



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: August 12, 2019

Application:	<u>FP19-0012</u> Final Plat for College Meadows, Fifth Plat		
Location:	Vicinity of 113 th Street and Crestone Street		
Owner/ Applicant:	Jim Wilkinson, College Meadows Estates, LLC		
Engineer:	Gary Spehar, P.E.		
Staff Contact:	Sean Pendley, Senior Planner		
Site Area:	<u>7.19± acres</u>	Proposed Use:	<u>Single Family Residential</u>
Lots:	<u>7</u>	Density:	<u>1.2 units/acre</u>
Tracts:	<u>1</u>	Current Zoning:	<u>RP-1</u>
Streets/Right-of-way	<u>Crestone Street</u>		
Existing	<u>N/A</u>		
Proposed	<u>50' (total)</u>		
Required	<u>50' (total)</u>		

1. Comments:

The following application is a final plat for College Meadows, Fifth Plat, containing 7 single family lots and 1 common tract. A rezoning to RP-1 district (RZ-06-025) and preliminary plat (P-06-123) for College Meadows Estates was approved in 2006. A zoning amendment (RZ-16-003) and revised preliminary plat was approved in 2016. This is the final phase of the College Meadows subdivision.

2. Plat Review:

- Lots/Tracts** – The Fifth Plat includes a total of 7 single-family lots and 1 common tract. The layout of the street, lots and common tract is consistent with the preliminary plat. The proposed lots exceed the minimum area requirements for R-1 Districts and the smallest lot is 24,500 square feet.

Tract O is intended to be used for a natural drainage area and open space. In addition, the tract includes a public recreation easement (PR/E) for a future public trail.

The tract will be owned and maintained by the College Meadows Homes Association and the future trail will be constructed and maintained by the City of Olathe.

According to the applicant, the estimated home values in this phase will be above \$500,000.



Aerial View of Site



Site Photo – looking East from Crestone Street

- b. **Public Utilities** – The property is located within Water District #1 and Johnson County Wastewater service areas. The applicant shall coordinate with the respective utility providers for required water and sewer connections.
- c. **Streets/ Right-of-Way** – This plat has only one street, which will be an extension of Crestone Street. The street is a cul-de-sac serving all seven lots in this phase.
- d. **Stormwater** – The final plat includes drainage easements within the stream corridor in Tract O. There are notices on the plat for the stream corridor and stormwater treatment facilities as required by Olathe Municipal Code, Title 17. The development will include stormwater detention and post construction water quality Best Management Practices (BMPs).

The following documents are required prior to recording the final plat:

- Executed stream corridor maintenance agreement shall be submitted to Public Works.
 - A copy of the recorded HOA agreement shall be submitted that describes maintenance of all stormwater quality BMP's, detention facilities and stream corridor.
- e. **Trails** – The preliminary plat identified a private trail along the stream corridor. The City of Olathe has plans for a future public trail in this area consisting of an 8-foot paved surface. The plat includes a Public Recreation Easement (PR/E) to allow construction of the future public trail by the City. The exact location of the trail and specific easements will be determined at the time of construction for the trail.
 - f. **Landscaping/Tree Preservation** – Tree preservation easements have been identified on the north, east and west sides of the plat boundary which is consistent with the preliminary plat. Standard orange barricade fencing shall be installed around all tree preservation areas. Any destruction of trees within preservation areas is subject to the penalties outlined by *UDO* Section 18.62.120 G.

A street tree plan has been submitted for the Fifth Plat. The required trees shall be planted prior to certificates of occupancy.

3. **Excise Taxes:**

Final plats are subject to the required street excise tax of \$0.215 per square foot of land. Based on the plat area, 7.19± acres, the required street excise fee is \$67,297.09.

Final plats are subject to a traffic signal excise tax of \$0.0037 per square foot of land area for single family zoning. Based on the plat area, the required traffic signal excise tax is \$1,158.14. The required excise fees shall be submitted to the City Planning Division prior to recording the final plat.

4. **Staff Recommendation:**

Staff recommends approval of FP19-0012 with the following stipulations:

- a. The final plat is subject to a street excise tax of \$0.215 per square foot of land. Based on the plat area, the required street excise fee is \$67,297.09. The required

excise fee 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 \$0.0037 per square foot of land area. Based on the plat area, the required signal excise fee is \$1,158.14. The required excise fee shall be submitted to the City Planning Division prior to recording the final plat.
- c. The final plat shall identify a Public Recreation Easement (PR/E) in Tract O.
- d. Prior to recording the final plat, an executed stream corridor maintenance agreement shall be submitted to Public Works.
- e. Prior to recording the final plat, a copy of the recorded HOA agreement shall be submitted that describes maintenance of all stormwater quality BMP's, detention facilities and stream corridor.
- f. Prior to recording the plat, standard orange barricade fencing shall be installed around all tree preservation areas. Any destruction of trees within preservation areas is subject to the penalties outlined in *UDO* Section 18.30.240.