



STAFF REPORT

Planning Commission Meeting: December 8, 2025

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

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

1. Introduction

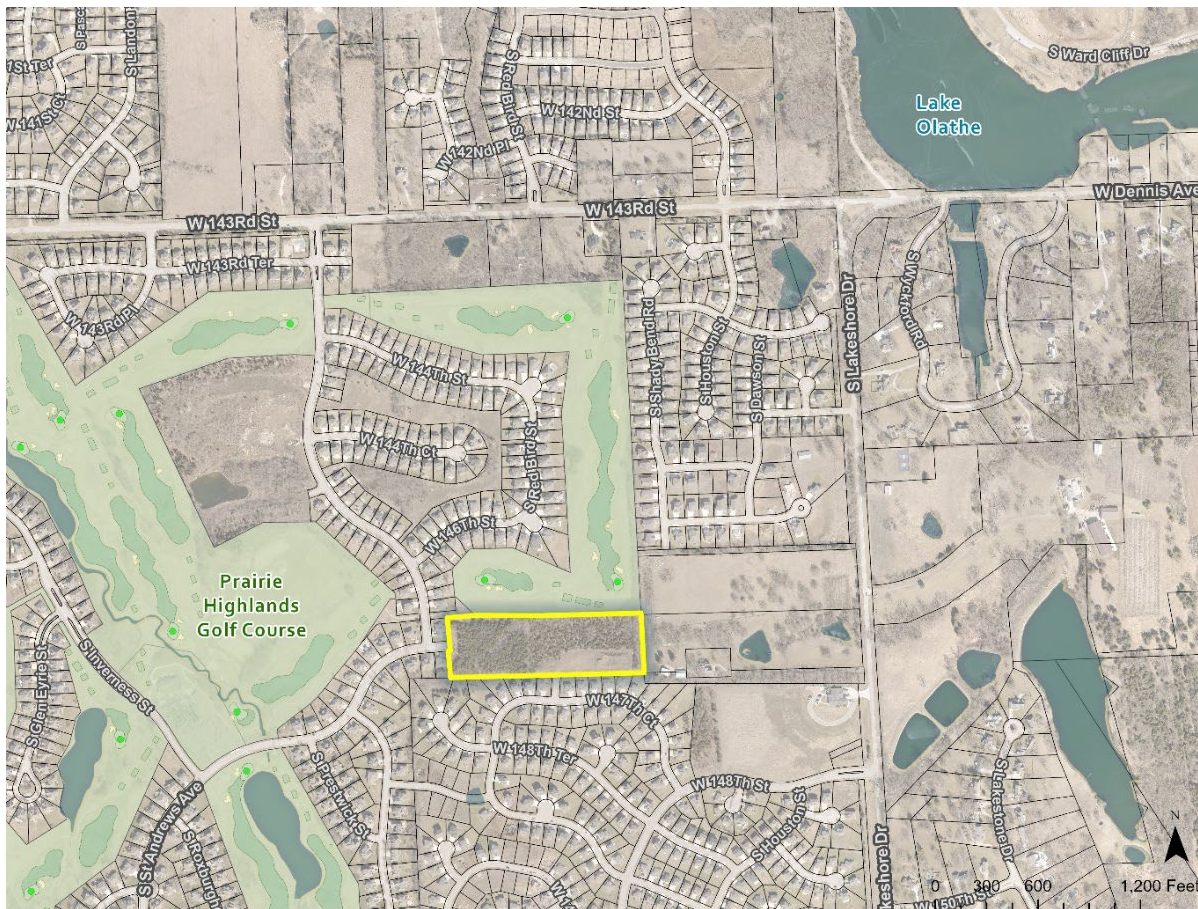
The following application is a request for a final plat for Oak Run North, a subdivision located at W. 147th Street and S. Red Bird Street. The plat will establish lot lines and dedicate public easements and street right-of-way for twenty-five (25) single-family residential lots and two (2) tracts of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

- 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.
- Streets/Right-of-Way** – Public street right-of-way is dedicated with this plat for the extension of W. 147th Street and S. Red Bird Street, which provide primary access to the site.
- 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.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/15/25	completed	SS
2	11/27/25	City Comments Addressed	SS
3	11/26/25	City Comments Addressed	SS

