

STAFF REPORT

Planning Commission Meeting: October 27, 2025

Application: RZ25-0012: Request for approval of a rezoning from CTY RUR

(County Rural) District to R-1 (Residential Single Family) District, with a preliminary plat, and approval of a Final Plat (FP25-0031) for Lakeview

Ridge, 3rd Plat

Location: Northwest of W. 143rd Street and S. Lakeshore Drive

Owner: Travis Jones, Cherry Park Properties, LLC

Applicant: Mark Breuer, Schlagel & Associates

Engineer/Architect: David Rinne, Schlagel & Associates

Staff Contact: Emily Carrillo; Senior Planner

Site Area: 7.94± acres Proposed Use: Detached Single-Family

Residential

Proposed Density: <u>1.9 units per acre</u> Plat: <u>Unplatted / Lakeview Ridge 3rd</u>

Existing Zoning: CTY RUR **Proposed Zoning:** R-1

Lots: $\underline{15}$ Tracts: $\underline{2}$

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Conventional Neighborhood	Vacant	CTY RUR
North	Conventional Neighborhood	Single Family Residence	CTY RUR
South	Primary Greenway	Detached, Single Family Residential	R-1
East	Conventional Neighborhood / Primary Greenway	Single Family Residence / Vacant Natural Area	AG
West	Conventional Neighborhood	Vacant	R-1

1. Introduction

The applicant requests approval of a rezoning, preliminary plat, and final plat to establish lot lines and dedicate public easements for Lakeview Ridge, 3rd Plat, a proposed single-family residential development consisting of 15 lots and two (2) tracts on approximately 7.94 acres located northwest of W. 143rd Street and S. Lakeshore Drive. The request includes rezoning the property from CTY RUR (County Rural) District to R-1 (Single-Family Residential) District to allow for detached single-family development.

2. History

The property was recently annexed into the City (ANX25-0001) to allow for its development as a single-family subdivision, continuing the pattern and character of the adjacent Lakeshore Meadows and Lakeview Ridge neighborhoods.



Site location is highlighted.

3. Existing Conditions

The site is primarily a vacant, wooded area with most of the existing tree canopy concentrated along the northern and southern boundaries, where tree preservation is proposed. The property is situated atop the bluff area that lines the west side of Lake Olathe and gently slopes downward toward the west.

4. Zoning Standards

- a. <u>Land Use</u> The applicant is seeking City zoning to allow for the construction of single-family homes within the R-1 District. Permitted uses in the R-1 District include uses such as, but not limited to, single-family homes, assisted living facilities, schools, and religious facilities. The site is designated as Conventional Neighborhood on the PlanOlathe Future Land Use Map. The requested R-1 District directly aligns with this future land use designation.
- b. <u>Lot Standards</u> The preliminary plat includes 15 single-family residential lots, all which meet or exceed the minimum requirements as permitted by Unified Development Ordinance (UDO) 18.20.070. The lots range in size from 9,532 square feet to 31,280 square feet with an average size of 14,157 square feet.
- c. <u>Building Height</u> Building heights within the R-1 District are limited to 2 ½ stories and 35 feet for residential homes. The proposed single-family homes will comply with this requirement.
- d. <u>Setbacks</u> The R-1 District requires a front yard setback of 30 feet, a side yard setback of seven (7) feet, and a rear yard setback of 25 feet. The proposed preliminary plat complies with the minimum setbacks.

5. Development Standards

- a. <u>Access/Streets</u> The proposed layout of streets and access points into the subdivision were reviewed against, and are compliant with, the City's Access Management Plan and requirements of the UDO. This phase of Lakeview Ridge is accessed from S. Red Bird Street, a collector that provides a connection to W. 143rd Street, an arterial roadway serving this area.
- b. <u>Landscaping/Screening</u> Street trees will be provided along all streets within the development.
- c. <u>Tree Preservation</u> –The subject property contains approximately 5.83 acres of existing tree canopy, of which 14% is proposed for preservation. The overall Lakeview Ridge development cumulatively exceeds the 20% minimum tree preservation requirement, and therefore this phase complies with code requirements.
- d. <u>Stormwater/Detention</u> The applicant will provide stormwater BMP's on site, located in Tract B, and comply with all Title 17 requirements.
- e. Public Utilities The subject property is located within the City of Olathe water and sewer service areas. Utility Easements (U/E), Sanitary ad Stormwater Easements (S/E) and SW/E), Public Utility Easements (PUB/E), and Drainage Easements (D/E) will be dedicated with this plat.

