



## STAFF REPORT

Planning Commission Meeting: June 9, 2025

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

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

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### 1. Introduction

The following application is a request to approve the final plat of Olathe Range Addition located northwest of Interstate 35 and 167<sup>th</sup> 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

- a. **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 167<sup>th</sup> 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.
- b. **Streets/Right-of-Way** – Right-of-way along 167<sup>th</sup> 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 167<sup>th</sup> Street that will be reconstructed to commercial driveway standards with the proposed development.
- c. **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.



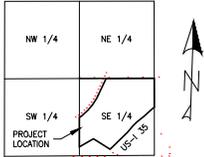
*Subject property outlined in red.*

### 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



VICINITY MAP  
SECTION 16-T14S-R23E  
OLATHE, JOHNSON COUNTY, KANSAS  
SCALE: 1" = 200'

OWNER / DEVELOPER  
CITY OF OLATHE  
PO BOX 768  
OLATHE, KANSAS 66051

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 2009101010, 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.

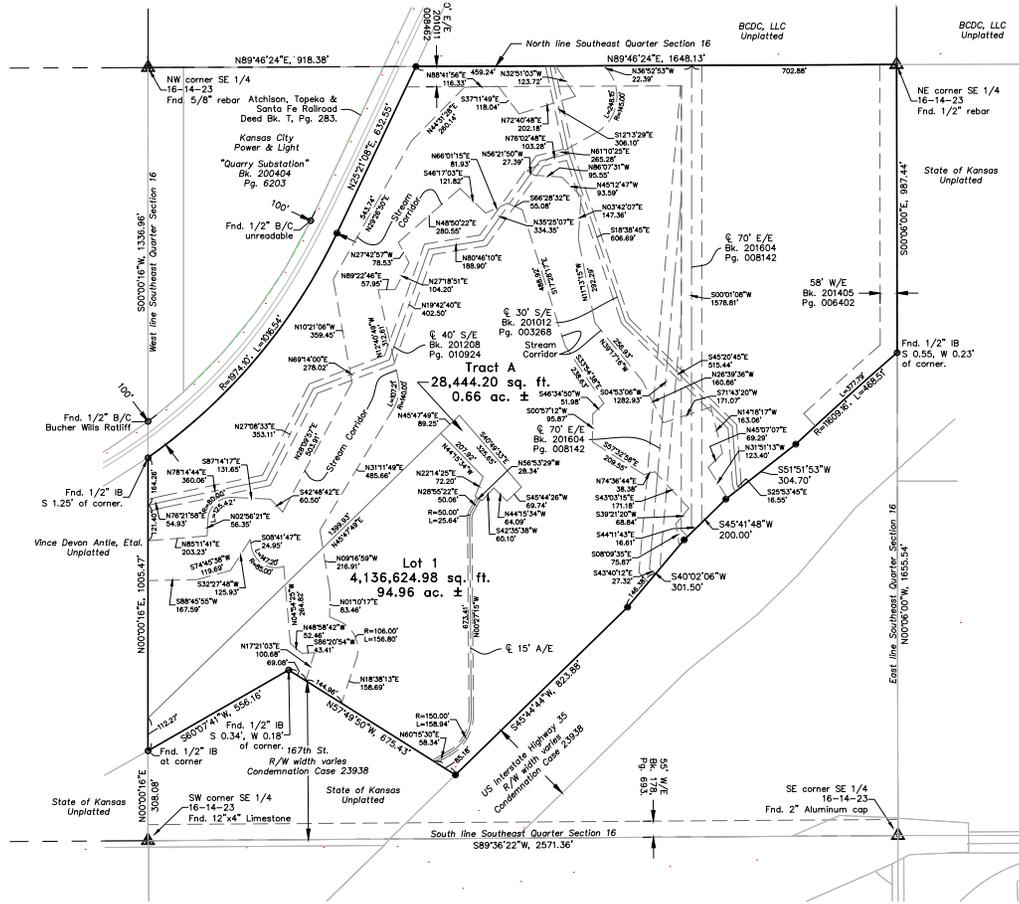
**AREA CALCULATION TABLE**

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



**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, 918.38 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, 967.44 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. 167th 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 Southwest 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 53 degrees, 21 minutes, 00 seconds East, continuing along the Right of Way, 532.55 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 poles, lines, poles and wires, conduits, ducts or cables heretofore installed thereon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby observes 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 on 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.

**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.

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 LEASEY**

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

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 of this time.

