

2. ACCEPTANCE OF RIGHT-OF-WAY - FINAL PLAT NO. 2010-1 - MEADOWS OF MILLS FARM - Vicinity of the southeast corner of 165th Street and Quivira Road

1. APPLICANT: Phelps Engineering, Inc. is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a final plat for a 21-lot, one-tract single-family subdivision.
3. LOCATION: The 8.7-acre property is located in the vicinity of the southeast corner 165th Street and Quivira Road.
4. EXISTING ZONING: This property is currently zoned R-1, Single-Family Residential District.
5. ANALYSIS: The applicant is requesting final plat approval for a 21-lot single-family subdivision on 8.7 acres. Meadows at Mills Farm was recently rezoned from RP-4, Planned Cluster Housing District, to R-1, Single-Family Residential District. The property to the east and north is being developed as Mills Farm. Access is provided from 165th Street. The plat identifies one cul-de-sac which was shown with an island located in it on the preliminary plat. Tract A is located at the entrance from 165th Street and will have landscaping planted in it. Staff has reviewed this plat and except for some minor technical errors, all ordinance requirements have been met.

ENVIRONMENTAL IMPACTS: A Revised Preliminary Stormwater Management Study for Mills Farm was previously submitted and approved for this development. The study covers a much larger area than the area included in the current application.

The subject property was zoned RP-4, Planned Cluster Housing District, in 2005. The property was recently rezoned to R-1, Single-Family Residential District. The new development plan decreases the density and would not represent a substantial change triggering the need to provide stormwater treatment facilities.

6. STAFF RECOMMENDATION: The staff recommended approval of Final Plat No. 2010-1, Meadows at Mills Farm, subject to the stipulations approved by the Planning Commission.
7. PLANNING COMMISSION RECOMMENDATION: The Planning Commission considered this item on February 8, 2010, and voted 11 to 0 to recommend approval of Acceptance of Right-of-Way – Final Plat No. 2010-1, Meadows of Mills Farm, subject to the following stipulations:

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Road - continued

- a. Prior to recording of the final plat, the additions and corrections outlined in the plat technical review memorandum shall be completed and approved by city staff.
- b. Prior to recording of the final plat, the city's required Excise Tax shall be paid.
- c. Concurrent with the submittal of Public Improvement Plans, the applicant shall provide a Final Stormwater Management Study that addresses any outstanding items from the Revised Preliminary Stormwater Management Study and includes any design changes.
- d. Prior to the issuance of any Building Permit for any lots within the subdivision, the applicant shall provide verification of the filing of the "Affidavit of Interest," as recommended by the Johnson County Airport Commission.