



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 4/2/2024

FOCUS AREA: Economy, Community Development

STAFF CONTACT: Andrea Fair, Planner II

SUBJECT: FP24-0003: Final Plat for Enclave at Boulder Creek; Applicant: Mark Breuer, Schlagel and Associates

TITLE:

Request for the acceptance of the dedication of land for public easements for a final plat of Enclave at Boulder Creek (FP24-0003), containing 40 lots on approximately 8.42 acres, located southwest of W. 167th Street and S. Mur-Len Road. Planning Commission approved the plat 9 to 0.

SUMMARY:

This is a request to accept the dedication of land for public easements for the final plat of Enclave at Boulder Creek. The final plat establishes lot lines for 40 detached single-family lots in the Boulder Creek Subdivision. The final plat is a replat of part of Boulder Creek Villas, First Plat (FP17-0071) and all of Boulder Creek Villas, Second Plat (FP18-0042), and will convert 20 duplex lots into 40 detached single-family lots.

The preliminary development plan (RZ17-0013) and Boulder Creek Villas, Second Plat (FP18-0042) originally included 90 duplexes on 45 lots, and currently 44 duplex units have been constructed. The applicant is requesting one waiver and one modification request to the dimensional standards of the existing R-2 and RP-3 Districts in order to align the proposed single-family lots with the approved preliminary plan and existing two-family residential lots. Staff and the Planning Commission are supportive of these requests.

This plat dedicates new utility (U/E) and sanitary sewer (S/E) easements.

The final plat is exempt from street and signal excise taxes as it is a replat of a previously platted property.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Accept the dedication of land for public easements for the final plat of Enclave at Boulder Creek (FP24-0003) (majority vote of the Councilmembers present required).
 2. Reject the dedication of land for public easements and return the plat to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to accept the dedication (majority vote of the Councilmembers present required).
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ATTACHMENT(S):

MEETING DATE: 4/2/2024

- A. Planning Commission Packet
- B. Planning Commission Minutes