms. Carrillo presented an exhibit depicting the portion being vacated, noting that the vacation is located entirely within the park. All notification requirements have been completed and no correspondence has been received from the public. Staff recommends approval of the vacation as presented.

Chair Vakas opened the public hearing. There was no presentation by the applicant, there were no questions, and no one has signed up to speak on this item. Chair Vakas called for a motion to close the public hearing.

Motion by Comm. Freeman, seconded by Comm. Breen, to close the public hearing.

Aye: Fry, Breen, Corcoran, Allenbrand, Nelson, Freeman, Sutherland, Vakas (8)

No: (0)

Motion was approved 8-0.

Note: No motion to approve was made, seconded or voted on.



MINUTES

Planning Commission Meeting: April 13, 2020

Application: SU19-0005: Renewal of a special use permit for motor vehicle sales (Olathe KIA)

Emily Carrillo, Senior Planner, presented a request for a special use permit renewal to continue allowing motor vehicle sales at 132 N. Fir Street. She noted that the original special use permit expired in February 2019, and the applicant is seeking a 10-year renewal. She added that the subject property is located at the southwest corner of Santa Fe and I-35, adjacent to the southbound exit ramp. The property is zoned C-3 and has been operating as a motor vehicle sales lot for Olathe Kia since 2014 under the previously-approved permit. No changes are proposed with this application.

Ms. Carrillo stated that the primary facility for the dealership is located adjacent to the subject property at 130 South Fir, adding that Kia expanded its operations in 2014 to include the property to the north. The property is identified as a commercial center on a future land use map, and staff finds this use to be compatible with the area. There are 27 parking spaces for vehicle display and customer parking, and includes an elevated display pad along the northern boundary. Staff requested site improvements, a majority of which have been addressed. Improvements such as landscaping and striping still need to be completed prior to City Council.

Ms. Carrillo reported that the applicant completed all notification requirements and neither staff nor the applicant has received any correspondence from the public regarding this application. Staff recommends approval of this application for 10 years.

Chair Vakas opened the public hearings. There were no questions from commissioners. No one from the public wished to speak on this item. Chair Vakas called for a motion to close the public hearing.

Motion by Comm. Freeman, seconded by Comm. Nelson, to close the public hearing.

Aye: Fry, Breen, Corcoran, Allenbrand, Nelson, Freeman, Sutherland, Vakas (8)

No: (0)

Motion was approved 8-0.

Chair Vakas called for a motion on this item.

Motion by Comm. Nelson, seconded by Comm. Allenbrand, that SU19-0005 be approved for the following reasons:

- (1) The proposal conforms to the Goals, Objectives and Policies of the *Comprehensive Plan*.
- (2) The proposal complies with the *Unified Development Ordinance (UDO)* criteria for considering special use permit requests.
- (3) The applicant has addressed or is working to address all site items identified in Section 3 of this report.

SU19-0005 April 13, 2020 Page 2

Comm. Nelson's motion included approving SU19-0005 subject to the following stipulations:

- (1) The Special Use Permit to allow motor vehicle sales is valid for a period of ten (10) years following Governing Body approval, with an expiration date of May 5, 2030.
- (2) An exception to the light standards in the UDO will be continued for the existing light poles which are twenty-five feet (25') in height and put out an average maintained foot-candle of 11 foot-candles.
- (3) Vehicles will be stored or displayed on approved paved parking surfaces only.
- (4) No vehicle maintenance or repair shall be done at the subject property.

Aye: Fry, Breen, Corcoran, Allenbrand, Nelson, Freeman, Sutherland, Vakas (8)

No: (0)

Motion was approved 8-0.



MINUTES

Planning Commission Meeting: April 13, 2020

Application: Su19-0007: Special Use Permit for an increase in the height of the monopole tower and expansion of the compound area

for an AT&T telecommunications facility

Kim Hollingsworth, Senior Planner, presented a request for a special use permit for an AT&T telecommunications facility. The 0.43 acre property is located southeast of 151st Street and MurLen Road and is zoned CP-3 Planned Community Corridor Business District. It is surrounded by C-O, C-2 and R-1 zoning districts. She noted that the tower was built in 2000 at 60 feet in height, the maximum permitted at that time without a special use permit, which is required for modifications greater than 10 percent of the height, or for expansion of the compound area. New trees will be planted south and east of the facility.

Ms. Hollingsworth noted the location of the tower and compound area on the site plan. She also noted the existing chain-link fence will be removed and new ground-level equipment will be enclosed by a black vinyl-coated fence. She presented elevations of the tower as it exists and how it is proposed. The applicant provided simulations of the tower with added height. The facility will meet FAA, FCC and State regulations.

Ms. Hollingsworth reported that a neighborhood meeting held in January was attended by five individuals. Public notice was appropriately provided and staff received one email from a member of the public prior to tonight's meeting. Staff recommends approval of this special use permit for a period of 10 years.

Chair Vakas opened the public hearing and asked the applicant to come forward. Travis Schenk, Crown Castle, 2000 Corporate Drive, Canonsburg, PA, spoke remotely via the Zoom application. He explained that this special use permit is necessary because AT&T is seeing a significant gap in service coverage in this area, and adding to this tower is the least-intrusive way to meet the demand. The applicant does not believe this site is a detriment to the public health, safety or welfare and will not create a nuisance.

Mr. Schenk commented that expanding the height of the tower will improve emergency response times in the area it covers. He said this site is important because the network capacity is growing very quickly, noting that more people are moving away from land lines to cell phones. Coverage objectives include neighborhoods in the four quadrants surrounding the tower, serving over 1,500 homes and businesses and the school to the west. There are also capacity offload objectives as data users move through the area.

Mr. Schenk presented a map showing current coverage and capacity, noting that the subject area is not optimal. This tower will meet demand and provide much improved throughput once AT&T's equipment is installed. The applicant strives to provide a seamless network and believes this tower will accomplish that. Mr. Schenk believes AT&T has demonstrated why it is best to locate their equipment on this tower. The current site meets the criteria of being leasable, buildable and zone-able, and there is already a tower in place.

There were no questions for Mr. Schenk from commissioners. Adam McGinnis, 15296 South Wyandotte Drive, Olathe, spoke remotely via the Zoom application. Mr. McGinnis requested

that this matter be postponed because he believes it was difficult to find the Zoom meeting link. He was concerned others may have had similar issues. He also believes that there will be multiple owners who would like to submit a petition against this, and because the petition has to be notarized, the stay-at-home order will make it difficult to find a notary.

Comm. Nelson asked Mr. McGinnis what he and others are specifically opposed to. **Mr. McGinnis** responded that owners of homes near the tower feel that having such a tall tower directly in view of their homes will be detrimental and compromise the value of their real estate. **Chair Vakas** added that the Commission has read Mr. McGinnis's correspondence and taking his comments into consideration.

There was no one else wishing to speak. **Ms. Nassif** explained that the Zoom meeting link was posted on four different City web pages, and also sent the link out through social media. Also, staff is in contact with Mr. McGinnis regarding filing a protest petition, has developed a method for any individual wishing to comment or protest and was following up with him again after the meeting. **Chair Vakas** called for a motion to close the public hearing.

Motion by Comm. Nelson, seconded by Comm. Fry, to close the public hearing.

Aye: Fry, Breen, Corcoran, Allenbrand, Nelson, Freeman, Sutherland, Vakas (8)

No: (0)

Motion was approved 8-0.

Motion by Comm. Fry, seconded by Comm. Sutherland, that SU19-0007 be approved, for the following reasons:

- (1) The proposed development complies with the policies and goals of the *Comprehensive Plan.*
- (2) The complies with the *Unified Development Ordinance* criteria for considering special use permit applications.

Comm. Fry's motion included recommending approval of SU19-0007 with the following stipulations:

- 1. The special use permit is valid for a period of ten (10) years following Governing Body approval, with an expiration date of May 5, 2030.
- 2. A double row of six-foot tall evergreen trees must be planted north, east and south of the compound area prior to certificate of occupancy.
- 3. Any disturbed ground cover areas must be replanted with sod.

Aye: Fry, Breen, Corcoran, Allenbrand, Nelson, Freeman, Sutherland, Vakas (8)

No: (0)

Motion was approved 8-0.



MINUTES - Closing Remarks

Planning Commission Meeting: April 13, 2020

Aimee Nassif, Chief Planning and Development Officer, announced that Tricia Ramdass has joined the Planning Division as the Administrative Support III.

Chair Vakas wished to acknowledged City staff in all departments who are pulling together to keep the city of Olathe functioning. He appreciates their professionalism, commitment and courage.

Chair Vakas noted that the next Planning Commission meeting is scheduled for Monday, May 11, 2020, at 5:30 p.m.

There were no other announcements.

Meeting adjourned.



STAFF REPORT

Planning Commission Meeting: April 27, 2020

Application: PP20-0001, Preliminary Plat, Hidden Lake of Cedar Creek

Location: Northwest of College Boulevard and future Clare Road

Applicant/Owner: John Duggan, Cedar Creek Development Co, Inc.

Engineer: Dan Foster, Schlagel & Associates, P.A.

Staff Contact: Kim Hollingsworth, Senior Planner

Site Area: 310.02± acres Proposed Use: Residential, Single-Family

Lots: 283 Current Zoning: RP-1 (Planned Single-Family

Residential) District

Tracts: 5

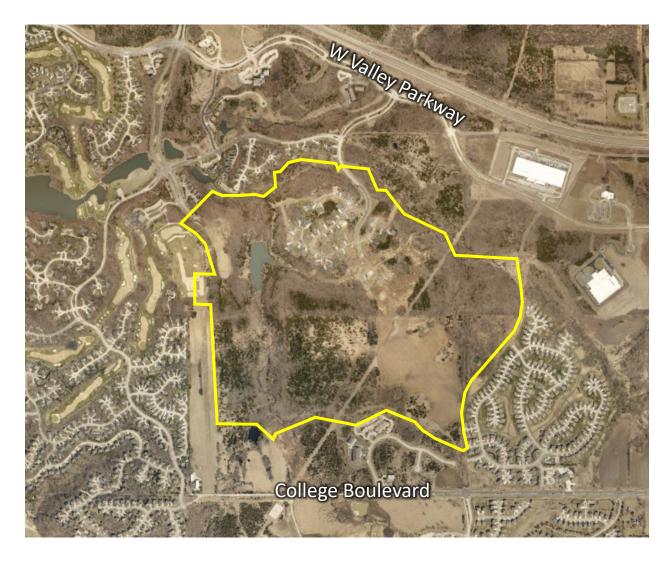
1. Introduction

The following item is a request for a revised preliminary plat for Hidden Lake of Cedar Creek. The subject property is located north of College Boulevard and west of Clare Road. The applicant is seeking approval of the revised preliminary plat to accommodate a different pattern of single-family lots including large estate lots within a portion of the development, and an updated roadway configuration from the preliminary plat approved in 2008. The approximately 310-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in October 2008 (RZ-08-022). The development is located entirely within the Cedar Creek Overlay District and is subject to standards of the Cedar Creek Area Plan.

