



STAFF REPORT

Planning Commission Meeting: April 27, 2026

Application:	FP26-0004: Final Plat of Stellar Apartments
Location:	Southeast of W. 133rd Street and S. Blackfoot Drive
Owner:	Nettie Lochner and Shirley Young
Applicant:	David Stell; Stellar Development
Engineer/Architect:	Doug Ubben, Jr.; Phelps Engineering, Inc.
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>14.64 ± acres</u>	Proposed Use:	<u>Residence, Multifamily</u>
Lots:	<u>1</u>	Existing Zoning:	<u>R-4 (Medium Density Multifamily)</u>
Tracts:	<u>4</u>	Plat:	<u>Unplatted</u>

1. Introduction

The applicant is requesting approval of a final plat for Stellar Apartments, a new multifamily apartment development located southeast of W. 133rd Street and S. Blackfoot Drive. The plat will establish lot lines and dedicate public easements for one (1) lot and four (4) tracts on approximately 14.64 acres. This plat will also vacate a portion of a 10' (SS/E) sanitary sewer easement which is consistent with the approved preliminary plat.

The property was zoned to the C-2 District in 1988 under Ordinance 88-107. The preliminary site plan identified a strip retail center on this site. A rezoning with a revised preliminary plan (RZ25-0016) was recently approved in January 2026 under Ordinance 26-04 rezoning the property to the R-4 (Residential Medium-Density Multifamily) District to accommodate the construction of eight (8) apartment buildings for a total of 280 residential units.

2. Plat Review

- a. **Lots/Tracts** – The final plat consists of one (1) lot intended for multifamily residential apartment development, including associated buildings and required amenities. Tract A is designated for recreation amenities, including a walking trail, while Tracts B, C, and D are reserved for landscaping, monumentation, open space, tree preservation and stormwater requirements.

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- b. **Streets/Right-of-Way** – No new right-of-way is dedicated with this plat. The site is served by two access points from 133rd Street, which connects to Black Bob Road, and a second access from Blackfoot Drive, which connects to 135th Street.
- c. **Public Utilities** – The property lies within the City of Olathe water and sanitary sewer service areas. Utility (U/E), drainage (D/E) sanitary sewer (SS/E), and water quality and quantity (WQQD/E) easements, as depicted on the final plat, will be dedicated upon approval.
- d. **Landscaping/Tree Preservation** – Required tree preservation areas are located within Tract B and along portions of the southern property line of Lot 1.
- e. **Stormwater** – Two (2) connected detention basins are included within tracts C and D, which allow them to function as one extended dry detention basin.

3. Public Notification

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation to be approved by the Planning Commission following mailed notification and a public hearing. The applicant mailed the required public notifications by certified mail to property owners within 200 feet of the project site. No correspondence from surrounding property owners has been received by the applicant or Staff, except the applicant is discussing the vacation of a private access easement with the property owner located to the south.



Aerial view of subject property outlined in yellow.

