



STAFF REPORT

Planning Commission Meeting: July 8, 2024

Application:	FP23-0031: Final Plat of The Greens at Prairie Highlands, Eighth Plat
Location:	Southeast of W. 143 rd Street and S. Saint Andrews Avenue
Owner:	Scott Bamesberger, South Summit Homes LLC
Developer:	Curtis Tate, SAB Construction LLC
Engineer:	Matt Schlicht, Engineering Solutions
Staff Contact:	Taylor Vande Velde, Planner II

Site Area:	<u>6.87± acres</u>	Proposed Uses:	<u>Residential, Single-Family Detached</u>
Lots:	<u>19</u>	Existing Zoning:	<u>R-1 (Residential Single-Family)</u>
Tracts:	<u>2</u>	Density:	<u>2.8 units/acre</u>

1. Introduction

The following application is a final plat of The Greens at Prairie Highlands, Eighth Plat, which will establish lot lines and dedicate public easements for 19 single-family lots and two (2) common tracts.

The subject property was rezoned (RZ-04-90) to the R-1 (Single-Family) District in 1990. In 2000, the original preliminary plat for the Prairie Highlands subdivision was approved with 541 single-family lots (PP00-0004) but later increased to 566 lots in 2007 (PP07-0022). This is Phase 8 of 9 in the Prairie Highlands subdivision, with Phase 7 (FP24-0013) also on this agenda. The final plat is consistent with the approved preliminary plat.

2. Plat Review

- a. **Lots/Tracts** – The final plat includes (19) lots and (2) tracts on 6.87± acres. The proposed single-family lots range in size from approximately 9,100 square feet to 12,650 square feet, exceeding the minimum of 7,200 square feet. The lots established by this plat are consistent with the approved preliminary plat.

Tracts “K” and “L” shall be owned and maintained by the Greens of Prairie Highlands Homes Association and shall be used for master landscaping, open space, and stormwater detention.

- b. **Streets/Right-of-Way** – The development extends the existing W. 143rd Terrace, connecting from S. Saint Andrews Avenue, further east where it will terminate in a cul-

de-sac. The approved preliminary plan showed W. 143rd Terrace continuing east to the Huntford subdivision and connecting back to W. 143rd Street. However, a privately owned property prevents the connection at this time. The City has requested a full cul-de-sac be constructed with this plat with the potential to continue this street through in the future. This plat is dedicating public street right-of-way for the construction of W. 143rd Terrace and a portion of W. 143rd Street.

- c. **Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas. New utility (U/E) and public utility (PUB/E) easements are being dedicated by this plat to serve the development.
- d. **Stormwater Management** – The property includes Stormwater Treatment Facilities and will have on-site stormwater detention in Tract “K”.
- e. **Landscaping** – Master landscaping is provided in Tract L along W. 143rd Street which fulfills the 25-foot master landscaping requirement of UDO 18.30.130.H along arterial roadways. Street trees will be provided along W. 143rd Terrace per UDO requirements.



Aerial view of subject property outlined in yellow.

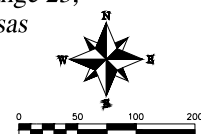
3. Staff Recommendation

Staff recommends approval of FP23-0031, The Greens at Prairie Highlands, Eighth Plat, with no stipulations.

FINAL PLAT

The Greens at Prairie Highlands - Eighth Plat

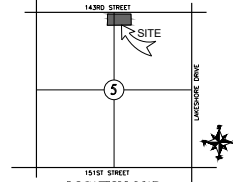
Lots 254 Thru 272, Tract K-L
Part of the North 1/2 of Section 5, Township 14, Range 23,
all in the City of Olathe, Johnson County, Kansas