6. Site Design Standards

The property is subject to the Site Design Category 1 (UDO 18.15.105) based on the conventional Neighborhood designation in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

a. <u>Pedestrian Connectivity</u> – Sidewalks will be provided on one side of all internal local streets as required by the UDO.

7. Public Notification and Neighborhood Meeting

The applicant mailed the required certified public notification letters to surrounding properties within 200 feet and posted public notice signs on the property per UDO requirements.

A Neighborhood Meeting was also held in accordance with the UDO on September 16, 2025, with approximately 7 attendees. All property owners and HOAs within 500 feet of the subject property were invited, as required by UDO, Section 18.40.030. Primary topics discussed at the Neighborhood Meeting included timing of construction, improvement of nearby roadways, street tree placement and anticipated amenities. The applicant responded to each of the questions asked during the meeting and a copy of the meeting minutes is included within this packet. Staff has not received any additional correspondence regarding this application.

8. UDO Rezoning Criteria

The proposed zoning request meets the following policy elements of the PlanOlathe Comprehensive Plan:

LUCC-1.1: Consistency with the Comprehensive Plan. Land use proposals should be consistent with the vision of the Comprehensive Plan, as well as applicable local ordinances and resolutions.

LUCC-3.3: Residential Zoning Standards. Ensure that zoning allows for a variety of home types and lot sizes.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The proposed single-family use directly aligns with the PlanOlathe Comprehensive Plan Conventional Neighborhood and Primary Greenway future land use designations. The request also meets several policies of the Comprehensive Plan pertaining to Land Use and Community Character, and Housing and Neighborhoods.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The character of the surrounding area is almost entirely residential and natural areas, with single-family detached homes to the south, large lot residential lots to the north within the County, and Lake Olathe Park located east of Lakeshore Drive. Residential densities and architectural style of the adjacent single-family development is generally consistent with this development proposal.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.

Surrounding properties are zoned to the R-1 (Residential Single-Family) and CTY RUR (County Rural) Districts. The rezoning as proposed is in harmony with these surrounding residential districts and existing land uses.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The property was recently annexed into the City and requires zoning to a City zoning designation to accommodate any future development. The property currently retains CTY RUR zoning.

E. The length of time the property has remained vacant as zoned.

The property was annexed into the City in March 2025 and has remained a vacant, naturally wooded area since that time.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed rezoning will not have a detrimental effect on surrounding properties. The R-1 District promotes uses and activities that are already occurring on surrounding properties within the neighborhood. Additionally, tree preservation is proposed along the northern and southern property boundaries, providing buffers from existing development.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

The proposed rezoning will not substantially harm the value of nearby properties, which are zoned for similar uses.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

This zoning proposal will not have any adverse effect on traffic and safety of the road network which complies with the City's Access Management Plan.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

Future development is not anticipated to create air pollution, water pollution, noise pollution, or other environmental harm. The proposed development will preserve trees per UDO requirements and will follow best management practices for stormwater and detention.

J. The economic impact of the proposed use on the community.

Future development would provide increased property tax revenue to benefit the Olathe community.

K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

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The proposed rezoning does not negatively impact the public health, safety or welfare of the community as presented. If the application were denied, development of the property would be limited to low density rural residential and agricultural uses.

9. Staff Recommendation

- A. Staff recommends approval of **RZ25-0012**, Lakeview Ridge 3rd, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Comprehensive Plan.
 - 2. The requested rezoning to the R-1 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the R-1 District and the preliminary plat with no stipulations.
- C. Staff recommends approval of the final plat (FP25-0031) with no stipulations.



STATEMENT OF PURPOSE

The purpose of this rezoning request is to rezone the property currently zoned as CTY-RUR to zoning classification R-1 so that a single-family residential subdivision can be constructed.

