City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 1/8/2019

DEPARTMENT: Public Works, Planning Division
STAFF CONTACT: Dan Fernandez, Planner II
SUBJECT: FP18-0044: Stag's Ridge, Applicant: Kevin Tubbesing

ITEM DESCRIPTION:
Request by for the acceptance of the dedication of land for public easements and right-of-way for a final plat for Stag's Ridge (FP18-0044) containing 3 commercial lots, 1 multi-family lot and 2 common tracts on 23.77± acres; located northwest of the K-7 and Spruce Street intersection. Planning Commission recommends approval 7-0.

SUMMARY:
This is a request for the approval of a final plat for Stag's Ridge, on 23.77± acres, located northwest of the K-7 and Spruce Street intersection. The final plat is creating 4 new lots on this property. An associated rezoning and preliminary site development plan (RZ18-0016) is also on tonight's agenda. The proposed plan consists of 2 commercial lots, a lot for indoor storage and 1 lot for a senior housing facility.

Each lot meets the area and setback requirements for their respective districts. Two tracts are being dedicated for stormwater quality and quantity and the required utility easements and right-of-way are also being dedicated. All detention basins shall be within a tract and required maintenance language included with the final plat. A 20-foot tree preservation easement is also being dedicated along the north property line.

Unless a development agreement is reached, the final plat is subject to the required street excise tax of $0.215 per square foot of land area and also subject to the traffic signal excise tax of $0.0120 per square foot of land area. The amounts of the fees will be calculated prior to recording the plat. The required excise fees shall be submitted to the City Planning Division prior to recording the final plat.

On December 10, 2018, the Planning Commission voted 7-0 to approve the final plat for Stag's Ridge with stipulations as shown in the meeting minutes, and recommended approval of the dedication of land for public purposes.

FINANCIAL IMPACT:
None

ACTION NEEDED:
1. Accept the dedication of easements and vacation of public right-of-way for Stag's Ridge.

2. Reject the easements and vacation of public right-of-way and return the final plat to the Planning Commission for further consideration, advising the Commission of the reasons for the rejection.

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ATTACHMENT(S):
A. Planning Commission Packet
B. Planning Commission Minutes