



City of Olathe

City Planning Division

STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application:	FP18-0048, Final Plat for Boulder Hills, Third Plat		
Location:	Along the west side of Black Bob Road, about ¼ mile north of 175 th Street		
Owner/Applicant:	Travis Schram; K3, LLC		
Engineer:	Mark Breuer; Schlagel & Associates, P.A.		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>19.50± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>57</u>	Density:	<u>2.92 units/acre</u>
Tracts:	<u>3</u>	Current Zoning:	<u>R-1</u>

1. Comments:

The following application is a final plat for Boulder Hills, Third Plat containing 57 single-family lots and 3 common tracts. The subject property was rezoned to R-1 in 2007, and had a preliminary plat approved in 2016. There was a previous final plat application for Boulder Hills, Third Plat, which was approved in September 2017. This plat is generally consistent with both the previously approved preliminary and final plats; however, the location of the pool has been slightly modified. The estimated value of the proposed homes in this phase is stated to be between \$275,000 and \$400,000.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes a total of 57 single-family lots and 3 common tracts. The layout of the streets, lots, and common tracts is consistent with the approved preliminary plat. The final plat for Boulder Hills, Third Plat follows the general trend of development for the entire Boulder Hills subdivision.

The proposed lots exceed the minimum lot area of 7,200 square feet as required for R-1 Districts. The average lot size for this subdivision is 11,132 square feet.

Tracts L, M, and N will be owned and maintained by K3, LLC and its successors or assigns for the use of trails, landscaping, and open space. Tract M will also contain stormwater facilities and water quality BMPs.

- b. **Public Utilities** – The subject property is located within the Johnson County Wastewater and WaterOne service areas. Utility Easements (U/E), Drainage Easements (D/E), Landscape and Access Easements (L/E & A/E), and a Stormwater Quality/Quantity Easement (BMP/E) will be dedicated with this final plat.

- c. **Streets/Right-of-Way** – This phase of the Meadows of Valley Ridge will have access from the First and Second Plats of this subdivision from the east and west, respectively. West 171st Terrace will connect in the northeastern portion of the plat to the first phase, and that road will continue south and west, through the Third Plat, until it connects (as W. 172nd Court) to the Second Plat in the southwestern portion of the plat. W. 172nd Place will also connect the Third Plat to the First Plat to the east, in the center of this phase. Three cul-de-sacs will extend south and east from the spine road of this phase; 171st Place, W. 172nd Court, and Tomashaw Street. All streets will meet *Unified Development Ordinance (UDO)* requirements for public right-of-way. All streets included in this plat are dedicated to public use.
- d. **Landscaping/Tree Preservation** – All landscaping and related materials that are planted or constructed within the adjacent street right-of-way shall be maintained by the Property Owners and the Developer, or their authorized representatives thereof. Prior to recording the final plat, a street tree plan shall be submitted, compliant with *Section 18.30.130* of the *UDO*. Additionally, all single-family lots are required to have a minimum of three interior lot trees planted at the time of issuance of a certificate of occupancy.



Aerial view of site – plat area outlined in navy



View of site – looking west from W. 171st Terrace

3. Excise Taxes:

Final plats are subject to a street excise tax of \$0.215 per square foot of land area. The required excise fee shall be submitted to the City Planning Division prior to recording the final plat. Based on the net Plat area (19.50± acres), the total excise tax for streets is **\$182,610.31**.

Final plats are subject to a traffic signal excise tax of \$0.0037 per square foot of land for single-family residential zoning. The required excise fee shall be submitted to the City Planning Division prior to recording the final plat. Based on the net Plat area (19.50± acres), the total excise tax for traffic signals is **\$3,142.60**.

4. Staff Recommendation:

Staff recommends approval of FP18-0048, Boulder Hills, Third Plat, with the following stipulations:

- a) The final plat is subject to a street excise tax of **\$182,610.31**. The required excise tax shall be submitted to the City Planning Division prior to recording the final plat.
- b) The final plat is subject to a traffic signal excise tax of **\$3,142.60**. The required excise tax shall be submitted to the City Planning Division prior to recording the final plat.
- c) A sidewalk and address plat shall be submitted prior to issuance of building permits.
- d) Prior to recording the plat, a street tree plan shall be submitted and approved, per *UDO, Section 18.30.130*.

- e) All on-site wiring and cables shall be placed underground.
- f) Utility cabinets shall not be placed in the front or side yards, unless first requested by the applicant and authorized by the Chief Planning and Development Officer and must include landscaping to screen the equipment from public view. Any such request shall include an exhibit demonstrating the typical screening to be provided prior to recording the plat.
- g) Fire hydrants are required within 400 feet of all residential units (travel distance). Dead-end water mains with fire hydrants are not permitted unless water supply calculations can be provided that demonstrates an adequate water supply is provided; otherwise the water supply for hydrants is required to be looped to existing mains.