LEGEND

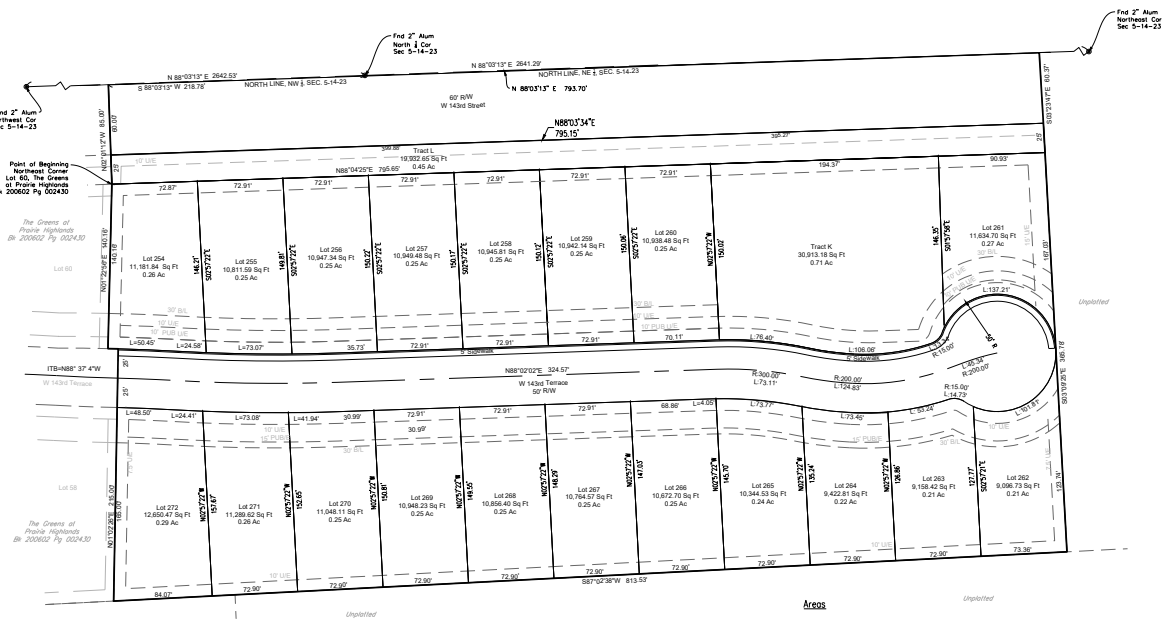
These standard symbols will be found in the drawing.

- Set 5/8" Rebar & Aluminum Cap in Concrete (LS-218)
- Set 1/2" Rebar & Cap in Concrete (LS-218)
- Found Survey Monument (As Noted)



LOCATION MAP
SECTION 5-T14-R23
SCALE: 1"=200'

REVISIONS	
DATE	BY



Bearing Book - Recorded Plat of The Greens at Prairie Highlands, 3rd Plat
Legal Order No. 05584 E. 0.00M
Owner: S-0488 Permit#: 2,36142
Revision: 1/5/2020

PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 14, RANGE 23, OLATHE, JOHNSON COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 60 OF THE GREENS AT PRAIRIE HIGHLANDS SUBDIVISION AS RECORDED IN BOOK 20962 AT PAGE 02430; THENCE NORTH 02° 01' 12" WEST, A DISTANCE OF 86.00 FEET; THENCE NORTH 80° 19' 12" EAST, A DISTANCE OF 70.70 FEET; THENCE SOUTH 02° 24' 41" EAST, A DISTANCE OF 20.47 FEET; THENCE SOUTH 01° 02' 29" EAST, A DISTANCE OF 365.78 FEET; THENCE SOUTH 87° 02' 38" WEST, A DISTANCE OF 813.03 FEET; THENCE NORTH 01° 02' 38" EAST, A DISTANCE OF 216.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INTERIOR TANGENT BEARING OF NORTH 88° 37' 4" WEST AND A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 8.80 FEET; THENCE NORTH 01° 22' 56" EAST, A DISTANCE OF 140.16 FEET, RETURNING TO THE POINT OF BEGINNING.

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

"THE GREENS AT PRAIRIE HIGHLANDS - EIGHTH PLAT"

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHWAYS, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TURNPIKES, PLACES, ROADS, DRIVES, LANES, AVENUES, AND ALLEYS, NOT HERETOFORE DEDICATED.

THE UNDERSIGNED PROPRIETORS OF SAID PROPERTY SHOWN ON THIS PLAT DO HEREBY CERTIFY THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHWAYS REMAINING TO ANY PERSON, UTILITY, OR CORPORATION HAVE BEEN ACCEPTED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY AGREE AND CONSENT THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS AND THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THROUGHWAYS OR PARTS THEREOF FOR PUBLIC USE, FROM THE LEASE AND EFFECT OF ANY SPECIAL ASSESSMENTS AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS, SHALL REMAIN ALIEN ON THE REMAINDER OF THIS LAND FRONTING AND ADJUTING ON SAID DEDICATED PUBLIC WAY OR THROUGHWAY.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER LINES, STORM PIPES, SEWER PIPES AND RELATED FACILITIES AND STRUCTURES, AND SPOWLAWS UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "PUBLIC" OR "PUBLIC UTILITY EASEMENT" IS HEREBY GRANTED TO THE CITY OF OLATHE, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSE.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF SANITARY SEWER LINES AND SURFACE DRAINAGE FACILITIES, INCLUDING MANHOLES, INLETS, PIPES, DRAINS, ETC., UPON, OVER AND UNDER THESE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "SE" OR "SANITARY EASEMENT".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER, PIPES, POLES, WIRES, SURFACE DRAINAGE FACILITIES, CABLES, ETC., UPON, OVER AND UNDER THESE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "UE" OR "UTILITY EASEMENT".