2. Lots/Tracts

The revised preliminary plat includes 283 lots and five common tracts. The western portion of the development will consist of 89 single-family estate lots ranging in size from 15,220 to 67,464 square feet. The eastern portion of the development will include 194 single-family lots ranging from 8,400 to 27,558 square feet. The overall average lot size is 11,200 square feet and all lots will exceed minimum requirements for lot sizes.

The common tracts are intended to contain landscaping, drainage areas, and open space that will be owned and maintained by the Cedar Creek Homeowners Association. The Cedar Creek development contains a variety of amenities that residents would have access to within Hidden Lake and other portions of the Cedar Creek subdivisions.



Aerial View of the Subject Property

3. Streets/Right-of-Way

Primary roadways that serve the development will include Cedar Creek Parkway, Bluestem Parkway, and Clare Road that will extend north of College Boulevard. Roadway phasing requirements have been in place and approved for the development since the rezoning in 2008 (Ordinance No. 08-101). The City will work with the applicant on any changes to the road phasing plan.

4. Pedestrian Connections

Sidewalks will be provided on one side of all local streets and both sides of arterial and collector streets throughout the development. A public recreational trail is planned within Tract C located within the northeast portion of the development just south of the creek corridor. The final alignment of the trail will be coordinated with the Parks and Recreation Department and the recreation easement will be shown on final plats.

5. Landscaping & Tree Preservation

Significant portions of the property will be preserved for open space and the protection of existing trees in harmony with the natural setting established throughout Cedar Creek developments. The preservation of trees will primarily occur in Tracts A - E and along rear property lines except where selective clearing may occur to accommodate utilities. The exact location of the tree preservation areas will be indicated on final plats and will conform with the Cedar Creek Area Plan standards. A landscape buffer area will be provided within Tract D between the rear of lots south of 108th Terrace and the BP (Business Park) District located directly to the south.

New landscaping will comply with Section 18.51.120 D. of the Cedar Creek Overlay District including the on-lot landscaping requirements for each single-family lot. Master landscape screening areas along arterial and collector roadways were submitted with the preliminary plat and will be reviewed in detail with each respective final plat.

6. Stormwater & Detention

The development will meet Title 17 requirements and a final stormwater management report will be provided prior to the recording of final plats. Detention areas are proposed within Tract A directly east of Cedar Creek Parkway and any floodplain areas along the stream corridor are located within the proposed detention areas.

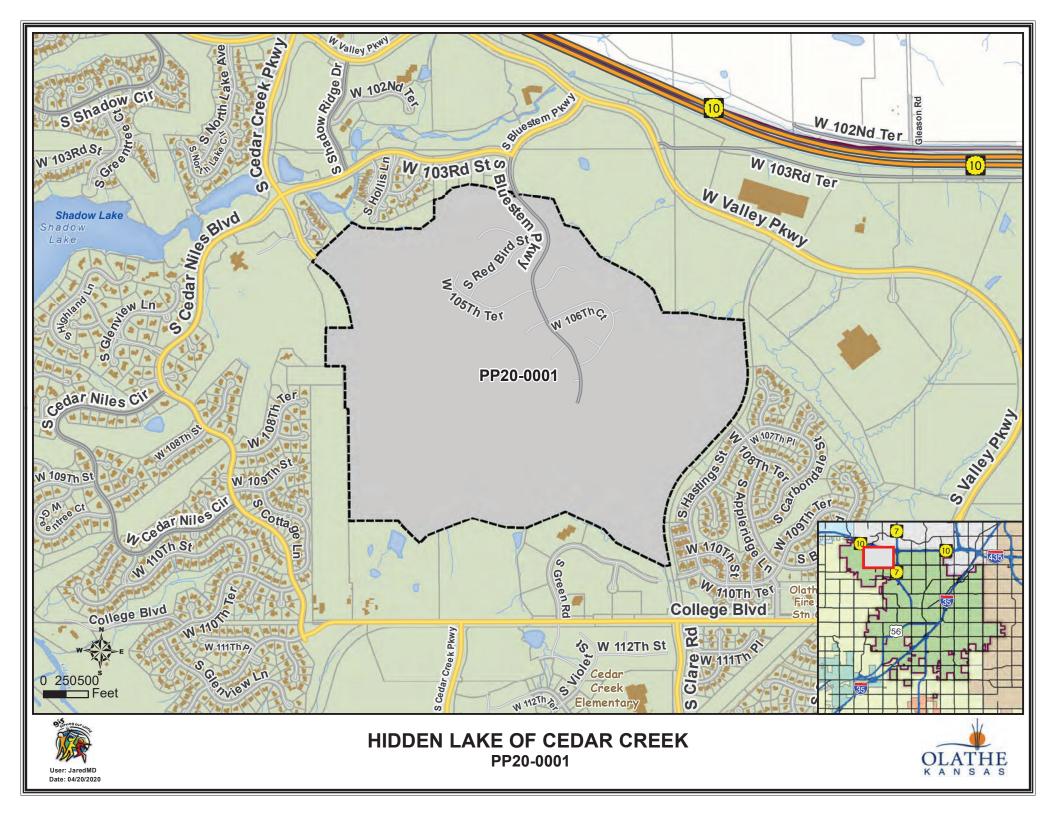
7. Public Utilities

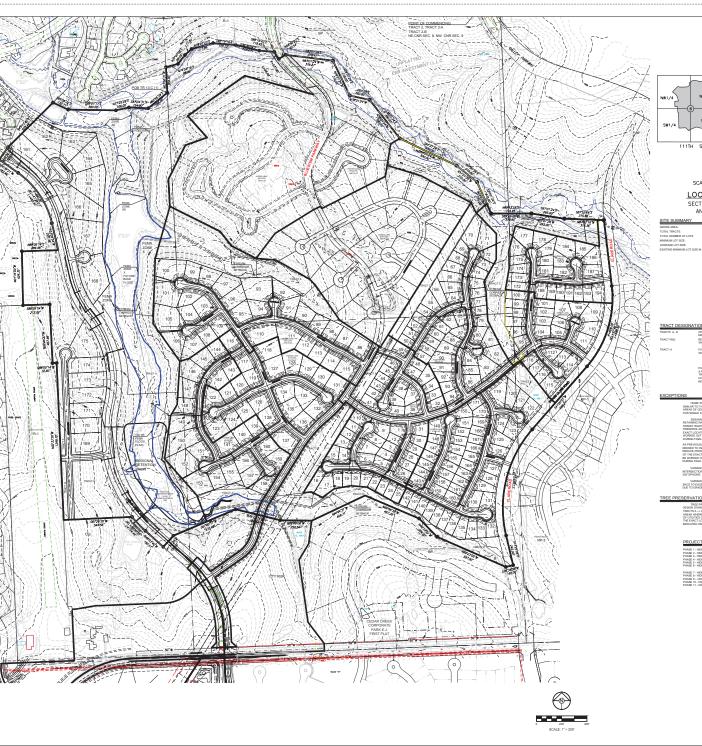
The subject property is located within the City of Olathe water and sewer service areas. Water and sewer main extensions will be required to serve the development.

8. Staff Recommendation:

Staff recommends approval of PP20-0001 with the following stipulations:

- 1. Final plats must be approved and recorded prior to issuance of building permits.
- 2. A master fence/screening plan must be submitted for final plats that contain master landscape screening as required per UDO 18.30.130.H prior to recording of the final plat.
- 3. Final plats will conform to Title 17 Requirements. A final Stormwater Management Report will be required prior to recording of the Final Plat. Any regional detention will be constructed and accepted by the City prior to issuance of building permits.
- 4. Public recreation easements must be indicated on all relevant final plats. Accessways to the greenway and future trail will be coordinated with the City of Olathe Parks and Recreation Department.





REVISED PRELIMINARY PLAT OF

HIDDEN LAKE OF CEDAR CREEK

(A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS)

NE1/4

111TH STREET (COLLEGE BOULEVARD)



LOCATION MAP SECTIONS 8-13-23 AND 9-13-23

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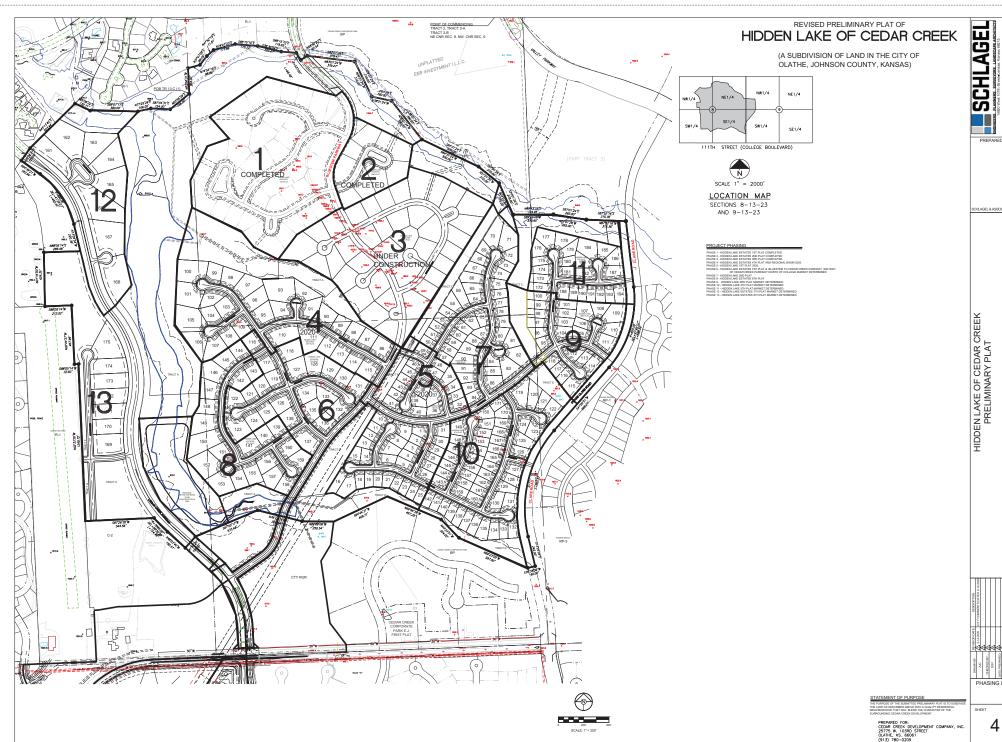
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HIDDEN LAKE OF CEDAR CREEK PRELIMINARY PLAT

