



STAFF REPORT

September 16, 2009

To: Southwest Consolidated Zoning Board
Fr: Diane Wicklund, AICP, Principal Planner
Re: Application No. SW-FP-2923 (MC)

APPLICATION INFORMATION

Applicant/Owner: Don and Sandra Eidemiller

Requested Action: Final Plat approval for Edgewater Estates, First Plat, consisting of four new residential lots

Legal Description: Part of the SE Quarter of Section 25, Township 14, Range 21

Site Address/Location: NW corner of 183rd St. and Edgerton Road

Existing Land Use and Zoning: Vacant/RUR, Rural Zoning District

Existing Improvements: None

Site Size: Phase 1 is approximately 42 acres

Project Description: The proposed Phase 1 plat contains 4 lots (Lots 1-4) that were part of a 9-lot, 2-phase preliminary plat approved by the BOCC. No new streets are being constructed as part of Phase 1. Lot 1 and Lot 2 will have a shared driveway. Lot 3 and 4 will also have a shared driveway. **NOTE:** Phase 1 of the attached Preliminary Plat shows 3 lots. With its approval, the BOCC also approved one additional lot in Phase 1, for a total of 4 lots in Phase 1.

Zoning History: The property was zoned RUR, Rural, as part of the county-wide rezoning in 1994.

Subdivision History: The Board of County Commissioners approved the Preliminary Plat for Edgewater Estates, with stipulations, to divide 100-acres into 9 lots on July 30, 2009. The BOCC also approved one waiver from the Minimum Infrastructure Requirements.



Aerial View of Property

Planning Department Staff

Planning Staff has reviewed the Phase 1 final plat and finds that it is in substantial compliance with the approved preliminary plat. All stipulations have been met for the approved preliminary plat.

Comments about the Final Plat:

Please see the stipulations listed below and the attached memos from the Public Works Department, WaterOne District, and the Environmental Department.

RECOMMENDATION

Staff recommends **approval** of the Phase 1 Final Plat for Edgewater Estates subdivision with the recommended stipulations listed below:

1. The title on the final plat shall be amended to read: "Edgewater Estates, First Plat."
2. The acreage for each lot shall be noted on the plat.

3. Plat Note # 15 shall be amended to read: “Phase 1 (4 lots) of this subdivision is considered to be a Development Project, and therefore, is subject to a fee in lieu of park dedication in the amount of \$ (1% based on the fair market value), in accordance with the requirements of Johnson County Resolution No. 046-94.” ***Please note that the parkland fee amount will be reported at the zoning board meeting.***

Phase 2 parkland fees shall be assessed at the time of final platting for Phase 2. Parkland fees for each phase of the subdivision shall be paid prior to recording the plat for each respective phase.

4. A revised Final Plat showing the plat modifications and additions stipulated herein shall be submitted to the Planning Department prior to recording the Final Plat with the County Department of Records and Tax Administration.
5. All appropriate wastewater permits shall be obtained prior to issuance of any building permits.
6. Septic systems shall not be installed in floodplain areas.
7. A land disturbance permit shall be obtained from the County prior to any construction or land disturbance activities.
8. This subdivision has shared driveways to be constructed by the developer. The portion of the driveways within public right-of-way shall be constructed prior to recording the final plat for Phase 1. An Entrance Permit is required for each of the shared driveways, prior to construction of the driveways.
9. The owner shall construct water lines, or submit a letter indicating they will construct water lines and will provide potable water from a public water source (installation of new water lines) and 1,000 gpm fireflow, prior to recording the final plat.
10. Lot 1 and Lot 2 shall utilize a shared driveway. This shall also be a note on the plat.
11. Lot 3 and Lot 4 shall utilize a shared driveway. This shall also be a note on the plat.

REASON FOR RECOMMENDATION OF APPROVAL

The Final Plat for Phase 1 is consistent with the approved Preliminary Plat.

Enclosures: Vicinity Map
Approved Preliminary Plat
Final Plat – Phase 1
Public Works Department Memo
Rural Water District No. 7 Memo
Environmental Department Memo