



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:

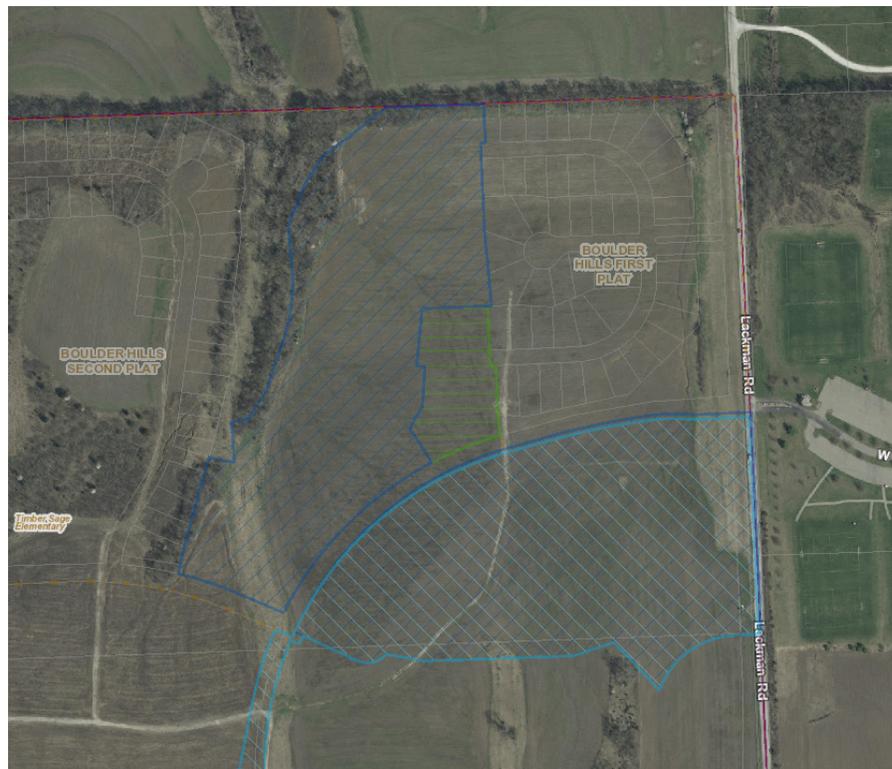
- a. **Lots/Tracts** – The plat includes a total of 57 single-family lots and 3 common tracts. The layout of the streets, lots, and common tracts is consistent with the approved preliminary plat. The final plat for Boulder Hills, Third Plat follows the general trend of development for the entire Boulder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