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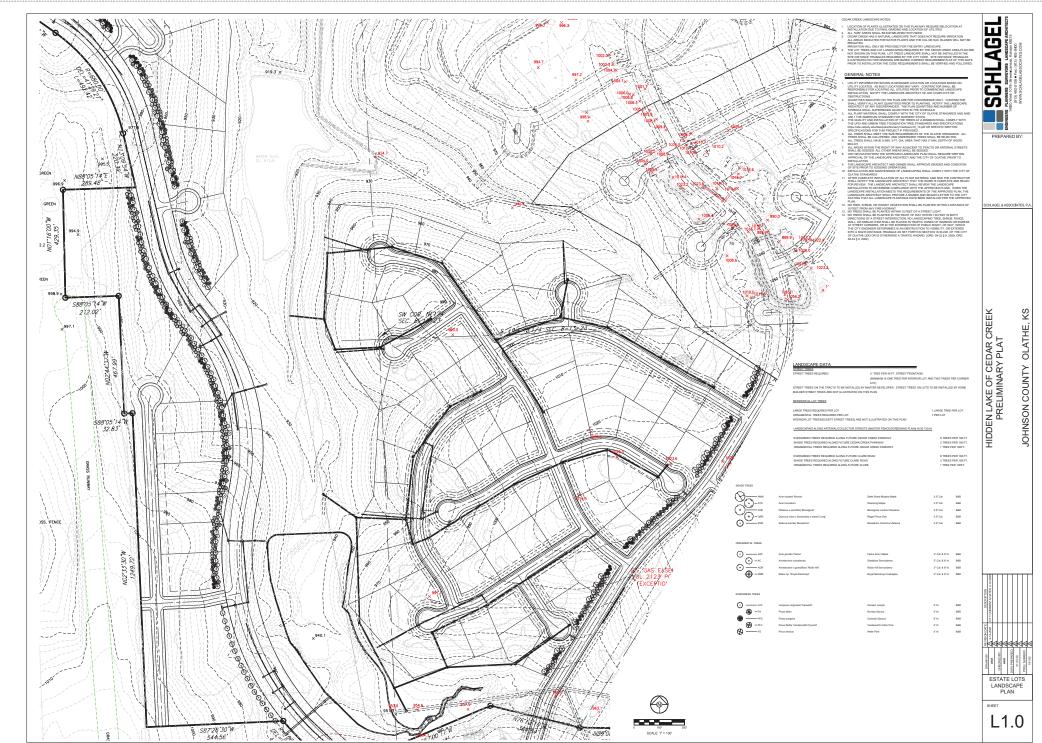
JOHNSON COUNTY

OVERALL LAYOUT

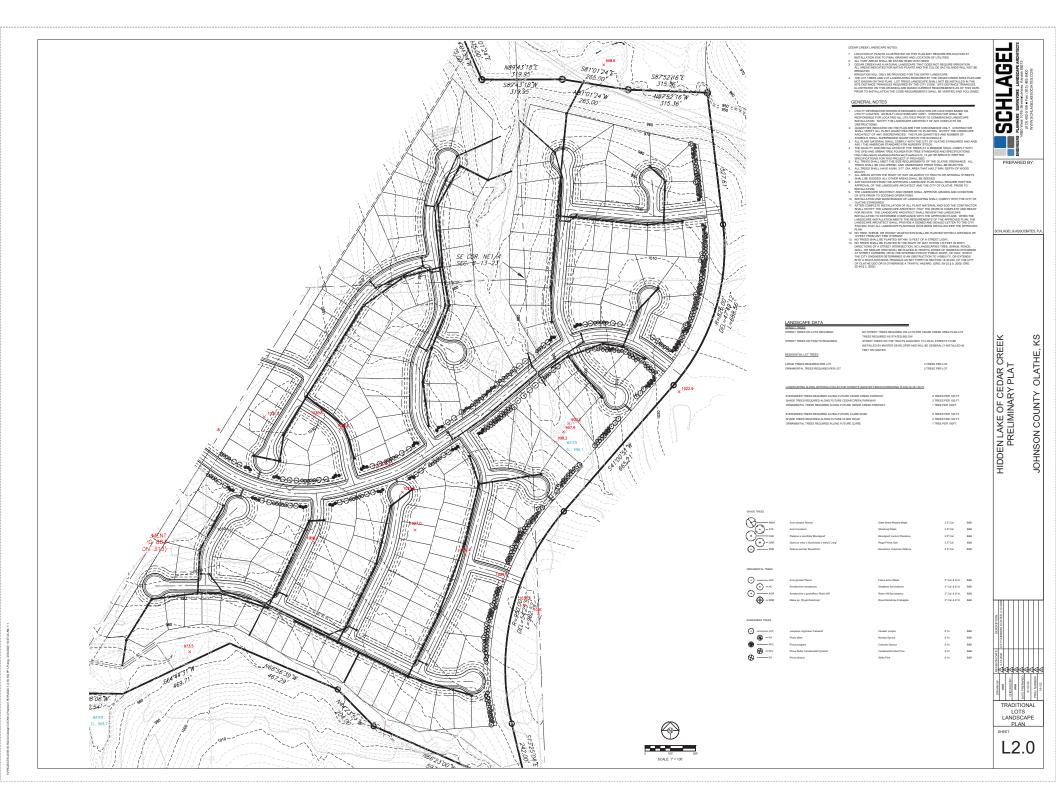


JOHNSON COUNTY OLATHE, KS

PHASING PLAN



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STAFF REPORT

Planning Commission Meeting: April 27, 2020

Application: PP20-0002, Preliminary Plat, Cedar Creek Valley Ridge

Location: Southwest of Cedar Creek Parkway and College Boulevard

Applicant/Owner: John Duggan, Cedar Creek Development Co, Inc.

Engineer: Dan Foster, Schlagel & Associates, P.A.

Staff Contact: Kim Hollingsworth, Senior Planner

Site Area: 99.95± acres Proposed Use: Residential, Single-Family

Lots: <u>154</u> Current Zoning: <u>RP-1 (Planned Single-Family</u>

Residential) District, R-1 and R-

1/PUD

Tracts: 24

1. Introduction

The following item is a request for a revised preliminary plat for Cedar Creek Valley Ridge. The subject property is located south of College Boulevard and west of future Cedar Creek Parkway. The applicant is seeking approval of the revised preliminary plat to accommodate a different pattern of single-family lots including larger estate lots within the western portion of the development, and a different roadway configuration from the preliminary plat formally known as Cedar Creek Highlands of Southglen approved in 2008. The majority of the approximately 99-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in February 2008 (RZ-07-044). The development is located entirely within the Cedar Creek Overlay District and is subject to standards of the Cedar Creek Area Plan.

2. Lots/Tracts

The revised preliminary plat includes 154 lots and 24 common tracts. The western portion of the development will consist of 34 single-family estate lots ranging in size from 17,250 to 60,237 square feet. The eastern portion of the development will include 120 single-family lots ranging from 8,946 to 29,733 square feet.

There are multiple single-family zoning districts within the preliminary plat boundaries; however, all lots will be located within the RP-1 (Planned Single-Family Residential) District boundary and exceed minimum lot size requirements. Setback reductions were approved in 2008 through the rezoning to the RP-1 District for specific front yard building setbacks from 30 feet to 25 feet where topography and tree preservation would necessitate building closer to the street. The revised preliminary plat with increased lot sizes will no longer create the need for reduced setbacks within the southern and western portions of the subdivision.

The common tracts are intended to contain landscaping, drainage areas, and open space that will be owned and maintained by the Cedar Creek Homeowners Association. The majority of tracts shown are for landscaped traffic islands within cul-de-sacs that will be maintained by the homes association. The Cedar Creek development contains a variety of amenities that residents would have access to within Valley Ridge and other portions of the Cedar Creek subdivisions.



Aerial View of the Subject Property

3. Streets/Right-of-Way

The primary roadway planned to serve the development is Cedar Creek Parkway that will be extended south of College Boulevard. Three main street access points into the development are proposed west of Cedar Creek Parkway. Adequate access to lots within the westernmost portion of the development will be provided through a divided entryway that allows for increased Fire Department access. Additionally, cul-de-sacs with a landscape island must measure at least 96 feet in diameter to provide an adequate fire truck turning radius area for the Fire Department. Sidewalks will be provided on one side of all local streets and both sides of arterial and collector streets throughout the development. All sidewalks within cul-de-sacs will terminate at a driveway.

4. Landscaping & Tree Preservation

Significant portions of the property will be preserved for open space and the protection of existing trees in harmony with the natural setting established throughout Cedar Creek

developments. The preservation of trees will primarily occur in Tracts G, H and U and along rear property lines except where selective clearing may occur to accommodate utilities. The exact location of the tree preservation areas will be indicated on final plats and will conform with the Cedar Creek Area Plan standards.

New landscaping will comply with Section 18.51.120 D. of the Cedar Creek Overlay District including the on-lot landscaping requirements for each single-family lot. Master landscape screening areas along arterial and collector roadways were submitted with the preliminary plat and will be reviewed in detail with each respective final plat.

5. Stormwater & Detention

The revised preliminary plat area for Cedar Creek Valley Ridge is subject to stormwater detention and stormwater quality as per Title 17. A final stormwater management report is required prior to recording of the final plat. Any regional detention will need to be constructed prior to issuance of building permits. All portions of the development are located outside of the floodway and floodplain areas for Cedar Creek located southwest of the proposed subdivision.

