

# **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. 115th Street		
Applicant/Owner:		John Duggan, Valley Ridge, LLC		
Engineer:		David Rinne, Schlagel & Associates, P.A.		
Staff Contact:		Kim Hollingsworth, AICP, Senior Planner		
Site Area:	15.45± acres		Proposed Use:	Residential, Single-Family
Lots:	<u>25</u>		Current Zoning:	RP-1 (Planned Single-Family
Tracts:	<u>1</u>			Residential) District

## 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. <u>Lots/Tracts</u> 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. <u>Public Utilities</u> 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

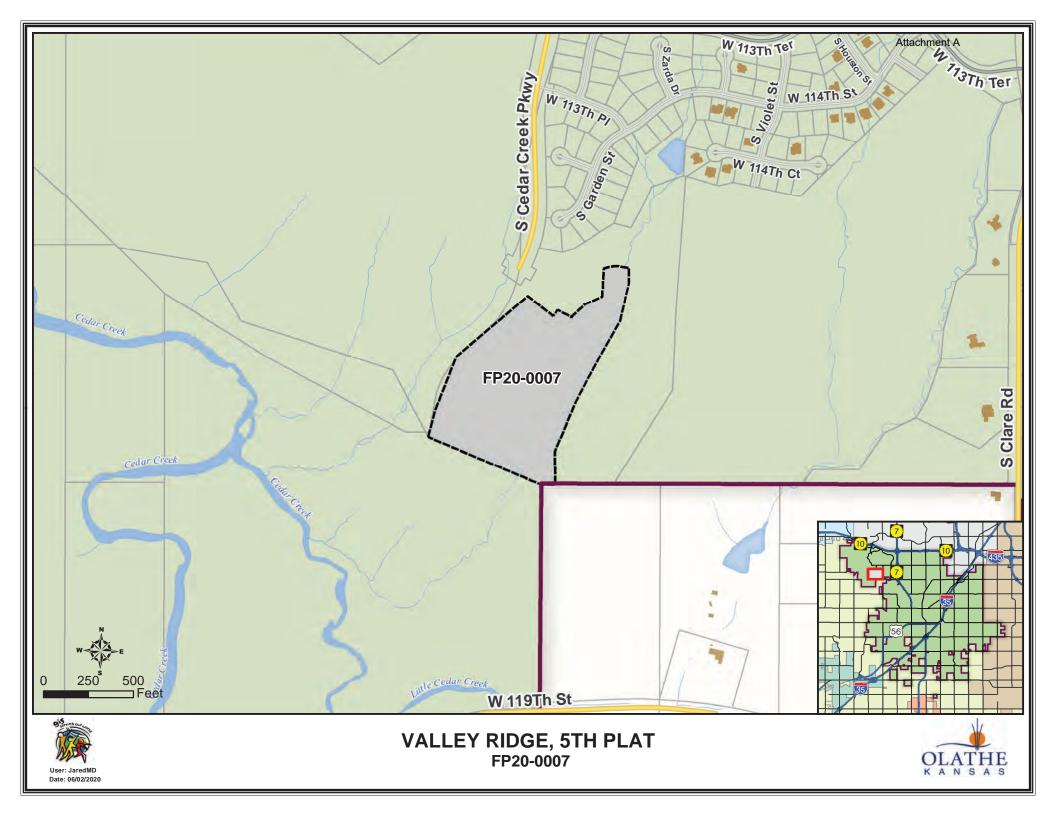
- c. <u>Streets/Right-of-Way</u> Access to the fifth phase of the development will be provided primarily from right-of-way already dedicated for S Cedar Creek Parkway. The cul-desac will connect to the fourth plat and extend south from W 115<sup>th</sup> Street. Sidewalks will be provided on one side of Mize Road within the platted area.
- d. <u>Landscaping</u> 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. <u>Stormwater/Detention</u> 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.

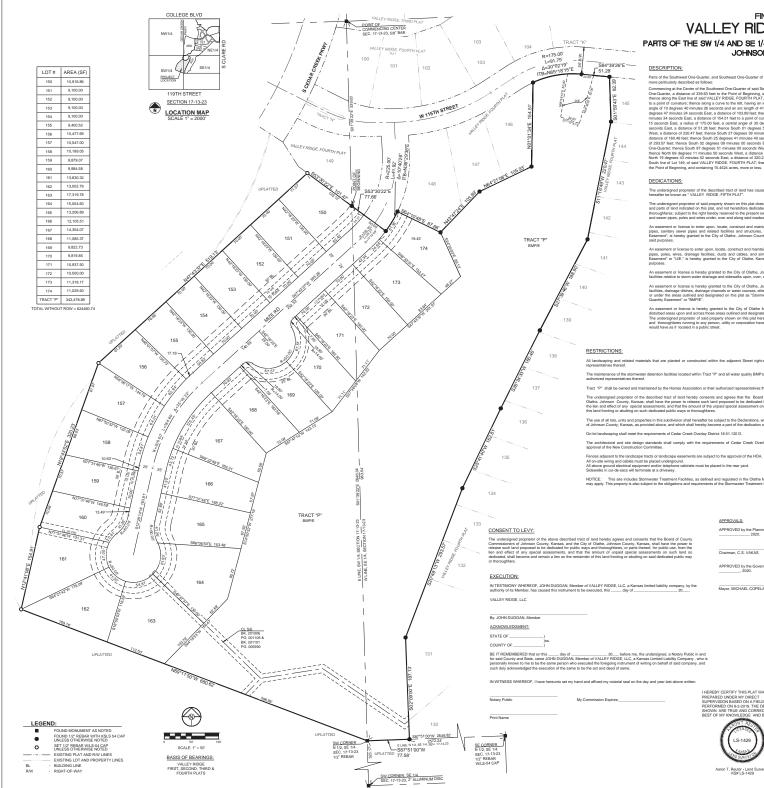
### 3. Staff Recommendation:

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.





