

STAFF REPORT

Planning Commission Meeting: February 24, 2020

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| Application: | MP19-0026, Minor Plat, College Meadows, Sixth Plat |
| Location: | 11229 South Race Street |
| Owner/Applicant: | Ronald VanLerberg, PLK Development, Inc. |
| Engineer: | Jerald W. Pruitt and Dooley Surveying, LLC |
| Staff Contact: | Andrea Fair, Planning Intern |
| Site Area: <u>0.23± Acres</u> Proposed Use: <u>Private Open Space</u> | |
| Lots: <u>0</u> Current Zoning: <u>RP-1</u> | |
| Tracts: <u>1</u> | |

1. Comments:

This is a request for approval of a minor plat for College Meadows, Sixth Plat (a replat of Lot 55) on 0.23± acres located at 11229 South Race Street. The applicant is requesting the subject property be replatted from an existing lot (Lot 55) into a tract (Tract "P"). The subject property cannot be built upon due to existing wetlands that extend through the property.



Southeast view from Race St.



Site Aerial

2. Plat Review:

- a. **Lots/Tracts** – The replat includes no lots and one tract. The tract will be owned and maintained by the College Meadows Home Association. The sidewalk will need to be constructed and street trees will need to be planted prior to recording of the minor plat.
- b. **Public Utilities** – The property is located within the WaterOne and Johnson County Wastewater service area. All public facilities and utilities were installed for the original plat.
- c. **Streets/Right-of-Way** – The subject property can be accessed via Race Street. No additional street right-of-way will be dedicated with the minor plat.

3. Staff Recommendation:

Staff recommends approval of MP19-0026 with the following stipulations:

1. Label the book and page number of all easements previously dedicated on the subject property prior to recording of the minor plat.
2. A five-foot wide concrete sidewalk will be constructed prior to recording of the minor plat.
3. The required street trees per UDO Section 18.30.130.G must be planted prior to recording of the minor plat.