

STAFF REPORT

Planning Commission Meeting: April 27, 2020

Application:	PP20-0001, Preliminary Plat, Hidden Lake of Cedar Creek		
Location:	Northwest of College Boulevard and future Clare Road		
Applicant/Owner:	John Duggan, Cedar Creek Development Co, Inc.		
Engineer:	Dan Foster, Schlagel & Associates, P.A.		
Staff Contact:	Kim Hollingsworth, Senior Planner		

Site Area:	<u>310.02± acres</u>	Proposed Use:	<u>Residential, Single-Family</u>
Lots:	<u>283</u>	Current Zoning:	<u>RP-1 (Planned Single-Family Residential) District</u>
Tracts:	<u>5</u>		

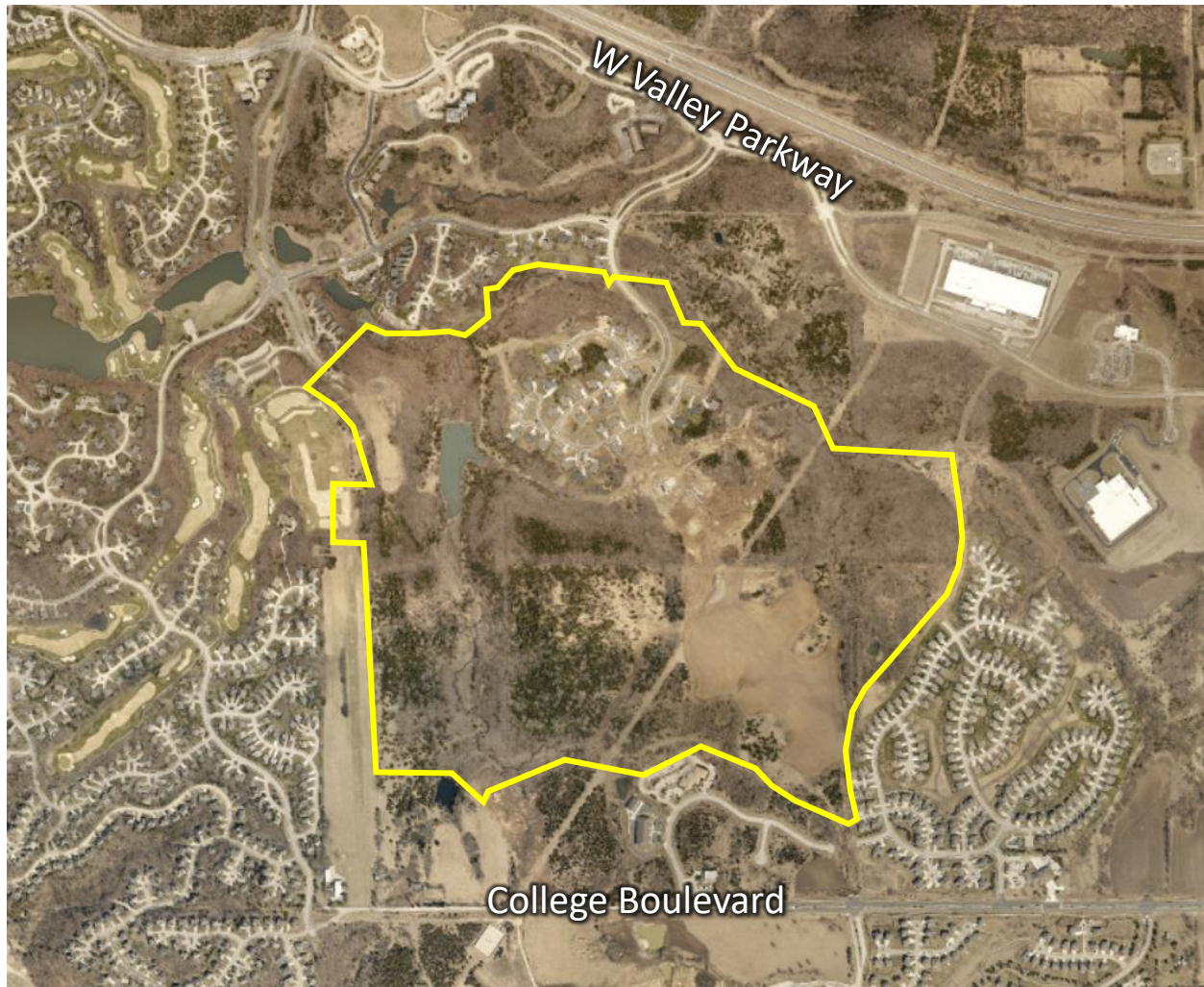
1. Introduction

The following item is a request for a revised preliminary plat for Hidden Lake of Cedar Creek. The subject property is located north of College Boulevard and west of Clare Road. The applicant is seeking approval of the revised preliminary plat to accommodate a different pattern of single-family lots including large estate lots within a portion of the development, and an updated roadway configuration from the preliminary plat approved in 2008. The approximately 310-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in October 2008 (RZ-08-022). The development is located entirely within the Cedar Creek Overlay District and is subject to standards of the Cedar Creek Area Plan.

2. Lots/Tracts

The revised preliminary plat includes 283 lots and five common tracts. The western portion of the development will consist of 89 single-family estate lots ranging in size from 15,220 to 67,464 square feet. The eastern portion of the development will include 194 single-family lots ranging from 8,400 to 27,558 square feet. The overall average lot size is 11,200 square feet and all lots will exceed minimum 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 Cedar Creek Homeowners Association. The Cedar Creek development contains a variety of amenities that residents would have access to within Hidden Lake and other portions of the Cedar Creek subdivisions.



Aerial View of the Subject Property

3. Streets/Right-of-Way

Primary roadways that serve the development will include Cedar Creek Parkway, Bluestem Parkway, and Clare Road that will extend north of College Boulevard. Roadway phasing requirements have been in place and approved for the development since the rezoning in 2008 (Ordinance No. 08-101). The City will work with the applicant on any changes to the road phasing plan.

4. Pedestrian Connections

