



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 3/17/2020

DEPARTMENT: Public Works - Planning Division

STAFF CONTACT: Emily Carrillo, Senior Planner

SUBJECT: FP20-0002: Final Plat for the Reserve at Ravenwood; Applicant: Kohen Zalman, CMH Parks Inc.

ITEM DESCRIPTION:

Request for the acceptance of the dedication of vacation of right-of-way and public easements for a final plat for **Reserve at Ravenwood** (FP20-0002) containing one (1) residential lot and three (3) common tracts on approximately 1.65± acres; Located at the Northeast corner W. 120th Terrace and Iowa Street. Planning Commission recommends approval 7 to 0.

SUMMARY:

This final plat application will dedicate land for public easements and vacate a section of existing right-of-way. This is a replat for the northern portion of the Reserve at Ravenwood 1st Plat and the Reserve at Ravenwood 2nd Plat.

New Utility Easements (U/E), Drainage Easements (D/E), and a Tree Preservation Easement (TP/E) will be dedicated to the City with this final plat. Existing right-of-way is being vacated from the northern portion of Quail Ridge Drive to accommodate a tree preservation easement (TP/E) to be sold to and maintained by the adjacent property owner to the north. A preliminary site development plan was approved for construction of the pool in 2017 and was recently constructed on Tract AA of this final plat.

Since this application is for a replat of previously platted property, no street or traffic signal excise taxes are required.

FINANCIAL IMPACT:

None.

ACTION NEEDED:

1. Accept the dedication of land for public purposes and right-of-way vacation for Reserve at Ravenwood (FP20-0002).
 2. Reject the dedication of land for public purposes and vacation of right-of-way for Reserve at Ravenwood 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.
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ATTACHMENT(S):

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