City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 4/16/2019

DEPARTMENT: Public Works, Planning Division
STAFF CONTACT: Zach Moore, Planner II
SUBJECT: FP19-0003: Hickman Farms Estate, Applicant: Tom Symons

ITEM DESCRIPTION:

Request for the acceptance of the dedication of land for public easements and right-of-way for a final plat for **Hickman Farms Estate** (FP19-0003) containing 1 residential lot and no tracts on approximately 3.59 acres; located at the southwest corner of the intersection of Parker Street and W. 124th Street. Planning Commission recommends approval 7-0

SUMMARY:

The following application is for a final plat for one residential lot, which has a single-family home currently under construction on it. A building permit for the house was approved in February 2019. This final plat did not require a preliminary plat prior to its consideration, as it adheres to all Unified Development Ordinance (UDO) standards. Public street right-of-way for Parker Street will be dedicated with this final plat. Additional information regarding public utilities is included within Attachment A of this packet.

Typically, final plats are subject to paying street and traffic signal excise taxes based on the square footage of land and the zoning district(s) of the property. However, UDO, Section 18.40.200.A, allows a property owner to obtain a building permit for a single-family structure on unplatted land one-time without paying street or traffic signal excise taxes. Therefore, this final plat application does not require street or traffic signal excise taxes.

FINANCIAL IMPACT:

None.

ACTION NEEDED:

1. Accept the dedication of land for public purposes for Hickman Farms Estate (FP19-0003).
2. Reject the dedication of land for public purposes for Hickman Farms Estate 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