



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 143 rd 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:	<u>8.79± acres</u>	Use:	<u>Single-Family Residential</u>
Lots:	<u>25</u>	Density:	<u>2.84 units per acre</u>
Tracts:	<u>0</u>	Current Zoning:	<u>R-1</u>

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. **Lots/Tracts** – 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.
- b. **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. **Streets/Right-of-Way** – 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.

Cedar Niles Rd

FP21-0008



0 250 500 Feet

W 141st St

W 141st Ter

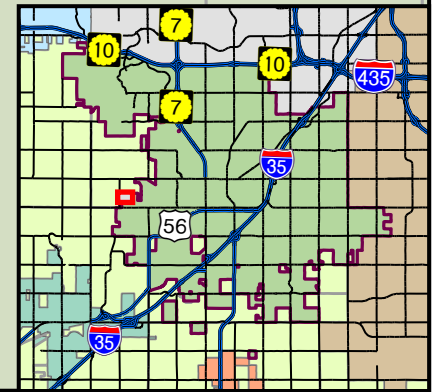
S Archer St

S Inverness St

S Pascal St

S Landon St

W 141st Ter



User: jaredmd
Date: 4/5/2021

WHITETAIL, 4TH PLAT
FP21-0008



FINAL PLAT OF
WHITETAIL, 4TH PLAT
Part of the SW 1/4, SEC. 32, T13S, R23E

NOTES:

The minimum Side Yard Setback is 7 feet.

The basis for bearings on this plat is Grid North, Kansas North Zone, Derived from Johnson County Survey Control Network 1998.

According to F.J.R.U. Map No. 2009C0092G Johnson County, Kansas, dated August 3, 2009 (this entire site is or all lots within this site are) determined to be outside the 100-year floodplain.

6,636.13' (plat boundary distance) / .029' (closing distance) = unadjusted error of closure 1 in 228,832

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