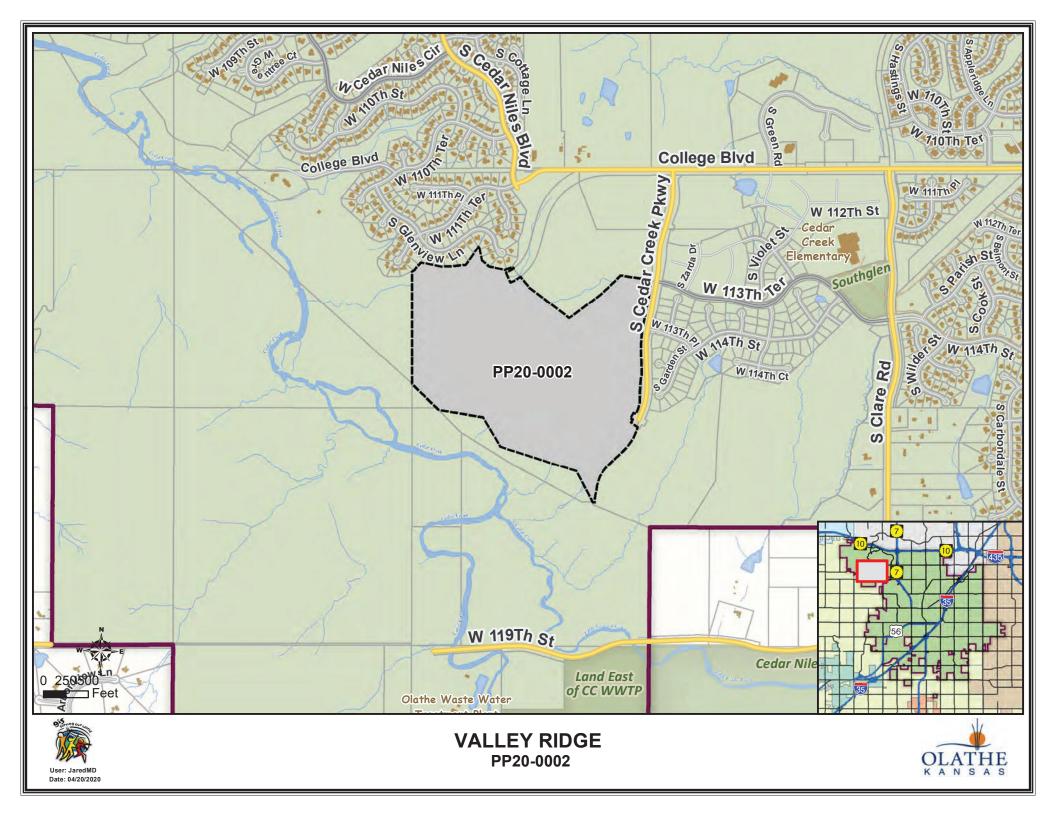
6. Public Utilities

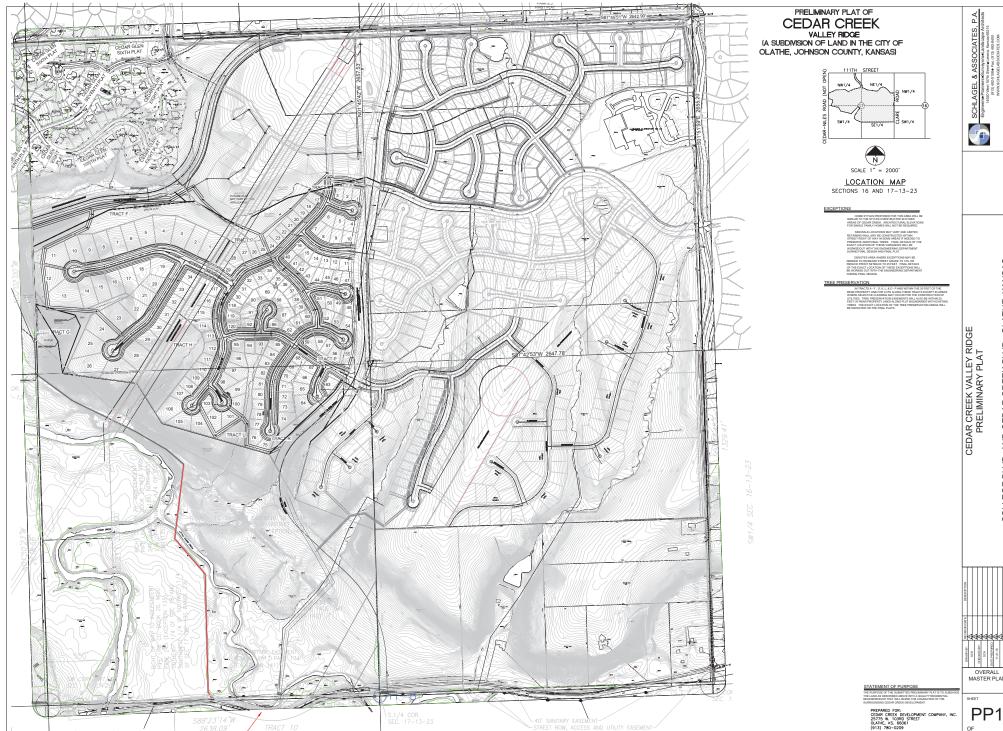
The subject property is located within the City of Olathe water and sewer service areas. Water and sewer main extensions will be required to serve the development.

7. Staff Recommendation:

Staff recommends approval of PP20-0002 with the following stipulations:

- 1. Final Plats must be approved and recorded prior to issuance of building permits.
- 2. A master fence/screening plan must be submitted for final plats that contain master landscape screening as required per UDO 18.30.130.H prior to recording of the final plat.
- 3. In accordance with OMC 16.05.405 cul-de-sacs with landscape islands must measure at least 96-feet in diameter.
- 4. Final plats will conform to Title 17 Requirements. A final Stormwater Management Report will be required prior to recording of the final plat. Any regional detention will be constructed and accepted by the City prior to issuance of building permits.





OLATHE, KANSAS COLLEGE BLVD. AND CEDAR CREEK BLVD.

OVERALL MASTER PLAN



PP2

NE1/4 SE1/4

SCALE 1" = 2000'

LOCATION MAP SECTIONS 16 AND 17-13-23

CEDAR CREEK VALLEY RIDGE PRELIMINARY PLAT

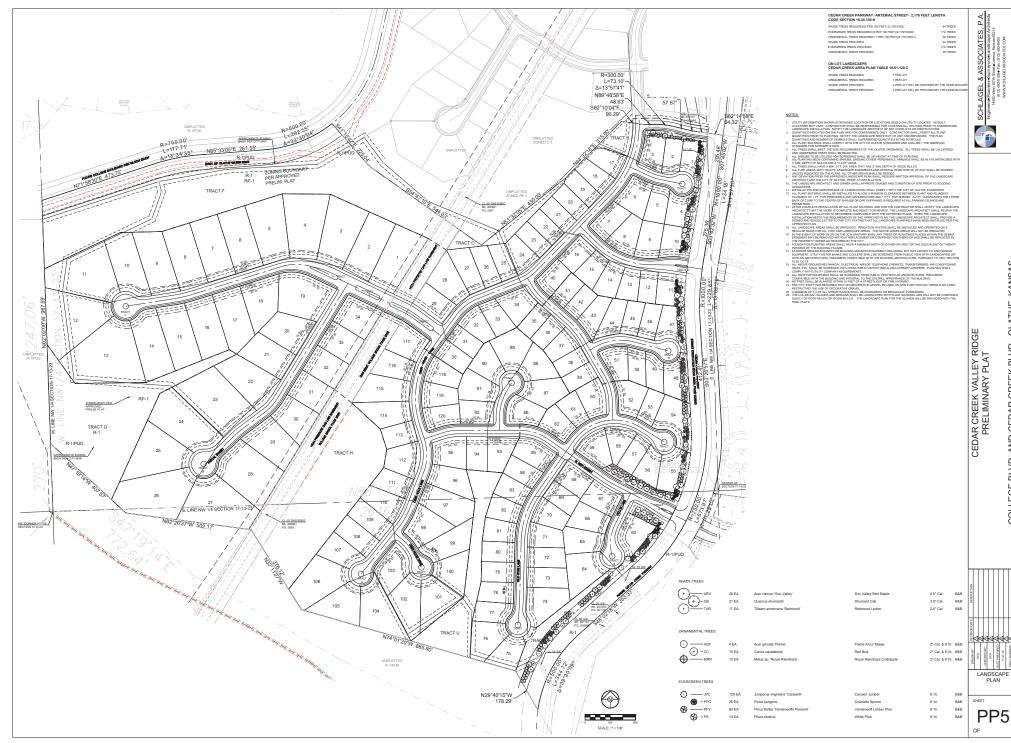
OLATHE, KANSAS

COLLEGE BLVD. AND CEDAR CREEK BLVD.



PP3

EXISTING DRAINAGE PLAN



OLATHE, KANSAS

COLLEGE BLVD. AND CEDAR CREEK BLVD.

PP5



STAFF REPORT

Planning Commission Meeting: April 27, 2020

Application: FP20-0003, Final Plat, Valley Ridge, Fourth Plat

Location: Southwest of W. 113th Terrace and S. Clare Road

Applicant/Owner: John Duggan, Valley Ridge, LLC

Engineer: David Rinne, Schlagel & Associates, P.A.

Staff Contact: Kim Hollingsworth, Senior Planner

Site Area: 21.46± acres Proposed Use: Residential, Single-Family

Lots: 50 Current Zoning: RP-1 (Planned Single-Family

Residential) District

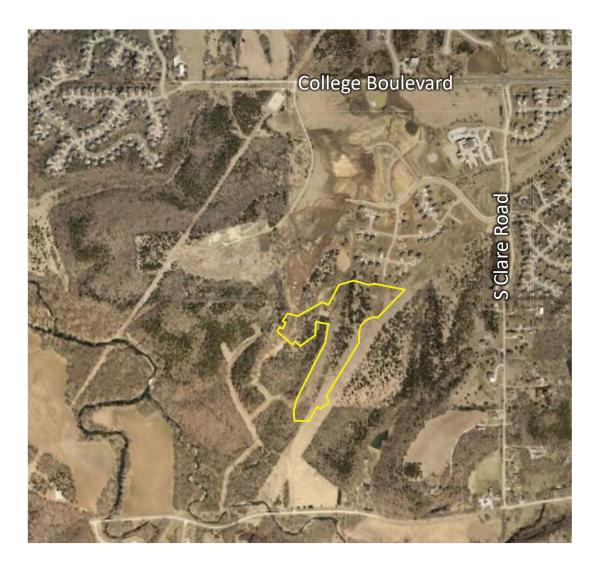
Tracts: $\underline{4}$

1. Introduction:

The following item is a request for a final plat for Valley Ridge, Fourth Plat. This plat will establish lot lines, dedicate public easements, right-of-way and common tracts within the subdivision. This plat is the fourth phase of the Valley Ridge Subdivision and is located south of the approved second and third plats for the subdivision. The approximately 21.5-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in February 2008. The proposed final plat is generally consistent with the preliminary plat that accompanied the rezoning.