TRACT K & L ARE TO BE OWNED AND MAINTAINED BY THE GREENS OF PRAIRIE HIGHLANDS HOMEOWNERS ASSOCIATION AND SAID TRACT WILL BE USED FOR A PERMANENT WATER QUALITY EASEMENT AND MAINTENANCE OF DRAINAGE FACILITIES INCLUDING WATER QUALITY FEATURES IN SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOA.

ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS SHALL BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS. HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT OR CORNER SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF SUCH CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.

RESTRICTIONS

ALL LOTS, PARCELS, TRACTS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR "THE GREENS OF PRAIRIE HIGHLANDS" WHICH INSTRUMENT IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSON COUNTY, KANSAS, AND WHICH SHALL HEREBY BECOME A PART OF THE DEDICATION OF THIS PLAT AS THOUGH FULLY SET FORTH HEREIN.

IN TESTIMONY WHEREOF, SOUTH SUMMIT HOMES, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT BAMESBERGER THIS _____ DAY OF _____, 20____.

SCOTT BAMESBERGER, MEMBER

NOTARY CERTIFICATION
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT BAMESBERGER, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF SOUTH SUMMIT HOMES, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS ITS FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

APPROVALS:
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS _____ DAY OF _____, 20____.

CHARMAN, WAYNE JANNER
APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS _____ DAY OF _____, 20____.

MAYOR, JOHN BACON DEPUTY CITY CLERK, BRENDA SWANERMAN
MATTHEW J. SCHLICHT, KSPLS 1586 _____ DATE _____
ENGINEERING SOLUTIONS, L.L.C. 98 CORP. L5 218-0

- SURVEY AND PLAT NOTES:**
- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - a) SEMI-PERMANENT MONUMENTS
 - b) SET 1/2" REBAR WITH PLASTIC CAP IN CONCRETE MARKED "LS-218" AT ALL NEAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
 - c) PERMANENT MONUMENTS
 - d) SET 5/8" REBAR WITH ALUMINUM CAP MARKED "LS-218" AT PLAT BOUNDARY CORNERS.
 - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (SUBURBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 - BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF THE GREENS AT PRAIRIE HIGHLANDS, THIRD PLAT.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXTENSION, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
 - THE SUBJECT PROPERTY SURVEY LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (L) PROJECT AREA IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP NO. 200602P01091G, PANEL NO. 91 OF 91, COMMUNITY PANEL NO. 20072001091G EFFECTIVE DATE: AUGUST 3, 2009.
 - ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY (BMP) FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE "COVENANTS, CONDITIONS AND RESTRICTIONS" REFER TO THE "COVENANTS, CONDITIONS AND RESTRICTIONS" ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS.
 - INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
 - PLAT DESCRIPTION CLOSURE PRECISION = 1 IN 302750 TOTAL BOUNDARY DISTANCE + 2363.42 FEET

DEVELOPER/OWNER:

SOUTH SUMMIT HOMES, L.L.C.
P.O. BOX 142
LEES SUMMIT, MO 64039
(816) 928385

NOTE:

All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if such cabinets are screened with landscape materials.

Notice:

This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

Exact location of easements is subject to change prior to recording based on fieldwork and final design

NOTE:

THE GREENS AT PRAIRIE HIGHLANDS SUBDIVISION IS LOCATED IN CLOSE PROXIMITY OF THE NEW CITY AIRPORT AND AIRCRAFT, INCLUDING BUSINESS JETS, OPERATING FROM THE AIRPORT SHOULD BE EXPECTED TO OVERFLY, BE VISIBLE FROM, AND BE HEARD FROM THE PROPERTY ON A REGULAR BASIS.

Final Plat:
The Greens at Prairie Highlands Eighth Plat
Lots 254 thru 272 & Tract K-L
Part of the North 1/2
Sec. 5, Twp. 14, Rge. 23
Olathe, Johnson County, Kansas

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	DATE OF PREPARATION
1 OF 1	5	14	23	JOHNSON	October 25, 2023





Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massing. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
 - e. Much of planting bed areas to a minimum depth of 3". Much individual trees to a minimum depth of 4".
3. Note: If plants are not indicated they are existing and shall remain.
4. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City.
5. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

- Materials:**
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAS standards.
 2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Fine bark compost must be installed at planting bed areas shall be free of all other foreign substances.

- Installation:**
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
 2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
 3. Fertilizer for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
 4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
 5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Calculations

Street Trees: Street trees must be spaced as uniformly as possible, with an average spacing of forty (40) linear feet between trees in all districts, resulting in at least one (1) tree per lot in residential districts. (Totals shown below combine both sides of the road)

143rd Terrace = 751 LF. 38 Trees required. 38 Trees provided.
 REQUIREMENTS MET.

