

## STAFF REPORT

Planning Commission Meeting: April 26, 2021

<b>Application:</b>	<b>FP21-0015: Evergreen Grove</b>		
<b>Location:</b>	Along the south side of 143 <sup>rd</sup> Street, just east of Red Bird Street		
<b>Applicant / Owner:</b>	Mark Roseman		
<b>Engineer:</b>	Scott Corwine, McClure Engineering		
<b>Staff Contact:</b>	Zachary Moore, Planner II		

<b>Site Area:</b>	<u>1.31± acres</u>	<b>Proposed Use:</b>	<u>Single-Family Home</u>
<b>Lots:</b>	<u>1</u>	<b>Current Zoning:</b>	<u>R-1 (Residential Single-Family)</u>

### 1. Introduction:

The following item is a request for a final plat for Evergreen Grove. This plat will establish lot lines and dedicate public street right-of-way for 143<sup>rd</sup> Street. The applicant will construct a single-family home on the new lot, and per UDO, Section 18.40.200, land is required to be platted prior to the issuance of building permits.

The subject property was annexed and rezoned to the R-1 District in 1990. A preliminary plat was approved in 2007 (P-07-022) that included the 1.31± acres of the subject property and the 2.75± acres to the south and west. This preliminary plat included 10 lots on approximately 4.06± acres but no final plats were submitted, therefore this preliminary plat has since expired.

### 2. Plat Review:

- a. **Lots/Tracts** -- The final plat includes 1 lot on 1.02± acres, which will have a single-family home built on it.
- b. **Public Utilities** – The subject property is in the City of Olathe water and sewer service areas. There will be no new dedication of public easements with this plat.
- c. **Streets/Right-of-Way** – Sixty (60) feet of right-of-way is being dedicated with this final plat for 143<sup>rd</sup> Street, an arterial roadway. The proposed single-family home will take access from 143<sup>rd</sup> Street.