Sidewalks will be provided on one side of all local streets and both sides of arterial and collector streets throughout the development. A public recreational trail is planned within Tract C located within the northeast portion of the development just south of the creek corridor. The final alignment of the trail will be coordinated with the Parks and Recreation Department and the recreation easement will be shown on final plats.

5. Landscaping & Tree Preservation

Significant portions of the property will be preserved for open space and the protection of existing trees in harmony with the natural setting established throughout Cedar Creek developments. The preservation of trees will primarily occur in Tracts A - E and along rear property lines except where selective clearing may occur to accommodate utilities. The exact location of the tree preservation areas will be indicated on final plats and will conform with the Cedar Creek Area Plan standards. A landscape buffer area will be provided within Tract D between the rear of lots south of 108th Terrace and the BP (Business Park) District located directly to the south.

New 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 areas along arterial and collector roadways were submitted with the preliminary plat and will be reviewed in detail with each respective final plat.

6. Stormwater & Detention

The development will meet Title 17 requirements and a final stormwater management report will be provided prior to the recording of final plats. Detention areas are proposed within Tract A directly east of Cedar Creek Parkway and any floodplain areas along the stream corridor are located within the proposed detention areas.

7. Public Utilities

The subject property is located within the City of Olathe water and sewer service areas. Water and sewer main extensions will be required to serve the development.

8. Staff Recommendation:

Staff recommends approval of PP20-0001 with the following stipulations:

1. Final plats must be approved and recorded prior to issuance of building permits.
2. A master fence/screening plan must be submitted for final plats that contain master landscape screening as required per UDO 18.30.130.H prior to recording of the final plat.
3. Final plats will conform to Title 17 Requirements. A final Stormwater Management Report will be required prior to recording of the Final Plat. Any regional detention will be constructed and accepted by the City prior to issuance of building permits.
4. Public recreation easements must be indicated on all relevant final plats. Accessways to the greenway and future trail will be coordinated with the City of Olathe Parks and Recreation Department.