



AGENDA ITEM 7A FINAL PLAT FOR ARBOR RIDGE

Prepared by

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Prepared For

City Planning Commission
City of De Soto, Kansas
April 20, 2005

I. GENERAL INFORMATION

- A. Agenda Item:** Consider final plat for Phase I of the Arbor Ridge subdivision, generally located at the Southeast corner of 83rd St. and Kill Creek Rd..
- B. City Staff Involved:** Mike Brungardt, P.E. City Engineer
- C. Applicant:** Lambie-Geer Homes
15102 Travis .
Overland Park, KS 66223
- D. Application Materials:** Final Plat Entitled "ARBOR RIDGE FIRST PLAT" Dated April 19th, 2005

II. REVIEW OF APPLICATION

A. Background

In accordance with the Subdivision procedures, the Final Plat for the first phase of the Arbor Ridge subdivision has been submitted. This subdivision has been approved as a P-D "Planned Development" application. Approval of the Preliminary Development Plan was granted by the City Council on December 16th, 2004 and approval of the Final Development Plan for the first phase of the development was granted by the Planning Commission on February 22nd, 2005. The final plat for the first phase can therefore be processed in accordance with Article 4 of the Subdivision Regulations.

B. Final Plat Application Procedures

The Final Plat application and review requirements are found in Section 4.04 (page 23) of the Subdivision Regulations. It is a requirement that the detailed engineering plans for the public improvements associated with the development are approved prior to the approval of the final plat. The intent behind this requirement is to ensure that the final plat includes the easements and rights-of-way that will be necessary to facilitate the construction of the improvements.



In this case, the construction plans are not yet approved. However they have been submitted, reviewed by City Staff, revised by the applicant's engineer and re-submitted. I can report that the engineering plans are substantially complete, and the final plat includes the necessary easements to construct the required improvements. It is therefore advisable to proceed with the consideration of the Final Plat.

The Planning Commission must approve, conditionally approve, or disapprove the final plat within 60 days of the official submission date, or the plat is deemed approved. The official submission date of the final plat is April 19th, 2005. Therefore it is advisable that the Planning Commission take action on this issue no later than the May 24th, 2005 meeting. If approved by the Planning Commission, the final plat will go on to the City Council for acceptance of easements and rights-of-way.

C. Final Plat Review

The final plat submittal contains all the required features as outlined in Section 4.04, Paragraph D of the Subdivision Regulations (page 24). The configuration of the streets, easements and lots are in conformance with the approved preliminary and final development plans for the subdivision, as well as the engineering plans for the required public improvements.

The standards for approval of a final plat are found in Section 4.04, Paragraph G of the Subdivision Regulations on Page 27. Upon review of these standards, it is evident that the final plat submittal meets the requirements for approval, with the exception of item number 2 relating to the approval of the engineering documents. As described above, however, the engineering plans are substantially complete at this time and it is not anticipated that any of the elements of the final plat will require modification to accommodate the placement of the required infrastructure.

III. CONCLUSIONS AND RECOMMENDATIONS

The final plat submittal for Arbor Ridge First Plat, dated April 19th, 2005, meets the requirements of the subdivision regulations. All the conditions associated with the approval of the preliminary and final development plans for Phase I of the development have been met by the developer. **Staff therefore recommends approval of the final plat.**

End of Report