

B. FINAL PLAT NO. 2009-11 - GARNET HILL FIFTH PLAT - 10763 West 164th Street

1. APPLICANT: Daniel and Tara Quinn are the applicants for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a final plat for a two-lot residential plat.
3. LOCATION: The 11.39-acre property is located at 10763 West 164th Street.
4. EXISTING ZONING: This property is currently zoned RN-1J, Residential Neighborhood One District, Johnson County, and R-1, Single-Family Residential District.
5. ANALYSIS: The applicant is replatting Lots 1 and 2, Garnett Hill and is proposing to include approximately 58 feet of unplatted land on the southern edge of the site. Garnet Hill was originally platted in the county.

This southern 58 feet of this proposed plat was preliminary platted recently as the Farm at Garnet Hill. The preliminary plat for the Farm at Garnet Hill identified this 58 feet by 624 feet to be platted as part of Tract F. Tract F was proposed to be owned and maintained by the property to the north (Lot 2, Garnett Hill); therefore, this conforms with what the preliminary plat proposed. Staff has reviewed this plat and, except for some minor technical errors, all ordinance requirements have been met.

ENVIRONMENTAL IMPACTS: Lot 2 contains a private drainage easement for a small stream leading to the private pond to the south. A portion of the private pond resides in the southwest corner of Lot 1. The tributary drainage area for the subject property is less than 40 acres; therefore, the stream corridor ordinance does not apply. Lot 2 contains a 10-foot utility easement for underground electric. The easement runs parallel with the private drive entrance to the existing estate.

6. STAFF RECOMMENDATION: The staff recommends approval of Final Plat No. 2009-11, Garnet Hill Fifth Plat, subject to the following stipulations:
 - a. Prior to recording of the final plat, the additions and corrections outlined in the plat technical review memorandum shall be completed and approved by city staff.
 - b. Prior to recording of the final plat, the city's required Excise Tax shall be paid.