

STAFF REPORT

Planning Commission Meeting: March 9, 2020

Application:	FP20-0002, Reserve at Ravenwood Final Plat		
Location:	Northeast corner W. 120th Terrace and Iowa Street		
Owner/Applicant:	Kohn Zalman; CMH Parks Inc.		
Engineer:	Matthew Schlicht; Engineering Solutions		
Staff Contact:	Emily Carrillo, Senior Planner		

Site Area:	<u>1.65± acres</u>	Use:	<u>Residential</u>
Lots:	<u>1</u>		
Tracts:	<u>3</u>	Current Zoning:	<u>RP-1 (Planned Residential, Single Family)</u>

1. Comments:

The following application is a final plat for The Reserve at Ravenwood which will dedicate land for public easements and vacate a section of existing right-of-way.

This is a replat of Tract A from the Reserve at Ravenwood 1st Plat (FP15-0014); and a replat of Lot 42 and Tract BB from the Reserve at Ravenwood 2nd Plat (FP16-0021).

The subject property was rezoned to the RP-1 District in 2005 (RZ-05-022). A preliminary site development plan was approved by City Council for construction of the pool in 2017 (PR17-0053) and was recently constructed on Tract AA of this final plat.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes one (1) residential Lot and three (3) common Tracts totaling approximately 1.65± acres.

Tract AA is intended to be used by the Homeowners Association for pool and amenities.

Tract E is intended to be used for tree preservation and fencing and will be sold and maintained by the adjacent lot owner.

Tract F is intended to be used for detention purposes and will be maintained by the Homeowners Association.

- b. **Access and Right-of-Way** – Existing right-of-way included in Tract E is being vacated with this plat consistent with UDO 18.40.190-D.1. This final plat vacates ten (10) feet of public right-of-way from the northern portion of Quail Ridge Drive to accommodate a tree preservation easement (TP/E) that will be sold to and maintained by the adjacent property owner to the north.
- c. **Public Utilities** – The subject property is located within WaterOne and Johnson County Wastewater service areas. New Utility Easements (U/E), Drainage Easements (D/E), and a Tree Preservation Easement (TP/E) will be dedicated to the City with this final plat.

3. Excise Taxes:

Chapter 3.35.050(B) of the Olathe Municipal Code states that any replat of previously platted land that was approved by the City is exempt from paying street and traffic signal excise taxes. Since this application is for a replat of previously platted property, no street or traffic signal excise taxes are required.



View of site looking northeast from intersection of N. Iowa Street and 120th Terrace.



View of existing tree line and pool facility, looking southeast from N. Iowa Street.



Aerial view of site outlined in blue.

4. Staff Recommendation:

Staff recommends approval of FP20-0002, final plat for The Reserve at Ravenwood with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (.pdf format must be submitted to the Planning Division.