### FINAL PLAT OF VALLEY RIDGE. FIFTH RtaAhment A PARTS OF THE SW 1/4 AND SE 1/4 OF SEC. 17-13-23 IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

#### DESCRIPTION:

Parts of the Southwest One-Quarter, and Southeast One-Quarter of Section 17, Township 13 South, Range 23 East in the City of Olathe, Johnson County, Kansas, both being larly described as follows

These particularly described as biolons: Downlow control in the deskul h1, fuming in 3 advance, half as 2 advance in the cuty to deskul h2, fuming in 3 advance, half as 2 advance in the cuty to deskul h2, fuming in 3 advance in the cuty to deskul h2, fuming in 3 advance in the cuty to deskul h2, fuming in 3 advance in 3 advance

#### DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "VALLEY RIDGE. FIFTH PLAT".

The undergrade propriets of and property shown on this gait does harely decides the fixed profiles of and protecting and the provide and profile of and profiles of and profiles and one hardness decides are strengtheres, and profiles and profiles are profiles and profiles and profiles are profiles and profiles and profiles are profiles and p

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, storm sewer pipes, sanitary sever pipes and related facilities and structures, upon, over and under these areas outlined and designated on this pita as "PUBC" or "Public UBIN Essement", is hereby granted to the CPV of UBIN, Johnson County, Kanasa, and other governmental entities are may be authorized by state law to use such essement for fractional entities are may be authorized by state law to use such essement for the county of UBIN, Johnson County, Kanasa, and other governmental entities are may be authorized by state law to use such essement for the county of UBIN, Johnson County, Kanasa, and other governmental entities are may be authorized by state law to use such essement for the county of UBIN, Johnson County, Kanasa of the governmental entities are may be authorized by state law to use such essement for the county of the county of UBIN, Johnson County, Kanasa of the governmental entities are may be authorized by state law to use such essement for the county of the county of UBIN, Johnson County, Kanasa of the governmental entities are may be authorized by state law to use such essement for the county of the county of UBIN, Johnson County, Kanasa of the governmental entities are may be authorized by state law to use such essement for the county of the coun said purp

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sever pices, poles, wires, change lacities, ducts and cables, and similar utility lacities, upon, over and under these areas outlined and designated on this plat as "Ubility Easement" or "UE", is hereby granted to the Chy of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage farilitine relative to storm water drainage and sidewalks upon. over, or under the areas outlined and designated on this plat as "Drainage Easement" or "DE".

An easement or learner is hereby granted to the City of Oathe, Johnson Courty, Kansas, to enter upon, construct and pipes, niets, manhole surface danage facilities, danage distines, danage channels or water course, other danage facility through connections and apputnmaint work relative damage upon, over or under the areas calined and designated on this pait as "Stomwater Quality (Quantity Easement" or "BMPE". Tract "P" is hereby designated as "Stomwater Quality Quantity Easement" or BMPE.

An easement or loance is hereby granted to the City of Olathe for the purpose of construction, repair and maintenance of curbs, streets and for any restoration of any disturbed areas upon and across those areas cultimed and designated on the plat as "Street Easement" or "STME". The undersigned providence of asid property hown on the plat hereby confiles that all processing easement rights on all not be dedicated for public uses and throughdness running to any person, utility or corporation have been absolved except that same person, utility or corporation shall retain whatever easement rights they would have as I found in a public street.

Wi landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners or their authorized spreaentatives thereof.

The maintenance of the stormwater detention facilities located within Tract "P" and all water quality BMP's within Tract "P" are to maintained by the Homes Association or their authorized representatives thereof.

Tract "P" shall be owned and maintained by the Homes Association or their authorized representatives thereof and used for landscaping purpose

The subscripting inspirate of the develop text of lead heavy concerts and spees first the Baset Courty Commissions or Jahnoor Courty, Lemma, and the Chi of Develop Courty Lemma, Jahnoor Courty, Lemma, Taberton Develop Courty, Lemma, Taberton, Develop Courty, Lemma, Develop Courty, Lemma, Lemma, Develop Courty, Lemma, Develop C

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

On-lot landscaping shall meet the requirements of Cedar Creek Overlav District 18.51.120 D.

architectural and site design standards shall comply with the requirements of Cedar Creek Overlay District 18.51.130, including meeting all archit oval of the New Construction Committee.

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 PI on of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_

### Chairman, C.S. VAKAS

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of

Mayor, MICHAEL COPELAND City Clerk, BRENDA D. LONG

