City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 4/6/2021

FOCUS AREA: Economy, Planning Division
STAFF CONTACT: Emily Carrillo, Senior Planner
SUBJECT: FP21-0003: Heather Ridge South, Fourth Plat; Applicant: Phil Martens, Martens Family Enterprises

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ITEM DESCRIPTION:
Request for the acceptance of the dedication of land for public easements for a final plat of **Heather Ridge South, Fourth Plat** (FP21-0003) containing thirty-eight (38) lots and three (3) tracts on approximately 16.76 acres; located in the vicinity of 167th Street and S. Ridgeview Road. Planning Commission approved the plat 6 to 0.

SUMMARY:
This final plat application is to establish lot lines for thirty-eight (38) single family homes and three (3) common tracts, and to dedicate land for public street right-of-way, utility, drainage, sanitary sewer, waterline, water quality and quantity drainage, and public recreation easements.

The 16.76-acre subject property was rezoned from County CTY-RUR to R-1 with a preliminary plat for 78.99 acres in June 2006 (RZ-06-012). This final plat is the fourth phase of six total phases approved on the preliminary plat for Heather Ridge South and is consistent with the approved preliminary plat.

This plat is subject to a street excise tax of $0.215 per square foot of land. Final plats in single-family zoning districts are subject to a traffic signal excise tax of $0.0037 per square foot of land. The required excise taxes will be submitted to the Planning Division prior to recording the final plat.

FINANCIAL IMPACT:
None.

ACTION NEEDED:

1. Accept the dedication of land for public easements for the Heather Ridge South, Fourth Plat (FP21-0003).

2. Reject the dedication of land for public easements for the Heather Ridge South, Fourth Plat (FP21-0003) 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.

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