FINAL PLAT OF OAK RUN NORTH Part of the NE 1/4, SEC. 5, T14S, R23E

This is a survey and plat of part of the NE 1/4 of Section 5, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, prepared by Gerald L. Conn, P.S. No. 1128, October 1, 2025, more particularly described as follows:

Beginning at the Southwest corner of the NE 1/4 of Section 5, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, said corner also being the Northwest corner of Lot 202, OAK RUN, 7TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, said corner also being the Southwest corner of Lot 78, RESERVE AT PRAIRIE HIGHLANDS II, a subdivision in the City of Olathe, Johnson County, Kansas; thence N88°31'57"E along the South line of said NE 1/4, said line also being the North line of Lots 202 and 203, OAK RUN, 7TH PLAT, said line also being the South line of Lots 78, 79 and 80, RESERVE AT PRAIRIE HIGHLANDS, a distance of 241.43 feet to the Southeast corner of said Lot 80, said corner also being the TRUE POINT OF BEGINNING; thence N04°57'10"W along the East line of said Lot 80, a distance of 156.22 to the Northeast corner of said Lot 80, said corner also being the South right-of-way line of 147th Street, as platted; thence S85°02'50"E along the South right-of-way line of said 147th Street, a distance of 12.00 feet to the Southeast corner of the right-of-way of said 147th Street; thence N04°57'10"W along the East right-of-way line of said 147th Street, and along the East line of Lot 63, RESERVE AT PRAIRIE HIGHLANDS II, a distance of 194.91 feet to the Northeast corner of said Lot 63, said corner also being on the South line of Tract G, THE ORENS AT PRAIRIE HIGHLANDS, FOURTH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence N84°50'13"E along the South line of said Tract G, a distance of 162.54 feet to the Southeast corner of said Tract G; thence S89°41'38"E a distance of 373.38 feet; thence N88°31'54"E a distance of 597.27 feet; thence S03°09'38"E a distance of 350.29 feet to a point on the South line of said NE 1/4, said point also being the North corner of Lot 218, 219, 216, 215 and 214, OAK RUN, 7TH PLAT, said line also being the North right-of-way line of First Blvd Street, as platted, said line also being the North line of Lot 213, 212, 211, 210, 209, 204 and 203, OAK RUN, 7TH PLAT, a distance of 1133.65 feet to the TRUE POINT OF BEGINNING, containing 9.17582 acres, more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "OAK RUN NORTH".

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated.

The undersigned proprietor of said property shown on this plat does hereby certify that all prior existing easement rights on land to be dedicated for public use running to any person, utility, or corporation have been aboved except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

Tracts A and B are to be used for Stormwater Detention and Water Quality and shall be owned and maintained by the Oak Run Homeowner's Association pursuant to the Stormwater Treatment Facilities Maintenance Agreement recorded simultaneously with this plat.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, utility facilities, ducts and cables, and similar utility facilities, and sidewalks, upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction of maintenance and use of sidewalks, conduits, water lines, storm pipes, sewer pipes and related facilities and structures, upon, over and under these areas outlined and designated on this plat as "Public" or "Public Utility Easement", is hereby granted to the City of Olathe, 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, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, manholes, etc., upon, over, and across those areas outlined and designated on this plat as "Sanitary Sewer Easement" or "SS/E".

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 Oak Run Homes Association, 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 easement is hereby dedicated to the City of Olathe, to enter upon, over, and across those areas outlined and designated on this plat as "Access Easement" or "A/E".

NOTICE: The site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code, Section 17.16.080 C. 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.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180, Lot Splits, of Unified Development Ordinance or by replat.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

The undersigned proprietor of the above described tract of land hereby consents and agrees 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 assessments and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of the land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2025.

OAK RUN OLAHE, LLC

DANIEL C. GROVES, Member

STATE OF _____

COUNTY OF _____

BE IT REMEMBERED, that on this _____ day of _____, 2025, before me a Notary Public in and for said County and State, came DANIEL C. GROVES, Member of Oak Run Olathe, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and he duly acknowledged the execution of the same to be the act and deed of said Corporation.

