

STAFF REPORT

Planning Commission Meeting: March 22, 2021

Application:	FP21-0003: Heather Ridge South, Fourth Plat		
Location:	In the vicinity of 167 th St and Ridgeview Road		
Applicant/Owner:	Phil Martens, Martens Family Enterprises		
Engineer:	Todd Allenbrand, Payne & Brockway		
Staff Contact:	Emily Carrillo, Senior Planner		
Site Area:	<u>16.76 acres</u>	Proposed Use:	<u>Residential Single Family</u>
Lots:	<u>38</u>	Current Zoning:	<u>R-1 (Residential Single-Family)</u>
Tracts:	<u>3</u>		

1. Introduction:

The following application is a final plat for Heather Ridge South Fourth Plat, which will establish lot lines, dedicate public easements and right-of-way within this portion of the Heather Ridge South residential development.

The subject property was rezoned from County CTY-RUR to R-1 with a preliminary plat for 78.99 acres in June 2006 (RZ-06-012). Due expiration of the approved preliminary plat, a new preliminary plat application was submitted and approved in December 2015 (P-15-050). This final plat is the fourth phase of six total phases approved on the preliminary plat for Heather Ridge South and is consistent with the approved preliminary plat.

2. Plat Review:

- a. **Lots/Tracts** -- The final plat includes thirty-eight (38) single-family residential lots and three (3) common tracts. Common tracts are intended to be used for landscaping, monuments, private open space, stormwater drainage and detention and Homes Association amenities. All three tracts are intended to be owned and maintained by the Heather Ridge South/Estates Homes Association.

All lots in the proposed subdivision meet or exceed the R-1 standards for minimum lot size (7,200 square feet) and minimum lot widths (60 feet). Lot sizes in this plat range on from 8,152 square feet to 15,701 square feet with an average lot size of 9,888 square feet.

- b. **Public Utilities** -- The property is in the City of Olathe sewer and WaterOne service areas. Public Utility Easements (U/E), Sanitary Sewer Easements (SS/E), Drainage Easements (D/E), Water Quality & Quantity Drainage (WQQD/E), Waterline Easements (WL/E) and a Public Recreation Easement (PR/E) are being dedicated with this final plat.

- c. **Streets/Right-of-Way** -- Roadways within the subdivision are being dedicated with this plat. The lots will have street access from S Warwick Street, south from W. 167th Street.



Aerial view of subject property in blue.

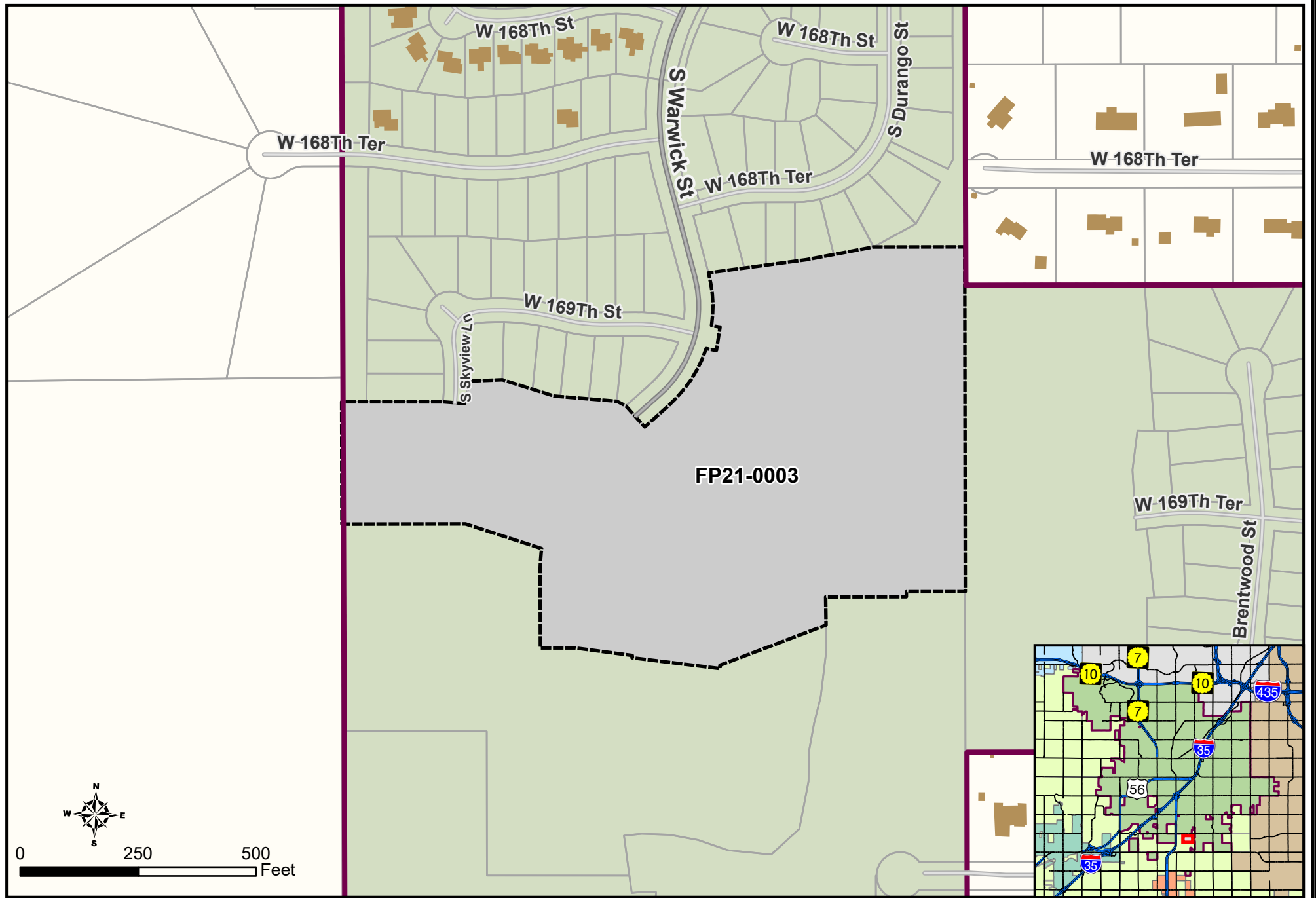


View of subject property looking south from S. Warwick St.

3. Staff Recommendation:

Staff recommends approval of FP21-0003 with the following stipulations:

1. All new on-site wiring and cables must be placed underground.
2. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.
3. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.
4. A revised landscape/screening plan and street tree plan is required with this plat prior to recording in accordance with UDO requirements in Section 18.30.130.



HEATHER RIDGE SOUTH, 4TH PLAT
FP21-0003



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Date: 3/16/2021