*Aerial view of the subject property outlined in red*

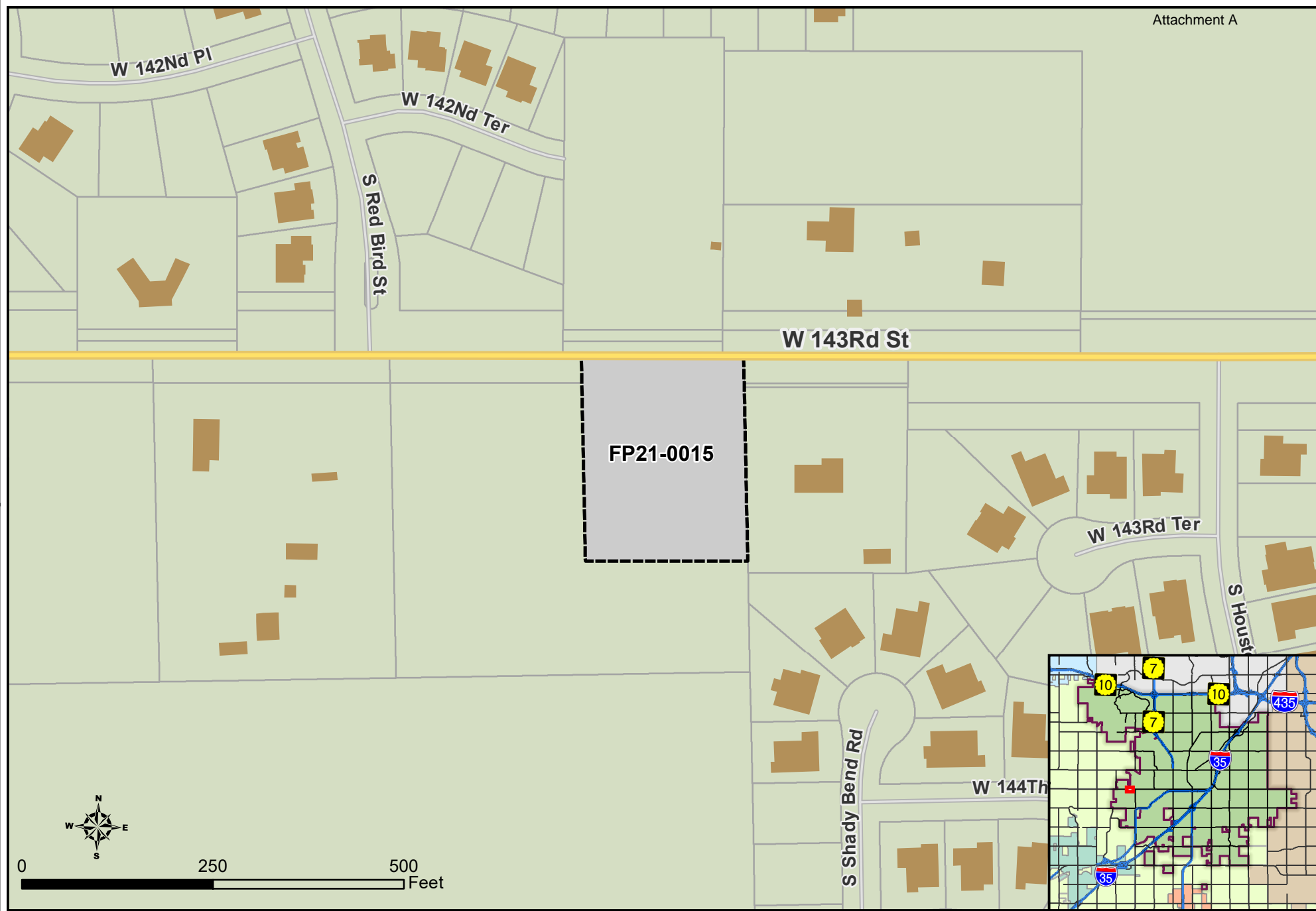


*View of subject property looking southwest from W. 143<sup>rd</sup> St.*

### **3. Staff Recommendation:**

Staff recommends approval of FP21-0015 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. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.