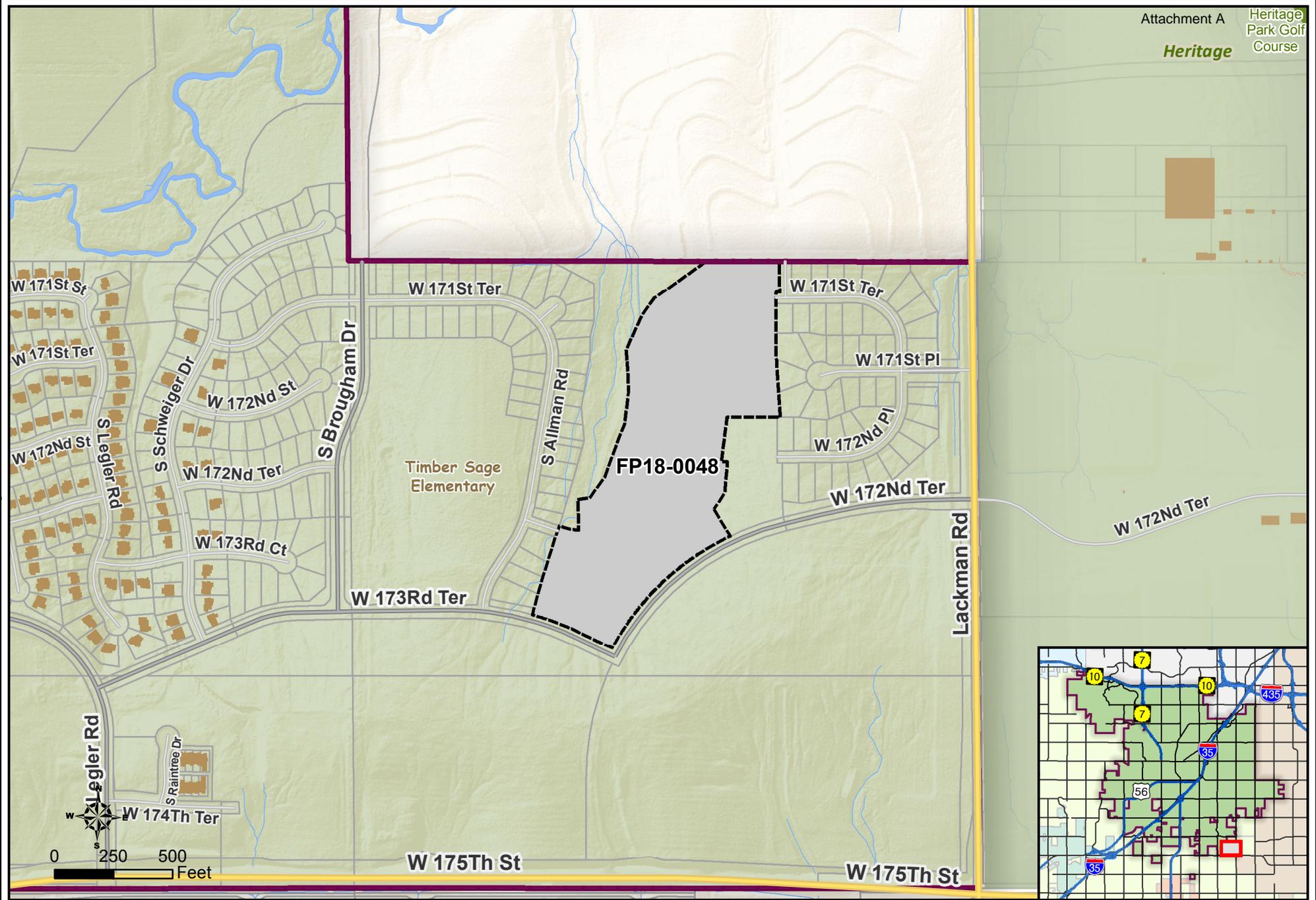
Final plats are subject to a traffic signal excise tax of \$0.0037 per square foot of land for single-family residential zoning. The required excise fee shall be submitted to the City Planning Division prior to recording the final plat. Based on the net Plat area (19.50± acres), the total excise tax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

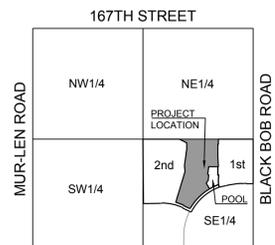
- e) All on-site wiring and cables shall be placed underground.
- f) Utility cabinets shall not be placed in the front or side yards, unless first requested by the applicant and authorized by the Chief Planning and Development Officer and must include landscaping to screen the equipment from public view. 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.



BOULDER HILLS 3RD PLAT
FP18-0048

FINAL PLAT OF BOULDER HILLS, THIRD PLAT

PART OF THE SE 1/4 OF SEC. 20-14-24 IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

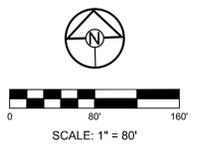


175TH STREET SECTION 20-14-24 LOCATION MAP SCALE 1" = 2000'

