



STAFF REPORT

Planning Commission Meeting: April 8, 2024

Application:	FP24-0004: Final Plat for Heritage Ranch, First Plat		
Location:	Southwest of W. 159 th Street and S. Black Bob Road		
Owner:	John and Susan Wilson; Sunflower Farm, LP		
Applicant:	Jim Lambie; Lambie Custom Homes		
Engineer/Architect:	Tim Tucker; Phelps Engineering, Inc.		
Staff Contact:	Emily Carrillo; Senior Planner		

Site Area:	<u>35.00 ± acres</u>	Proposed Use:	<u>Detached Single-Family Residence</u>
Lots:	<u>99</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>3</u>	Density:	<u>2.4 units/acre</u>

1. Introduction

The following application is a final plat for Heritage Ranch, First Plat, which will establish lot lines, dedicate public easements and right-of-way for 99 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 has historically been used for a single-family home along with farming and agricultural operations. In January of 2024, the property was rezoned from CTY-RUR (County Rural) to the R-1 (Single-Family Residential) District with an approved preliminary plat (RZ23-0012) for Heritage Ranch. The overall development includes a 128.98-acre site that will be constructed in four (4) phases. This final plat is included in Phase I of the Heritage Ranch single-family subdivision.

2. Plat Review

- Lots/Tracts** – The final plat includes 99 single-family residential lots and three (3) common tracts. Common tracts are intended to be used for open space, homeowner amenities, landscaping, tree preservation, monuments, and trails. All tracts are intended to be owned and maintained by the Heritage Ranch Homes Association. Consistent with the preliminary plat approval, a few lots within this plat are smaller than 7,200 square feet and will be subject to additional architecture standards.
- Streets/Right-of-Way** – Roadways within the subdivision are being dedicated with this plat. Access to the site will be provided from S. Black Bob Road to the east, and a future connection to W. 159th is planned for a separate, future phase. Turn lanes on Black Bob

Road will be constructed in coordination with the City's public improvement project in this area which will also align with the future Johnson County Heritage Park entrance across the street. An additional 60-feet of public right-of-way along S. Black Bob Road is being dedicated with this plat.

- 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. **Tree Preservation** – A 30-foot tree preservation easement (TP/E) is dedicated along the southern property line and included in Tracts B and C.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP24-0004, the final plat of Heritage Ranch First Plat with the following stipulations:
1. Prior to issuance of a land disturbance permit or building permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.
 2. Master landscaping required along the eastern property line may be deferred until the scheduled public improvement project along this portion of S. Black Bob Road has been completed. Landscaping will be installed according to the approved plans within 45 days of project completion, weather permitting.