STAFF REPORT
Planning Commission Meeting: August 24, 2020

Application: FP20-0018: Willow Crossing, Fifth Plat
Location: Southeast of 143rd Street & Pflumm Road
Owner/Applicant: Brian Rodrock, Willows 143, LLC
Engineer: Timothy Tucker, Phelps Engineering
Staff Contact: Brenna Kiu, Planning Assistant

<table>
<thead>
<tr>
<th>Site Area:</th>
<th>Use:</th>
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<tbody>
<tr>
<td>Approximately 18.75 acres</td>
<td>Residential, Single Family</td>
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<tr>
<td>Lots:</td>
<td>Density:</td>
</tr>
<tr>
<td>25</td>
<td>1.33 Units/Acre</td>
</tr>
<tr>
<td>Tracts:</td>
<td>Current Zoning:</td>
</tr>
<tr>
<td>4</td>
<td>R-1 (Single-Family Residential)</td>
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</tbody>
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1. Introduction:
   The following item is a request for a final plat for Willow Crossing, Fifth Plat. This plat will establish lot lines, common tracts, and dedicate public easements. The subject property was zoned to the R-1 District in January 2016, and a preliminary plat for the site was approved in December 2015. The final plat for Willow Crossing, Fifth Plat is generally consistent with the approved preliminary plat. This plat is located within one mile of a Johnson County Airport and must be reviewed by the Johnson County Airport Commission and Board of County Commissioners.

2. Plat Review:
   a. Lots/Tracts – The plat includes twenty-five (25) single-family lots and four (4) common tracts and is generally consistent with the layout of the approved preliminary plat. The final plat for Willow Crossing, Fifth Plat follows the general trend of development for the entire Willow Crossing subdivision.

      The common tracts M, N, O, and P will be owned by the Willow Homes Association and are intended to be used for stormwater detention, water quality BMPs, amenities, landscaping, monuments, and private open space.

   b. Public Utilities – The subject property is located within the City of Olathe water service area and sewer services are provided by Johnson County Wastewater. Utility Easements (U/E), Sanitary Sewer Easements (S/E), and Drainage Easements (D/E) will be dedicated with this final plat.
c. **Streets/Right-of-Way** – This phase of Willow Crossing will have access from 143rd Street to the north, where it will intersect with S. Hauser Street. S. Houser Street intersects with W. 144th Terrace which provides connections to Willow Crossing to the west. All streets meet *Unified Development Ordinance (UDO)* requirements for public right-of-way. All streets included in this plat are dedicated to public use.

d. **Landscaping** – All interior lot landscaping and related materials that are planted or constructed within the adjacent street right-of-way shall be maintained by the adjacent property owners or the developer. Street trees are required along the local streets per *UDO* requirements. A street tree plan has been submitted and meets the requirements of the *UDO*. All 3 common tracts provided within this plat may be used for landscaping purposes as well.
3. **Staff Recommendation:**

Staff recommends approval of FP20-0018, final plat for Willow Crossing, Fifth Plat with the following stipulations:

1. Affidavits of interest are required to be recorded for each residential lot to notify property owners of proximity to the Johnson County Executive Airport and effects of aircraft in the area.

2. The final plat must be approved by the Johnson County Airport Commission and Board of County Commissioners.

3. A sidewalk and address plat must be submitted prior to the issuance of building permits.

4. All above-ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards.

5. All new on-site wiring and cables must be placed underground.

6. All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers shall be screened from public view with landscaping or an architectural treatment comparable with the building architecture.

7. The HOA agreement that describes the maintenance of the stormwater BMP’s and detention must be submitted to staff prior to the issuance of building permits.