

STAFF REPORT

Planning Commission Meeting: January 13, 2020

Application:	FP19-0034, Final Plat for Enclave at Boulder Hills Villas, First Plat		
Location:	Southeast corner of Lone Elm Road and W. 117 th Street intersection		
Owner/Applicant:	Travis Schram; Grata Development, LLC		
Engineer:	Mark Breuer, PE; Schlagel & Associates		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>8.82± acres</u>	Use:	<u>Single-Family Residential</u>
Lots:	<u>26</u>	Density:	<u>2.95 units per acre</u>
Tracts:	<u>4</u>	Current Zoning:	<u>R-1</u>

1. Comments:

The following application is a final plat for Enclave at Boulder Hills Villas, First Plat. This plat will establish lot lines, dedicate public easements, and common tracts in the subdivision. This plat is the first phase of Enclave at Boulder Hills Villas, a small-lot single-family home subdivision located at the southwest corner of the intersection of W. 172nd Terrace and Lackman Road.

The subject property was rezoned to the R-1 District in September 2019 (RZ19-0013) with an associated preliminary plat. This final plat is consistent with the preliminary plat that accompanied the rezoning.

2. Plat Review:

- Lots/Tracts** – This plat includes 26 single-family lots and 4 common tracts. All 4 common tracts are intended to be owned and maintained by the Homes Association or their authorized representatives. Tracts A, B, and C are intended to be used for landscaping and open space, and Tract D is intended to be used for a pool, landscaping, amenities, and open space.

The Unified Development Ordinance (UDO) allows single-family lots in the R-1 District to have reduced lot sizes and setbacks if certain architectural design features are provided to comply with Building Design Category A standards. A note has been added on this final plat stating that all homes constructed within this plat are subject to Category A building design standards. The average lot size in this first phase is 7,467 square feet. All lots exceed the minimum lot size of 5,000 square feet, with the smallest lot being 5,999 square feet.

- Public Utilities** – The subject property is located within the Johnson County Wastewater and WaterOne service areas. Drainage Easements (D/E), Sanitary Sewer

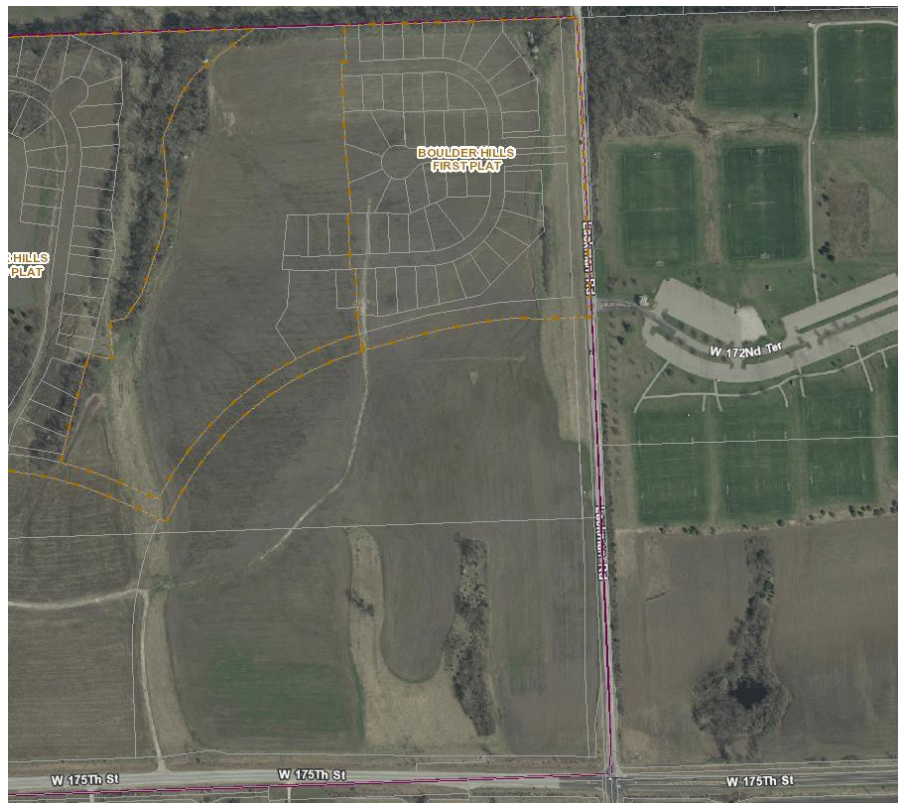
Easements (S/E), Utility Easements (U/E), Stormwater Quality/Quantity Easements (BMP/E), Street Easements (STR/E), Landscape and Access Easements (L/E and A/E), Pedestrian Access Easements (P/A), and Sidewalk Easements (SW/E) will be dedicated with this final plat.

3. Excise Taxes:

Final plats are subject to a street excise tax of \$0.215 per square foot of land (less arterial street right-of-way) and a traffic signal excise tax of \$0.0037 per square foot of land in single-family zoning. The required excise taxes must be submitted to the Planning Division prior to recording the final plat.



View of the subject property, looking southwest



Aerial view of subject property

Staff Recommendation:

Staff recommends approval of FP19-0034, final plat for Enclave at Boulder Hills 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. Prior to recording the final plat, the Homeowners' Association agreement must be provided to the City and approved.