



## STAFF REPORT

Planning Commission Meeting: April 28, 2025

<b>Application:</b>	<b>FP25-0013: Final Plat for Parkside Reserve, Fifth Plat</b>
<b>Location:</b>	Southwest of S. Black Bob Road and W. 167 <sup>th</sup> Street
<b>Owner/Applicant:</b>	Brian Rodrock, 175 Partners LLC
<b>Engineer:</b>	Tim Tucker, Phelps Engineering
<b>Staff Contact:</b>	Andrea Morgan, Planner II

<b>Site Area:</b>	<u>4.86 ± acres</u>	<b>Proposed Use:</b>	<u>Single-Family Residential</u>
<b>Lots:</b>	<u>14</u>	<b>Existing Zoning:</b>	<u>R-1 District</u>
<b>Tracts:</b>	<u>3</u>	<b>Plat:</b>	<u>Unplatted</u>

### 1. Introduction

The following application is a request for the final plat of Parkside Reserve, Fifth Plat. The plat will establish lot lines, dedicate public easements and street right-of-way for fourteen (14) single-family lots and three (3) tracts on 4.86 ± acres, located southwest of S. Black Bob Road and W. 167<sup>th</sup> Street. This is the fourth phase of the Parkside Reserve subdivision.

The property was rezoned to the R-1 District with a preliminary plat in April 2022 (RZ22-0002). The proposed final plat is consistent with the approved preliminary plat and the fourth phase of the Parkside Reserve subdivision.

### 2. Plat Review

- a. **Lots/Tracts** – The plat includes fourteen (14) single-family residential lots and three (3) common tracts. All proposed lots comply with the minimum lot size and width of the R-1 District. Tracts J, and K will be owned and maintained by the Homes Association and used for open space, stormwater detention, landscaping, tree preservation, amenities, monuments and trails. Tract L is being dedicated as a Street Easement (ST/E).
- b. **Streets/Right-of-Way** – This plat dedicates public right-of-way for Woodstone Drive, which provides arterial access to W. 167<sup>th</sup> Street.
- c. **Public Utilities** – The property is in the WaterOne and Johnson County Wastewater (JCW) service areas. New drainage (D/E), utility (U/E), and sanitary sewer (S/E) easements will be dedicated with this plat.
- d. **Stormwater** – The property is served by regional detention located to the west of the property.



*Aerial map with subject property outlined in red  
Parkside Reserve Subdivision outlined in yellow.*

**3. Staff Recommendation**

- A. Staff recommends approval of FP25-0013, the final plat of Parkside Reserve, Fifth Plat, with no stipulations.