



STAFF REPORT

Planning Commission Meeting: March 24, 2025

Application:	FP25-0002: Final Plat for Parkside Reserve, Third Plat
Location:	Southwest of S. Black Bob Road and W. 167 th Street
Owner/Applicant:	Brian Rodrock, 175 Partners LLC
Engineer:	Tim Tucker, Phelps Engineering
Staff Contact:	Andrea Morgan, Planner II

Site Area:	<u>13.79 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>15</u>	Existing Zoning:	<u>R-1 District</u>
Tracts:	<u>2</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request for the final plat of Parkside Reserve, Third Plat. The plat will establish lot lines, dedicate public easements and street right-of-way for fifteen (15) single-family lots and two (2) tracts on 13.79 ± acres, located southwest of S. Black Bob Road and W. 167th Street. This is the third 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.

2. Plat Review

- a. **Lots/Tracts** – The plat includes fifteen (15) single-family residential lots and two (2) common tracts. All proposed lots comply with the minimum lot size and width of the R-1 District. Tracts F and G will be owned and maintained by the Homes Association and used for open space, stormwater detention, landscaping, tree preservation, amenities, monuments and trails.
- b. **Streets/Right-of-Way** – This plat dedicates public right-of-way for 168th Place and Woodstone Drive, which is a stub street that will be extended with a future phase. 168th Place will connect to Hall Street, which provides arterial access to W. 167th 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** – A Stream Corridor Maintenance Agreement will be approved prior to recording as a stream corridor is identified in Tract F. A Stormwater Treatment Facility

Maintenance Agreement will also be approved prior to recording as a stormwater treatment facility located in Tract G is dedicated by this plat. The existing floodplain is identified in Tract F and G.

- e. **Tree Preservation** – Tract F is dedicated as a tree preservation easement (TP/E) as approved with the preliminary plat. All tree preservation measures will be installed as required by UDO 18.30.240.



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

3. Staff Recommendation

- A. Staff recommends approval of FP25-0005, the final plat of Parkside Reserve, Third Plat, with no stipulations.