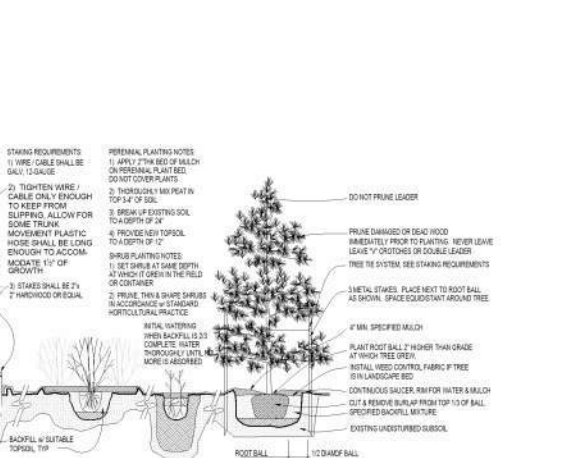
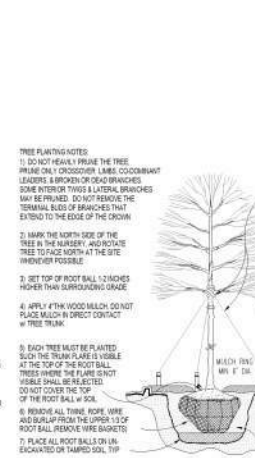
- Buffer Plantings:** A minimum for each 100 linear feet or portion thereof of:
- a) Thoroughfare or super-collector frontage
 - b) Eight (8) evergreen (conifers) trees with a minimum size of six (6) feet in height
 - c) Two (2) shade trees with a minimum caliper two (2) inches as measured six (6) inches above the ground.
 - d) One (1) ornamental tree with a minimum size of 1.5" Caliper.

400 LF of road along 143rd Street
 32 Evergreens Required - 32 Provided
 8 Shade trees required - 8 Provided
 4 Ornamental trees required - 4 Provided
 REQUIREMENTS MET.

SITE DISTANCE TRIANGLES: Triangles are shown on the plan. There are no shrubs located in these areas. Trees shall be limbed up to 6' height for visibility.

- STREET TREE PLANTING LOCATION REQUIREMENTS:**
1. Not located in the site distance triangle.
 2. 10 feet from box culverts.
 3. 15 feet in front of regulatory signs.
 4. 10 feet behind regulatory signs.
 5. 20 feet from streetlight poles.
 6. 10 feet from fire hydrants.

1 LANDSCAPE PLAN
 SCALE: 1"=40'-0"



Landscape Schedule

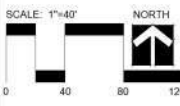
Symbol	Qty	Botanic or Trade Name	Common Name	MOES	MOES-2	Color	Remarks
DECIDUOUS TREES							
[Symbol]	3	Quercus bicolor	Black Tupelo			2.5'	6" min. stem, ground to canopy
[Symbol]	30	Quercus rubra	Northern Red Oak			2.5'	6" min. stem, ground to canopy
[Symbol]	4	Castanea bicoloriflora 'Diplomat'	Diplomat Horse Chestnut			2.5'	6" min. stem, ground to canopy
[Symbol]	4	Prunella americana	Common Plum Tree			2.5'	6" min. stem, ground to canopy
[Symbol]	8	Acer x hybridum 'Platinum'	Platinum Sweet Maple			2.5'	6" min. stem, ground to canopy
CONIFERUS TREES							
[Symbol]	14	Juniperus horizontalis 'Seymour'	Indeavor Juniper			6" dia.	symmetrical spreader form
[Symbol]	30	Juniperus horizontalis	Common Red Cedar			6" dia.	symmetrical spreader form
[Symbol]	14	Pinus strobus	Norway Spruce			6" dia.	symmetrical spreader form
SHRUBS/TREES							
[Symbol]	4	Cornus canadensis	Eastern Spicebush			1.0'	
[Symbol]	4	Physalis peruviana 'Liquorice'	Liquorice Amaranth			1.5'	3" min. stem
GROUND COVER TREES/TREES TO BE MAINTAINED							
[Symbol]	500	100 SHALL BE 50% FESCUE MIXTURE AS PROVIDED BY MEMBER OF THE SOUP PRODUCTION ASSOCIATION					

MEIER
 LANDSCAPE ARCHITECTURE
 15245 Metcalf Ave.
 Overland Park, KS 66223
 913.787.2817



CLIENT
 SAB Homes
 200 NW Commerce Ct.
 Lee's Summit, MO

PROJECT
 Greens at Prairie
 Highlands
 8th Pland
 143rd Street and St.
 Andrews Ave.
 Olathe KS



Date: 6.10.2024
 Project #: 1118
 Landscape Plan

L1