



## STAFF REPORT

Planning Commission Meeting: April 8, 2024

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| <b>Application:</b>        | <b>FP24-0005: Final Plat for Heritage Ranch, Second Plat</b>   |
| <b>Location:</b>           | Southwest of W. 159 <sup>th</sup> Street and S. Black Bob Road |
| <b>Owner:</b>              | John and Susan Wilson; Sunflower Farm, LP                      |
| <b>Applicant:</b>          | Jim Lambie; Lambie Custom Homes                                |
| <b>Engineer/Architect:</b> | Tim Tucker; Phelps Engineering, Inc.                           |
| <b>Staff Contact:</b>      | Emily Carrillo; Senior Planner                                 |

|                   |                     |                         |   |
|-------------------|---------------------|-------------------------|---|
| <b>Site Area:</b> | <u>9.43 ± acres</u> | <b>Proposed Use:</b>    | <u>Detached Single-Family Residence</u> |
| <b>Lots:</b>      | <u>23</u>           | <b>Existing Zoning:</b> | <u>R-1 (Single-Family Residential)</u>  |
| <b>Tracts:</b>    | <u>3</u>            | <b>Density:</b>         | <u>2.4 units/acre</u>                   |

### 1. Introduction

The following application is a final plat for Heritage Ranch, Second Plat, which will establish lot lines, dedicate public easements and right-of-way for 23 lots and three (3) tracts within the Heritage Ranch residential subdivision development.

The subject property was annexed into the City of Olathe in October 2023 (ANX23-0001) and has historically been used for a single-family home along with farming and agricultural operations. In January of 2024, the property was rezoned from CTY-RUR (County Rural) to the R-1 (Single-Family Residential) District with an approved preliminary plat (RZ23-0012) for Heritage Ranch. The overall development includes a 128.98-acre site that will be constructed in four (4) phases. This final plat is included in Phase I of the Heritage Ranch single-family subdivision.

### 2. Plat Review

- a. **Lots/Tracts** – The final plat includes 23 single-family residential lots and three (3) common tracts. Common tracts are intended to be used for open space, homeowner amenities, landscaping, monuments, and trails. All tracts are intended to be owned and maintained by the Heritage Ranch Homes Association.
- b. **Streets/Right-of-Way** – Roadways within the subdivision are being dedicated with this plat. Access to the site will be provided from W. 159<sup>th</sup> Street to the north, and a future connection to S. Black Bob Road to the east is planned for a separate, future phase. An

additional 60-feet of public right-of-way along W. 159<sup>th</sup> Street is being dedicated with this plat.

- c. **Public Utilities** – The property is located in the WaterOne and Johnson County Wastewater (JCW) service areas. New utility (U/E), sanitary sewer (S/E), street (ST/E) and drainage (D/E) easements are being dedicated by this plat.



*Aerial view of subject property outlined in yellow.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP24-0005, the final plat of Heritage Ranch Second Plat with no stipulations.

