



STAFF REPORT

Planning Commission Meeting: June 9, 2025

Application:	FP25-0016: Final Plat for Olathe Range Addition
Location:	Northwest of 167 th Street and Interstate 35
Owner:	City of Olathe
Applicant/Engineer:	Matthew Murphy, Treanor Inc.
Staff Contact:	Nathan Jurey, AICP, Senior Planner

Site Area:	<u>95.63 acres</u>	Proposed Use:	<u>Public Safety Service</u>
Lots:	<u>1</u>	Existing Zoning:	<u>AG (Agricultural) District</u>
Tracts:	<u>1</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request to approve the final plat of Olathe Range Addition located northwest of Interstate 35 and 167th Street. The plat will establish lot lines and dedicate public easements for one (1) lot and one (1) tract for the development of a training facility for the Olathe Police Department on 95.63 ± acres.

The property was annexed into the City in 2023 (ANX23-0002) and zoned to the AG District with a preliminary plan for the Olathe Range development in May 2025 (RZ25-0002). This final plat is consistent with the approved preliminary plan.

2. Plat Review

- Lots/Tracts** – This plat establishes lot lines for one (1) lot and one (1) tract. Lot 1 is 95-acres and over 1,200 feet wide along 167th Street, complying with the minimum lot size of 40-acres and lot width of 600 feet required by the AG District. Tract A will be owned and maintained by the City of Olathe, and is dedicated for stormwater purposes.
- Streets/Right-of-Way** – Right-of-way along 167th Street and Interstate 35 was previously acquired by the State of Kansas and no additional right-of-way is required by the City. This property has an existing private driveway along 167th Street that will be reconstructed to commercial driveway standards with the proposed development.
- Public Utilities** – This property is in the WaterOne water service area and is split between the City of Olathe and the Johnson County Wastewater sanitary sewer service areas. There are existing water (W/E) and sanitary sewer (S/E) easements previously dedicated on this property and no additional utility easements are required to service this development.

- d. **Stormwater** – As required by Title 17, Tract A will be used as a stormwater detention facility and the associated access easement (A/E) is provided for maintenance purposes. The required stream corridor areas are also designated on this plat.
- e. **Tree Preservation** – A tree preservation easement (TP/E) is dedicated on this plat, that is consistent with the approved preliminary development plan. Tree protection fencing will be installed prior to any construction activity as required by the UDO.



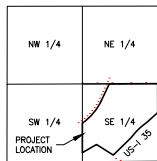
Subject property outlined in red.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0016, the final plat of Olathe Range Addition, with no stipulations.

FINAL PLAT OF OLATHE RANGE ADDITION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 23 EAST
CITY OF OLATHE, JOHNSON COUNTY, KANSAS



OWNER / DEVELOPER
CITY OF OLATHE
PO BOX 768
OLATHE, KANSAS 66001

ENGINEER
CFS ENGINEERS
1421 E. 104TH ST., SUITE 100
KANSAS CITY, MISSOURI 64131
ATTN: LANCE SCOTT

FLOODPLAIN INFORMATION

The property lies within a flood zone designated AE, X (Future Base Flood), and X per FEMA Map Community Panel Number 20091201010, map revised August 3, 2009.

Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

Zone X (Future Base Flood) - Areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

