



STAFF REPORT

Planning Commission Meeting: August 10, 2026

Application:	FP26-0012: Final Plat of Parkside Reserve, Eighth Plat
Location:	Southwest of S. Black Bob Road and W. 167 th Street
Owner/Applicant:	Brian Rodrock, 175 Partners LLC
Engineer/Architect:	Tim Tucker; Phelps Engineering
Staff Contact:	Lauren Winter; Planner II

Site Area:	<u>24.3 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>40</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>2</u>	Plat:	<u>Unplatted</u>

1. Introduction

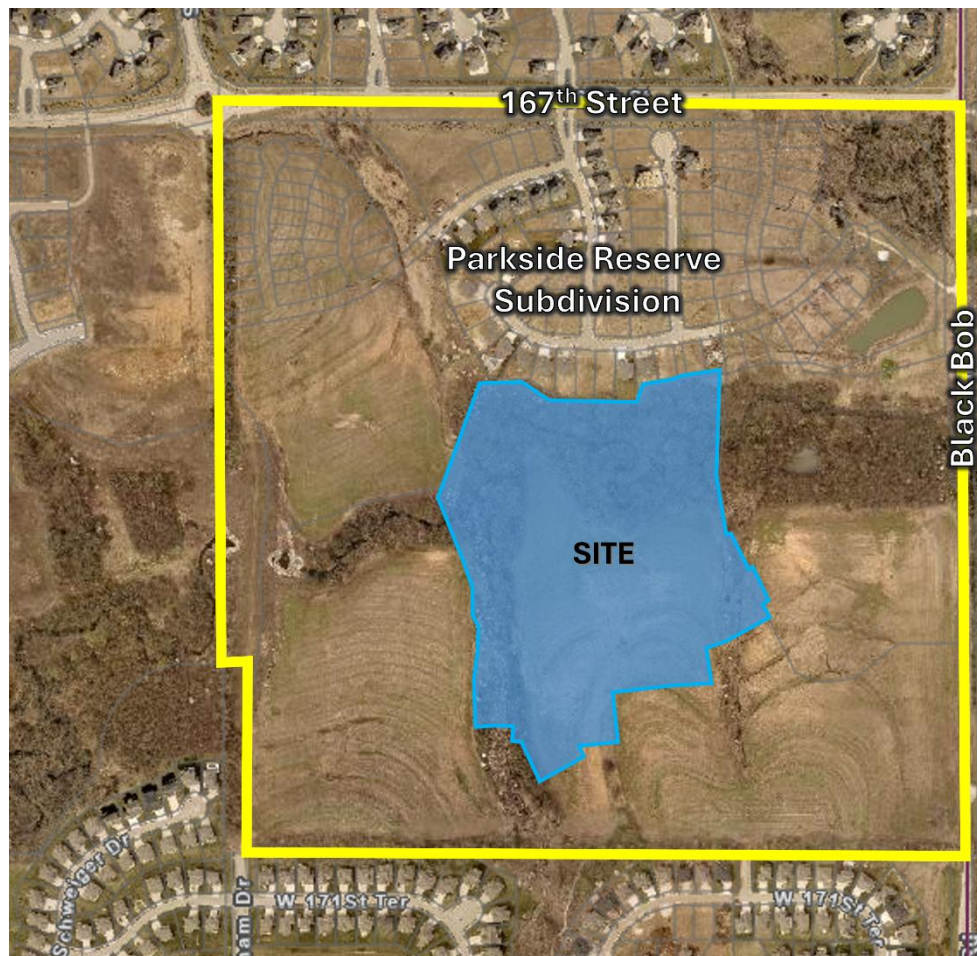
The following application is a request for the final plat of Parkside Reserve, Eighth Plat, located southwest of S. Black Bob Road and W. 167th Street. The plat will establish lot lines, dedicate public easements and street right-of-way for 40 single-family lots and two (2) tracts on 24.3 acres. This is the eighth phase of the Parkside Reserve subdivision.

The property was zoned 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 of the Parkside Reserve subdivision.

2. Plat Review

- a. **Lots/Tracts** – This plat includes 40 single-family residential lots and two (2) common tracts. All proposed lots comply with the minimum lot size (7,200 square feet) and width (60 feet) of the R-1 District. Tract S will be owned and maintained by the Parkside Reserve Homes Association and used for open space, homeowner amenities, landscaping, and private open space. Tract T will be dedicated to the City of Olathe for stormwater detention, tree preservation, trails, and open space.
- b. **Streets/Right-of-Way** – This plat dedicates public right-of-way for Hall Street, 170th Terrace, 170th Street, and 169th Place, which provides access to S. Black Bob Road.

- 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. **Landscaping/Tree Preservation** – Tract T is dedicated as a tree preservation easement (TP/E) as approved by the preliminary plat. All tree preservation measures will be installed as required by UDO 18.30.240. A landscape plan submitted with the final plat includes the required street trees along all internal streets per UDO 18.30.130.
- e. **Stormwater** – The property is served by regional detention located to the west of the property.



Aerial map with subject property outlined in blue. Parkside Reserve Subdivision, outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP26-0012, the final plat of Parkside Reserve, Eighth Plat with no stipulations.