



STAFF REPORT

Planning Commission Meeting: February 24, 2025

Application:	FP24-0039: Final Plat of Pioneer Park
Location:	Northwest of College Blvd. and S. Woodland Rd.
Owner:	City of Olathe
Applicant:	Michael McGrew, Landworks Studio, LLC
Engineer/Architect:	Ethan Deardeuff, Benesch
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>16.94 ± acres</u>	Proposed Use:	<u>Vacant</u>
Lots:	<u>0</u>	Existing Zoning:	<u>AG (Agricultural)</u>
Tracts:	<u>5</u>	Plat:	<u>Unplatted</u>

1. Introduction

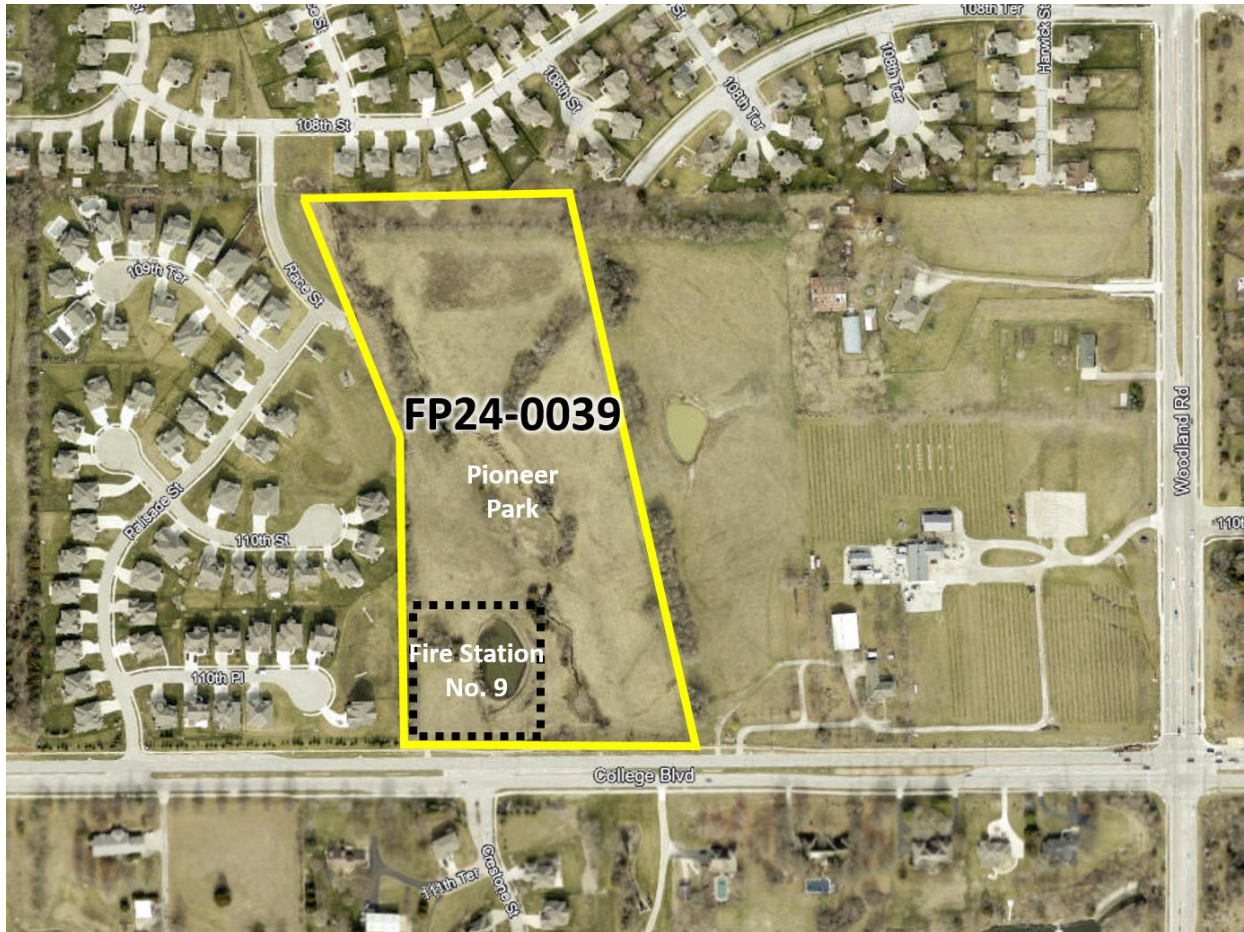
The following application is for the final plat of Pioneer Park, which will establish five (5) tracts and dedicate public easements located northwest of College Blvd. and S. Woodland Rd.

The site is currently undeveloped and was rezoned to the Agricultural (AG) District in 2012. Preliminary plans were recently approved for Pioneer Park (PR24-0005), and Fire Station No.9 (PR24-0010 and PAR24-0051) in the southwest corner.

2. Plat Review

- a. **Lots/Tracts** – The final plat includes no lots and five (5) tracts on 16.94 acres for public facilities. Tracts A and B will be utilized for stormwater purposes, and tract C will be maintained for Tree Preservation. Tract E includes the parking, and future structures for Pioneer Park, while Tract D will be used for Fire Station No. 9.
- b. **Streets/Right-of-Way** – The park will connect to the existing S. Race Street to the northwest with a future connection to W. 108th Terrace in the northeast corner. The Fire Station will have two (2) new access drives off College Blvd. No additional ROW will be dedicated with this plat.
- c. **Public Utilities** – The property is within the WaterOne and Johnson County Wastewater (JCW) districts. This plat will dedicate new Utility Easements (U/E) and Sanitary Sewer Easements (S/E).

- d. **Landscaping/Tree Preservation** – A Tree preservation easement (TP/E) is dedicated along the northern property line and the northwestern corner of the site within Tract C. The City will maintain this TP/E to provide a 100-foot wide buffer between the park and the adjacent residential.
- e. **Stormwater** – Stormwater detention will be located on site within Tracts A and B, which will be owned and maintained by the City.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP24-0039, the final plat of Pioneer Park, with the following stipulation:
 - 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 18.30.240.