

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. 167th Street

Owner/Applicant: Brian Rodrock, 175 Partners LLC

Engineer: Tim Tucker, Phelps Engineering

Staff Contact: Andrea Morgan, Planner II

Site Area: 13.79 ± acres Proposed Use: Single-Family Residential

Lots: <u>15</u> Existing Zoning: <u>R-1 District</u>

Tracts: 2 Plat: Unplatted

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 $13.79 \pm acres$, located southwest of S. Black Bob Road and W. 167^h Street. This is the third phase of the Parkside Reserve subdivision.

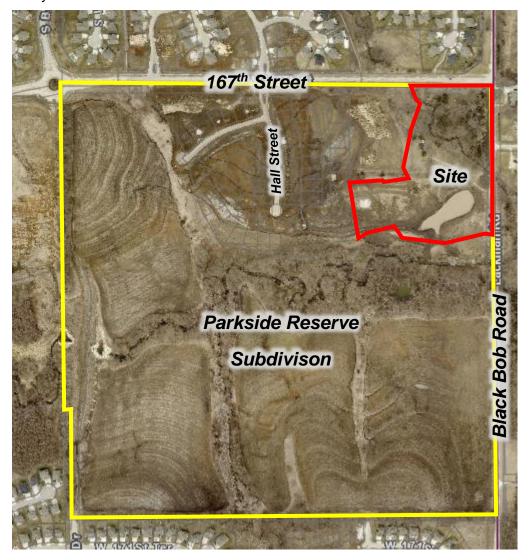
The property was rezoned to the R-1 District with a preliminary plat in April 2022 (RZ22-0002). The proposed final plat is consistent with the approved preliminary plat.

2. Plat Review

- a. <u>Lots/Tracts</u> 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. <u>Streets/Right-of-Way</u> 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. <u>Public Utilities</u> 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. <u>Stormwater</u> 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. <u>Tree Preservation</u> – 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.