



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application	FP23-0033: Final Plat for Heather Ridge South, Fifth Plat
Location	Southwest of W. 169 th Terrace and S. Ridgeview Road
Owner	Phil Martens, Martens Family Enterprises
Applicant/Engineer	Todd Allenbrand, Payne & Brockway
Staff Contact	Emily Carrillo, Senior Planner

Site Area:	<u>14.84± acres</u>	Proposed Use:	<u>Single-Family Residences</u>
Lots:	<u>41</u>	Existing Zoning:	<u>R-1 (Single Family) District</u>
Tracts:	<u>6</u>	Existing Plat:	<u>Unplatted</u>

1. Introduction

The following application is a final plat for Heather Ridge South, Fifth Plat, which will establish lot lines, dedicate public easements and right-of-way for 41 lots and six (6) tracts within the Heather Ridge South residential development.

The subject property was rezoned from County CTY-RUR to R-1 with a preliminary plat for 78.99 acres in June 2006 (RZ-06-012). Due expiration of the approved preliminary plat, a new preliminary plat application was submitted and approved in December 2015 (P-15-050). This final plat is the fifth phase of six total phases approved on the preliminary plat for Heather Ridge South and is consistent with the approved preliminary plat.

2. Plat Review

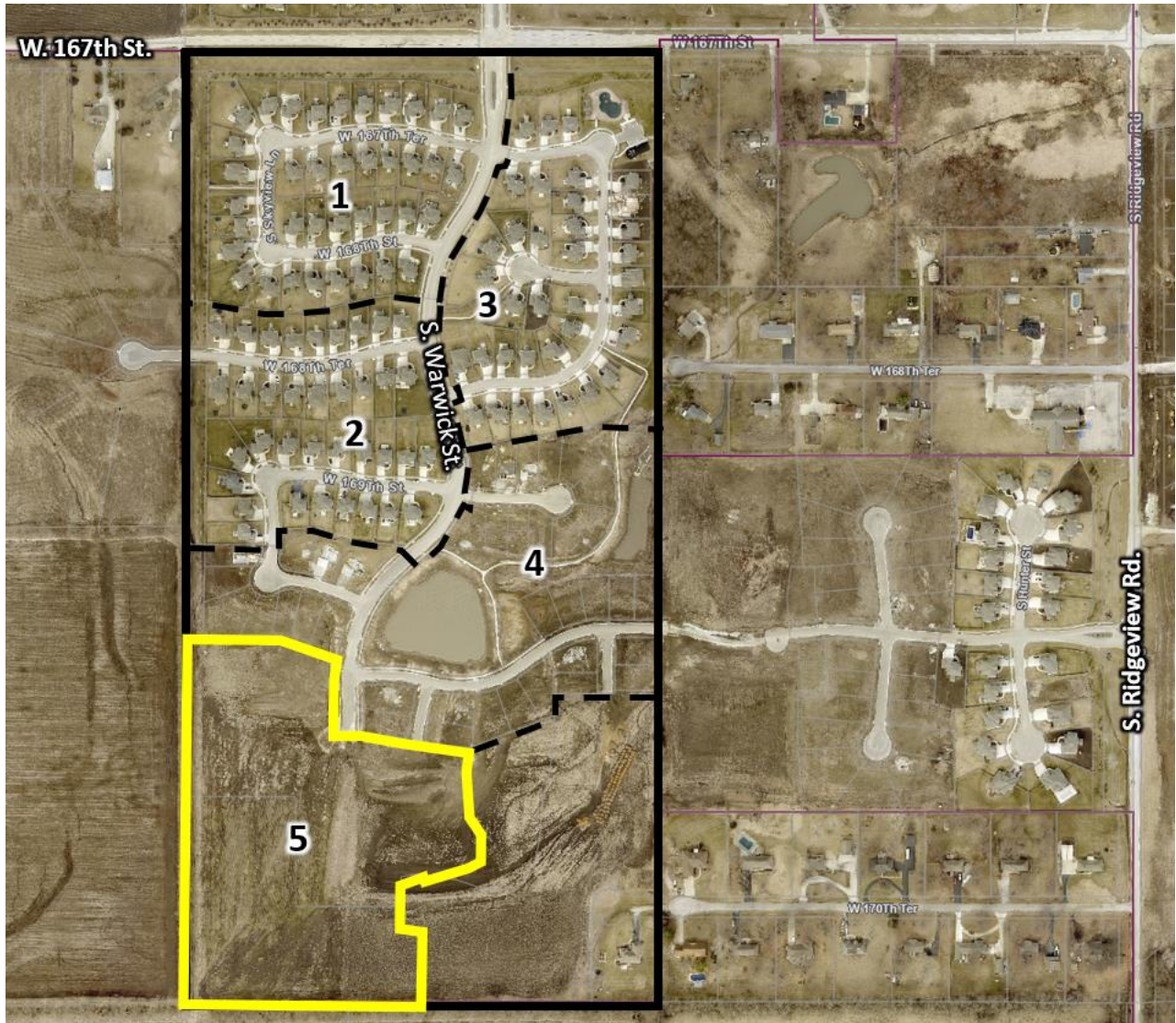
- a. **Lots/Tracts** – The final plat includes thirty-eight (38) single-family residential lots and three (3) common tracts. Common tracts are intended to be used for landscaping, monuments, private open space, stormwater drainage and detention amenities such as trail connections. All three tracts are intended to be owned and maintained by the Heather Ridge South/Estates Homes Association.

All lots in the proposed subdivision meet or exceed the R-1 standards for minimum lot size (7,200 square feet) and minimum lot widths (60 feet). Lot sizes in this plat range on from 7,880 square feet to 14,933 square feet with an average lot size of 10,831 square feet.

- b. **Public Utilities** – The property is in the City of Olathe sewer and WaterOne service areas. Public Utility Easements (U/E), Sanitary Sewer Easements (SS/E), Drainage Easements

(D/E), Waterline Easements (WL/E) and a Public Recreation Easement (PR/E) are being dedicated with this final plat.

- c. **Streets/Right-of-Way** – Roadways within the subdivision are being dedicated with this plat. The lots will have street access from S Warwick Street, south from W. 167th Street.



Aerial view of overall Heather Ridge South development, and subject property in yellow.

3. Staff Recommendation

Staff recommends approval of final plat (FP23-0033) with no stipulations.