LOT #	AREA (SF)	LOT #	AREA (SF)
90	12,099.43	135	9,777.84
91	10,531.59	136	9,437.09
92	17,076.73	137	9,028.35
93	13,363.10	138	10,087.05
94	13,038.23	139	10,606.81
95	12,728.41	140	9,358.03
96	11,708.76	141	8,976.57
97	14,778.50	142	10,579.20
98	10,561.98	143	8,671.16
99	11,170.20	144	8,671.16
100	11,659.52	145	8,648.46
101	12,398.75	146	15,916.10
102	14,879.00	R/W	152,746.68
103	12,408.82	TRACT "L"	4,346.36
104	11,755.27	TRACT "M"	16,810.74
105	11,767.12	TRACT "N"	41,102.78
106	11,846.66		
107	10,369.01		
108	9,230.00		
109	9,100.00		
110	9,165.00		
111	11,096.56		
112	9,478.30		
113	9,508.28		
114	9,355.08		
115	9,650.16		
116	10,857.61		
117	11,947.30		
118	9,686.64		
119	10,119.43		
120	9,591.65		
121	10,237.88		
122	9,824.28		
123	10,648.02		
124	9,768.79		
125	18,181.15		
126	12,680.54		
127	16,947.62		
128	10,924.78		
129	9,473.49		
130	9,899.12		
131	13,117.69		
132	9,500.03		
133	10,572.56		
134	10,082.60		

STREET CL		
Line #	Length	Direction
L2	12.17	N2° 33' 09.87"W
L1	17.62	N72° 49' 41.79"W

Curve Table			
Curve #	Length	Radius	Delta
C1	18.17	100.00	10.41



BASIS OF BEARINGS:
GRID NORTH
NAD 83 KANSAS NORTH ZONE
N. LINE SE 1/4, SEC 19-14-24
N 88°01'44"E

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - FOUND 1/2" REBAR WITH KSL5 54 CAP UNLESS OTHERWISE NOTED
 - - - EXISTING PLAT AND R/W LINES
 - - - EXISTING LOT AND PROPERTY LINES
 - - - LIMITS OF NO ACCESS
 - - - BUILDING LINE
 - - - RIGHT-OF-WAY



