



## STAFF REPORT

Planning Commission Meeting: March 24, 2025

<b>Application:</b>	<b>FP25-0004: Final Plat of Prairie Farms XV</b>
<b>Location:</b>	Northwest of W. Sheridan Street and S. Canyon Drive
<b>Owner:</b>	Greg Prieb II, Prairie Farms KS, LLC
<b>Engineer/Applicant:</b>	Doug Ubben; Phelps Engineering Inc.
<b>Staff Contact:</b>	Taylor Vande Velde; Planner II

<b>Site Area:</b>	<u>21.28 ± acres</u>	<b>Proposed Use:</b>	<u>Single-Family</u>
<b>Lots:</b>	<u>52</u>	<b>Existing Zoning:</b>	<u>R-1 (Single-Family Residential)</u>
<b>Tracts:</b>	<u>4</u>	<b>Plat:</b>	<u>Unplatted</u>

### 1. Introduction

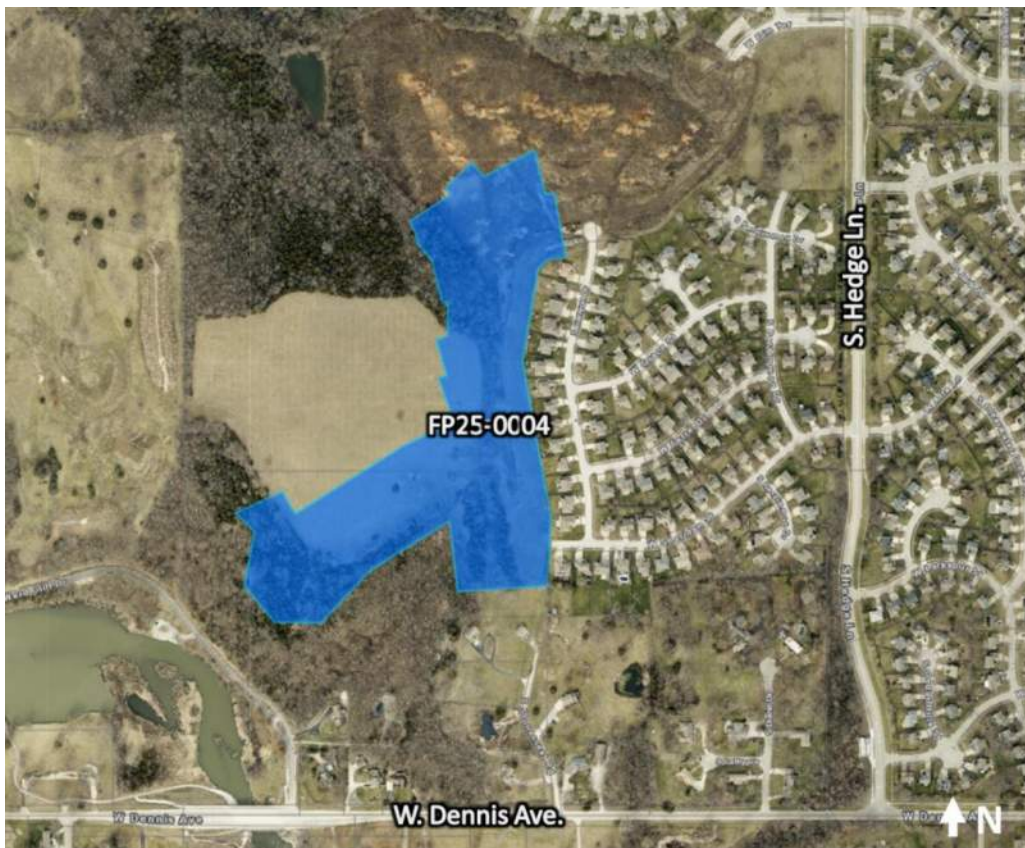
The following application is a request for the final plat of Prairie Farms XV, which will establish lot lines, dedicate public easements, and dedicate street right-of-way for 52 single-family lots and four (4) tracts on 21.28 ± acres northwest of W. Sheridan St. and S. Canyon Dr.