2. Plat Review:

- a. <u>Lots/Tracts</u> The plat includes 50 lots and four common tracts. The single-family lots range in size from 9,130 to 28,437 square feet and all lots exceed minimum UDO requirements for lot sizes. The common tracts are intended to contain landscaping, drainage areas, and open space that will be owned and maintained by the Homes Association.
- b. <u>Public Utilities</u> The subject property is located within the City of Olathe water and sewer service areas. Several easements including Utility Easements (U/E), Drainage Easements (D/E), and a Landscape Easement (L/E) will be dedicated with this final plat. A 200-foot utility easement for Evergy power transmission lines is located just east of the platted area. Water and sewer main extensions will be required to serve the development.

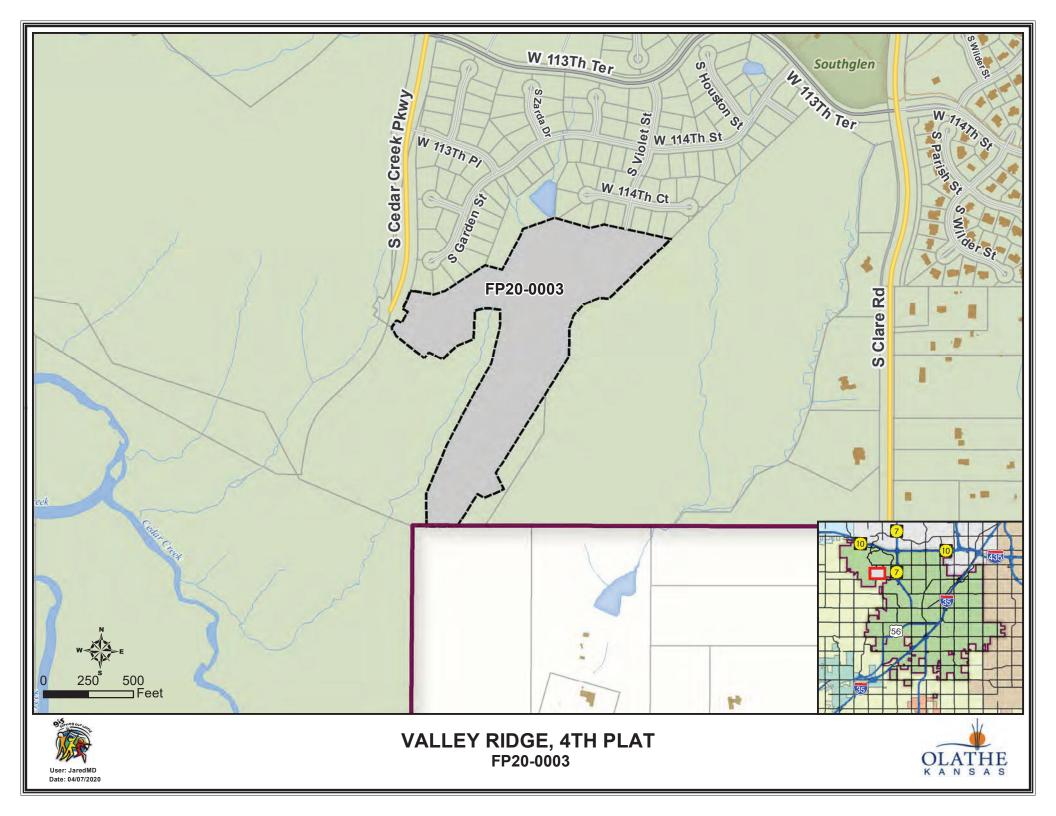


Aerial View of the Subject Property

- c. <u>Streets/Right-of-Way</u> Access to the fourth phase of the development will be provided primarily from right-of-way already dedicated for S Cedar Creek Parkway. Street connections will be provided to the east for future phases of the subdivision. The proposed plat will also connect north to the platted third phase of the development through Violet Street. Sidewalks will be provided on one side of all local streets within the platted area.
- d. <u>Landscaping</u> The landscaping will comply with Section 18.51.120 D of the Cedar Creek Overlay District including the on-lot landscaping requirements for each single-family lot. Master landscape screening through a mixture of evergreen and deciduous trees will be provided along S Cedar Creek Parkway.
- e. <u>Stormwater/Detention</u> Stormwater detention and BMP easements are shown on the plat within Tract K in the western portion of the development. All areas of the plat are located outside of the floodplain and floodway areas for Cedar Creek.

Staff recommends approval of FP20-0003 with the following stipulations:

- 1. Prior to recording, a digital file of the final plat (PDF) must be submitted to the Planning Division.
- 2. A stormwater maintenance agreement must be submitted prior to recording of the final plat.
- 3. All new on-site wiring and cables must be placed underground.
- 4. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.



FINAL PLAT OF VALLEY RIDGE, FOURTH PLAT COLLEGE BLVD PART OF THE SW 1/4. SE 1/4 AND NE 1/4 OF SEC. 17-13-23 IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS UNPLATTED SECTION 17-13-23 LOCATION MAP 53.31 On-lot landscaping shall meet the requirements of Cedar Creek Overlay District 18.51.120 D. 90.88 EXECUTION: S01°48'06"E 158.25 IN TESTIMONY WHEREOF, JOHN DUGGAN, Member of VALLEY RIDGE, LLC, a Kansas limited liability VALLEY RIDGE, LLC By: JOHN DUGGAN, Membe ACKNOWLEDGMENT: 122 STATE OF COUNTY OF BE IT REMEMBERED that on this day of 20 before me, the undersigned, a Notary Public in and for said County and State, came JOHN DUGGAN, Member of VALLEY RIDGE, LLC, a Kansas Limited Liability Company , who UNPLATTED 115TH STREET TRACT "K" N21°55'47"E N26 39 35 F 168 68 N01°59'43"W S76°55'44"E 82 39 NR4°30'26"W R=175.00' UNPLATTED LOT# AREA (SF) LOT# AREA (SF) LOT# AREA (SF) 10,203,54 9,937.00 10.206.72 9.375.08 12 370 88 138 9 130 87 S43°47'24"W 21,559.16 9,609.06 9,920.05 UNPLATTED 9.666 13 15.158.90 9,975,42 9,677.74 N55°30'24"E N64°10'48"W 25,00 110 10,379,84 13,487.21 10,735,46 128 (R=225.00 MIZE RD L=41.92' Δ=10°40'26" ITB=S25°49'12"W 13.239.63 10.610.39 N02°09'00"W 66.01 112 11,605,98 28 520 60 148 15 089 65 POINT-OF -UNPLATTED RACT "K" N53°30'22"W 11,861.19 4,803.08 FRACT "L" 14,487.18 11,438.20 380.13 I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 4-2-2018. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 10 701 76 TRACT "N" 588,36 LEGEND: FOUND MONUMENT AS NOTED FOUND 1/2" REBAR WITH KSLS 54 CAP UNLESS OTHERWISE NOTED UNPLATTED Chairman, C.S. VAKAS SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED 0 SCALE: 1" = 60" FINAL PLAT OF VALLEY RIDGE FOURTH PLAT DATE 02-21-2020 BASIS OF BEARINGS: DRAWN BY JWT CHECKED BY AR VALLEY RIDGE FIRST, SECOND & THIRD PLATS Mayor, MICHAEL COPELAND Deputy City Clerk, DAVID F. BRYANT III, MMC PROJ. NO. 19-154



Planning Division

STAFF REPORT

Planning Commission Meeting: April 27, 2020

Application: FP20-0004, Final Plat for Stonebridge Villas

Location: Southeast corner of the intersection of S. Mur-Len Road and W. 169th

Place

Owner/Applicant: Brian Rodrock; Stonebridge Land & Cattle

Engineer: Harold A. Phelps, P.E.; Phelps Engineering

Staff Contact: Zachary Moore, Planner II

Site Area: 20.66± acres Use: Single-Family

Residential

Lots: <u>36</u> Density: <u>1.74 units per acre</u>

Tracts: $\underline{3}$ Current Zoning: $\underline{R-1}$

1. Comments:

The following application is a final plat for Stonebridge Villas. This plat will establish lot lines, dedicate public easements, and common tracts in the subdivision. This plat is the first phase of Stonebridge Villas, a single-family home subdivision located at the southeast corner of the intersection of W. 169th Place and S. Mur-Len Road.

The subject property was rezoned to the R-1 District in 2006 and a revised preliminary plat was approved in February 2020. This final plat is consistent with the approved revised preliminary plat.

2. Plat Review:

a. <u>Lots/Tracts</u> – The plat includes 36 single-family lots and 3 common tracts. The three common tracts are intended to be used and dedicated as private open space, common areas, and may include landscaping, fencing, subdivision monuments, stormwater detention, and amenities. All 3 common tracts are intended to be owned and maintained by the Homes Association. Tract C includes a Tree Preservation Easement (TP/E) and Public Recreation Easement (PR/E) that are both dedicated to the City.

All lots in the proposed subdivision meet or exceed the R-1 standards for minimum lot size (7,200 square feet) and minimum lot width (60 feet). Lot sizes in this phase of development range between 7,473 square feet and 13,549 square feet, with an average lot size of 8,773 square feet.

b. <u>Public Utilities</u> – The subject property is located within the Johnson County Wastewater and WaterOne service areas. Drainage Easements (D/E), Sanitary Sewer Easements (S/E), and Utility Easements (U/E) will be dedicated with this final plat.



