

STAFF REPORT

Planning Commission Meeting: October 13, 2025

Application:	FP25-0027: Final Plat for Parkside Reserve, Sixth 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, AICP; Planner II

Site Area:	<u>19.10 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>37</u>	Existing Zoning:	<u>R-1 District</u>
Tracts:	<u>4</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request for the final plat of Parkside Reserve, Sixth Plat, located southwest of S. Black Bob Road and W. 167th Street. The plat will establish lot lines, dedicate public easements and street right-of-way for 37 single-family lots and four (4) tracts on 19.10 ± acres. This is the sixth 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 of the Parkside Reserve subdivision.

2. Plat Review

- Lots/Tracts** – The plat includes 37 single-family residential lots and four (4) common tracts. All proposed lots comply with the minimum lot size (7,200 square feet) and width (60 feet) of the R-1 District. Tracts L, and M, and N will be owned and maintained by the Homes Association and used for open space, stormwater detention, landscaping, tree preservation, amenities, monuments and trails. Tract N is being dedicated as a Street Easement (ST/E). Tract O will be dedicated to the City of Olathe for stormwater detention, tree preservation, trails and open space.
- Streets/Right-of-Way** – This plat dedicates public right-of-way for Warner Street, 169th Place, and 170th Street which provides access to S. Black Bob Road.
- 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** – The property is served by regional detention located to the west of the property.



Aerial map with subject property highlighted in blue.

Parkside Reserve Subdivision, Phase 6, outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0027, the final plat of Parkside Reserve, Sixth Plat, with no stipulations.