



# STAFF REPORT

Planning Commission Meeting: **October 28, 2024**

<b>Application:</b>	<b>FP24-0025: Final Plat of Heather Ridge South, 6<sup>th</sup> Plat</b>
<b>Location:</b>	Northwest of W. 170 <sup>th</sup> Terrace and S. Ridgeview Road.
<b>Owner/Applicant:</b>	Philip Martens, Martens Family Enterprises, Inc.
<b>Engineer:</b>	Todd Allenbrand, Payne & Brockway, P.A.
<b>Staff Contact:</b>	Emily Carrillo, Senior Planner

<b>Site Area:</b>	<u>9.56± acres</u>	<b>Existing &amp; Proposed Uses:</b>	<u>Single-Family Residences</u>
<b>Lots:</b>	<u>29</u>	<b>Existing Zoning:</b>	<u>R-1 (Single-Family) District</u>
<b>Tracts:</b>	<u>2</u>	<b>Existing Plat:</b>	<u>Unplatted</u>

## 1. Introduction

The following application is a final plat for Heather Ridge South, 6th Plat. This plat will establish lot lines, dedicate public easements and right-of-way for 29 lots and two (2) tracts, and vacate a portion of existing right-of-way 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 to 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 sixth and final phase of the Heather Ridge South development and is consistent with the approved preliminary plat.

## 2. Plat Review

- a. **Lots/Tracts** – The final plat includes 29 single-family residential lots and two (2) 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 tracts are intended to be owned and maintained by the Heather Ridge South/Estates Homes Association.

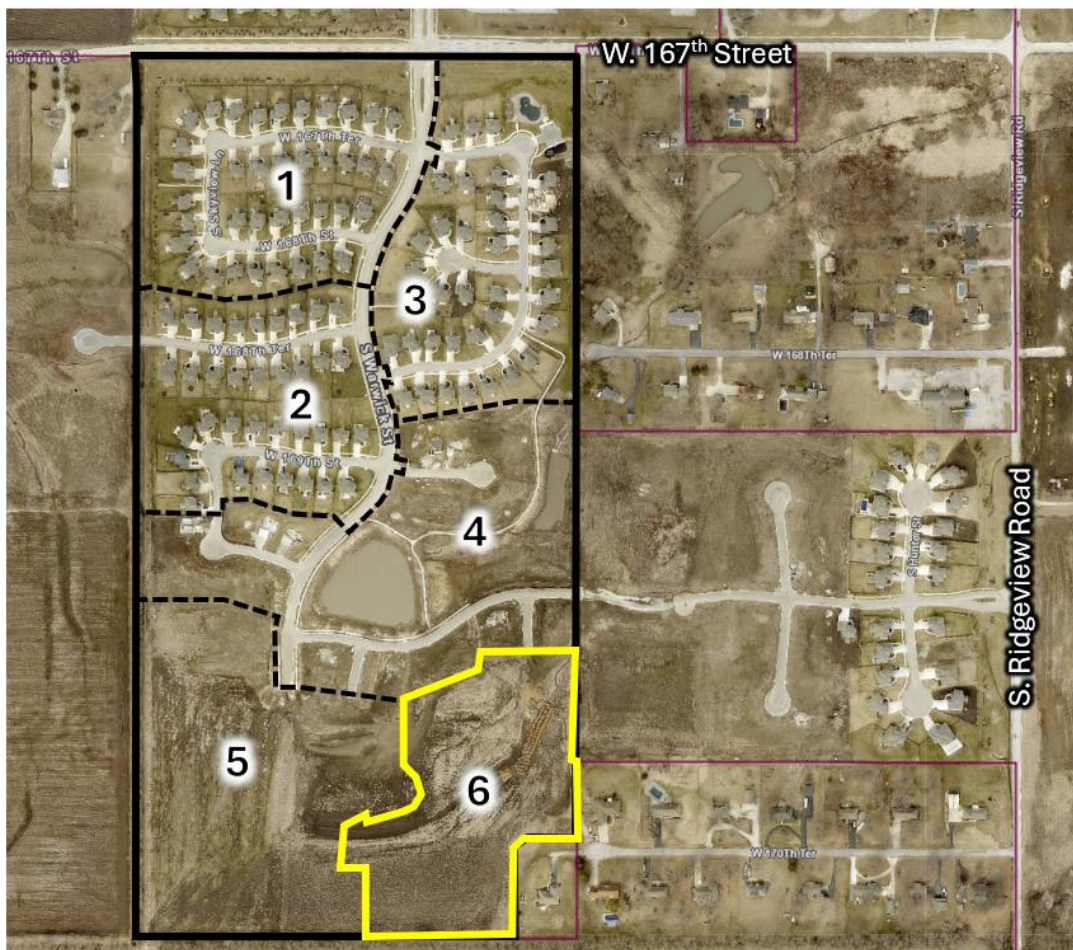
All lots in the proposed subdivision meet or exceed the R-1 standards for minimum lot size and minimum lot widths. Lot sizes in this plat range from 7,220 square feet to 18,893 square feet with an average lot size of 11,053 square feet.

- 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), and Waterline Easements (WL/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. This plat also vacates a portion of the right-of-way located at the terminus of 170th Terrace, where the approved cul-de-sac configuration overlaps with this plat boundary. See Exhibit A included in the packet.

### 3. Public Notification

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation be approved by the Planning Commission following mailed notification and a public hearing. The applicant mailed the required public notifications by certified mail to property owners within 200-feet of the project site. No correspondence from surrounding property owners has been received by the applicant or Staff.



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

### 4. Staff Recommendation

Staff recommends approval of FP24-0025, final plat of Heather Ridge South, 6th Plat, with no stipulations.