View of the subject property, looking southwest

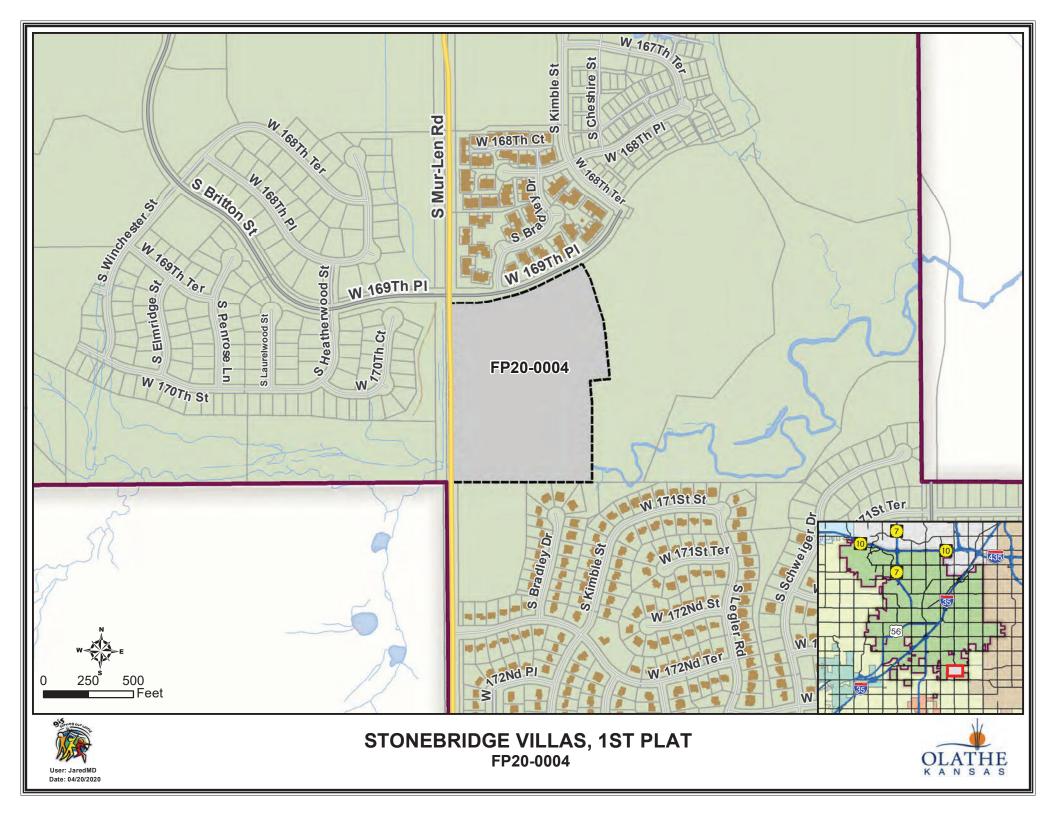


Aerial view of subject property outlined in red

- a. Staff recommends approval of FP20-0004, final plat for Stonebridge Villas, First Plat, with the following stipulations:
 - 1. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.
 - 2. A Floodplain Development Permit will be required if there is any proposed impact to the floodplain shown on the Public Improvement Plans. If required, the

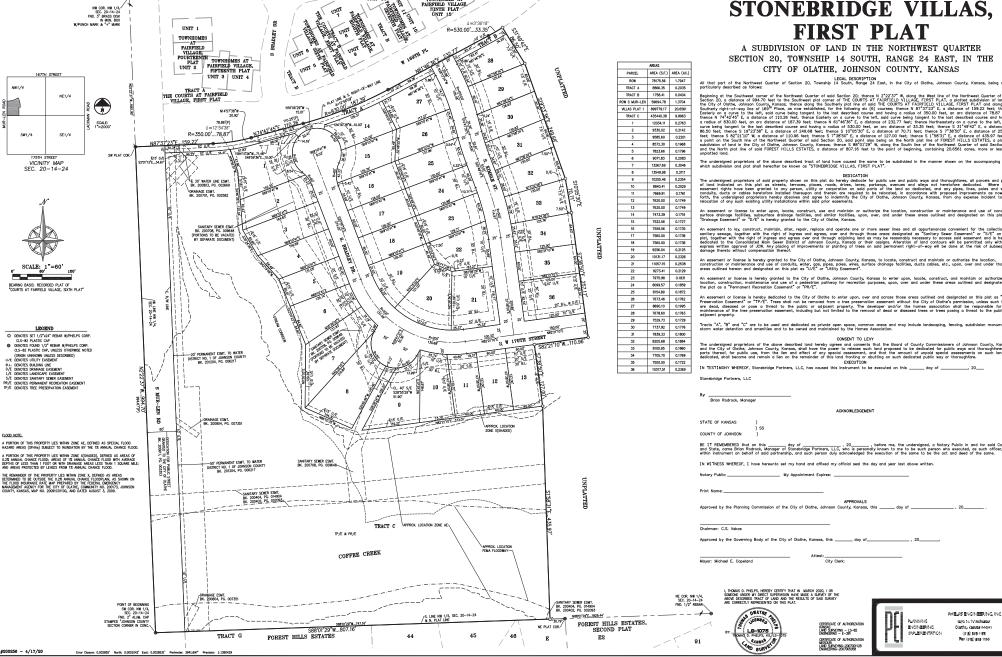
Floodplain Development Permit must be issued prior to the issuance of building permits.

- 3. If the regional detention facility is not constructed, for any reason, then on-site detention must be provided, compliant with Olathe Municipal Code, Title 17.
- 4. This property is subject to condemnation Ordinance number 19-83, which may impact the boundaries of the proposed development. Modifications to the lot lines may be required to reflect the condemnation boundaries. If lots within this phase of development are required to be modified, then a revised preliminary plat, reflecting the revised legal description of the property identified in the condemnation case will need to be submitted, and approved by the Planning Commission prior to recording any final plat.
- 5. Prior to recording the final plat, a stream corridor maintenance agreement must be submitted to the Public Works Department.
- 6. Prior to recording the final plat, notice of the stream corridor must be added to the plat, per Olathe Municipal Code Section 17.06.090.
- 7. The remainder of the development must be completed or secondary Fire Department access roads must be provided, if the remainder of the subdivision is not built.
- 8. All new on-site wiring and cables must be placed underground.
- 9. Exterior ground-mounted or building mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view.
- 10. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.



FINAL PLAT OF STONEBRIDGE VILLAS, FIRST PLAT A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER SECTION 20, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS LEGAL DESCRIPTION

All that part of the Northwest Guarter of Section 20, Township 14 South, Range 24 East, in the City of Clathe, Johnson County, Kansas, being maparitalarly described as follows: 0.0404 0.2201 0.3046 0.2354 0.1749 0.1716 0.1735 0.1736 0.2538 0.2129 0.1859 0.1762 0.1800 0.1769 Brian Rodrock, Manager ACKNOWLEDGEMENT STATE OF KANSAS





Planning Division

STAFF REPORT

Planning Commission Meeting: April 27, 2020

Application: MP20-0004: Landings at Stone Creek Eighth Plat

Location: 12344 S. Sagebrush Drive

Owner/Applicant: Brad Sterrett, AspenCreek Builders, LLC

Engineer/Applicant: Jerald W. Pruitt, Pruitt & Dooley Surveying, LLC

Staff Contact: Zachary Moore, Planner II

Site Area: 0.29± acres Proposed Use: Multi-Family Residential

Lots: 4 Current Zoning: RP-3

Tracts: 0

1. Comments:

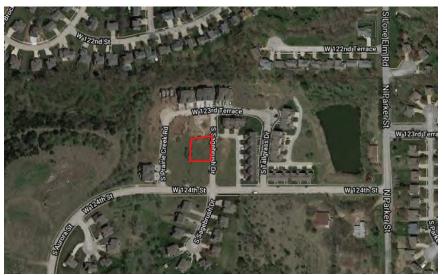
This is a request for approval of a minor plat for Landings of Stone Creek Eighth Plat, for four (4) lots on 0.29± acres, located at 12344 S. Sagebrush Drive. The applicant is replatting the property currently known as Lot 15 of Stone Creek Village Second Plat to allow for the individual, but attached units, to be separately owned.

The subject property was rezoned to the RP-3 District as part of Stone Creek Village in 2002 (RZ-17-02) and was originally platted in 2010. A final site development plan (PR-10-012) was approved for Stone Creek Village in 2010 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. <u>Lots</u> The replat includes lots for four individual, but attached, townhome units which are consistent with the approved final site development plan (PR-10-012).
- b. **Public Utilities** The subject property is located in the City of Olathe Water and Sewer service areas. No new easements are being dedicated with this replat.
- c. <u>Streets/Right-of-Way</u> Each unit will have direct access to a public street, S. Sagebrush Drive, with an individual driveway.

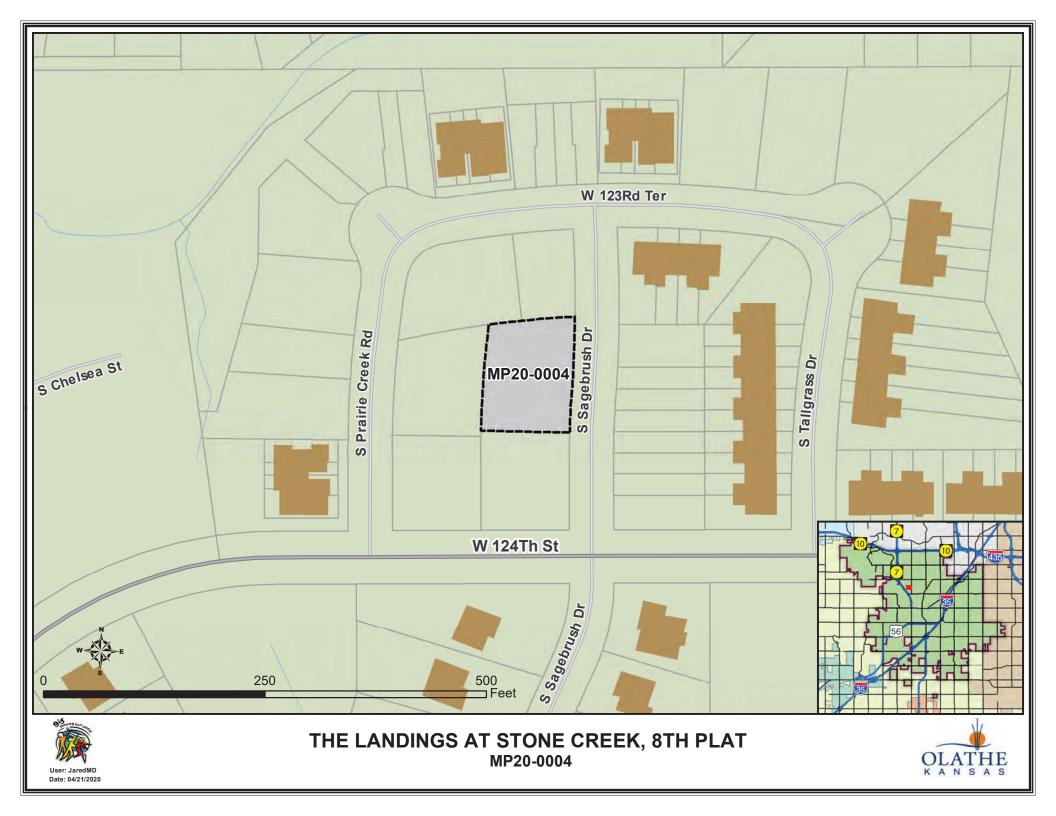


Aerial View of subject property, outlined in red



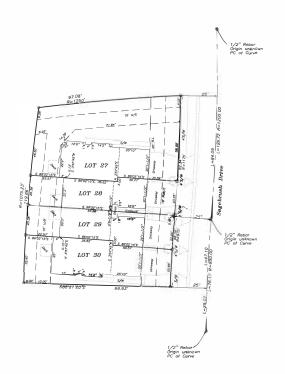
View of subject property from Sagebrush Drive

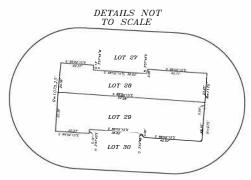
- a. Staff recommends approval of MP20-0004 with the following stipulations:
 - 1. Prior to recording the plat, a digital file of the final plat must be submitted to the Planning Division.
 - 2. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
 - 3. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.



