



City of Olathe  
City Planning Division

## STAFF REPORT

Planning Commission Meeting: December 10, 2018

<b>Application:</b>	<b><u>FP18-0044</u> Final Plat for Stag's Ridge</b>		
<b>Location:</b>	Northwest of K-7 and Spruce Street intersection		
<b>Owner:</b>	Steve Jensen, Arthur E. Jensen, Inc.		
<b>Applicant:</b>	Keven Tubbesing, Stag's Ridge, L.L.C.		
<b>Engineer:</b>	Dan Foster, Schlagel & Associates		
<b>Staff Contact:</b>	Dan Fernandez, Planner II		

  

<b>Acres:</b>	<u>23.77± acres</u>	<b>Existing Use:</b>	<u>Vacant</u>
<b>Current Zoning:</b>	<u>R-1 (proposed R-4 and C-3)</u>	<b>Lots:</b>	<u>4</u>
		<b>Tracts:</b>	<u>2</u>

### 1. Comments:

This is a request for the approval of a final plat for Stag's Ridge, on 23.77± acres, located northwest of the K-7 and Spruce Street intersection.

The final plat is creating 4 new lots on this property. An associated rezoning and preliminary site development plan (RZ18-0016) is also on tonight's agenda. The proposed plan consists of 3 commercial lots, a lot for indoor storage and 1 lot for a senior housing facility.



Site Aerial



View looking north from behind Burger King

### **Final Plat Review:**

- a. **Lots/Tracts/Easements** – The final plat includes 3 commercial lots and 1 multi-family lot for a total of 4 lots. Each lot meets the area and setback requirements for their respective districts.

A tract is being dedicated for stormwater quality and quantity and the required utility easements and right-of-way are also being dedicated. All detention basins shall be within a tract and required maintenance language included with the final plat. A 20-foot tree preservation easement is also being dedicated along the north property line.

- b. **Stormwater/Detention** – A stormwater quality/quantity drainage tract has been included as part of the development and has been labeled on the final plat.

- c. **Utilities/Municipal Services** – The property is in the City of Olathe water and sewer service areas.

- d. **Streets/Access** – The proposed development will construct a new City street connecting to the existing access drive around the West Village and the existing connections to K-7 and to Santa Fe. This will be the only access into the site.

A portion of the private access drive will be converted to a public street. The segment from Spruce Street north to the new development will be a public street. The remainder of the access drive through West Village will remain a private street.

The applicant completed a traffic impact study for the proposed development with a grocery store, apartments and two retail/commercial buildings. Based on the projected traffic from the study, the proposed site plan was revised from 244 dwelling units of apartments to 100 dwelling units for senior living and self-storage facility. For self-storage facilities and senior living apartments, peak traffic hours don't coincide with traditional commuter peak hours. The goal for the change in land use is to mitigate the congestion along the access drive and at the intersection with Spruce Street.

- e. **Street and Signal Excise Taxes** – Unless a development agreement is reached, the final plat is subject to the required street excise tax of \$0.215 per square foot of land area and also subject to the traffic signal excise tax of \$0.0120 per square foot of land area. The amounts of the fees will be calculated prior to recording the plat. The required excise fees shall be submitted to the City Planning Division prior to recording the final plat.

## **2. Staff Recommendation:**

Staff recommends approval of FP18-0044 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.
- b. Prior to recording the final plat, all required fees shall be submitted to the City Planning Division.



**STAG'S RIDGE**  
**FP18-0044**