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

My Appointment Expires: _____

Notary Public

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this _____ day of _____, 2025.

By _____

Prepared By: Payne & Brockway Engineers, P.A.
P.O. Box 128
Olathe, Kansas 66051
913-782-4800

Developed By: Oak Run Olathe, LLC.
c/o Daniel C. Groves
PO Box 6511
Lee's Summit, Missouri 64064
916-882-7000

Date Prepared: October 15, 2025

ATTEST
BRENDA SHEARINGMAN, City Clerk

I hereby certify that on August 4, 2025, I or someone under my direct supervision and direct survey of the above described tract of land and this is an accurate and true copy of said survey, on this _____ day of _____, 2025.

Gerald L. Conn
Kansas P.S. No. 1128

TITLE INFORMATION FURNISHED BY
SECURITY 1ST TITLE INSURANCE COMPANY
SECURITY 1ST TITLE INSURANCE COMPANY
DATED October 6th, 2025

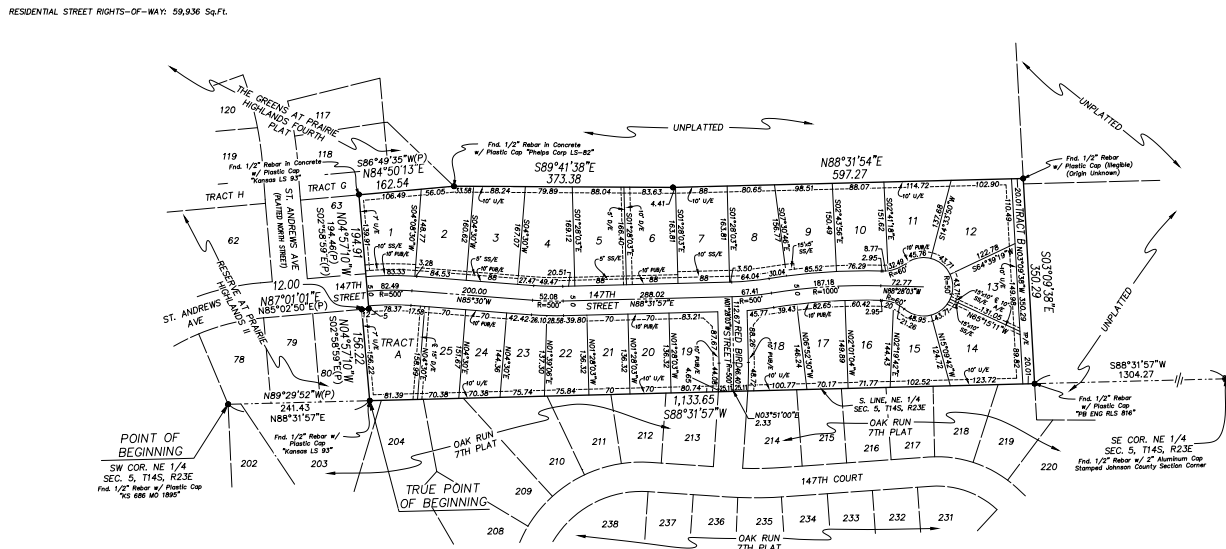
OAK RUN NORTH
SEC. 5, T14S, R23E
JOHNSON COUNTY, KANSAS

Payne & Brockway P.A.
Civil Engineers & Land Surveyors
426 South Kansas Ave. Olathe, Kansas 66061
PH 913.922.8800 Fax 913.922.9800
www.Payne-Brockway.com