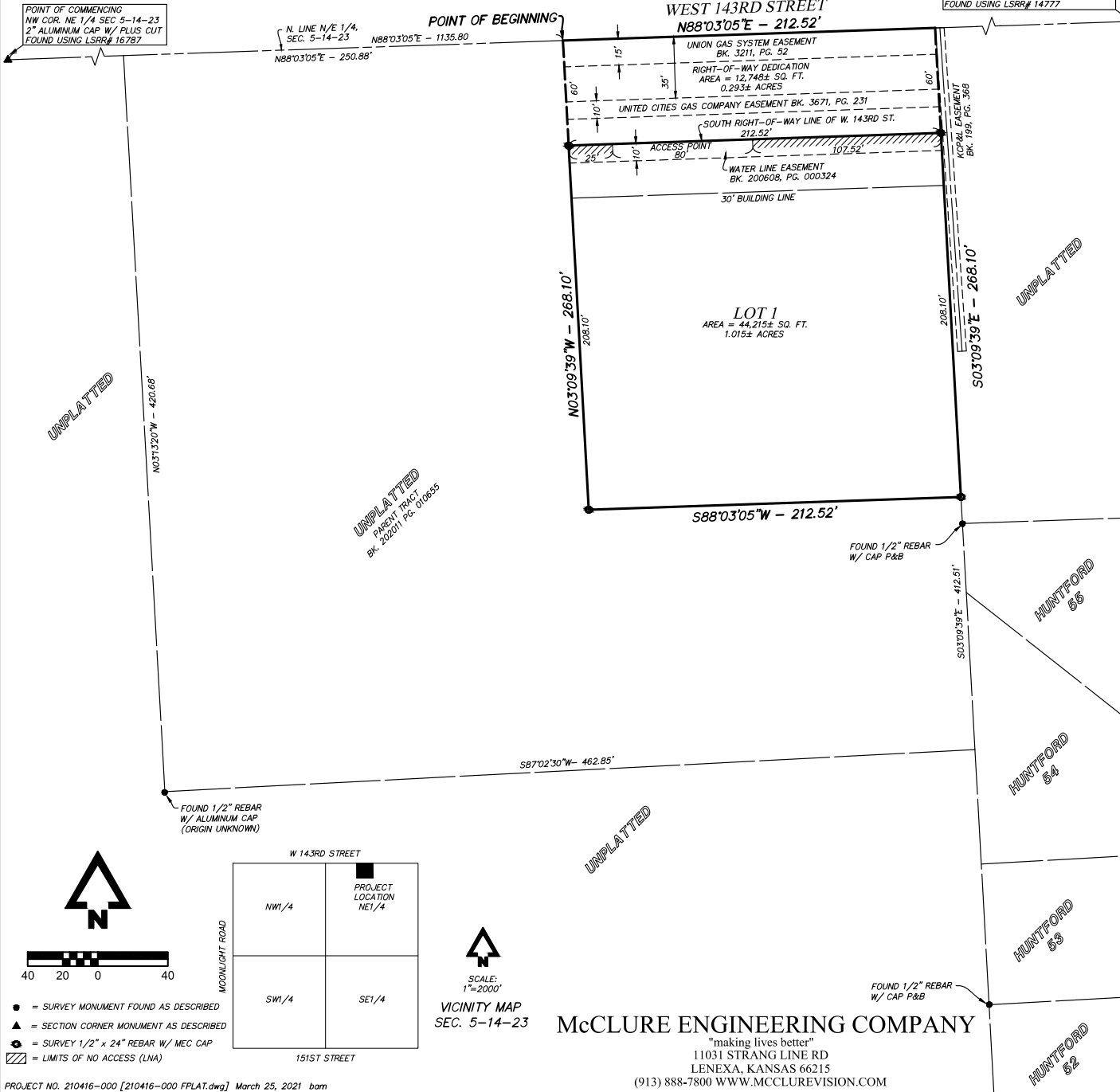
**EVERGREEN GROVE**  
**FP21-0015**



User: gradym  
Date: 4/21/2021



FINAL PLAT OF  
**EVERGREEN GROVE**  
PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 23 EAST  
CITY OF OLATHE, JOHNSON COUNTY, KANSAS



DESCRIPTION:

Attachment A

All that part of NE 1/4 of Section 5 Township 14 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest Corner of the NE 1/4 of said Section 5; thence N 88° 03' 05" E along the North line of said Section 5, a distance of 1135.80 feet, to the Point of Beginning, containing; thence continuing N 88° 03' 05" E along the North line of the NE 1/4 said Section 5, a distance of 212.52 feet; thence S 03° 09' 39" E, a distance of 268.10 feet; thence S 88° 03' 05" W, a distance of 212.52 feet; thence N 03° 09' 39" W, a distance of 268.10 feet, to the Point of Beginning. Containing 56,963 SQ. FT. or 1.308 acres more or less.

DEDICATION:

The undersigned proprietor of the above 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 "EVERGREEN GROVE".

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown as W. 143rd Street, together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, terraces, roads, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares; subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.

The undersigned proprietor of the above tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand.

OWNER: Mark Roseman and Whitney Roseman, Husband and Wife

By: \_\_\_\_\_ By: \_\_\_\_\_  
Mark Roseman Whitney Roseman

STATE OF \_\_\_\_\_ )  
 )SS.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ by  
Mark Roseman and Whitney Roseman, Husband and Wife.

My Commission Expires: \_\_\_\_\_  
Notary Public

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

C.S. Vakas, Chair

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Attest: \_\_\_\_\_  
Mayor: John W. Bacon Deputy City Clerk: Brenda D. Long

I hereby certify that the information shown hereon is based on a field survey performed under my supervision in March 2021.

By: \_\_\_\_\_  
Stan W. Lloyd KS. LS-827