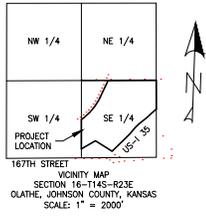
Ronald E. Schroer, KS LS 1328  
CFS Engineers Corporate Attorney  
CFS & CLS 80

Mayor: John Bacon      City Clerk: Brenda Swearington

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

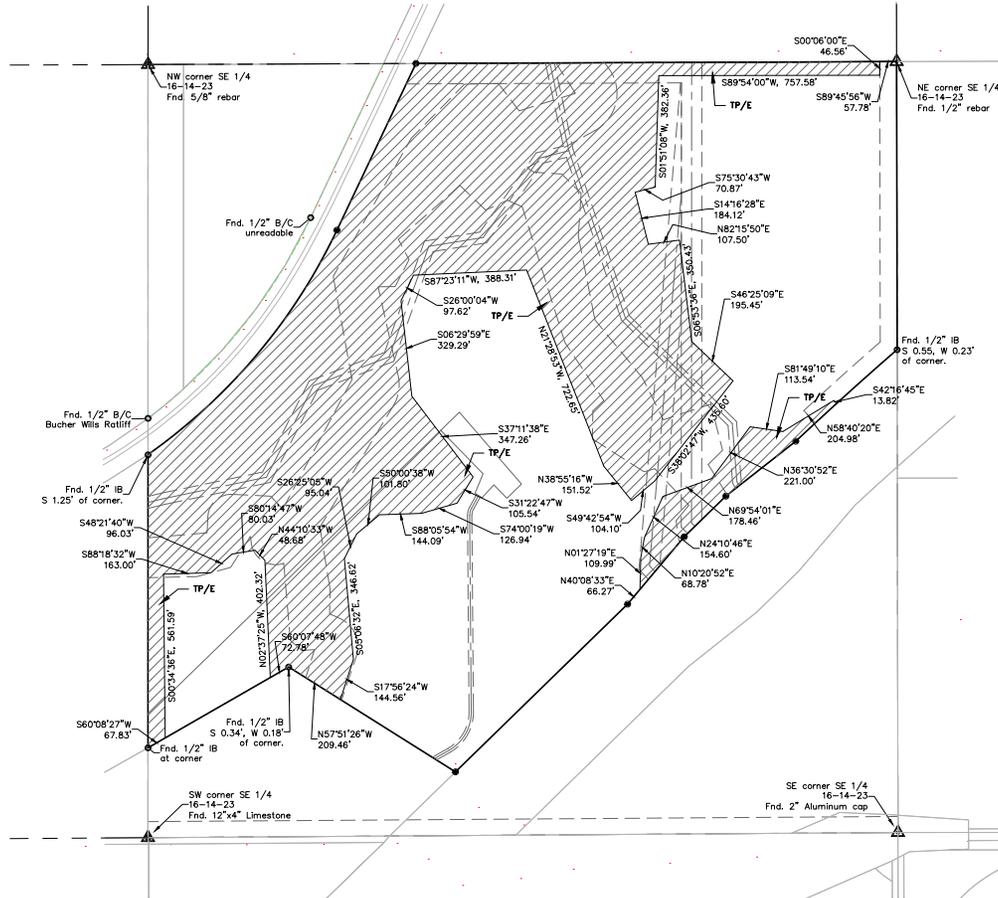
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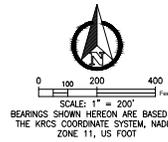
OWNER / DEVELOPER  
CITY OF OLATHE  
PO BOX 768  
OLATHE, KANSAS 66051

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1421 E. 104TH ST, SUITE 100  
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ATTN: LANCE SCOTT



- PLAT LEGEND
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  - Bk. BOOK
  - Pg. PAGE

TREE PRESERVATION EASEMENT TP/E



Date	Revisions

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**PLANT SCHEDULE**

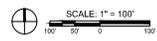
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
<b>DECIDUOUS CANOPY TREE</b>				
(Symbol)	LT	7	Liriodendron tulipifera / Tulip Poplar	2" Cal.
(Symbol)	TA	5	Tilia americana / American Linden	2" Cal.
(Symbol)	ZS	3	Zelkova serrata / Japanese Zelkova	2" Cal.
<b>EVERGREEN TREES</b>				
(Symbol)	JC	9	Juniperus chinensis / Juniper	2" Cal.
(Symbol)	JE	3	Juniperus virginiana / Eastern Redcedar	2" Cal.
(Symbol)	PA	3	Picea abies / Norway Spruce	2" Cal.
<b>ORNAMENTAL TREES</b>				
(Symbol)	AR	7	Acer rubrum / Red Maple	2" Cal.
(Symbol)	CL	7	Cedrela lutea / American Yellowwood	2" Cal.

SYMBOL	DESCRIPTION	QTY
(Symbol)	GROUND COVERS	
(Symbol)	EC	3,183 sf
		Euonymus fortunei 'Coloratus' / Purple-leaf Wintercreeper

- LEGEND**
- (Symbol) SOD
  - (Symbol) EXISTING INDIVIDUAL TREES
  - (Symbol) BOUNDARY OF EXISTING WOODED AREAS

**TREE PRESERVATION**  
 WOODED AREA WITHIN EXISTING SITE: 38.3 ACRES (40.0% OF SITE)  
 WOODED AREA WITHIN PROPOSED SITE: 37.7 ACRES (39.4% OF SITE)

**BUILDING FOUNDATION**  
 LANDSCAPE AREA ALONG BUILDING FOUNDATION IS EQUIVALENT TO A MINIMUM OF TWENTY-FIVE (25) PERCENT OF THE BUILDING AREA.



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