



STAFF REPORT

Planning Commission Meeting: October 13, 2025

Application:	FP25-0028: Final Plat of Hilltop Farms, Second Plat
Location:	Northwest of 175 th Street and Mur-Len Road
Owner/Applicant:	Raynard Brown, Inspired Homes LLC
Engineer:	Timothy J. Tucker, P.E.; Phelps Engineering, Inc.
Staff Contact:	Bradley Hocevar; Planner I

Site Area:	<u>13.38 ± acres</u>	Proposed Use:	<u>Single Family Residential</u>
Lots:	<u>37</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>1</u>	Plat:	<u>Unplatted</u>

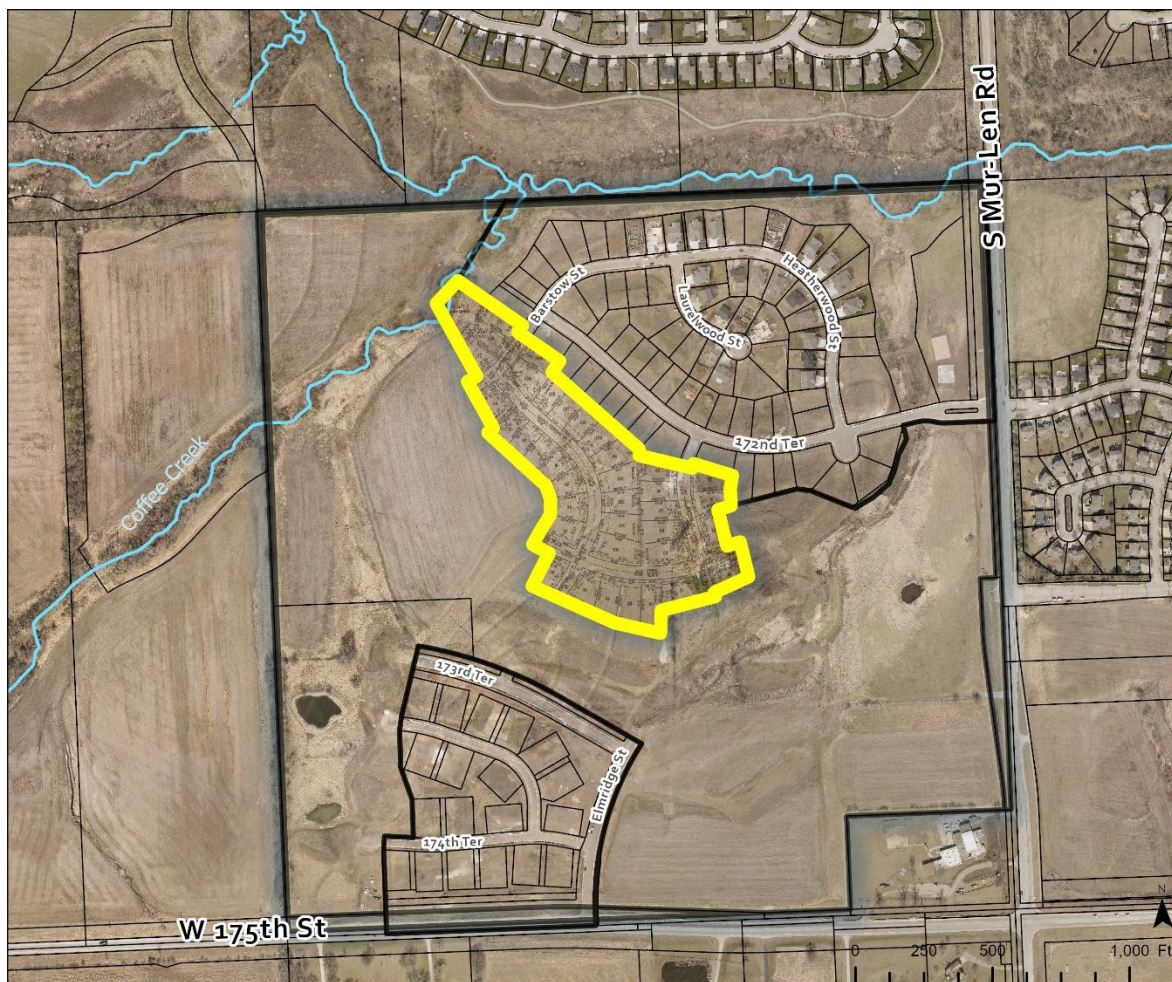
1. Introduction

The following item is a request for approval of a final plat for Hilltop Farms, Second Plat, a subdivision located at 173rd Street and west of Mur-Len Road. The plat will establish lot lines and dedicate public easements and street right-of-way for thirty-seven (37) single-family residential lots and one (1) tract on approximately 13.38 acres. The property was annexed and rezoned to the R-1 (Residential Single-Family) District with a preliminary plat in 2022 (RZ22-0003). This is Phase 2A for the Hilltop Farms single-family subdivision and the final plat is consistent with the approved preliminary plat and the R-1 District standards.

2. Plat Review

- Lots/Tracts** – The final plat includes thirty-seven (37) lots intended for single-family development. Lot sizes range from 9,593 to 16,797 square feet, each exceeding the R-1 District's minimum requirements of 7,200 square feet for lot area and 60 feet for lot width. Tract I will be owned and maintained by the Hilltop Farms Homes Association and will serve as an area for stormwater treatment, open space, homeowner amenities, landscaping, trails and private open space.
- Streets/Right-of-Way** – Public street right-of-way is dedicated with this plat for the extension of Barstow and Briton Streets, which will provide primary access to the site via 172nd Terrace and Mur-Len Road. Additional right-of-way is also dedicated for the construction of 172nd Place and Penrose Street, which are planned to be extended with future phases of development. Penrose Street is incorrectly labeled on the plat and the applicant will update to Norton Street prior to recording.

- c. **Public Utilities** – The property lies within the WaterOne and Johnson County Wastewater service areas. Utility (U/E) and sanitary sewer (S/E) easements, as depicted on the final plat, will be dedicated upon approval.
- d. **Stormwater** – The entire Hilltop Farms site drains northward to Coffee Creek, which subsequently flows into the downstream Regional Detention basins located east of the site. Stormwater detention for the development is provided by these existing downstream regional detention basins, and no on-site detention is required.
- e. **Landscaping/Tree Preservation** – A landscape plan has been provided that is consistent with the preliminary development plan and complies with the standards and requirements of the UDO. The required street trees will be installed as each lot is developed. All of Tract I is designated as a tree preservation easement, which will be maintained by the homeowners association and is consistent with the preliminary plat.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0028, the final plat of Hilltop Farms, Second Plat, with no stipulations.