



## STAFF REPORT

### Planning Commission Meeting: December 8, 2025

<b>Application:</b>	FP25-0036: Final Plat of Oak Run North
<b>Location:</b>	Northwest of W. 147 <sup>th</sup> Street and S. Red Bird Street
<b>Owner/Applicant:</b>	Daniel Groves, Oak Run Olathe LLC
<b>Engineer/Architect:</b>	Mark Huggins; Payne and Brockway, P.A.
<b>Staff Contact:</b>	Bradley Hocevar; Planner I

<b>Site Area:</b>	<u>9.17 ± acres</u>	<b>Proposed Use:</b>	<u>Single-Family Residential</u>
<b>Lots:</b>	<u>25</u>	<b>Existing Zoning:</b>	<u>R-1 (Single-Family Residential)</u>
<b>Tracts:</b>	<u>2</u>	<b>Plat:</b>	<u>Unplatted</u>

#### 1. Introduction

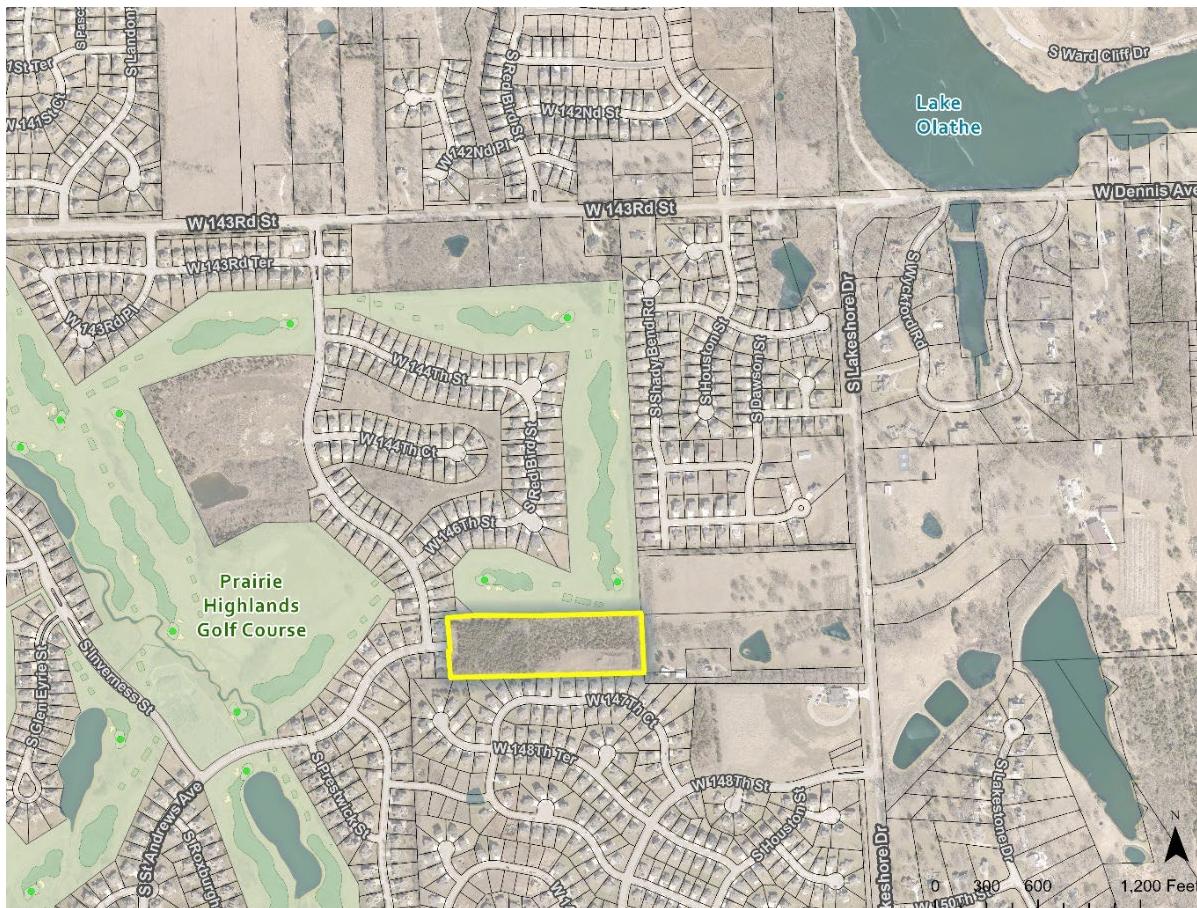
The following application is a request for a final plat for Oak Run North, a subdivision located at W. 147<sup>th</sup> Street and S. Red Bird Street. The plat will establish lot lines and dedicate public easements and street right-of-way for twenty-five (25) single-family residential lots and two (2) tracts of land on approximately 9.17 acres.

