



STAFF REPORT

Planning Commission Meeting: April 13, 2026

Application:	FP25-0015: Final Plat of Heather Ridge Estates, Third Plat
Location:	In the vicinity of S. Ridgeview Road and W. 169th Terrace
Owner/Applicant:	Phil Martens, Martens Family Enterprises, Inc.
Engineer/Architect:	Mark Pottinger; Payne & Brockway, P.A.
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>8.78 ± acres</u>	Proposed Use:	<u>Residential, Single-Family Detached</u>
Lots:	<u>23</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>0</u>	Existing Plat:	<u>Unplatted</u>

1. Introduction

The following application is a final plat for Heather Ridge Estates, Third Plat. This plat will establish lot lines, dedicate public easements and right-of-way for 23 lots within the Heather Ridge Estates residential development.

The subject property was annexed in 2005 (ANX05-0005) and later rezoned from County CTY-RUR to R-1 (RZ-15-011) for the Heather Ridge South residential development in January 2016. This is the third and final phase of the Heather Ridge Estates residential development and is consistent with the preliminary plat.

2. Plat Review

- a. **Lots/Tracts** – The final plat includes 23 single-family residential lots and no common tracts. All lots in the proposed subdivision meet or exceed the R-1 standards for minimum lot size and minimum lot widths and meet transitional lot requirements. Lot sizes in this plat range from 8,726 square feet to 22,472 square feet with an average lot size of 14,094 square feet.
- b. **Streets/Right-of-Way** – Roadways within the subdivision are being dedicated with this plat. All lots are accessed from Sunset Street, and W. 169th Terrace.
- c. **Public Utilities** – The property is in the City of Olathe, Johnson County Wastewater and WaterOne service areas. Public Utility Easements (U/E), Sanitary Sewer Easements (SS/E), and Drainage Easements (D/E) are being dedicated with this final plat.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0015, the final plat of Heather Ridge Estates, Third Plat with no stipulations.