

STAFF REPORT

Planning Commission Meeting: June 8, 2020

Application:	FP20-0007, Final Plat, Valley Ridge, Fifth Plat		
Location:	Southeast of S. Cedar Creek Parkway and W. 115 th Street		
Applicant/Owner:	John Duggan, Valley Ridge, LLC		
Engineer:	David Rinne, Schlagel & Associates, P.A.		
Staff Contact:	Kim Hollingsworth, AICP, Senior Planner		

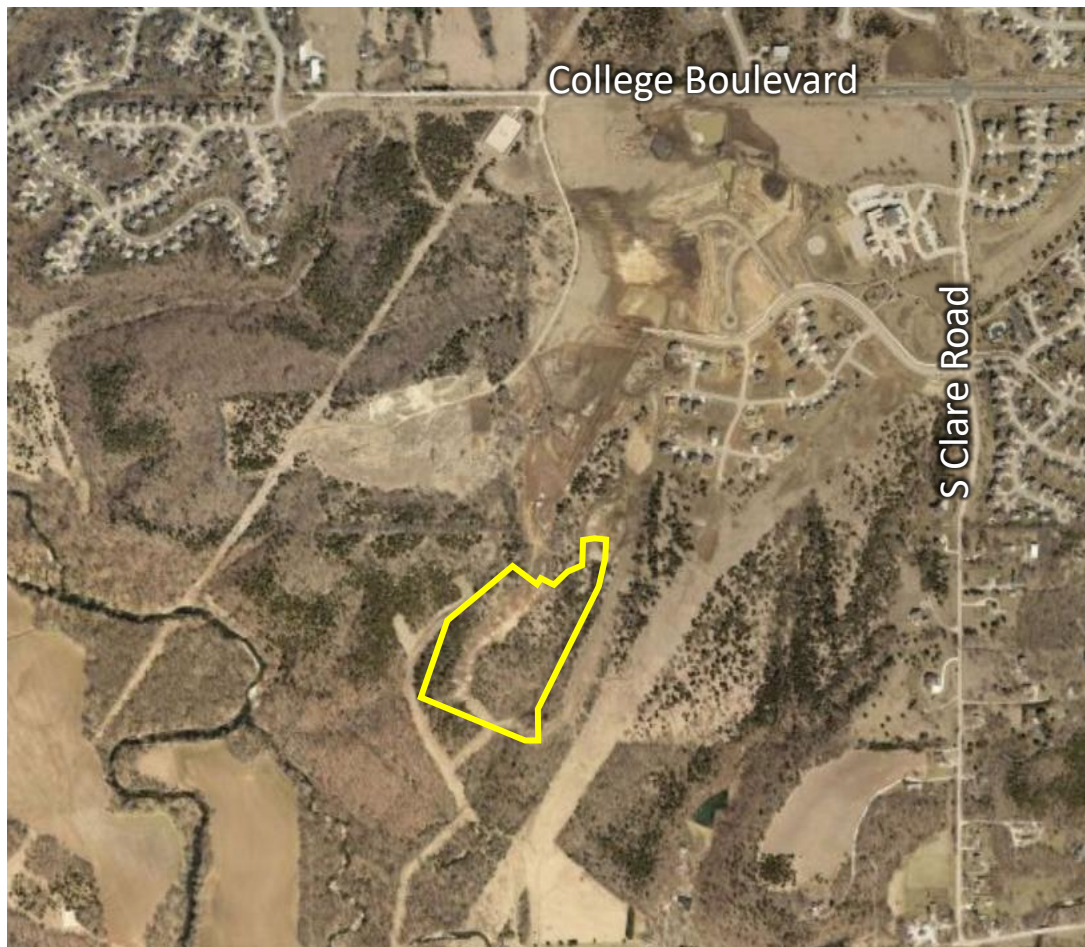
Site Area:	<u>15.45± acres</u>	Proposed Use:	<u>Residential, Single-Family</u>
Lots:	<u>25</u>	Current Zoning:	<u>RP-1 (Planned Single-Family Residential) District</u>
Tracts:	<u>1</u>		

1. Introduction:

The following item is a request for a final plat for Valley Ridge, Fifth Plat. This plat will establish lot lines, dedicate public easements, right-of-way and common tracts within the subdivision. This plat is located directly west of the fourth plat that was approved April 27, 2020. The approximately 15.5-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 one common tract. The single-family lots range in size from 9,100 to 17,319 square feet and all lots exceed minimum UDO requirements for lot sizes. The common tract is 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. 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 fifth phase of the development will be provided primarily from right-of-way already dedicated for S Cedar Creek Parkway. The cul-de-sac will connect to the fourth plat and extend south from W 115th Street. Sidewalks will be provided on one side of Mize Road 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 meeting the requirements of UDO 18.30.130.H will be required along S Cedar Creek Parkway along the rear of the westernmost lots. The landscaping will be installed in coordination with the construction of S Cedar Creek Parkway and will be reviewed and approved by the Planning Division as part of the roadway construction project.
- e. **Stormwater/Detention** – Stormwater detention and BMP easements are shown on the plat within Tract P in the eastern 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 FP20-0007 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 Homeowners Association agreement that describes maintenance of all detention and stormwater quality BMP's must be received 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.