



STAFF REPORT

Planning Commission Meeting: April 28, 2025

Application:	FP25-0009: Final Plat for Heritage Ranch, Fourth Plat
Location:	Southwest of W. 159 th Street and S. Black Bob Road
Owner/Developer:	Bruce Rieke, Heritage Ranch Developers, LLC
Engineer:	Tim Tucker; Phelps Engineering, Inc.
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>19.25 ± acres</u>	Proposed Use:	<u>Detached Single-Family Residence</u>
Lots:	<u>68</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>2</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a final plat for Heritage Ranch, Fourth Plat, which will establish lot lines, dedicate public easements and right-of-way for 68 lots and two (2) tracts within the Heritage Ranch residential subdivision development.

The subject property was annexed into the City of Olathe in October 2023 (ANX23-0001) and rezoned to the R-1 (Single-Family Residential) District in January 2024 (RZ23-0012). The overall 128.98-acre site development will construct 305 single-family homes in several phases, and this plat is consistent with the preliminary plat.

2. Plat Review

- Lots/Tracts** – The final plat includes 68 single-family residential lots and two (2) common tracts. The lots range from 8,451 square feet to 16,252 square feet, with an average lot size of 11,588 square feet. All proposed lots comply with the minimum lot size and width of the R-1 District. Tracts 'M' and 'N' will be owned and maintained by the Heritage Ranch Homes Association and are intended to be used for open space, homeowner amenities, landscaping, monuments, trails, and stormwater facilities.
- Streets/Right-of-Way** – Roadways within the subdivision are being dedicated with this plat. Access to the site will be provided through local streets, including W. 161st Terrace, S. Hall St, Tomashaw St, and S. Alman Rd, which will connect to existing and future phases of the development.

- 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), and drainage (D/E) easements are being dedicated by this plat.
- d. **Stormwater** – This site includes Stormwater Treatment Facilities within Tract N, which will be owned and maintained by the Heritage Ranch HOA.
- e. **Tree Preservation/Amenities** – Tracts M and N also include a 30-foot tree preservation easement (TP/E) and an 8-foot-wide trail, which will be owned and maintained by the Heritage Ranch HOA. The trail will connect to Heritage Ranch, Second Plat to the east, and future phases to the west for increased trail connections to Arbor Creek Park and Heritage Park.



Aerial view of the subject property shaded in blue and FP25-0008 for reference.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0009, the final plat of Heritage Ranch Fourth Plat, with the following stipulation:
 - 1. Street names will be labeled on the plat prior to recording.