

STAFF REPORT

Planning Commission Meeting: April 27, 2020

Application:	FP20-0003, Final Plat, Valley Ridge, Fourth Plat		
Location:	Southwest of W. 113 th Terrace and S. Clare Road		
Applicant/Owner:	John Duggan, Valley Ridge, LLC		
Engineer:	David Rinne, Schlagel & Associates, P.A.		
Staff Contact:	Kim Hollingsworth, Senior Planner		

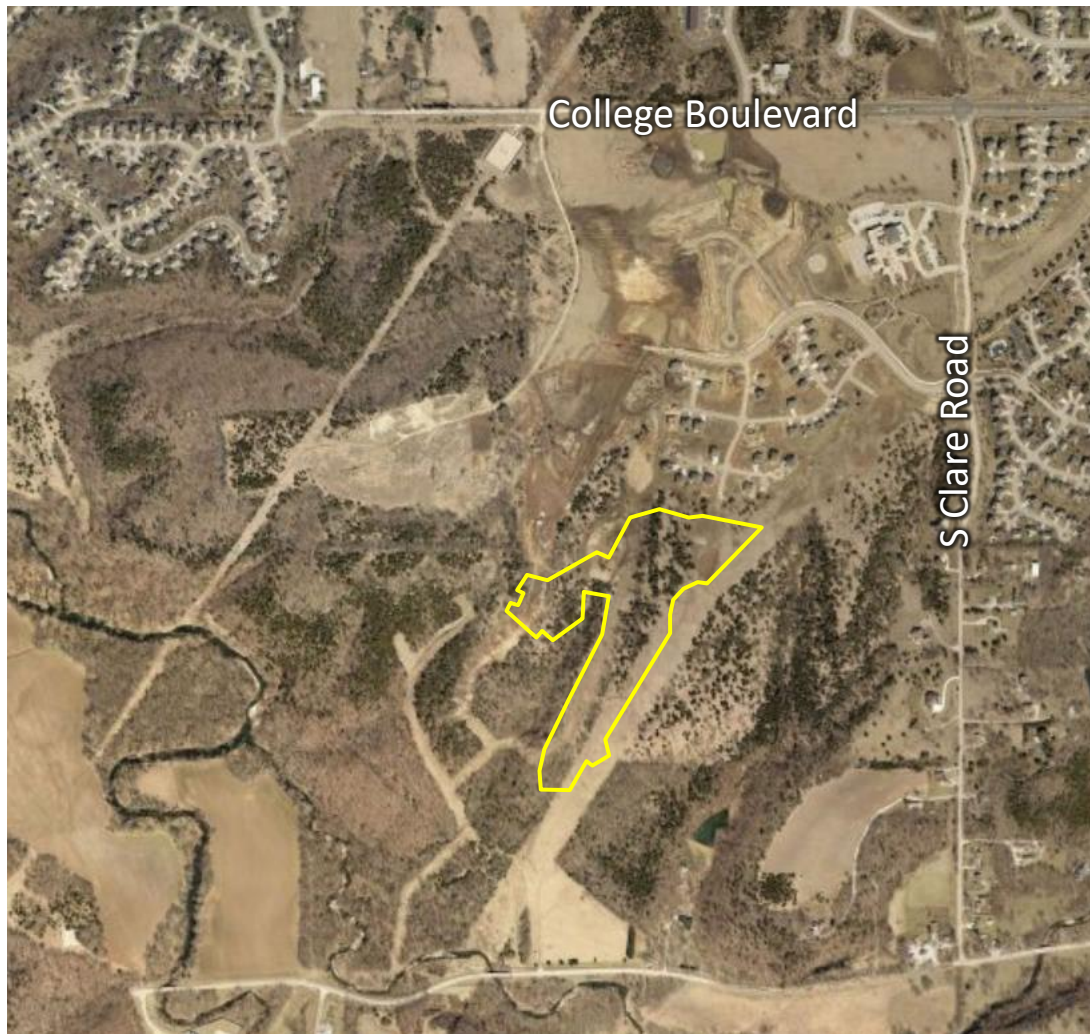
Site Area:	<u>21.46± acres</u>	Proposed Use:	<u>Residential, Single-Family</u>
Lots:	<u>50</u>	Current Zoning:	<u>RP-1 (Planned Single-Family Residential) District</u>
Tracts:	<u>4</u>		

1. Introduction:

The following item is a request for a final plat for Valley Ridge, Fourth Plat. This plat will establish lot lines, dedicate public easements, right-of-way and common tracts within the subdivision. This plat is the fourth phase of the Valley Ridge Subdivision and is located south of the approved second and third plats for the subdivision. The approximately 21.5-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in February 2008. The proposed final plat is generally consistent with the preliminary plat that accompanied the rezoning.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes 50 lots and four common tracts. The single-family lots range in size from 9,130 to 28,437 square feet and all lots exceed minimum UDO requirements for lot sizes. The common tracts are intended to contain landscaping, drainage areas, and open space that will be owned and maintained by the Homes Association.
- b. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas. Several easements including Utility Easements (U/E), Drainage Easements (D/E), and a Landscape Easement (L/E) will be dedicated with this final plat. A 200-foot utility easement for Evergy power transmission lines is located just east of the platted area. Water and sewer main extensions will be required to serve the development.



Aerial View of the Subject Property

- c. **Streets/Right-of-Way** – Access to the fourth phase of the development will be provided primarily from right-of-way already dedicated for S Cedar Creek Parkway. Street connections will be provided to the east for future phases of the subdivision. The proposed plat will also connect north to the platted third phase of the development through Violet Street. Sidewalks will be provided on one side of all local streets within the platted area.
- d. **Landscaping** – The landscaping will comply with Section 18.51.120 D of the Cedar Creek Overlay District including the on-lot landscaping requirements for each single-family lot. Master landscape screening through a mixture of evergreen and deciduous trees will be provided along S Cedar Creek Parkway.
- e. **Stormwater/Detention** – Stormwater detention and BMP easements are shown on the plat within Tract K in the western portion of the development. All areas of the plat are located outside of the floodplain and floodway areas for Cedar Creek.

3. Staff Recommendation:

Staff recommends approval of FP20-0003 with the following stipulations:

1. Prior to recording, a digital file of the final plat (PDF) must be submitted to the Planning Division.
2. A stormwater maintenance agreement must be submitted prior to recording of the final plat.
3. All new on-site wiring and cables must be placed underground.
4. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.