AREA CALCULATION TABLE

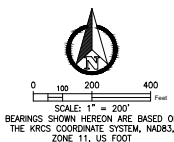
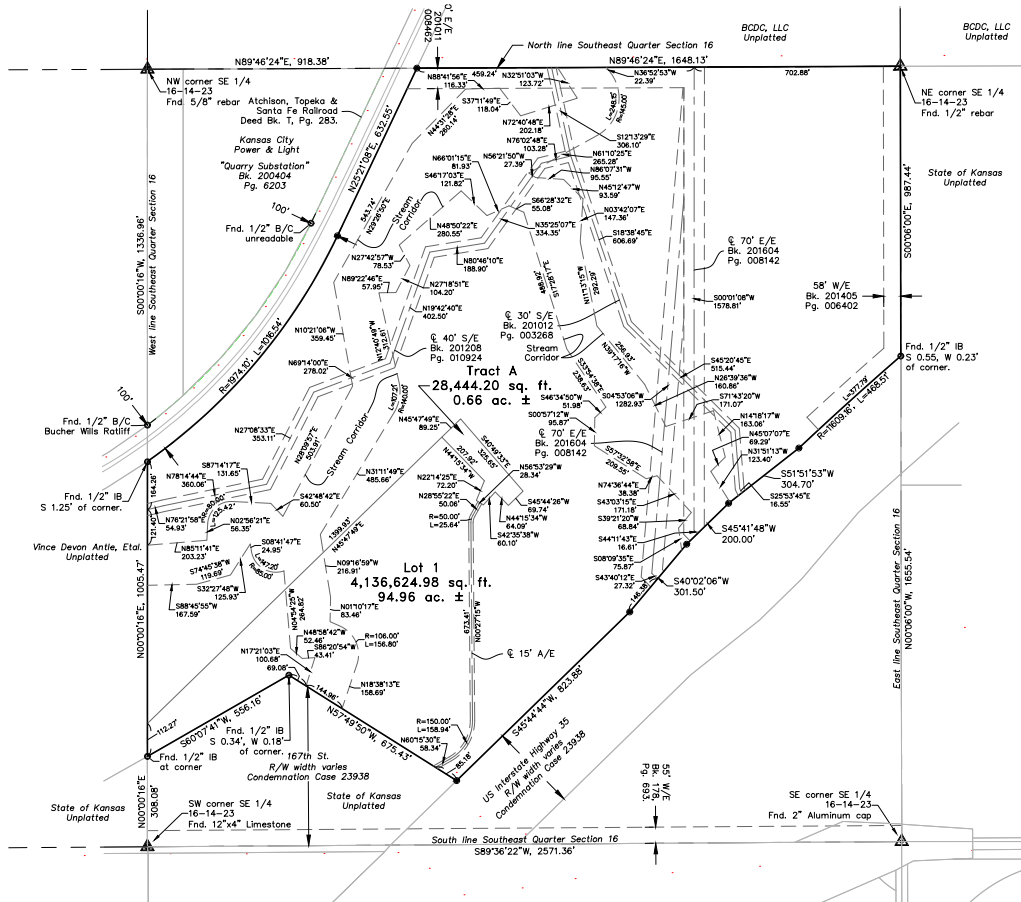
LOT 1
= 4,136,624.98 SQ. FT.
TRACT A
= 28,444.22 SQ. FT.
TOTAL
= 4,165,069.18 SQ. FT.

PLAT LEGEND

○ FOUND SURVEY MONUMENT
● SET SURVEY MONUMENT
R/W RIGHT-OF-WAY
B/L BUILDING SETBACK LINE
E/E ELECTRIC EASEMENT
S/E SANITARY SEWER EASEMENT
W/E WATERLINE EASEMENT
A/E ACCESS EASEMENT
TP/E TREE PRESERVATION EASEMENT
(M) MEASURED DISTANCE
(P) PLATTED DISTANCE
Bk. BOOK
Pg. PAGE

CLOSURE REPORT

Total traverse length 8620.31'
Error in closure 0.012'
Closure is One part in 711187.824
Direction of error S72°23'42.56"W



I hereby certify on this day of 2025 that this survey was made by me or under my direct supervision and that said survey meets or exceeds the current "Kansas Minimum Standards for boundary surveys" pursuant to k.s.a. 74-7037 to the best of my knowledge at this time.