The subject property was zoned R-1 and a preliminary plat was approved in 2004 (Ord. 04-49). A revised preliminary plat including 208 lots was approved in 2021 (PP21-0003). This final plat is the second phase of the revised preliminary plat and the 15th phase of the overall Prairie Farms subdivision.

### 2. Plat Review

- a. **Lots/Tracts** – This plat includes 52 single-family residential lots, each exceeding the R-1 District standards for minimum lot size and width. Lot sizes within this phase range between 9,855 square feet and 17,384.21 square feet with an average lot size of 12,285 square feet. All four (4) common tracts will be owned and maintained by the Prairie Farms Homes Association and will be used for landscaping, monuments, trails, stormwater, and private open space.
- b. **Streets/Right-of-Way**—Street right-of-way will be dedicated for local streets, including Post Oak Road, Grace Street, Atla Lane, Pinon Street, and W. Ferrel Drive. Post Oak Road and Pinon Street will connect to the existing W. Elm Terrace and W. Sheridan Street within the previous phases of the Prairie Farms subdivision.

- c. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas. Drainage Easements (D/E), Sanitary Sewer Easements (SS/E), Public Utility Easements (PUB/E), and Utility Easements (U/E) will be dedicated with this final plat.
- d. **Tree Preservation** – A 15-foot-wide Tree Preservation Easement (TP/E) will be established on lots 418 - 427, consistent with the revised preliminary plat. Orange barricade fencing will be installed to protect the Tree Preservation Easement and must be maintained throughout the duration of construction for this development.
- e. **Stormwater** – Stormwater will flow to existing channels surrounding the site and on-site detention is required on Tracts “K” and “L”. These facilities will be owned and maintained by the HOA and a Stormwater Treatment Facilities Maintenance Agreement (STFMA) will be approved and signed prior to recording.



*Aerial view of subject property shaded in blue.*

### 3. Staff Recommendation

Staff recommends approval of FP25-0004, the final plat of Prairie Farms XV, FP25-0004 with the following stipulation:

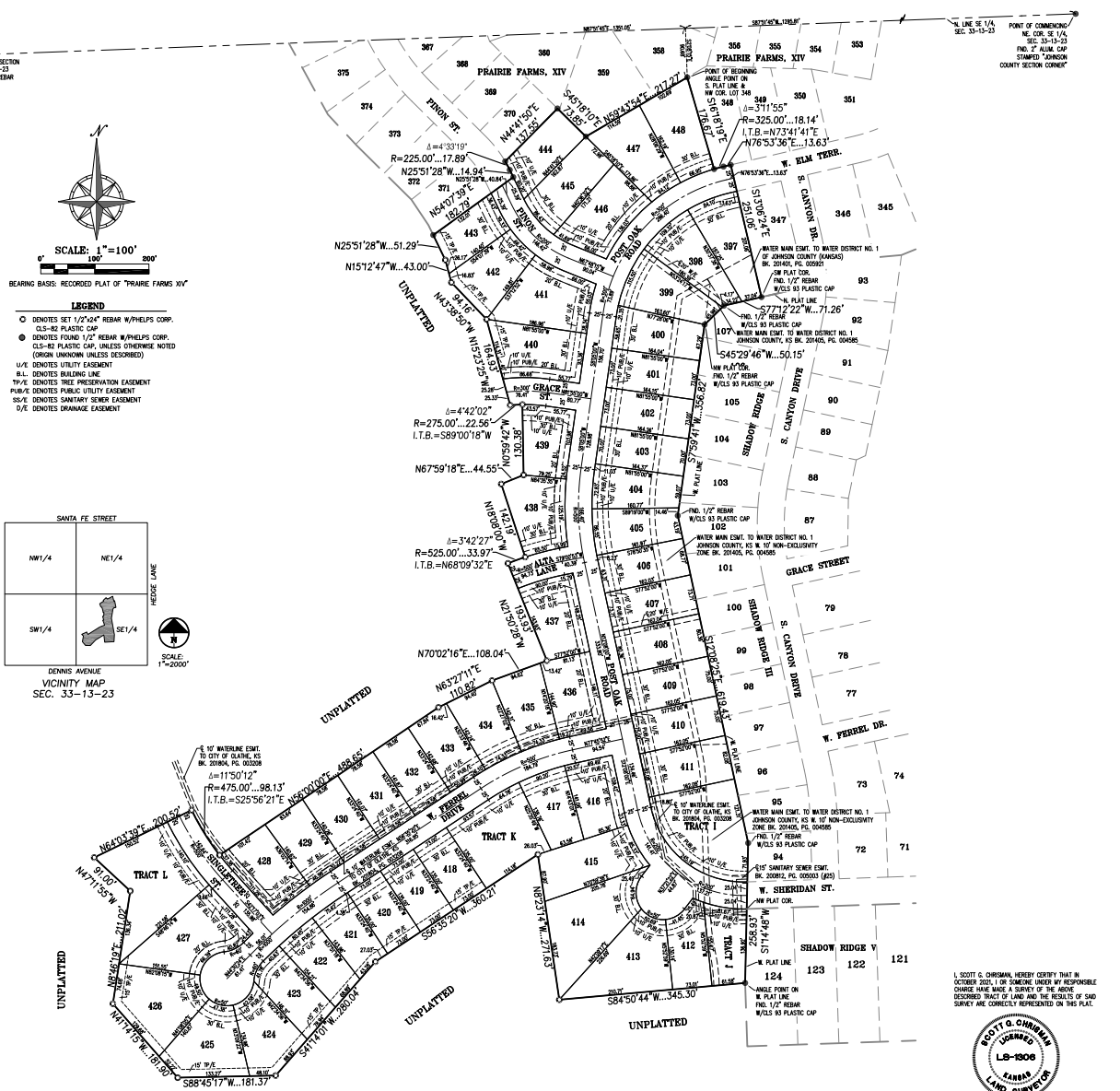
- 1. Installation of standard orange barricade fencing must be installed around all tree preservation areas and must be maintained throughout construction.