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PRELIMINARY PLAT AND REZONING PLAN **LAKEVIEW RIDGE 3RD PLAT**

IN THE CITY OF OLATHE JOHNSON COUNTY, KS

Sheet List Table		
Sheet Number	Sheet Title	
C0.0	COVER	
C1.0	PRELIMINARY PLAT	
C2.0	GRADING PLAN	
L1.0	LANDSCAPE PLAN	
TP1.0	TREE PRESERVATION PLAN	
Z1.0	REZONING PLAN	
CP1.0	AMENITY CONCEPT	

GENERAL NOTES:

W. 135TH STREET

NE1/4

NW1/4

PROJECT

W. 143rd ST

LOCATION MAP SCALE 1" = 2000'

SECTION 32-13-23

- GENERAL NOTEs:

 I. FLOOD NOTE: There is no FEMA isolated floodplain located on the proposed property per Flood insurance Rate Map
 Panel No. 2009/1009/10 dated August 103, 2000 received by Schlege IA Associates, P.A.

 Topography and adjasent plat are improvement from 2000 AMS.

 Distinguished the proprieta information provided by consolated by the grade information provided by the original information provided by consultants for the adjacent projects.

 All risks orient laveling and called higher beginning the placed underground per the city codes and ordinances.

 All risks oriently service grant called higher beginning the provided provided by consultants for the adjacent projects.

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 Religiously and the control of the US of Code Victoria indicates and codes.
- completed.

 Approval of this plan does not constitute a complete review of the project for compliance with the City building codes. A full code analysis shall be submitted with the building permit. Revisions may be required to make the project building code comeliant.
- compliant.

 A provide of this plain does not constitute a complete review of the project for compliance with the ADA regulations. The project that comply with all applicable regulations of the ADA.

 Project shall comply with all applicable regulations of the ADA.

 Regulated bottom is a possible or an expension of the ADA regulations are required to other in abbilling permit.

 16. A sewer permit from Johnson County Wattercaster is required prior to obtaining a building permit.

 7. All all deviews shall be a minimum of 5 width.

- All sidewalks shall be a minimum of 5' width.
 The project will follow the applicable permit requirements when permit plans are completed.
 Fire flow requirements for the project shall be established in accordance with Appendix B of the 2018 International Fire

GENERAL NOTES:

- The Engineer and/or its representatives can not or will not provide a warranty, expressed or implied, for the construction of the design potential in these jams. It is recommended that third party observation be provided by a qualified film to the design potential in the provided party of the provided by a qualified film to a final construction that uncommon bread by changes. Size Read and Reference Septimizations American Public Work Association (APWA) (filmsas Clip! Chapter) Specifications and raidor the Project Specifications and septimizations of any discrepances between the standard seperifications control to the project Specification and septimizations are septimized to the specifications of any discrepances of any discrepances between the standard septimization of the specifications of work. Contractor last promptly give angineer written notice of all conflicts, errors, ampliquities or discrepances that the contracted discovers in the bidding documents and conflict that it within resolution thereof by the engineer is accomplished.

- to contractor: Contractor is responsible for the jobsite safety of the project and the safety of the public and shall adhere to all federal, state and local safety regulations.

 Contractor is responsible for coordinating construction activities with other contractors concurrently working onsite.
- Contractor is responsable to coordinating construction servines with orient contractors bottom orientation and contractor shall be considered all subcontractor activities, and what be the selec conclude for the owner. Contractor shall secure all required permits insurance requirements and bonding prior to construction. Insurance certificates shall mane Owner and Engineer as additional insured.

 Water for use on site must be purchased from the local water utility having jurisdiction, and shall be purchased per their requirements.
- requirements.
 All traffic control required in conjunction with the proposed construction shall be in conformance with the Manual of Uniform
 Traffic Control Devices (MUTCO) and shall be a subsidiary obligation of the contract.
 Contractor is responsible for the condition of all material besign required for their vorks. This includes scheduling of
 tests, coordinating and providing access to sample locations, and satisfying all test result reporting requirements.

EARTHWORK:

- It is recommended that a Geotechnical Engineer observe and document all earthwork activities.

 Contours have been shown at 1-foot or 2-foot intervals, as indicated, Grating shall consist of completing the earthwork required to bring the physical pround elevations of the existing site in the feeshed paid (or sub-grade) elevations provided required to the plant plant plant plant provided or provided to the plant plant plant plant provided or plant plant
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or

- Unless otherwise roles, all earlworks a considered Unbassites. No additional compensation will be provided for rock or able execution, unless asportificially select derivation.

