



STAFF REPORT

Planning Commission Meeting: August 10, 2026

Application:	FP26-0013: Final Plat of Parkside Reserve, Ninth Plat
Location:	Southwest of 167 th Street and S. Black Bob Road
Owner/Applicant:	Brian Rodrock, 175 Partners, LLC
Engineer/Architect:	Tim Tucker; Phelps Engineering
Staff Contact:	Lauren Winter; Planner II

Site Area:	<u>13.75 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>48</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>3</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request for the final plat of Parkside Reserve, Ninth Plat, located southeast of W. 167th Street and S. Mur-Len Road. The plat will establish lot lines, dedicate public easements, and street right-of-way for 48 single-family lots and three (3) tracts on 13.75 acres. This is the ninth phase of the Parkside Reserve Subdivision.

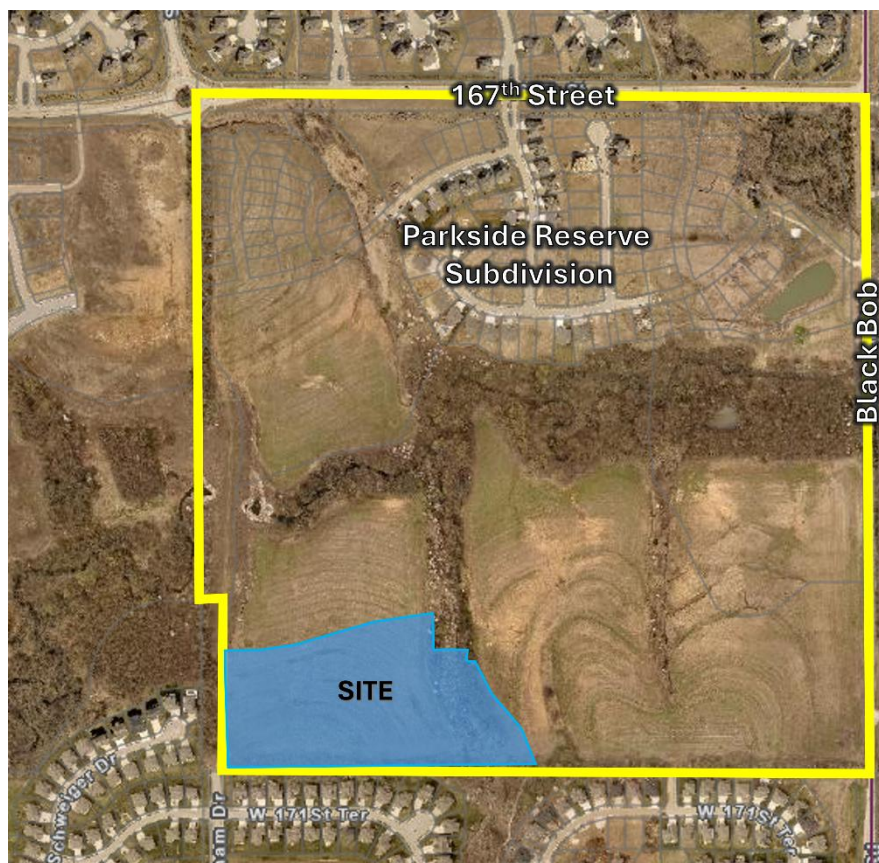
The property was rezoned to the R-1 District with a preliminary plat in April 2022 (RZ22-0002). The proposed final plat is consistent with the approved preliminary plat of the Parkside Reserve Subdivision.

2. Plat Review

- Lots/Tracts** – The plat includes 48 single-family residential lots and three (3) common tracts. All proposed lots exceed the 50-foot minimum lot width and 5,000 square foot minimum lot size requirements approved for this phase at the time of rezoning. Lot sizes in this phase range from 6,000 square feet to 14,645 square feet. Tracts V and W will be owned and maintained by the Parkside Reserve Homes Association for the purpose of open space, homeowner amenities, and landscaping. Tract U will also be owned and maintained by the Parkside Reserve Homes Association for stormwater detention, stream corridor, tree preservation, amenities, landscaping, and public open space.
- Streets/Right-of-Way** – This plat includes dedication for public right-of-way for S. Loiret Street and S. Allman Road, which are both local streets and will connect to 170th Terrace to the north. 170th Terrace is an east-west street that will connect Brougham Drive to the

west. As stipulated in staff's recommendation, Brougham Drive, a collector street, will be constructed as part of this development to provide an additional access point that meets the fire, and life safety requirements of the Olathe Fire Department and City roadway improvement requirements.

- c. **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. **Landscaping/Tree Preservation** – Tract U is dedicated as a tree preservation easement (TP/E) and the most southern single-family lots have a TP/E along the property line to serve as a buffer between developments, as approved with the preliminary plat. All tree preservation measures will be installed as required by UDO 18.30.240. A landscape plan submitted with the final plat includes master landscaping within Tracts V and W along Brougham Drive, as well as the required street trees along all internal streets per UDO 18.30.130.
- e. **Stormwater** – The property is served by regional detention located to the west of the property. Stormwater Quality BMPs will be provided with this project.



Aerial map of subject property highlighted in blue. Parkside Reserve Subdivision outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP26-0013, the final plat of Parkside Reserve, Ninth Plat with the following stipulation:
 - 1. Brougham Drive must be constructed adjacent to the platted property, and Brougham Drive must connect to an existing arterial or collector street in accordance with City Council Policy PI-3 – Public Improvements.