

5. ACCEPTANCE OF RIGHT-OF-WAY - FINAL PLAT NO. 2010-9 - MEADOWS OF MILLS FARM, SECOND PLAT - 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 25-lot, one-tract single-family subdivision.
3. LOCATION: The 8.86-acre property is located in the vicinity of the southeast corner of 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 25-lot single-family subdivision on 8.86 acres. Meadows at Mills Farm was recently rezoned from RP-4, Planned Garden Apartment District, to R-1, Single-Family Residential District. The property to the east is a Blue Valley elementary school. The Meadows at Mills Farm, First Plat is located to the north of this request. Access is provided from Lucille Street. The plat identifies one cul-de-sac which was shown with an island located in it on the preliminary plat. Tract B is located at the end of 166th Street and will have landscaping planted in it. A sidewalk connection will also be provided to the public sidewalk along Flint Street. Staff has reviewed this plat and except for some minor technical errors, finds all ordinance requirements have been met.

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

6. STAFF RECOMMENDATION: The staff recommended approval of Final Plat No. 2010-9, Meadows at Mills Farm, Second Plat, subject to the stipulations approved by the Planning Commission.
7. PLANNING COMMISSION RECOMMENDATION: The Planning Commission considered this item on May 10, 2010, and voted 11 to 0 to recommend approval of Acceptance of Right-of-Way – Final Plat No. 2010-9, Meadows of Mills Farm, Second Plat, subject to the following stipulations:
 - 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.

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- b. Prior to recording of the final plat, the city's required Excise Tax shall be paid.