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- The Fortins and utter unexercises in the university of the placed in maximum G-rich lifts and compacted to the appointed representative. Geological Report, all files shall be placed in maximum G-rich lifts and compacted to 9-Species of a maximum density as defined using a submater protor test (ASSFTO 1990/STM 689). Subgrade for presents shall be provided prior to priving operations sallizing a folly based tenders and de dump truck. All areas exhibiting excessive pumping and heaving shall be removed, (filed and compacted with suitable materials and provided to the provided of the
- areas exhibiting excessive pumping and heaving shall be retinived, first and compacted with suitable materials and released until acceptable results are achieved and final approval has been obtained from the Geodennial Engineer.

 11. Subgrade for building paid shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the else sportified Ceoloristical Report and shall not included organic matter, dothris or toppoil. All fills placed on 18.7 The Commission shall be reposited for residentizing the toppoil over proposed furth and tendscaped areas to a minimum depth of E-inches below final grade.

 All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:

 a. Tur Areas 2.5% Minimum, 4H-1V Macinimum.

 Few Ord Areas 12% Minimum, 5M Macinimum.

- Pavio Avios = 1,2% Infilmum, 9% Maximum
 ADAD, paring sits shall not be algorige greater then 2% in any direction and constructed per A.D.A. requirements.
 All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have cassed. Seeding shall be per the Encision and Sediment Control Plan and/or Landscape Plan. If not specified seeding plan be per APMS Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and
- All disturbed areas in the right-of-way shall be sodded.
- All disturbed areas in the right-of-way shall be sodded. Underdrains are recommended for all pawed areas adjacont to irrigated turf and landscaped beds. Contractor shall achieve to the reporting requirements cullined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of sit and detrib and in good working order. Additional erosion and sediment contril measures shall be installed as required.

- Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contrador in expossible to croatering for engewier with properties and falls between glittles give to construction and sterritying any potential conflicts. All conflicts shall immediately be two-girl to the attention of the Engineer. The conflicted risks the responsible to concluding any required with probactions. Of these demander through the The conflicted risks and the sterrity of the conflicted properties and the conflicted of the properties of the conflicted of the provide shall verify flow-lines and structure for review by the Engineer for the constitution of Provide shall verify flow-lines and structure for provide shall verify for all provides and constitution for all very lines and structure for review by the Engineer for the constitution of

- Provide stop diswings for all process and manufactured utility situature for review by the Emphree prior to construction of the structures.

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OWNER/DEVELOPER:

CHERRY PARK PROPERTIES LLC TRAVIS JONES 212 S. CHERRY STREET OLATHE, KANSAS p 913-522-8354 TRAVIS@CHERRYPARKPROPERTIES.COM

ENGINEER:

SCHLAGEL & ASSOCIATES 14920 W 107TH STREET LENEXA, KS 66215

PREPARED BY

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OLATHE

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HOUSTON

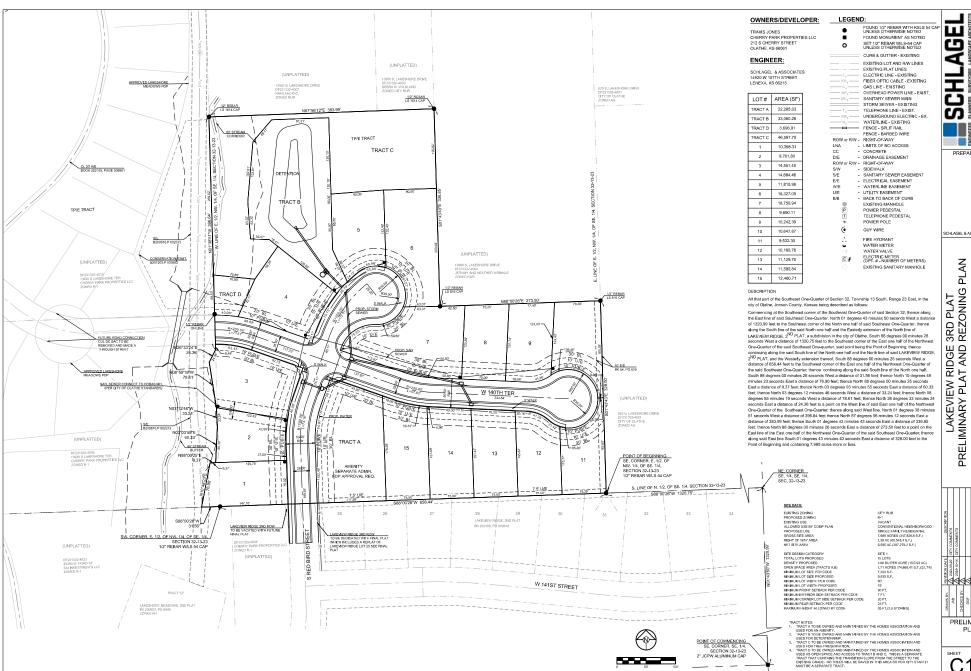
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PLAN 3RD PLAT REZONING F LAKEVIEW RIDGE PRELIMINARY PLAT AND

