

## STAFF REPORT

**Planning Commission Meeting: June 8, 2020**

<b>Application:</b>	<b>FP20-0005, Final Plat, Hidden Lake Estates, Fourth Plat</b>		
<b>Location:</b>	Northwest of W. 113 <sup>th</sup> Terrace and S. Clare Road		
<b>Applicant/Owner:</b>	John Duggan, Cedar Creek Development Company		
<b>Engineer:</b>	David Rinne, Schlagel & Associates, P.A.		
<b>Staff Contact:</b>	Kim Hollingsworth, AICP, Senior Planner		

  

<b>Site Area:</b>	<u>28.45± acres</u>	<b>Proposed Use:</b>	<u>Residential, Single-Family</u>
<b>Lots:</b>	<u>30</u>	<b>Current Zoning:</b>	<u>RP-1 (Planned Single-Family Residential) District</u>
<b>Tracts:</b>	<u>1</u>		

### 1. Introduction:

The following item is a request for a final plat for Hidden Lake Estates, Fourth Plat. This plat will establish lot lines, dedicate public easements, right-of-way and common tracts within the subdivision. The approximately 28.5-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in October 2008 (Ordinance No. 08-101). The proposed final plat is consistent with the revised preliminary plat (PP20-0001) that was recently approved April 27, 2020.

### 2. Plat Review:

- a. **Lots/Tracts** – The plat includes 30 lots and one common tract. The single-family lots range in size from 17,160 to 43,456 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 plat will be provided from S. Bluestem Parkway which will extend south of the existing third plat. Sidewalks will be provided on one side of all local streets and on both sides of collector or arterial roadways within the platted area.
- d. **Stormwater/Detention** – The final plat will be required to meet Title 17 requirements and a final stormwater management report must be reviewed and approved by staff prior to recording of the plat. A minor portion of Tract O is located within the 100-year floodplain.
- e. **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 Bluestem Parkway and will meet the requirements of UDO 18.30.130.H. Significant areas are devoted to tree preservation including the entirety of Tract O along the northern portion of the platted area. A conservation easement was recorded in December 2016 to protect the natural areas, streamway and dense vegetation within the tract.

**3. Staff Recommendation:**

Staff recommends approval of FP20-0005 with the following stipulations:

1. Prior to recording, a digital file of the final plat (PDF) must be submitted to the Planning Division.
2. The final plat 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.
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.