FINAL PLAT OF  
**PRAIRIE FARMS XV**  
 A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

This description was prepared by Phelps Engineering, Inc., KS-CE-02 on November 27, 2024, for Project No. 241119. All that part of the Southeast Quarter of Section 33, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 33; thence S 87°51'45" W, along the North line of the Southeast Quarter of said Section 33, a distance of 1326.81 feet; thence S 7°08'13" E, a distance of 301.68 feet to an angle point on the Southern plat line of PRAIRIE FARMS XIV; a platted subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the Northeast corner of Lot 348 of said PRAIRIE FARMS XIV, said point also being the Point of Beginning; thence along the Southern plat line of said PRAIRIE FARMS XIV, for the following four (4) courses; thence S 16°18'19" E, a distance of 176.67 feet; thence Eastern on a curve to the right, said curve having an initial tangent bearing of N 73°44'14" E and a radius of 325.00 feet, on an arc distance of 18.14 feet; thence N 76°53'36" E, a distance of 13.63 feet; thence S 13°06'24" E, a distance of 210.29 feet to the Southwest plat corner of said PRAIRIE FARMS XIV, said point also being on the Northern plat line of SHADOW RIDGE 111; a platted subdivision of land in the City of Olathe, Johnson County, Kansas, thence along the Northern plat line of said SHADOW RIDGE 111, for the following two (2) courses; thence S 77°12'22" W, a distance of 71.26 feet; thence S 45°29'48" W, a distance of 50.15 feet to the Northwest plat corner of said SHADOW RIDGE 111; thence along the Western plat line of said SHADOW RIDGE 111, for the following two (2) courses; thence S 7°59'41" W, a distance of 356.82 feet; thence S 12°06'25" E, a distance of 619.43 feet; thence S 1°14'48" W, along the Western plat line of said SHADOW RIDGE 111 and the Western plat line of SHADOW RIDGE 111, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 258.93 feet to an angle point on the Western plat line of said SHADOW RIDGE 111; thence S 84°50'44" W, a distance of 31.27 feet; thence S 87°51'45" W, a distance of 345.25 feet; thence S 56°52'07" W, a distance of 360.21 feet; thence S 41°14'01" W, a distance of 280.04 feet; thence S 88°45'17" W, a distance of 181.37 feet; thence N 41°14'15" W, a distance of 181.90 feet; thence N 84°49'18" E, a distance of 211.02 feet; thence N 47°15'18" E, a distance of 91.00 feet; thence N 64°03'59" E, a distance of 41.00 feet; thence S 22°56'21" E, and a radius of 470.00 feet, on an arc distance of 98.13 feet; thence N 67°00'00" E, a distance of 486.65 feet; thence S 42°38'57" W, a distance of 110.82 feet; thence N 70°02'05" E, a distance of 43.00 feet; thence S 21°50'25" E, a distance of 193.93 feet; thence Eastern on a curve to the right, said curve having an initial tangent bearing of N 68°09'32" E and a radius of 520.00 feet, on an arc distance of 33.97 feet; thence N 16°08'07" W, a distance of 142.19 feet; thence N 67°59'18" E, a distance of 44.55 feet; thence N 09°49'42" W, a distance of 130.38 feet; thence Western on a curve to the left, said curve having an initial tangent bearing of S 89°10'18" W and a radius of 270.00 feet, on an arc distance of 22.56 feet; thence N 15°23'25" W, a distance of 344.93 feet; thence N 43°28'57" W, a distance of 84.16 feet; thence N 12°22'47" W, a distance of 43.00 feet; thence N 54°29'46" W, a distance of 50.15 feet; thence N 54°07'09" E, a distance of 182.79 feet; thence N 25°51'28" W, a distance of 14.94 feet; thence Northwesterly on a curve to the left, said curve being tangent to the last described curve and having a radius of 225.00 feet, on an arc distance of 17.89 feet; thence N 44°40'39" E, a distance of 133.55 feet; thence S 45°18'01" E, a distance of 73.85 feet; thence N 58°45'54" E, a distance of 217.27 feet to the Point of Beginning, containing 21,278.4 acres, more or less, unplatted land.

