

STAFF REPORT

Planning Commission Meeting: June 29, 2020

Application:	FP20-0009, Final Plat, Cedar Ridge Reserve, Third Plat		
Location:	Northwest of College Boulevard and Woodland Road		
Applicant/Owner:	Tom Bickimer, Bickimer Construction, Inc.		
Engineer:	Tim Tucker, Phelps Engineering, Inc.		
Staff Contact:	Kim Hollingsworth, AICP, Senior Planner		

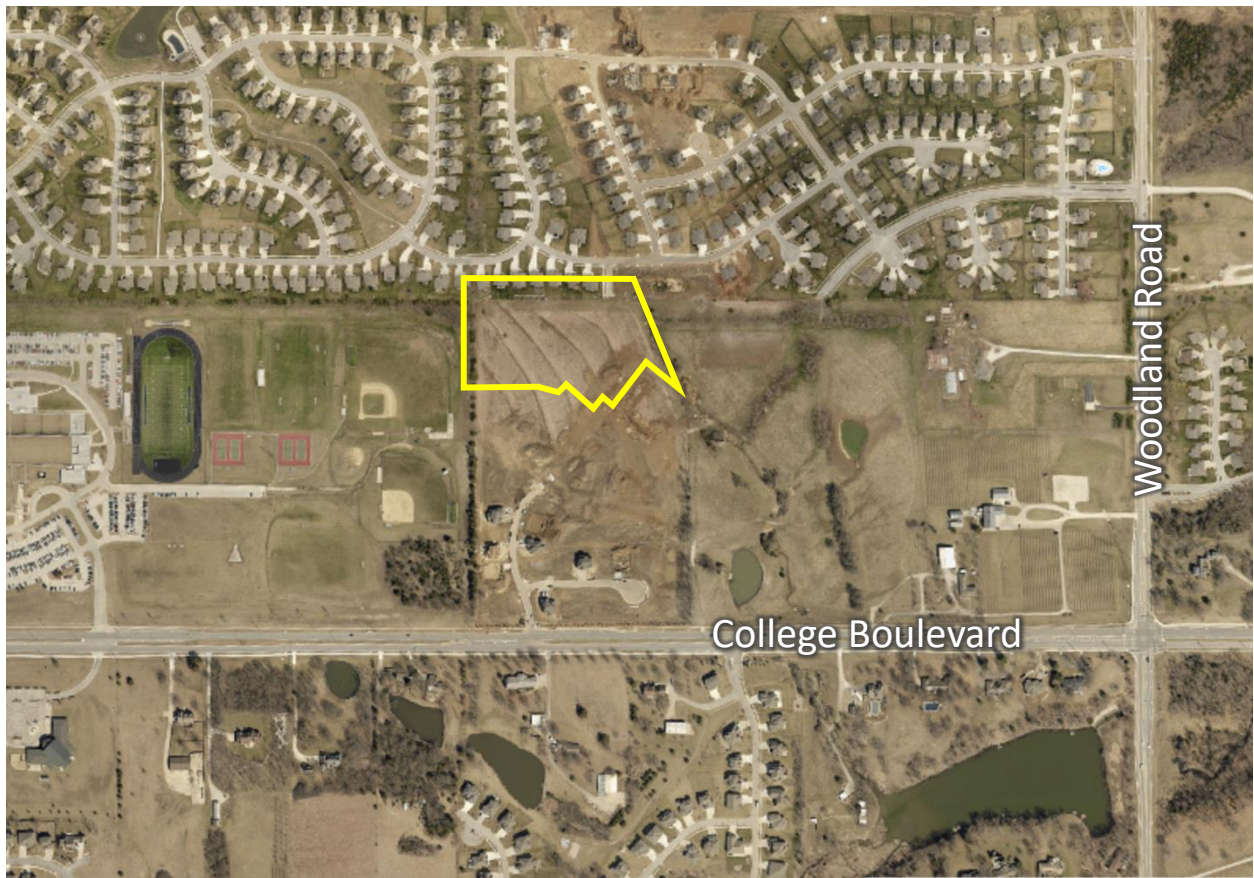
Site Area:	<u>6.14± acres</u>	Proposed Use:	<u>Residential, Single-Family</u>
Lots:	<u>14</u>	Current Zoning:	<u>R-1 (Residential Single-Family) District</u>
Tracts:	<u>1</u>		

1. Introduction:

The following item is a request for a final plat for the Cedar Ridge Reserve, Third Plat. This plat will establish lot lines, dedicate public easements, right-of-way and common tracts within the subdivision. The approximately 6.1-acre property was rezoned to the R-1 (Residential Single-Family) District and a preliminary plat was approved in August 2017 (RZ-17-008).

2. Plat Review:

- a. **Lots/Tracts** – The plat includes 14 lots and one common tract and is consistent with the layout of the preliminary plat. The single-family lots range in size from 10,080 to 18,708 square feet with an average lot size of 13,500 square feet and all lots exceed minimum UDO requirements for lot sizes. The common tract is intended to contain 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 WaterOne water and Johnson County Wastewater sewer service area. Several easements including Utility Easements (U/E), Sanitary Sewer Easements (S/E), and a Tree Preservation Easement (TP/E) will be dedicated with this final plat. A 100-foot wide powerline easement for Every extends along the eastern plat boundary.



Aerial View of the Subject Property

- c. **Streets/Right-of-Way** – Access to the third phase of Cedar Ridge Reserve will be provided primarily from Palisade Street. Additional right-of-way will be dedicated for Race Street which provides a connection to the Prairie Point and Woodland Manor subdivisions to the north. Sidewalks will be provided on one side of all local streets and on both sides of collector roadways within the platted area.
- d. **Stormwater/Detention** – The final plat will be required to meet Title 17 requirements and the HOA agreement regarding the maintenance of the stormwater quality BMP's must be provided to staff prior to recording of the plat.
- e. **Landscaping** – Street trees will be provided along all local and collector streets within the platted area. A tree preservation easement is dedicated along the west boundary of the plat to preserve a line of mature trees that separates the subdivision from the school district property to the west.

3. Staff Recommendation:

Staff recommends approval of FP20-0009 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 copy of the HOA agreement that describes maintenance obligations of the post construction stormwater quality BMP's must be provided prior to recording of the final plat.
3. A street tree plan must be approved prior to recording the of the final plat in accordance with the requirements of UDO 18.30.130.
4. Tree preservation fencing must be installed around all Tree Preservation Easements in accordance with UDO 18.30.240.E.
5. All new on-site wiring and cables must be placed underground.
6. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.