

Planning Division

STAFF REPORT

Planning Commission Meeting: April 12, 2021

Application: FP21-0008, Final Plat for Whitetail, 4th Plat

Location: Northeast of the intersection of 143rd Street and Cedar Niles Road

Owner/Applicant: Brian Shaub; Whitetail Development, LLC

Engineer: Todd Allenbrand; Payne & Brockway, P.A.

Staff Contact: Zachary Moore, Planner II

Site Area: 8.79± acres Use: Single-Family

Residential

Lots: <u>25</u> Density: <u>2.84 units per acre</u>

Tracts: $\underline{0}$ Current Zoning: $\underline{R-1}$

1. Comments:

The following application is a final plat for Whitetail, Fourth Plat which will establish lot lines, dedicate public easements, and public right-of-way in the subdivision. This plat is the second phase of the Whitetail subdivision, a single-family home subdivision located east of Cedar Niles Road, north of 143rd Street.

The subject property was rezoned to the R-1 District in August 2005 with a preliminary plat RZ05-0030 This final plat is consistent with the approved revised preliminary plat. The first phase of the Whitetail subdivision was platted in 2006.

2. Plat Review:

- a. <u>Lots/Tracts</u> The plat includes 25 single-family residential lots, all of which exceed the R-1 standards for minimum lot size (7,200 square feet) and lot width (60 feet). Lot sizes in this phase of the development range between 9,013 square feet and 16,718 square feet, with an average of 12,286 square feet.
- Public Utilities The subject property is located within the City of Olathe water and sewer service areas. Public Utility Easements, Drainage Easements (D/E), Sanitary Sewer Easements (SS/E), and Utility Easements (U/E) will be dedicated with this final plat.
- **c.** <u>Streets/Right-of-Way</u> This plat includes dedication for public right-of-way for 140th Terrace, 140th Street, Landon Street, and Pascal Street. Both Landon Street and Pascal Street will connect to the existing public street network to the south. Future connections to the public street network will occur at Landon Street to the north and 140th Terrace to the west.