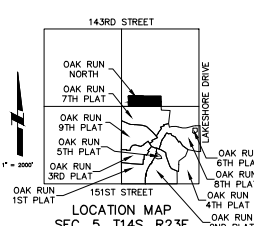
LOT AREAS

LOT 1	13,530 Sq.Ft.
LOT 2	13,746 Sq.Ft.
LOT 3	14,418 Sq.Ft.
LOT 4	14,989 Sq.Ft.
LOT 5	14,763 Sq.Ft.
LOT 6	14,523 Sq.Ft.
LOT 7	14,415 Sq.Ft.
LOT 8	14,354 Sq.Ft.
LOT 9	14,026 Sq.Ft.
LOT 10	13,864 Sq.Ft.
LOT 11	12,891 Sq.Ft.
LOT 12	17,027 Sq.Ft.
LOT 13	10,905 Sq.Ft.
LOT 14	16,593 Sq.Ft.
LOT 15	10,567 Sq.Ft.
LOT 16	11,526 Sq.Ft.
LOT 17	11,344 Sq.Ft.
LOT 18	12,977 Sq.Ft.
LOT 19	11,303 Sq.Ft.
LOT 20	9,542 Sq.Ft.
LOT 21	9,542 Sq.Ft.
LOT 22	9,639 Sq.Ft.
LOT 23	10,120 Sq.Ft.
LOT 24	10,361 Sq.Ft.
LOT 25	10,873 Sq.Ft.
TRACT A	15,226 Sq.Ft.
TRACT B	7,006 Sq.Ft.
TOTAL	339,762 Sq.Ft.

RESIDENTIAL STREET RIGHTS-OF-WAY: 59,936 Sq.Ft.



- LEGEND:
- DENOTES 1/2" REBAR FOUND w/ 7" ALUMINUM CAP (AS NOTED)
 - DENOTES 1/2" REBAR FOUND w/ PLASTIC CAP " KS 686 W/ 1895"
 - (UNLESS NOTED)
 - DENOTES 1/2" REBAR SET w/ P&B PLASTIC CAP CUS-49
 - ALONG R/W P.C. & P.T. (AFTER CONSTRUCTION)
 - B.L. DENOTES BUILDING LINE
 - U/E DENOTES UTILITY EASEMENT
 - S/S/E DENOTES SANITARY SEWER EASEMENT
 - D/E DENOTES DRAINAGE EASEMENT
 - (V) DENOTES DRAINAGE EASEMENT



NOTES:

The basis for bearings on this plat is Grid North, Kansas North Zone, Derived from Johnson County Survey Control Network 1998.

Based on fieldwork and final engineering design, the exact location of easements are subject to change prior to the plat recording.

The subdivision is located in close proximity to New Century AirCenter and airport, including business jets, operating from the airport should be expected to over fly, be visible from, and be heard from the property on a regular basis.

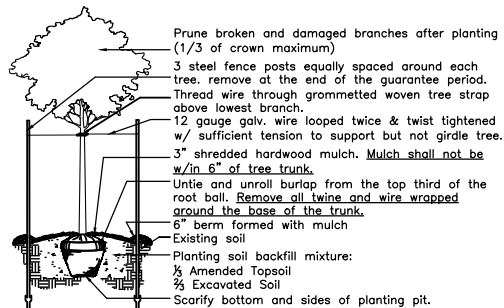
According to F.I.R.M. Map No. 20091C00910 Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.

2.980,26' (plot boundary distance) / 0.0048' (closing distance) = unadjusted error of closure 1' in 620887.50

ALL AREAS DESIGNATED ON THE PLAT AS DRAINAGE EASEMENT SHALL REMAIN FREE OF FENCES, SURFACES, AND OTHER OBSTACLES THAT WOULD RESTRICT THE FLOW OF DRAINAGE.



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.

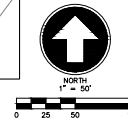
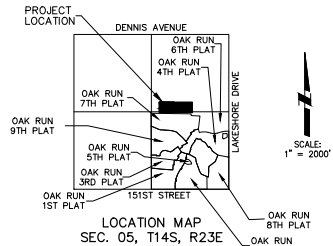
2 DECIDUOUS TREE PLANTING
NTS

PLANT SCHEDULE

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

STREET TREE PLAN NOTES:

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 is 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.



PREPARED FOR:

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Lee's Summit, Missouri 64064
Phone: 913-682-7050
Email: dcmgroveshomes@gmail.com

ENGINEER:

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Phone: 913-782-4800
Fax: 913-782-0907
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