

M. FINAL PLAT NO. 2008-50 - GARNET HILL FOURTH PLAT - 11003 West 164th Street

1. APPLICANT: Phelps Engineering, Inc., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a final plat for a one-lot, one-tract residential plat.
3. LOCATION: The 3.6-acre property is located at 11003 West 164th Street.
4. EXISTING ZONING: This property is currently zoned RN-1J, Residential Neighborhood One, Johnson County.
5. ANALYSIS: The applicant is requesting final plat approval for a one-lot, one-tract residential plat for a single-family lot. This plat is a replat of Lots 3 and 4, Garnet Hill, Second Plat. The applicant is providing the tract to identify unbuildable areas on this lot. This tract will be owned and maintained by the owner of Lot 4. Additional information is provided in the Environmental Impact section.

ENVIRONMENTAL IMPACTS: The drainage easement designation shall be removed from Tract A, prior to the plat being recorded. The owner is required to make application to the Kansas Department of Health and Environment for a National Pollutant Discharge Elimination System (NPDES) Permit for construction activity disturbing more than one acre. Detailed technical comments will be furnished in a separate memorandum.

6. STAFF RECOMMENDATION: The staff recommends approval of Final Plan No. 2008-50, Garnet Hill Fourth Plat, subject to the following stipulation:
 - a. Prior to the recording of the final plat, the additions and corrections outlined in the plat technical review memorandum shall be completed and approved by city staff.