View of the subject property, looking north from Landon Street

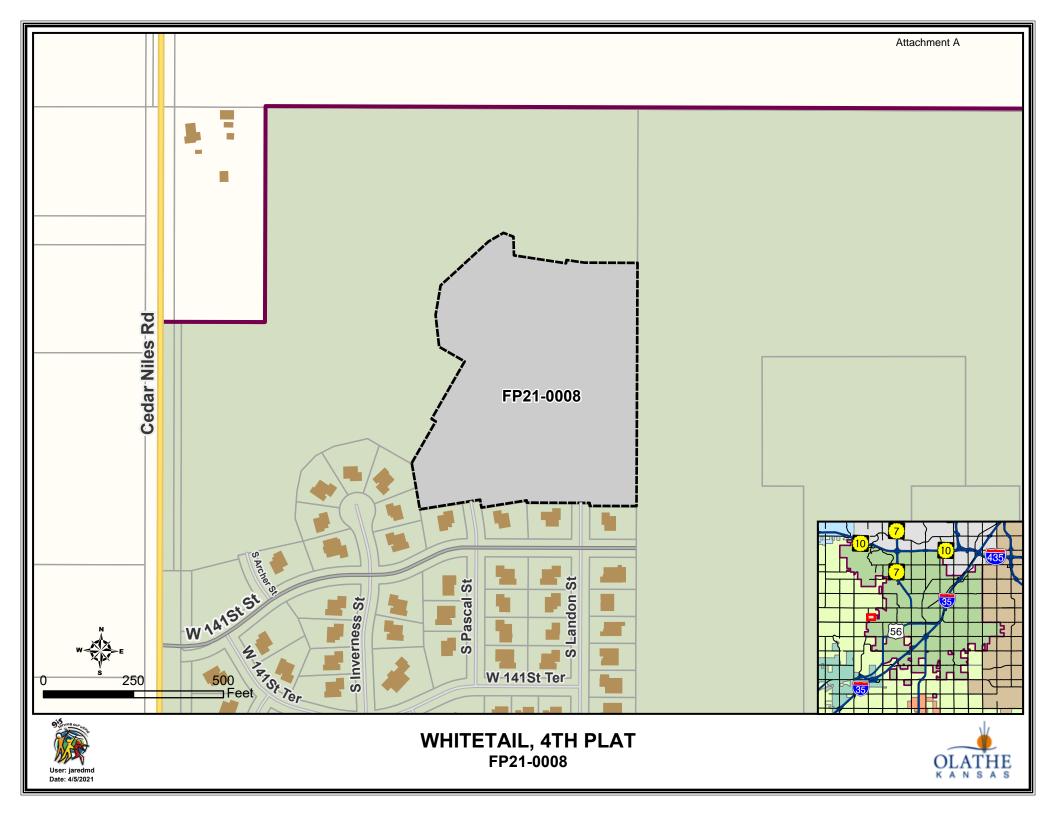


Aerial view of subject property outlined in red

3. Staff Recommendation:

Staff recommends approval of FP21-0008, final plat for Whitetail, 4th Plat, with the following stipulations:

- 1. All new on-site wiring and cables must be placed underground.
- 2. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.
- 3. Prior to recording the final plat, orange barricade fencing must be installed around all tree preservation areas.



WHITETAIL, 4TH PLAT Part of the SW 1/4, SEC. 32, T13S, R23E S03°36'00"E 503°36'00"E 503°36 N88°14'34"E 147.76 123 ** = including an Existing Cable Easement to United Telephon Company of Eastern Kanas d/b/a Centurylink Book 201906, Page 001408 125 E W. 1/2, SW 1/4 32, 7135, R23E OF BEGINNING DOWDE FOUR O' MANNING OF DOWDERS FOUR O'S AND SERVICE OF CLS-49 DOWDERS I/O' REASON SERVICE OF CLS-49 DOWDES I/O' REASON SERVICE OF CLS-49 DOWDES BALLONG UNE CLS-40 DOWDES BALLONG UNE CLS-40 DOWDES BALLONG UNE CLS-40 DOWDES SANDAY SERVE LOSSINGTONES CANDAY FORM LOSSINGTONES CANDAY FORM PROPERTY ROW MANNINGTONES CANDAY FOR PROPERTY ROW FOR PROP 67 - WHITETAIL 1ST PLAT -POINT OF BEGINNING SW COR. SW 1/4 EC. 32, T13S, R23E N87°58'48"E 1,321.35 S. LINE SW 1/4 SEC. 32, T13S, R23E € 143RD) STREET TYPICAL CORNER LOT

This is a survey and plat of part of the SW 1/4 of Section 32, T13S, R23E of the Sixth Principal Meridian, in the City of Clathe, Johnson County, Konsas, and County, Georgian County, Consas, and Consas,

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated

BRIAN C. SHAUB, Member

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public

APPROVED by the Planning Commission of the City of Olathe, Kansas,

C.S. VAKAS, Chairman APPROVED by the Governing Body of the City of Olathe, Kansas,

BRENDA D. LONG, City Clerk JOHN W. BACON, Mayor

Gerald L. Conn Kansas P.S. No. 1128

STATE OF COLORADO)
SS
COUNTY OF EAGLE)

Prepared By: Payne & Brockway Engineers, P.A. P.O. Box 128 Olathe, Konsos 66051 913-782-4800

loped By. Whitetal Development J c/o Brian C. Shalib, Mr P.O. Box 5060 Eagle, Delorate B1631 717-278-1080

Date Prepared: February 19, 2021

4TH PLAT SEC. 32, T13S, F23E JOHNSON COUNTY, FANSAS





LOCATION MAP SEC. 32, T13S, R23E EASEMENT DETAIL

ALL AREAS DESIGNATED ON THE PLAT AS DRAINAGE EASEMENT SHALL REMAIN FREE OF FENCES, SHRUBS, AND OTHER OBSTACLES THAT WOULD RESTRICT THE FLOW OF DRAINAGE.