David A. Rinne - Land Surveyor
KS# LS-1268

DESCRIPTION:
Part of the Southeast One-Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the said Southeast One-Quarter, said point also being the Northeast corner of "BOULDER HILLS, FIRST PLAT", a subdivision in the city of Olathe, Johnson County, Kansas; thence South 88 degrees 01 minutes 44 seconds West, along the North line of the said Southeast One-Quarter and said "BOULDER HILLS, FIRST PLAT", a distance of 816.14 feet to the Northwest corner of said "BOULDER HILLS, FIRST PLAT", said point being the Point of Beginning; thence along the West line of said "BOULDER HILLS, FIRST PLAT" for the following four (4) courses, South 02 degrees 33 minutes 10 seconds East a distance of 127.04 feet; thence South 87 degrees 26 minutes 50 seconds West a distance of 15.91 feet; thence South 02 degrees 33 minutes 10 seconds East a distance of 285.48 feet; thence South 05 degrees 26 minutes 50 seconds East a distance of 245.30 feet to a point on the North line of Lot 35 of said "BOULDER HILLS, FIRST PLAT"; thence South 88 degrees 11 minutes 10 seconds West along the North line of said Lot 35 and the North line of "BOULDER HILLS POOL", a subdivision in the city of Olathe, Johnson County, Kansas a distance of 225.52 feet to the Northwest corner of said "BOULDER HILLS POOL"; thence along the West line of said "BOULDER HILLS POOL" for the following five (5) courses South 05 degrees 27 minutes 03 seconds West a distance of 189.34 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 84 degrees 32 minutes 57 seconds East, a radius of 1025.00 feet, a central angle of 01 degrees 31 minutes 10 seconds and an arc length of 27.18 feet; thence South 03 degrees 55 minutes 53 seconds West a distance of 130.00 feet; thence South 30 degrees 17 minutes 31 seconds West a distance of 81.33 feet; thence South 32 degrees 47 minutes 16 seconds East a distance of 133.30 feet to a point of curvature on the Northwest right-of-way of 172nd Terrace as now established, said point also being on the Easterly line of "BOULDER HILLS, SECOND PLAT", a subdivision in the city of Olathe, Johnson County, Kansas; thence along Easterly line of "BOULDER HILLS, SECOND PLAT" for the following seventeen (17) courses, along a curve to the left having an initial tangent bearing of South 62 degrees 15 minutes 33 seconds West, a radius of 1130.00 feet, a central angle of 35 degrees 25 minutes 19 seconds, and an arc length of 698.60 feet; thence North 66 degrees 44 minutes 13 seconds West a distance of 159.59 feet to a point of curvature; thence along a curve to the left tangent to the previous course and having a radius of 1230.00 feet, a central angle of 09 degrees 36 minutes 58 seconds, and an arc length of 206.44 feet; thence North 13 degrees 38 minutes 49 seconds East a distance of 140.59 feet; thence North 15 degrees 20 minutes 08 seconds East a distance of 201.95 feet; thence North 17 degrees 10 minutes 18 seconds East a distance of 50.00 feet; thence South 72 degrees 49 minutes 42 seconds East a distance of 17.62 feet to a point of curvature; thence along a curve to the left tangent to the previous course and having a radius of 225.00 feet, a central angle of 16 degrees 39 minutes 06 seconds, and an arc length of 65.39 feet; thence North 03 degrees 54 minutes 47 seconds West a distance of 129.29 feet; thence North 78 degrees 21 minutes 11 seconds East a distance of 54.36 feet; thence North 33 degrees 37 minutes 55 seconds East a distance of 106.07 feet; thence North 18 degrees 15 minutes 39 seconds East a distance of 244.00 feet; thence North 05 degrees 14 minutes 21 seconds East a distance of 131.90 feet; thence North 05 degrees 19 minutes 50 seconds West a distance of 179.37 feet; thence North 22 degrees 32 minutes 42 seconds East a distance of 161.54 feet; thence North 33 degrees 45 minutes 16 seconds East a distance of 68.76 feet; thence North 52 degrees 21 minutes 34 seconds East a distance of 263.30 feet to a point on the North line of the said Southeast One-Quarter; thence North 88 degrees 01 minutes 44 seconds East, along the North line of the said Southeast One-Quarter a distance of 315.88 feet to the Point of Beginning, and containing 19.4984 acres, more or less.

CONSENT TO LEVY:
The undersigned proprietor of the above described tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

EXECUTION:
IN TESTIMONY WHEREOF, TRAVIS SCHRAM, Manager of K3, L.L.C., a Kansas limited liability company, by the authority of its Member, has caused this instrument to be executed, this ____ day of _____, 20__.

By: TRAVIS SCHRAM, Manager
ACKNOWLEDGMENT:
STATE OF _____)
COUNTY OF _____)ss.

BE IT REMEMBERED that on this ____ day of _____, 20__ before me, the undersigned, a Notary Public in and for said County and State, came TRAVIS SCHRAM, Manager K3, L.L.C., a Kansas Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires: _____
Print Name _____

APPROVALS:
APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this ____ day of _____, 2017.

Chairman, C.S. VAKAS _____

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this ____ day of _____, 2017.

Mayor, MICHAEL COPELAND _____ Deputy City Clerk, DAVID F. BRYANT III, MMC _____

*** SANITARY SEWER EASEMENT NOTE:**

THE SANITARY SEWER EASEMENTS TO THE "CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS" FOR THIS PLAT HAVE BEEN RECORDED BY SEPARATE DOCUMENT IN BOOK _____ AT PAGE _____

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 1-2-2016 and 3-28-2017. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE	07-20-2017	FINAL PLAT OF BOULDER HILLS THIRD PLAT	
DRAWN BY	JWT		
CHECKED BY	DR		
REV.	12.17.18	PROJ. NO. 17-095	SHEET NO. 1 OF 1