PARCEL	AREA (SQ FT)	AREA (AC)
397	13437.16	0.3085
398	13669.84	0.3135
399	13732.14	0.3152
400	13753.64	0.3157
401	13778.84	0.3165
402	13807.07	0.3172
403	13832.18	0.3178
404	13860.49	0.3187
405	13888.08	0.3194
406	13966.46	0.3209
407	13944.05	0.3212
408	13923.07	0.3209
409	13953.54	0.3216
410	13933.54	0.3216
411	13920.75	0.3214
412	13899.50	0.3214
413	13878.51	0.3219
414	13858.43	0.3217
415	13847.75	0.3216
416	13833.38	0.3216
417	13828.27	0.3216
418	13815.00	0.3216
419	13805.00	0.3216
420	13805.00	0.3216
421	13805.00	0.3216
422	13805.00	0.3216
423	13797.32	0.3200
424	13813.14	0.3202
425	13816.35	0.3201
426	13854.53	0.3200
427	13817.89	0.3204
428	13809.45	0.3212
429	13825.33	0.3216
430	13833.12	0.3217
431	13816.68	0.3212
432	13803.14	0.3216
433	13833.12	0.3216
434	13823.13	0.3213
435	13828.55	0.3216
436	13822.07	0.3214
437	13761.90	0.3219
438	13715.59	0.3214
439	13794.31	0.3212
440	13816.95	0.3214
441	13794.21	0.3211
442	13827.08	0.3214
443	13806.59	0.3217
444	13808.43	0.3214
445	13872.06	0.3213
446	13844.62	0.3214
447	14607.78	0.3333
448	14116.83	0.3241
449	15916.95	0.3654
450	17394.21	0.3991
451	13827.08	0.3214
452	13806.59	0.3217
453	13808.43	0.3214
454	13872.06	0.3213
455	13844.62	0.3214
456	14607.78	0.3333
457	14116.83	0.3241
458	15916.95	0.3654
459	17394.21	0.3991
460	13827.08	0.3214
461	13806.59	0.3217
462	13808.43	0.3214
463	13872.06	0.3213
464	13844.62	0.3214
465	14607.78	0.3333
466	14116.83	0.3241
467	15916.95	0.3654
468	17394.21	0.3991