THE LANDINGS AT STONE CREEK EIGHTH PLAT

A Replat of Lot 15, STONE CREEK VILLAGE SECOND PLAT, A SUBDIVISION in the Southeast 1/4 of Section 22. Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas





DESCRIPTION.
All of Lot 15, STONE CREEK VILLAGE SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, according to the plat filed September 23, 2010 in Book 201009 at Page 009041. DEDICATION: The undersigned proprietor of the above described tract of land having caused the same to be subdivided in the manner as shown on the accompanying plot, which subdivision and plot shall hereixafter be known as "THE LANDINGS AT STONE CREEK BIGHTH PLAT".

The undersigned proprietor of the above described land hereby makes declaration that all lots within this plat shall be sold conveyed subject to the acceptance by buyer and/or grantee of all common area open spaces together with all easements thereon, amentiles, and landscaping.

STATE OF KANSAS COUNTY OF JOHNSON & SS:

Notary Public: _____ My Appointment Expires: October 29, 2020

Drinted Name: Jerold W Druft

APPROVED BY THE Planning Commission of the City of Olathe, Johnson County, Kansas, this

Chairperson: C.S. Vakas

This survey was completed in the field in April, 2020; said survey was conducted under my direct supervision, and, to the best of my knowledge and belief, the above plat correctly portrays the results of the survey of the above described property. Jerald W. Pruitt. PS 814

LEGEND

X Indicates Existing Plus Cuts on top of curb, unless otherwise noted.

★ macrose custing rate cuts on tap or curul, unless once and of officers set 1/2* X 24* Rebar with KS PS 814 Cap.
□ Indicates 1/2* X 24* Rebar with KS PS 814 Cap set in concrete.
© Indicates Existing 1/2* X 24* Rebar with CLS 741 Cap, unless otherwise noted.
BL. = Building Line

B.L. = Building Line
U/E = Utility Easement
PUB/E = Public Utility Easement
IP/E = Tree Preservation Easement
U/E = Drainage Easement
L/E = Landscape Easement
E/E = Santary Sewer Easement
R = Radius

SURVEYOR'S NOTES
Berings are based on the STONE CREEK VILLAGE SECOND PLAT subdivision plat, filed in Book 201009 at Page 009041.

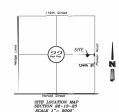
The easements shown on this plat were dedicated by the STONE CREEK VILLAGE SECOND PLAT, subdivision plat filed in Book 201009 at Page 009041.

The subject property is outside the established flood plain according to the Federal Emergency Management Agency's Flood Map No. 20091C0078 G. Revised map date: August 3, 2009.

The driveways, sidewalks and decks are shown based on the plans provided and did not exist at the time the survey was conducted.

OT NUMBER	50. FT	ACRES
OT 27	5,248,9	0.120
OT 29	2,153.3	0.049
OT 29	2,153.0	0.049
OT 30	2,946.4	0.068
KAT .	12,501.6	0.285

PROJECT BENCH MARK Aluminum Monument set on the Northwest corner of the curb inlet at the Southeast corner of 7 Highway and Harold. JCPW BM # 269, Elevation = 10 19.25





THE LANDINGS AT STONE CREEK EIGHTH PLAT

S.E. 1/4, Section 22, Township 13 South, Range 23 East

PRUITT and DOOLEY SURVEYING, LLC

7912 Elm Ave. Raytown, MO 64138 816-699-4239

10777 Barkley, Suite 220-Overland Park, KS 66211 913-652-9002

SHEET



Planning Division

STAFF REPORT

Planning Commission Meeting: April 27, 2020

Application: MP20-0005: Landings at Stone Creek Ninth Plat

Location: 12347 S. Prairie Creek Drive

Owner/Applicant: Brad Sterrett, AspenCreek Builders, LLC

Engineer/Applicant: Jerald W. Pruitt, Pruitt & Dooley Surveying, LLC

Staff Contact: Zachary Moore, Planner II

Site Area: 0.27± acres Proposed Use: Multi-Family Residential

Lots: 4 Current Zoning: RP-3

Tracts: 0

1. Comments:

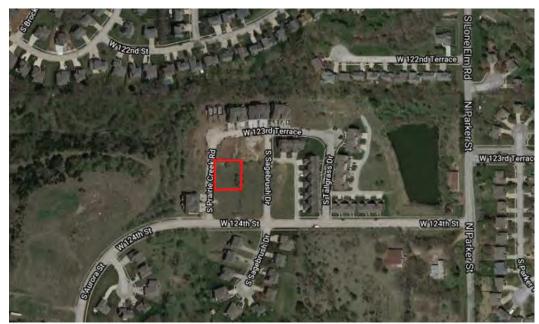
This is a request for approval of a minor plat for Landings of Stone Creek Ninth Plat, for four (4) lots on 0.27± acres, located at 12347 S. Prairie Creek Road. The applicant is replatting the property currently known as Lot 16 of Stone Creek Village Second Plat to allow for the individual, but attached units, to be separately owned.

The subject property was rezoned to the RP-3 District as part of Stone Creek Village in 2002 (RZ-17-02) and was originally platted in 2010. A final site development plan (PR-10-012) was approved for Stone Creek Village in 2010 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. <u>Lots</u> The replat includes lots for four individual, but attached, townhome units, which are consistent with the approved final site development plan (PR-10-012).
- b. **Public Utilities** The subject property is located in the City of Olathe Water and Sewer service areas. No new easements are being dedicated with this replat.
- c. <u>Streets/Right-of-Way</u> Each unit will have direct access to a public street, S. Prairie Creek Drive, with an individual driveway.



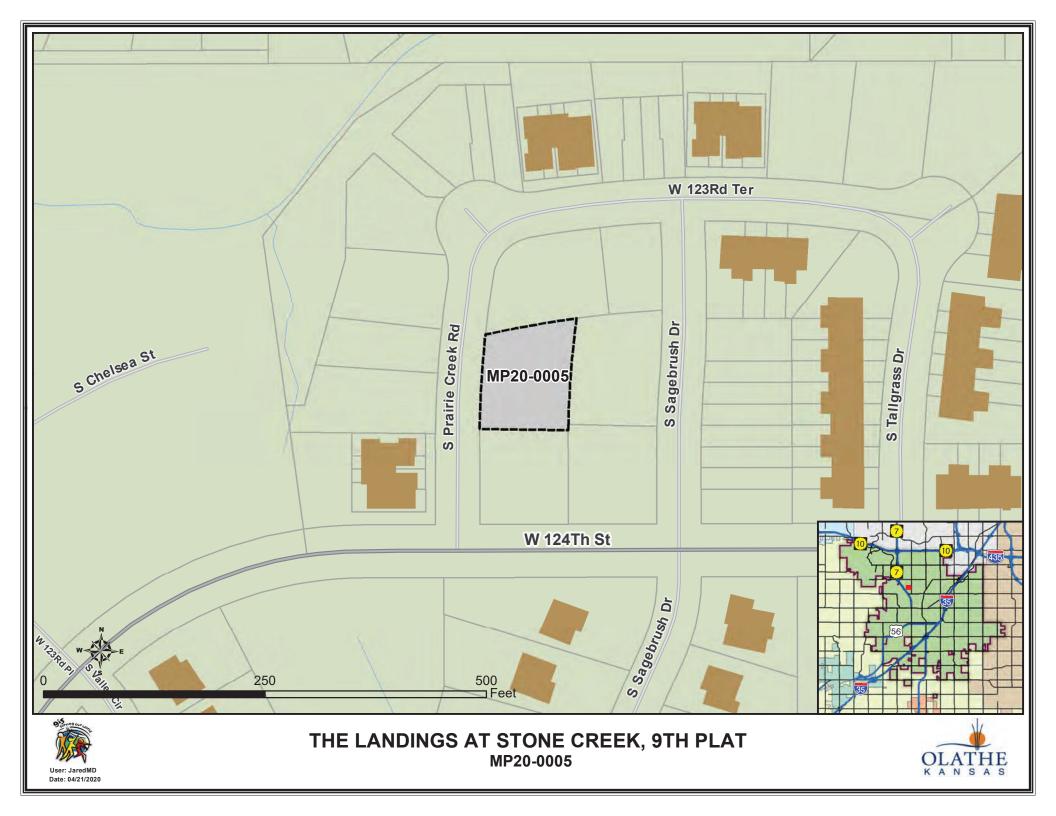
Aerial View of subject property, outlined in red



View of subject property from Prairie Creek Road

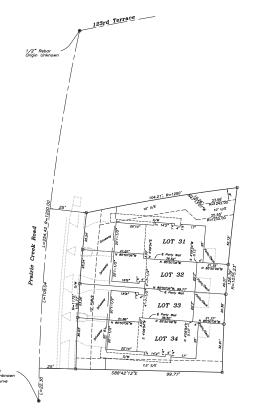
- a. Staff recommends approval of MP20-0005 with the following stipulations:
 - 1. Prior to recording the plat, a digital file of the final plat must be submitted to the Planning Division.