Ronald E. Schroer, KS LS 1328
CFS Engineers Corporate Authority
CFS & CLS 80

DESCRIPTION

A parcel of land in the Southeast Quarter of Section 16, Township 14S, Range 23E in Olathe, Johnson County, Kansas described as follows:

Commencing at the Northwest corner of the Southeast Quarter of Section 16; thence North 89 degrees, 46 minutes, 24 seconds East, along the North line of the Southeast Quarter, 918.36 feet to the POINT OF BEGINNING; thence North 89 degrees, 46 minutes, 24 seconds East, continuing along the North line, 1548.13 feet to the Northeast corner of the Southeast Quarter; thence South 00 degrees, 06 minutes, 00 seconds East, along the East line of the Southeast Quarter, 987.44 feet to a point on the existing Northwest Right of Way of U.S. Interstate Highway No. 35; thence along the Northwest Right of Way the following five courses:

- 1) curve to the left, radius of 11,609.16, arc length of 468.50 feet, chord bearing of South 47 degrees, 53 minutes, 32 seconds West to point of tangency;
 - 2) South 51 degrees, 51 minutes, 53 seconds West, 305.70 feet;
 - 3) South 45 degrees, 41 minutes, 48 seconds West, 200.00 feet;
 - 4) South 40 degrees, 02 minutes, 06 seconds West, 301.50 feet;
 - 5) South 45 degrees, 44 minutes, 44 seconds West, 823.88 feet
- to a point on the existing North Right of Way of S. 16th Street; thence North 57 degrees, 49 minutes, 50 seconds West, along the North Right of Way, 675.43 feet; thence South 80 degrees, 07 minutes, 41 seconds West, continuing along the North Right of Way, 556.16 feet to a point on the west line of the Southeast Quarter; thence North 00 degrees, 00 minutes, 16 seconds East, along the West line, 1005.47 feet to the existing Southeast Right of Way of the Burlington Northern, Santa Fe railroad, thence Northwesterly, along the Right of Way, on a curve to the left, having an initial Tangent Bearing of North 54 degrees, 51 minutes, 22 seconds East, a radius of 1974.10 feet, and an arc length of 1016.54 feet to a Point of Tangency; thence North 25 degrees, 21 minutes, 08 seconds East, continuing along the Right of Way, 632.55 feet to the POINT OF BEGINNING, containing 4,165,069.18 square feet, or 95.62 acres, more or less.

DEDICATIONS

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "Olathe Range Addition".

The undersigned proprietor(s) of the property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, avenues, and alleys, not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby aboves and agrees to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license is hereby dedicated to the City of Olathe, to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement or TP/E". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The property owner, or their designees, shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead, diseased trees or trees posing a threat to the public or adjacent property.

An Access easement (A/E) is hereby dedicated to the City of Olathe, to enter upon, over and across those areas outlined and designated on this plat as A/E.

NOTICES

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.

This site contains a protected Stream Corridor, as defined and regulated in City of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement approved by the City.

MAINTENANCE OF TRACTS:

Tract A is to be used for Stormwater Detention and shall be maintained by the owner of lots, tracts, and parcels shown within this plat pursuant to the Covenant to Maintain Stormwater Detention Facilities Agreement recorded simultaneously with this plat.

CONSENT TO LEVY

The undersigned proprietor of the above tract of land hereby agrees and consents 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 thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

In testimony whereof, the undersigned proprietor has hereunto subscribed its hand.
Owner: City of Olathe

State of Kansas } ss
County of Johnson }

Be it remembered, that on this day of 2025 before me a Notary Public in and for said County and State, came who is personally known to me to be the same person whom executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year written above.

Notary Public: My appointment expires

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this day of 2025.

Wayne Janner, Chairman

Approved by the governing body of the City of Olathe, Johnson County, Kansas, this day of 2025.

