



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 5/5/2020

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Kim Hollingsworth, Senior Planner

SUBJECT: FP20-0003: Final Plat for Valley Ridge, Fourth Plat; Applicant: John Duggan, Valley Ridge, LLC

ITEM DESCRIPTION:

Request for the acceptance of the dedication of land for public easements and right-of-way for a final plat of **Valley Ridge, Fourth Plat** (FP20-0003) containing fifty (50) lots and two (2) common tracts on 21.46± acres; located southwest of W. 113th Terrace and S. Clare Road. Planning Commission approved the plat 8 to 0.

SUMMARY:

This a request for the acceptance of land for public easements and dedication of right-of-way for a final plat of Valley Ridge, Fourth Plat. The approximately 21.5-acre subject property was rezoned to the RP-1 (Planned Single-Family Residential) District in February 2008 (RZ-07-044). The final plat establishes lot lines for 50 single-family homes and 2 common tracts.

Several easements including utility easements, drainage easements and sewer easements will be dedicated with this final plat. Additional street right-of-way for S Cedar Creek Parkway will be dedicated with the final plat. The subject property is located within the Cedar Creek Parkway South Benefit District and is therefore exempt from street excise taxes. The traffic signal excise tax of \$0.0037 per square foot of land area must be received by the Planning Division prior to recording of the final plat.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Accept the dedication of land for public easements and right-of-way for the Valley Ridge, Fourth Plat (FP20-0003).
 2. Reject the dedication of land for public easements and right-of-way 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