



Planning Division

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.

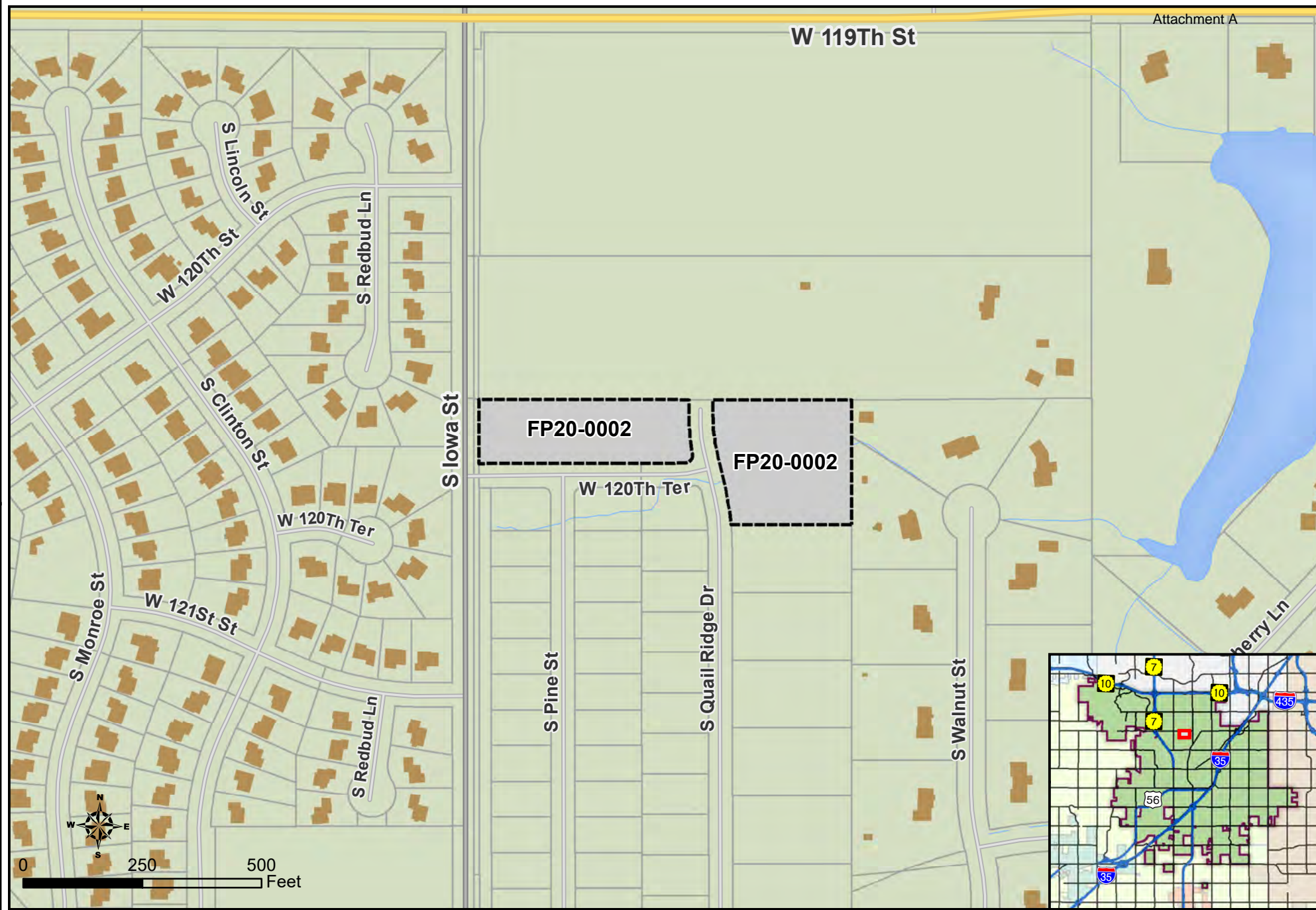


Aerial view of site outlined in blue.

4. Staff Recommendation:

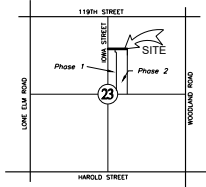
Staff recommends approval of FP20-0002, final plat for The Reserve at Ravenwood with the following stipulations:

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



THE RESERVE AT RAVENWOOD
FP20-0002

Final Plat
The Reserve at Ravenwood, Lot 42A and Tracts AA, E and F
A Replat of Tract A, The Reserve at Ravenwood - 1st Plat,
And Lot 42 and Tract BB The Reserve at Ravenwood - 2nd Plat
Section 23, Township 13S, Range 23E
Olathe, Johnson County, Kansas



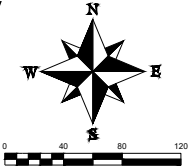
LOCATION MAP
SECTION 23-T13S-R23E

DEVELOPER/OWNER:

CMH PARKS, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
(816) 246-6700

PLAT BOUNDARY DESCRIPTION

ALL OF TRACT A, THE RESERVE AT RAVENWOOD - 1ST PLAT, AS RECORDED IN THE OFFICE OF THE RECORDER, JOHNSON COUNTY, KANSAS, UNDER BOOK 201608, PAGE 010866;
AND
ALL OF LOT 42 AND TRACT BB, THE RESERVE AT RAVENWOOD - 2ND PLAT, AS RECORDED IN THE OFFICE OF THE RECORDER, JOHNSON COUNTY, KANSAS, UNDER BOOK 201705, PAGE 010910.



