



## STAFF REPORT

Planning Commission Meeting: April 28, 2025

<b>Application:</b>	<b>FP25-0008: Final Plat for Heritage Ranch, Third Plat</b>
<b>Location:</b>	Southwest of W. 159 <sup>th</sup> Street and S. Black Bob Road
<b>Owner/Developer:</b>	Bruce Rieke, Heritage Ranch Developers, LLC
<b>Engineer:</b>	Tim Tucker; Phelps Engineering, Inc.
<b>Staff Contact:</b>	Taylor Vande Velde; Planner II

<b>Site Area:</b>	<u>16.87 ± acres</u>	<b>Proposed Use:</b>	<u>Detached Single-Family Residence</u>
<b>Lots:</b>	<u>30</u>	<b>Existing Zoning:</b>	<u>R-1 (Single-Family Residential)</u>
<b>Tracts:</b>	<u>3</u>	<b>Plat:</b>	<u>Unplatted</u>

### 1. Introduction

The following application is a final plat for Heritage Ranch, Third Plat, which will establish lot lines, dedicate public easements and right-of-way for 30 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 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

- a. **Lots/Tracts** – The final plat includes 30 single-family residential lots and three (3) common tracts. The lots range from 11,347 square feet to 34,233 square feet, with an average lot size of 14,078 square feet. All proposed lots comply with the minimum lot size and width of the R-1 District, including an existing house, which will be platted as Lot 146 of this plat.

Tract L will contain the subdivision's clubhouse, which requires final site development plan approval. Tracts J, K, and L will be owned and maintained by the Heritage Ranch Homes Association and are intended to be used for open space, homeowner amenities, landscaping, monuments, and trails.

- b. **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 161<sup>st</sup> Street, 160<sup>th</sup> Terrace, and W. 160<sup>th</sup> Street, which will connect to 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 J, which will be owned and maintained by the HOA.



*Aerial view of subject property shaded in blue and FP25-0009 for reference.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP25-0008, the final plat of Heritage Ranch Third Plat, with no stipulations.