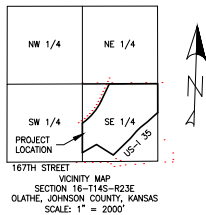
Mayor: John Bacon

City Clerk: Karen Swearingen

Date	Revisions
5/27/2025	CITY COMMENTS 5/20/2025
5/19/2025	CITY COMMENTS 5/13/2025

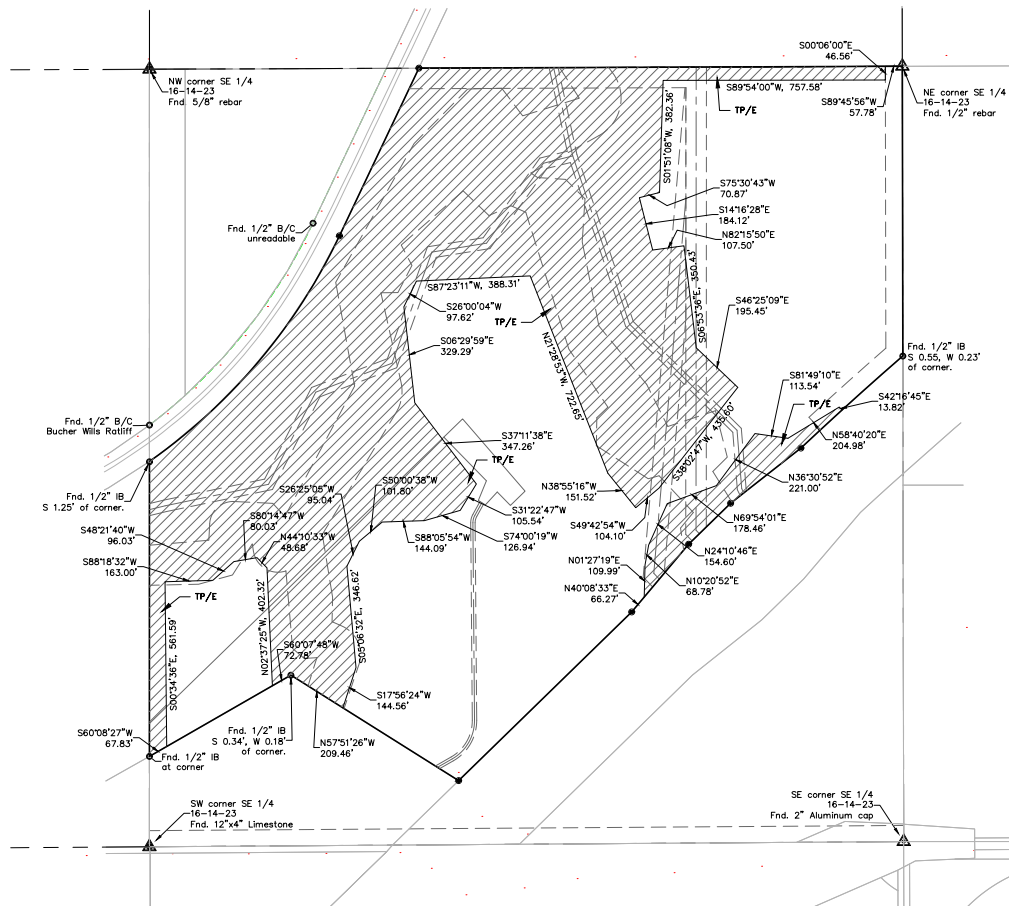
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ENGINEER
CFS ENGINEERS
1421 E 104TH ST, SUITE 100
KANSAS CITY, MISSOURI 64131
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- SET SURVEY MONUMENT
- R/W RIGHT-OF-WAY
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- A/E ACCESS EASEMENT
- TP/E TREE PRESERVATION EASEMENT
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- Bk. BOOK
- Pg. PAGE

TREE PRESERVATION EASEMENT TP/E



0 100 200 400 Feet
SCALE: 1" = 200'

BEARINGS SHOWN HEREON ARE BASED ON
THE KRCS COORDINATE SYSTEM, NAD83,
ZONE 11, US FOOT

SHEET 2 OF 2

Date	Revisions
5/27/2025	CITY COMMENTS 5/20/2025
5/19/2025	CITY COMMENTS 5/13/2025

