

FRANKLIN COUNTY

To:	Franklin County	Reviewed:
	Board Of County Commissioners	
From:	Larry D. Walrod <i>LW</i>	Extension: 3571
	Planning & Building Dept.	
Date:	November 12 th , 2008	No.

ITEM:

Approval of the Final Plat for Oregon Estates Subdivision, Application #0809-881, Van, LLC/Bill Penny, located at the intersection of Oregon Road and Sand Creek Road, on the East side of Oregon Road and on the North side of Sand Creek Road

BACKGROUND:

The applicant proposes to divide approximately 30.58 acres into three (3) residential lots.

Lot #1 will be approximately 9.72 acres, Lot #2 will be approximately 9.50 acres and Lot #3 will be approximately 9.50. Lots #2 and #3 will utilize Sand Creek Road for access. Lot #1 is considered a corner lot and can utilize either Sand Creek Road or Oregon Road for access. All lots meet the minimum standards required by the County Zoning and Subdivision Regulations, including lot size, lot frontage and lot length-to-width ratio.

There is a letter on file from Rural Water District #5 stating that three (3) water meters are available.

The Planning Commission approved the final plat subject to the condition that the subdivider renames the subdivision to an acceptable name subject to the approval of the Planning Director. The initial plat submitted had the subdivision named Sand Creek Estates; the County already has a Sand Creek Estates subdivision, approximately one (1) mile east of the proposed subdivision, located on the North side of Sand Creek Road that was done years ago.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of Oregon Estates Subdivision, Application #0809-881.

STAFF RECOMMENDED ACTION:

Staff recommends that the Board of County Commissioners authorize the Chairman to endorse the Final Plat Oregon Estates Subdivision accepting all easements and rights of way as shown on the Plat.

ATTACHMENTS:

Staff Report
Aerial Photo
Survey



STAFF REPORT

To: Franklin County
Board Of County Commissioners

From: Larry D. Walrod *LW*
Planning Director

Case: Final Plat
Application #0809-881
(Oregon Estates Subdivision)

Date: November 4, 2008

GENERAL INFORMATION

Applicant: Van, LLC / Bill Penny
23400 W. 82nd St.
Shawnee Mission, KS 66227

Property Owner: Van, LLC / Bill Penny
23400 W. 82nd St.
Shawnee Mission, KS 66227

Requested Action: Approval of a final plat, Application #0809-881
Oregon Estates Subdivision

Purpose: To subdivide approximately 30.58 acres into three
(3) lots.

Location: Located at the intersection of Oregon Road and
Sand Creek Road, on the East side of Oregon Road
and on the North side of Sand Creek Road, in the
Southwest Quarter (SW ¼) of Section 14, Township
16 South, Range 20 East.

Existing Land Use and Zoning: Agriculture / R-E

File Date: September 23rd, 2008

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Article 2, Section 5.01 of the County Subdivision Regulations permits the Planning Director to waive the Preliminary for "small subdivision plats" consisting of not more than four (4) lots and where all lots have direct frontage onto County or State maintained roads and no new roads are required or proposed. Therefore, the subdivision plat for Oregon Estates has been filed as provided in Article 2, Section 3 of the County Subdivision Regulations. Public Notice is not required.

STAFF RECOMMENDATION:

Staff has reviewed the Final Plat for conformance with the County Comprehensive Plan, Zoning and Subdivision Regulations and finds the Final Plat to meet all of the criteria required at the time of filing. Staff recommends that the Planning Commission approve the Final Plat for the Oregon Estates Subdivision.



