STAFF REPORT
Planning Commission Meeting: August 24, 2020

Application: FP20-0019: Final Plat, Woodland Hills, Third Plat
Location: East of Woodland Road and south of W. 115th Court
Owner/Applicant: Prairie Star Development, LLC – Greg Prieb II
Engineer: Tim Tucker, P.E., Phelps Engineering
Staff Contact: Emily Carrillo, Senior Planner

<table>
<thead>
<tr>
<th>Site Area:</th>
<th>9.3 acres</th>
<th>Proposed Use:</th>
<th>Residential, Single Family</th>
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</thead>
<tbody>
<tr>
<td>Lots:</td>
<td>32</td>
<td>Current Zoning:</td>
<td>R-1 (Residential, Single Family)</td>
</tr>
<tr>
<td>Tracts:</td>
<td>3</td>
<td></td>
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</tbody>
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1. Introduction:

The following application is a final plat for Woodland Hills, Third Plat, which will establish lot lines, dedicate public easements and right-of-way within the subdivision. This plat is the third and final phase of Woodland Hills, a single-family home subdivision located east of Woodland Road and south of 115th Court.

The subject property was rezoned and had a preliminary plat approved in November 2017 (RZ-17-005 and P-17-024). The rezoning and preliminary plat included a stipulation limiting the density of the overall development to 2.3 units per acre. As previously stated, this is the final phase of this development, which has 79 lots overall on 34 acres, to ensure compliance with the 2.3 units per acre density maximum. This final plat is consistent with the approved preliminary plat.

2. Plat Review:

a. Lots/Tracts – The plat includes thirty-two (32) single-family residential lots and three (3) common tracts. Common tracts are intended for use as Stormwater detention, Stormwater quality BMP’s, landscaping, monuments, trails, and private open space. All three tracts are intended to be owned and maintained by the Woodland Hills Homes Association.

All lots in the proposed subdivision meet or exceed the R-1 standards for minimum lot size (7,200 square feet) and minimum lot width (60 feet). Lot sizes in this plat range from 8,352 square feet to 12,855 square feet with an average lot size of 9,999 square feet.
b. **Public Utilities** – The property is in the WaterOne and Johnson County Wastewater service areas. Utility easements (U/E), Drainage Easements (D/E) and Sanitary Sewer Easements (SS/E) are being dedicated with this final plat.

c. **Streets/Right-of-Way** – Roadways within the subdivision are being dedicated with this plat. The lots will have street access from Barker Road, 116th Street, and 116th Court.

d. **Tree Preservation Easement** - A tree preservation easement (TP/E) is located on the southern perimeter of the plat, providing a buffer between Woodland Hills First Plat to the south.

Subject property indicated in blue.
View looking south from S. Barker Road.

View looking north from W. 116th Terrace.
3. **Staff Recommendation:**

Staff recommends approval of FP20-0019 with the following stipulations:

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

2. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.

3. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities’ meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.

4. Prior to the plat being recorded, tree preservation fencing must be installed along the Tree Preservation Easement.