**LEGEND**

- RENOTES SET 1/2" X 24" REBAR W/PHLEPS CORP. CS-82 PLASTIC CAP
- RENOTES FOUND 1/2" REBAR W/PHLEPS CORP. CS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS INDICATED)
- RENOTES UTILITY EASEMENT
- RENOTES TREE PRESERVATION EASEMENT
- RENOTES PUBLIC UTILITY EASEMENT
- RENOTES SANITARY SEWER EASEMENT
- RENOTES DRAINAGE EASEMENT

**FLOOR NOTE:**  
 THIS PROPERTY LIES WITHIN ZONE A, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE LOCAL ANIMAL CONTROL ZONING AND/OR TELEPHONE CABLES MUST BE PLACED IN THE REAR YARD.

**NOTES:**

- ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.
- ALL ABOVE-GROUND UTILITIES SHALL BE PLACED IN THE REAR YARD.
- ALL UTILITIES SHALL BE PLACED IN THE REAR YARD.
- ALL BUILDING APPLICANCES, INCLUDING BUT NOT LIMITED TO FURNACE, WATER HEATER, STOVE, REFRIGERATOR, WASHING MACHINES, ETC. SHALL NOT BE PERMITTED WITHIN THE EASEMENTS AND "NON-EXCLUSIVITY ZONE" UNLESS OTHERWISE APPROVED BY THE CITY OF OLATHE.
- REQUIREMENTS AS IDENTIFIED BY METEOROLOGICAL RECORDS AND/OR ADJUSTMENTS.
- BASED ON FIELDWORK AND PLANNING ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO PLAT RECORDING.
- LANGUAGE WILL BE ADDED TO THE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION WITH FINAL PLATING TO RESTRICTED TO THE EXISTING WATERSHED EASEMENT, ITS "NON-EXCLUSIVITY ZONE" AND TREE PRESERVATION EASEMENT.
- SURVEYOR HAS DRAWN ALL APPLICABLE EASEMENTS AND ENCUMBRANCES FOUND IN THE TITLE REPORT ON THIS PLAT.

**DEDICATION**

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 "PRAIRIE FARMS XV".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all streets and parts of land indicated on this plat as streets, terraces, passages, roads, drives, lanes, parkways, 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, and any poles, lines, pipes and wires, conduits, ducts or cables heretofore installed thereon and thereon are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby advise and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances connected thereto for the right of ingress and egress over and through those areas designated as "Sanitary Sewer Easement" or "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be necessary to access said easement, shall hereafter be dedicated to the City of Olathe, and other governmental entities as may be authorized by state law to use such easement for said purposes.

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 surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over, and under those areas outlined hereon and designated on this plat as "U/E" or "Utility 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 lines, gas, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

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, street trees and sidewalks upon, over and under those areas outlined and designated on this plat as "T/P/E" or "Tree Preservation Easement", is hereby granted to the City of Olathe, Johnson County, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

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 "T/P/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 developer and/or the homes association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property.

Tracts "I" and "J" shall be owned and maintained by the Prairie Farms Homes Association. Said tracts are intended to be used for landscape, monuments, trails and private open space.

Tracts "M" and "N" shall be owned and maintained by the Prairie Farms Homes Association. Said tracts are intended to be used for stormwater and detention.

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.

**CONSENT TO LEVY**

The undersigned proprietors of the above described land hereby express 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 reserve such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the use 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 the land fronting or abutting on such dedicated public way or thoroughfare.

**EXECUTION**

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Prairie Farms KS, LLC

By: \_\_\_\_\_  
 Gregory D. Priebe II, Member

**ACKNOWLEDGMENT**

STATE OF KANSAS )  
 ) SS  
 COUNTY OF JOHNSON )

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came Gregory D. Priebe II, Member of Prairie Farms KS, LLC, who is personally known to me to be such person who executing, and who after reading the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

Print Name: \_\_\_\_\_

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman: Wayne Janner

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor: John W. Bacon