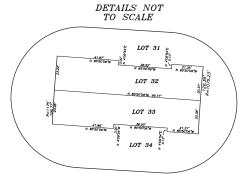
- 2. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
- 3. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.



THE LANDINGS AT STONE CREEK NINTH PLAT

A Replat of Lot 18, STONE CREEK VILLAGE SECOND PLAT, A SUBDIVISION in the Southeast 1/4 of Section 22. Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas





DESCRIPTION:
All of Lot 18, STONE CREEK VILLAGE SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, according to the plot filed September 23, 2010 in Book 201009 at Page 009041. DEDICATION: The undersigned proprietor of the above described tract of land having caused the same to be subdivided in the manner a shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "THE LANDINGS AT STONE CREEK NINTH PLAT".

The undersigned proprietor of the above described land hereby makes declaration that all lots within this plat shall be sold conveyed subject to the acceptance by buyer and/or grantee of all common area open spaces together with all easements thereon, amenites, and landscaping.

The undersigned proprietor of the above described land hereby consents and agrees that the Governing Bodies of any special assessment district shall have the power to release such land proposed to be dedicated for streets, roads, or parts thereof for public use, from the lien and effect of any special assessments and that the amount of the unpuid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting and abutting on such dedicated road, street, or parts thereof.

IN TESTIMONY WHEREOF, the undersigned owner of the property described herein, have hereunto set his hand this___

AspenCreek Builders, LLC

Bradley E. Sterrett, Member

STATE OF KANSAS | ss: This instrument was acknowledged before me on this ______ by Bradley E. Sterrett, as Member of AspenCreek Builders, LLC. Notary Public: My Appointment Expires: October 29, 2020 APPROVED BY THE Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ Chairperson: C.S. Vakas

> This survey was completed in the field in April, 2020; said survey was conducted under my direct supervision, and, to the best of my knowledge and belief, the above plot correctly portrays the results of the survey of the above described property. Jerald W. Pruitt, PS 814

LEGEND

- ¥ Indicates Existing Plus Cuts on top of curb, unless otherwise noted
- X macroses Existing russ cuts on top or cura, unness normals noted.
 O indicates set 1/2" X 24" Rebar with KS PS 814 Cap.
 □ Indicates 1/2" X 24" Rebar with KS PS 814 Cap set in concrete.
 indicates Existing 1/2" X 24" Rebar with CLS 741 Cap, unless otherwise noted.
 B.L. = Bluiding Line
- B.L = Building Line
 U/E = Utility Easement
 PUB/E = Public Utility Easement
 TP/E = Tree Preservation Easem
 D/E = Drainage Easement
 L/E = Landscape Easement
 S/E = Sanitary Sewer Easement
 R = Radius

SURVEYOR'S NOTES

Berings are based on the STONE CREEK VILLAGE SECOND PLAT subdivision plat, filed in Book 201009 at Page 009041.

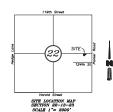
The easements shown on this plat were dedicated by the STONE CREEK VILLAGE SECOND PLAT, subdivision plat filed in Book 201009 at Page 009041.

The subject property is outside the established flood plain according to the Federal Emergency Management Agency's Flood Map No. 20091C0078 G. Revised map date: August 3, 2009.

The driveways, sidewalks and decks are shown based on the plans provided and did not exist at the time the survey was conducted.

OT NUMBER	SQ. FT.	ACRES	
OT 31	3,990.6	0.092	
OT 32	2,147.9	0.049	
.OT 33	2,149.1	0.049	
OT 34	3,417.0	0.078	
PLAT	11,704.6	0.268	

PROJECT BENCH MARK





20 10 0 SCALE IN FEET

THE LANDINGS AT STONE CREEK NINTH PLAT

S.E. 1/4, Section 22, Township 13 South, Range 23 East

PRUITT and DOOLEY SURVEYING, LLC

7912 Elm Ave. Raytown, MO 64138 816-699-4239

10777 Barkley, Suite 220-i Overland Park, KS 66211 913-652-9002

SHEET



STAFF REPORT

Planning Commission Meeting: April 27, 2020

Application: VAC20-0002 Vacation of public utility easements for Ernie

Miller Park & Nature Center

Location: 909 N. K-7 Highway

Owner: Johnson County Park and Recreation District (JCPRD)

Applicant: Mark Allen, JCPRD

Staff Contact: Aimee E. Nassif, Chief Planning and Development Officer

1. Comments:

The applicant is requesting to vacate a portion of an existing, 15-foot-wide waterline easement at Ernie Miller Park and Nature Center located at 909 N. K-7 Highway due to relocation of a fire hydrant. The existing fire hydrant is being relocated to accommodate future ADA parking and improvements. This case is returning to the Planning Commission for vote due to an error in the recording of the motion at the original hearing on April 13, 2020.



Site map with proposed easement to be vacated.



Proposed area for utility vacation segment, adjacent to existing access drive.

2. Public Notice:

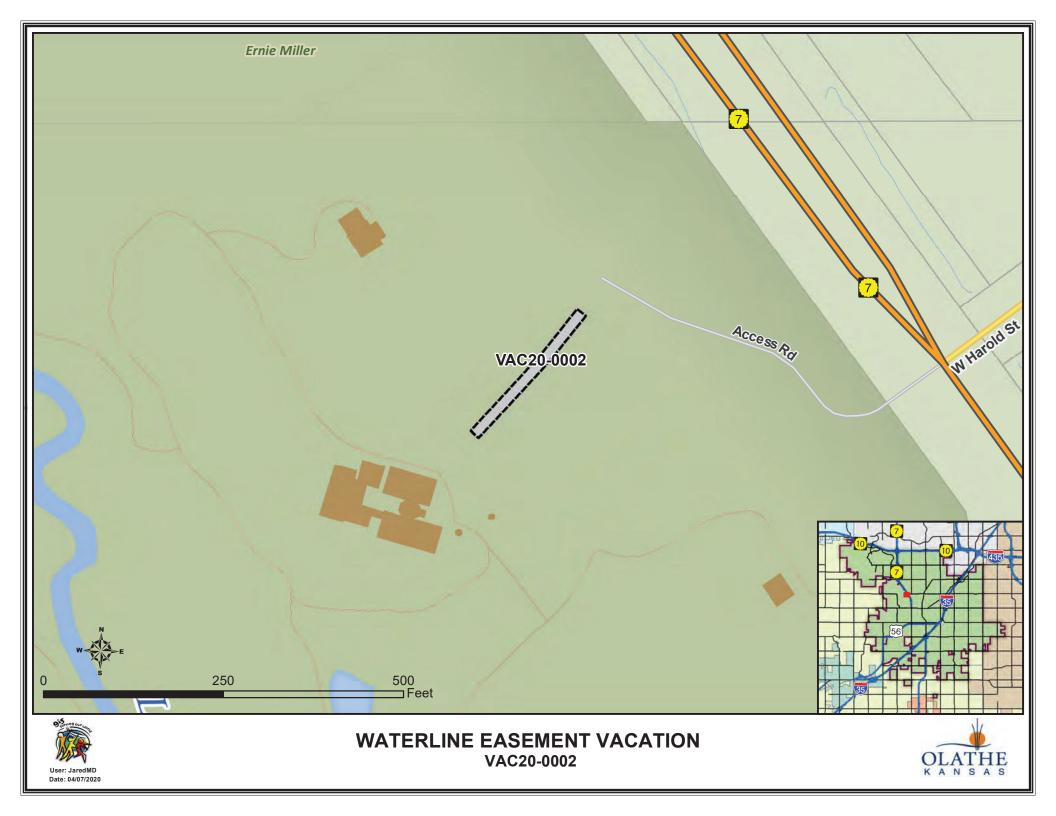
A new notice of hearing was published for this meeting on Wednesday, April 22, 2020. All other public notice requirements per the UDO have previously been met.

3. Utilities:

The site is located within the City of Olathe water and sewer service area. The Public Works Department has reviewed the exhibits for utility and stormwater easement vacation and recommends approval as shown.

4. Staff Recommendation:

Staff recommends approval of vacation for the utility easement (VAC20-0002) as proposed.



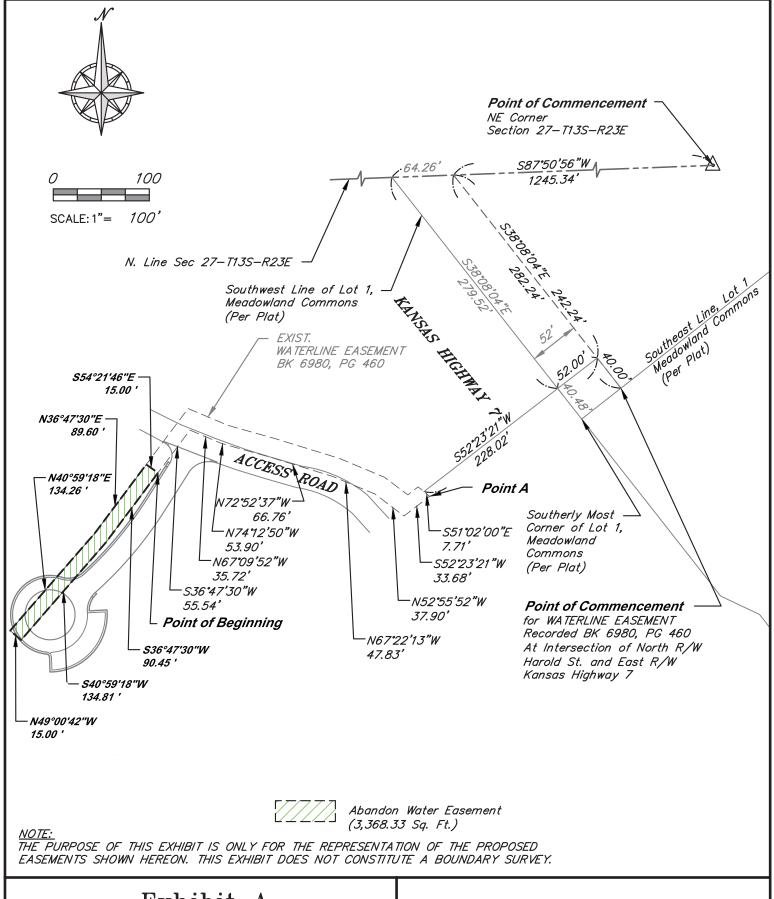


Exhibit A
Ernie Miller Park
Page 2 of 2



McAFEE HENDERSON SOLUTIONS, INC.