

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No.4
FP-01-21

Topic: Consider a Final Plat- Consider a Final Plat for the Coleman Estates.

Narrative: The applicant began initial discussions with the City in December of 2020 and has progressed to the point of filling an application for a final plat. Staff understands there may have been confusion between the applicant, engineer and city staff in determining the process the property should proceed through; the property in question is undergoing a replat of existing lots, therefore a preliminary plat was not submitted. In an attempt to expedite the applicants request and cause no further delay, staff is bringing forward the final plat.

The surrounding area consists of vacant agricultural land, large lot single-family residences previously constructed.

The proposed plat includes three (3) residential lots with an average lot size of 353,572 sqft. or 8.11 ac. The total proposed final plat area of this phase consists of approximately 25.6231 acres which includes an additional forty (40') feet of dedicated right of way for future improvements along Riverview Avenue and does not propose to change any lots outside of the proposed final plat area.

Presented by: Mark Lee-City Planner

Staff Recommendation: Staff recommends the Planning Commission approve the Final Plat for the Coleman Estates with the stipulations listed in the Staff report.

DRT Review Comments: Included within staff report

Attachments:

Staff Report (4pgs)

Aerial Image (1pg)

Copy of Final Plat (1pg)

FINAL PLAT COLEMAN ESTATES – REQUEST FOR APPROVAL OF A FINAL PLAT.

MEETING DATE: **March 16, 2021**
REPORT WRITTEN: **March 3, 2021**

APPLICANT:

- Joe McLaughlin on behalf of the Del Coleman Family Trust, Cheryl Coleman and Elizabeth Coleman
13700 and 13720 Riverview Avenue
Bonner Springs, KS 66012

SURVEYOR

- BHC Rhodes
712 State Avenue
Kansas City, KS 66103

REQUEST:

The applicant is requesting approval of a final plat comprised of 3 lots.

ZONING:

- The property is currently zoned “A-1” Agricultural District.

SURROUNDING ZONING:

- North “A-1” Agricultural District.
- South “A-1” Agricultural District.
- East “A-1” Agricultural District.
- West “A-1” Agricultural District.

BACKGROUND:

The applicant began initial discussions with the City in December of 2020 and has progressed to the point of filling an application for a final plat. Staff understands there may have been confusion between the applicant, engineer and city staff in determining the correct process the property should proceed through. In an attempt to expedite the applicants request and cause no further delay or confusion, staff is bringing forward the final plat for approval. In review of the final plat, no concerns were discovered by the DRT. Additional public right of way is being dedicated via this plat for future improvements of Riverview Avenue along with utility easements around and on the property for future use.

The proposed final plat area is located north of Riverview Avenue and west of North 134th Street. The surrounding area consists of vacant agricultural land and large lot single-family residences previously constructed.

The proposed plat includes three (3) residential lots with an average lot size of 353,572 sqft. or 8.11 ac. The total proposed final plat area of this phase consists of approximately 25.6231 acres which includes an additional ten (10’) feet of dedicated right of way for future improvements along Riverview Avenue and does not propose to change any lots outside of the proposed final plat area.



Atypical preliminary and final plat procedures are being utilized for this application. The purpose of these procedure is to provide a means of approving a subdivision of land insuring compliance with the previously submitted preliminary plat and the subdivision regulations of the City of Bonner Springs. Any deviation of the final plat from the intent of the approved preliminary plat as determined by the Planning Commission shall cause the re-initiation of the preliminary platting process as described in Article IV; Section 4.

Traffic Impact

With the location of the proposed plat and the number of lots proposed/added; traffic impact will be minimal. An additional forty (10') feet of right way is being dedicated via the plat for the future improvements of Riverview Ave. this increases the right of way to forty (40') feet overall along the north Section Line.

Stormwater Management

N/A

Utilities

New utilities will need to be installed in the area of the proposed new lot. These utilities shall be installed by the purchaser of said lot. As part of the final plat, a 10-foot utility easement is required along all front and rear property lines of lots. A minimum 10-foot utility easement is

required at any easement splitting two lots, with five feet being on each property. Staff has informed all utility companies of the application for the proposed final plat.

Subdivision Regulations Requirements

Per the Subdivision Regulations Article VI; Section 4, permanent utility easements shall be put in place.

As part of the final plat requirements, a 10-foot utility easement is required along all front and rear property lines of lots. A minimum 10-foot utility easement is required at any easement splitting two lots, with five feet being on each property. Staff has informed all utility companies of the application for the proposed final plat.

The items to be submitted with and included on the final plat per the Subdivision Regulations have been or shall be addressed prior to release of the plat for filing.

DESIGN REVIEW TEAM (DRT) COMMENTS:

All comments were addressed as this project moved forward – It comes to Planning Commission with no outstanding comments

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Final Plat for the Coleman Estates.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat of the Coleman Estates application, with the following stipulations:

- 1. All comments and review items provided by the City Engineer and the DRT shall be addressed prior to execution of the plat.**
- 2. All associated permit fees shall be paid in full at the time of building permit issuance.**
- 3. The Final Plat shall be filed with the Wyandotte County Register of Deeds prior to building permit issuance.**