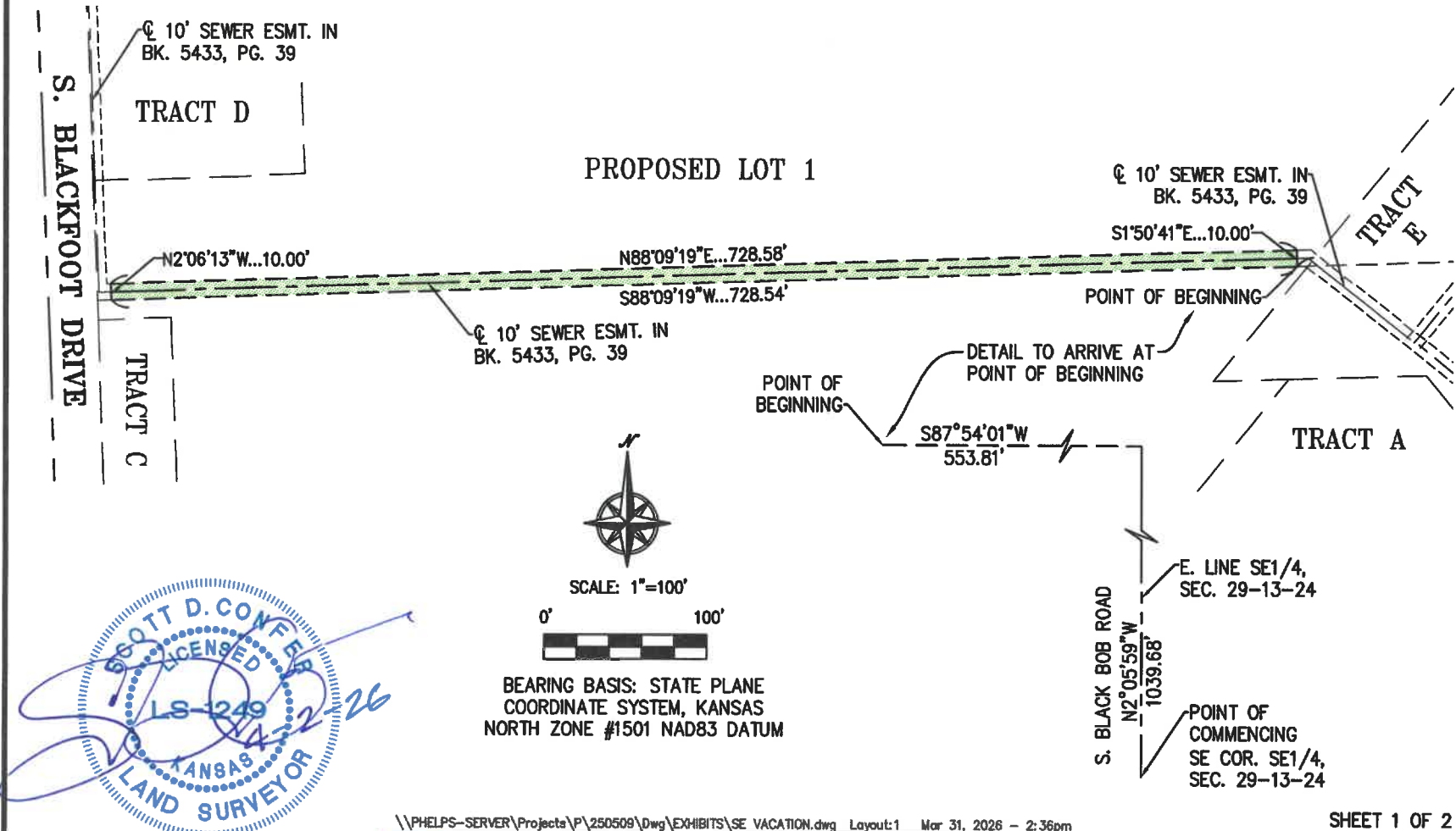
4. Staff Recommendation

- A. Staff recommends approval of FP26-0004, the final plat of Stellar Apartments Plat with the following stipulation(s):

1. The required landscape buffer and associated plantings along the south property boundary will be shifted north if the private access easement is not vacated by agreement with the adjacent property owner to the south

EXHIBIT "A"

SANITARY SEWER EASEMENT VACATION



BY: SCOTT D. CONFER, KS. LS-1249



PLANNING PHELPS ENGINEERING, INC (913) 393-1155
 ENGINEERING 1270 N. Winchester Fax (913) 393-1166
 IMPLEMENTATION Olathe, Kansas 66061 www.phelpsenineering.com

CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82
 ENGINEERING - E-391
 CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128
 ENGINEERING-2007005058

SHEET 1 OF 2
 PROJECT NO. 250509
 DATE: 3/30/26
 BY: DAG

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EXHIBIT "A"
SANITARY SEWER EASEMENT VACATION

DESCRIPTION:

All that part of the Permanent Sanitary Sewer Easement described in Book 5433 at Page 39, in the Office of the Register of Deeds, said being a 10 foot wide tract of land across the Southeast Quarter of Section 29, Township 13, Range 24, in the City of Olathe, Johnson County, Kansas, as more particularly described by Phelps Engineering, Inc. CLS-82 Project No. 250509 March 31, 2026, to wit:

Commencing at the Southeast corner of the Southeast Quarter of said Section 29; thence N 2°05'59" W, along the East line of the Southeast Quarter of said Section 29, a distance of 1039.68 feet; thence S 87°54'01" W, a distance of 553.81 feet, to a point on the South line of said Permanent Sanitary Sewer Easement, said point also being the Point of Beginning; thence S 88°09'19" W, along the South line of said Easement, a distance of 728.54 feet; thence N 2°06'13" W, a distance of 10.00 feet, to a point on the North line of said Easement; thence N 88°09'19" E, along the North line of said Easement, a distance of 728.58 feet; thence S 1°50'41" E, a distance of 10.00 feet, to the Point of Beginning.



BY: _____
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SHEET 2 OF 2



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