The property was rezoned to the R-1 District with a preliminary plat in 2000 (RZ00-0005). The final plat is consistent with the approved preliminary plat and the dimensional standards of the R-1 District.

#### 2. Plat Review

- a. **Lots/Tracts** – The final plat includes twenty-five (25) single-family residential lots and two (2) common tracts. Lot sizes range from 9,542 to 17,027 square feet, each exceeding the R-1 District's minimum lot area requirement of 7,200 square feet and 60 feet for lot width. Tract A functions as a stormwater quality and quantity drainage facility and Tract B consists entirely of a tree preservation easement. Both tracts support the required BMPs and will be owned and maintained by the Oak Run Homes Association.
- b. **Streets/Right-of-Way** – Public street right-of-way is dedicated with this plat for the extension of W. 147<sup>th</sup> Street and S. Red Bird Street, which provide primary access to the site.
- c. **Public Utilities** – The property lies within the City of Olathe sewer and water service areas. Utility (U/E), public utility (PUB/E), drainage (D/E) and sanitary sewer (SS/E) easements will be dedicated as depicted on the final plat.

- d. **Stormwater** – The site is located within the Cedar Creek watershed and generally drains southwest into the existing storm sewer system serving the Oak Run subdivision. The site will retain existing drainage patterns with runoff being routed to the extended dry detention basin within Tract A. Both Tracts A and B are used to meet stormwater BMP requirements and are accessible for maintenance purposes.
  - e. **Landscaping/Tree Preservation** – The landscape plan complies with the requirements of UDO §18.30.130.G and street trees will be installed as each lot is developed. All of Tract B is designated as a tree preservation easement (TP/E) to support stormwater requirements. The required tree preservation fencing will be installed prior to any land disturbance activities.
  - f. **Johnson County Airport Commission** – As the property is within one (1) mile of the New Century Airport, a stipulation is included in staff's recommendation requiring the final plat to be approved by the Johnson County Airport Commission and Board of County Commissioners prior to recording.



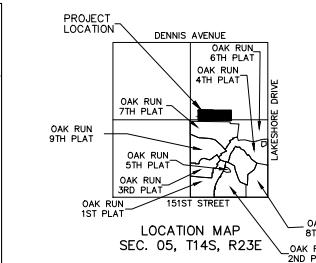
*Aerial view of subject property outlined in yellow.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP25-0036, the final plat of Oak Run North with the following stipulation(s):
    - 1. The Final Plat must be approved by the Johnson County Airport Commission and the Board of County Commissioners prior to recording.



## GOLF COURSE



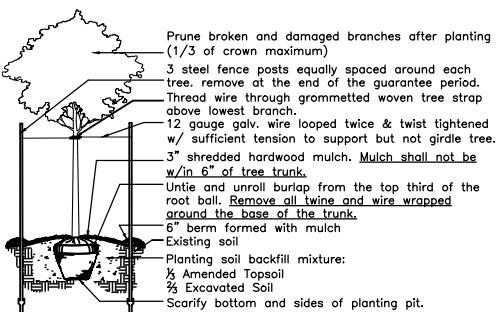
LOCATION MAP  
SEC. 05, T14S, R23E

**Blockway P.A.**  
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[www.Payne-Brockway.com](http://www.Payne-Brockway.com)

## 1 STREET TREE PLANTING PLAN

$$1'' = 50'$$



NOTES:

1. On evergreen trees, attach guying collar at approx. 2/3 height of tree on trees that are 6 ft. height and over.
2. Top of rootball shall match original ground level as grown in the nursery. Overflow from nursery shall be removed to expose root collar.
3. Do not fertilize the first growing season.
4. Use tree stakes only in open areas, do not use in parking lot islands where space is limited.

## 8 DECIDUOUS TREE PLANTING

NTS

## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
<b>STREET TREES</b>					
	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	2" Cal.	B&B	30
	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B	24

#### STREET TREE PLAN NOTES:

- STREET TREE PLANTING**

  1. All trees shall receive 3" minimum of shredded hardwood mulch in a tree mulch ring twice the diameter of the rootball.
  2. Proposed trees shall not be placed over existing or proposed utility service lines or utility easements.
  3. No trees shall be planted within 15 feet of a street light.
  4. The developer, its successor and/or subsequent owners and their agents will maintain landscaping on the property on a continuing basis for the life of the development.
  5. Trees which exhibit evidence of insect pests, disease and/or damage must be appropriately treated. Dead trees must be promptly removed and replaced.
  6. All landscaping will be subject to periodic inspection by the Planning Official or designee.
  7. No tree will be planted within a distance of 10 feet from any fire hydrant.



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Chad D. Weinand, PLA, ASLA  
Landscape Architecture

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**PREPARED FOR:**

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