



## STAFF REPORT

Planning Commission Meeting: April 28, 2025

<b>Application:</b>	<b>FP25-0009: Final Plat for Heritage Ranch, Fourth Plat</b>
<b>Location:</b>	Southwest of W. 159 <sup>th</sup> Street and S. Black Bob Road
<b>Owner/Developer:</b>	Bruce Rieke, Heritage Ranch Developers, LLC
<b>Engineer:</b>	Tim Tucker; Phelps Engineering, Inc.
<b>Staff Contact:</b>	Taylor Vande Velde; Planner II

<b>Site Area:</b>	<u>19.25 ± acres</u>	<b>Proposed Use:</b>	<u>Detached Single-Family Residence</u>
<b>Lots:</b>	<u>68</u>	<b>Existing Zoning:</b>	<u>R-1 (Single-Family Residential)</u>
<b>Tracts:</b>	<u>2</u>	<b>Plat:</b>	<u>Unplatted</u>

### 1. Introduction

The following application is a final plat for Heritage Ranch, Fourth Plat, which will establish lot lines, dedicate public easements and right-of-way for 68 lots and two (2) tracts within the Heritage Ranch residential subdivision development.

The subject property was annexed into the City of Olathe in October 2023 (ANX23-0001) and rezoned to the R-1 (Single-Family Residential) District in January 2024 (RZ23-0012). The overall 128.98-acre site development will construct 305 single-family homes in several phases, and this plat is consistent with the preliminary plat.

### 2. Plat Review

- a. **Lots/Tracts** – The final plat includes 68 single-family residential lots and two (2) common tracts. The lots range from 8,451 square feet to 16,252 square feet, with an average lot size of 11,588 square feet. All proposed lots comply with the minimum lot size and width of the R-1 District. Tracts 'M' and 'N' will be owned and maintained by the Heritage Ranch Homes Association and are intended to be used for open space, homeowner amenities, landscaping, monuments, trails, and stormwater facilities.
- b. **Streets/Right-of-Way** – Roadways within the subdivision are being dedicated with this plat. Access to the site will be provided through local streets, including W. 161<sup>st</sup> Terrace, S. Hall St, Tomashaw St, and S. Alman Rd, which will connect to existing and future phases of the development.

- c. **Public Utilities** – The property is located in the WaterOne and Johnson County Wastewater (JCW) service areas. New utility (U/E), sanitary sewer (S/E), and drainage (D/E) easements are being dedicated by this plat.
- d. **Stormwater** – This site includes Stormwater Treatment Facilities within Tract N, which will be owned and maintained by the Heritage Ranch HOA.
- e. **Tree Preservation/Amenities** – Tracts M and N also include a 30-foot tree preservation easement (TP/E) and an 8-foot-wide trail, which will be owned and maintained by the Heritage Ranch HOA. The trail will connect to Heritage Ranch, Second Plat to the east, and future phases to the west for increased trail connections to Arbor Creek Park and Heritage Park.



*Aerial view of the subject property shaded in blue and FP25-0008 for reference.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP25-0009, the final plat of Heritage Ranch Fourth Plat, with the following stipulation:
  - 1. Street names will be labeled on the plat prior to recording.

A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14  
SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

SCOTT G. CHRISMAN, RS. LS-1306 (PENDING/NOT ANTICIPATED)

PARCEL	AREAS	
	AREA (S.F.)	AREA (AC.)
153	120,027.42	2.760
154	113,322.19	2.620
155	108,936.38	2.490
156	115,116.36	2.640
157	145,450.79	3.320
158	115,050.68	2.652
159	117,776.27	2.703
160	9307.39	0.212
161	92,543.12	2.129
162	87,774.81	2.010
163	85,850.00	1.963
164	85,850.00	1.963
165	85,850.00	1.963
166	83,529.23	1.913
167	88,495.13	2.028
168	84,817.73	1.953
169	141,817.33	3.283
170	33,998.18	0.773
171	11,986.37	0.271
172	132,219.29	3.004
173	99,622.62	2.282
174	92,543.12	2.129
175	107,779.81	2.430
176	117,776.18	2.690
177	113,324.24	2.597
178	10,094.34	0.229
179	99,999.48	2.282
180	10,094.34	0.229
181	111,840.40	2.549
182	12,954.49	0.294
183	115,050.14	2.671
184	115,247.47	2.646
185	122,149.38	2.816
186	115,050.14	2.671
187	121,774.72	2.832
188	13,614.58	0.312
189	17,885.34	0.408
190	18,020.01	0.414
191	93,939.35	2.145
192	102,110.21	2.331
193	93,939.32	2.145
194	97,950.22	2.238
195	97,950.22	2.238
196	127,058.27	2.917
197	128,127.41	2.973
198	124,475.97	2.882
199	149,866.13	3.409
PLAT 4	83,386.20	1.924
TRACT	12,646.13	0.290
TRACT M	12,646.13	0.290
ROW	123,079.44	2.835

**NOTE:**

1. ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
2. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS. HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT OR CORNER SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS SUBJECT TO UDOB 18.30.150.
3. SURVEYOR HAS DRAWN ALL APPLICABLE EASEMENTS AND ENCUMBRANCES FOUND IN THE TITLE REPORT OF THIS PLAT.