LEGEND

These standard symbols will be found in the drawing.
● Set 1/2" Rebar & Cap (LS-218-D)
⊙ Found Survey Monument (As Noted)

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS
THE RESERVE AT RAVENWOOD, LOT 42A AND TRACTS AA, E AND F
THE UNDERSIGNED PROPRIETOR(S) OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, AVENUES, AND ALLEYS, NOT HERETOFORE DEDICATED.
THE UNDERSIGNED PROPRIETOR(S) OF SAID PROPERTY SHOWN ON THIS PLAT DO HEREBY CERTIFY THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES RUNNING TO ANY PERSON, UTILITY, OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF SANITARY SEWER LINES AND SURFACE DRAINAGE FACILITIES, INCLUDING MANHOLES, INLETS, PIPES, DRAINS, ETC., UPON, OVER, AND UNDER THOSE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "SE" OR "DRAINAGE EASEMENT".
AN EASEMENT TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER LINES, STORM PIPES, SEWER PIPES AND RELATED FACILITIES AND STRUCTURES, STREET TREES AND SIDEWALKS UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UT" OR "UTILITY EASEMENT" IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.
AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF OLATHE, TO ENTER UPON, OVER AND ACROSS THOSE AREAS AS OUTLINED AND DESIGNATED ON THIS PLAT AS "TREE PRESERVATION EASEMENT" OR "TREE" TREES SHALL NOT BE REMOVED FROM A TREE PRESERVATION EASEMENT WITHOUT THE CITY OF OLATHE'S PERMISSION, UNLESS SUCH TREE IS DEAD, DISEASED OR POSES A THREAT TO THE PUBLIC OR ADJACENT PROPERTY. THE INDIVIDUAL PROPERTY OWNER, OR THEIR DESIGNEE(S), SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TREE PRESERVATION EASEMENT, INCLUDING BUT NOT LIMITED TO THE REMOVAL OF DEAD, DISEASED TREES OR TREES POSING A THREAT TO THE PUBLIC OR ADJACENT PROPERTY.

EXISTING RIGHT-OF-WAY INCLUDED IN TRACT E IS BEING VACATED WITH THIS PLAT APPLICATION CONSISTENT WITH LDO 18-40 190-D.1.

TRACT DEDICATION:

TRACT AA, AS SHOWN HEREON, IS INTENDED TO BE USED BY THE HOME OWNERS ASSOCIATION FOR FUTURE POOL AND AMENITIES.

TRACT E, AS SHOWN HEREON, IS INTENDED TO BE USED FOR TREE PRESERVATION AND FENCING AND IS INTENDED TO BE SOLD TO, AND MAINTAINED BY, THE ADJACENT LOT OWNER.

TRACT F, AS SHOWN HEREON, IS INTENDED TO BE USED FOR DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

CONSENT

THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY AGREE AND CONSENT 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, FORM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF IMPROV SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING AND ABUTTING ON SAID DEDICATED PUBLIC WAY OR THOROUGHFARE.

OWNER TRACTS A & BB

IN TESTIMONY WHEREOF
CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT SECRETARY THIS _____ DAY OF _____, 2020.
CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES

NOTARY CERTIFICATION

STATE OF _____ JS
COUNTY OF _____ JS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____

TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME I DO SAY THAT HE IS VICE PRESIDENT OF CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER LOT 42

IN TESTIMONY WHEREOF:
KYLE A & MONICA A WILSON, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____, 2020.

KYLE A WILSON

MONICA A WILSON

NOTARY CERTIFICATION

STATE OF _____ JS
COUNTY OF _____ JS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KYLE A & MONICA A WILSON, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND BEING DULY SWORN BY ME I DO ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF:

I HAVE SET MY HAND AND AFFIRMED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONALS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHULTZ, KPSLS 1586
ENGINEERING SOLUTIONS, LLC, KS CORP. LS 218-D

DATE: _____

SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
a) SEMI-PERMANENT MONUMENTS
SET 1/2" REBAR WITH PLASTIC CAP IN CONCRETE MARKED "LS-218" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
b) PERMANENT MONUMENTS
SET 5/8" REBAR WITH ALUMINUM CAP MARKED "LS-218" AT PLAT BOUNDARY CORNERS.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (SUBURBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- BEARINGS SHOWN HEREON ARE BASED ON THE FINAL PLAT OF THE RESERVE AT RAVENWOOD - 1ST PLAT.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X). PROJECT AREA IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP NO. 200910003G, PANEL NO. 63 OF 161, COMMUNITY PANEL NO. 200170003G EFFECTIVE DATE: AUGUST 3, 2009.
- INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
- ROAD RIGHT OF WAY AS ESTABLISHED BY FINAL PLATS OF THE RESERVE AT RAVENWOOD - 1ST PLAT AND THE RESERVE AT RAVENWOOD-2ND PLAT.

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS _____ DAY OF _____, 2020

CHAIRMAN, C. S. VAKAS

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS _____ DAY OF _____, 2020

MAYOR, MICHAEL E. COPELAND

DEPUTY CITY CLERK, DAVID F. BRYANT II, MMC

REVISIONS	
DATE	DESCRIPTION

A Replat of Tract A, The Reserve at Ravenwood - 1st Plat, and Lot 42 and Tract BB The Reserve at Ravenwood - 2nd Plat
Section 23, Township 13S, Range 23E
Olathe, Johnson County, Kansas

Final Plat		The Reserve at Ravenwood, Lot 42A and Tracts AA, E and F	
SHEET	SECTION	TOWNSHIP	RANGE
1	23	13S	23E
DRAWN BY		DATE OF PREPARATION	
M. Schults, PLS, PE		January 15, 2020	

PROFESSIONAL SEAL