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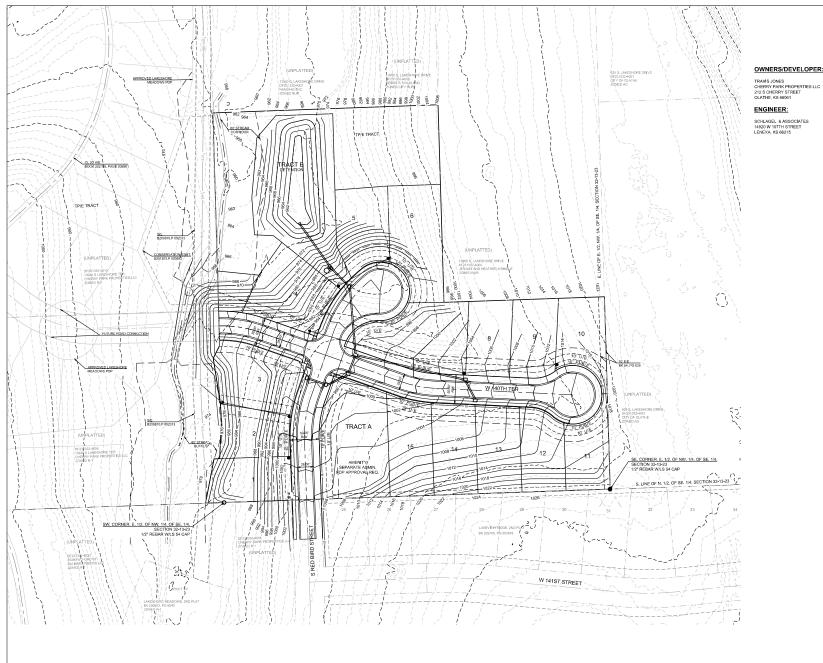
PLAN

POINT OF COMMENCING SE. CORNER, SE, 1/4.

SCALE: 1" = 50"

PRELIMINARY PLAT

C1.0





LEGEND: •

FOUND 1/2" REBAR WITH KSLS 54 CAF UNLESS OTHERWISE NOTED FOUND MONUMENT AS NOTED

SCHLAGEL

PREPARED BY:

SCHLAGEL & ASSOCIATES, P

8

OLATHE,

SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED 0 CURB & GUTTER - EXISTING

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DIS. ORAL LINE - EXISTING
DIS. ORAL LINE - EXISTING
STORM SEWER. - EXISTING
T. T. T. ELEPHONE LINE - EXIST.
UNDERGROUND ELECTRIC - EX.
W. WATER-LINE - EXIST.
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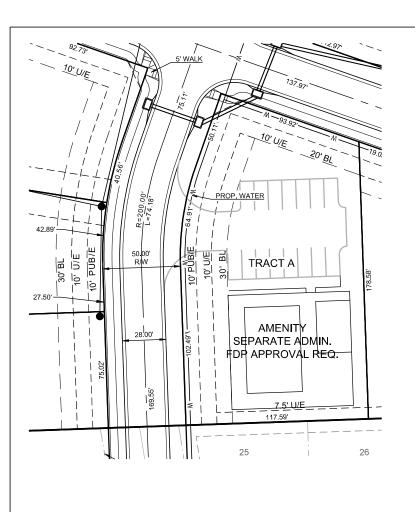
FIRE HYDRANT
WATER METER
WATER VALVE
ELECTRIC METER
(OPT. # - NUMBER OF METERS) E# EXISTING SANITARY MANHOLE

LAKEVIEW RIDGE 3RD PLAT PRELIMINARY PLAT AND REZONING PLAN 143RD ST AND S. HOUSTON ST

GRADING PLAN

C2.0

OLATHE, 143RD ST AND S. HOUSTON ST





143RD ST AND S. HOUSTON ST OLATHE, KS

MATERIAN DIT.

JAB

DATE PREPARED:

2025.10.03

A PROJ. NUMBER.

PROJECT NO

SHEET

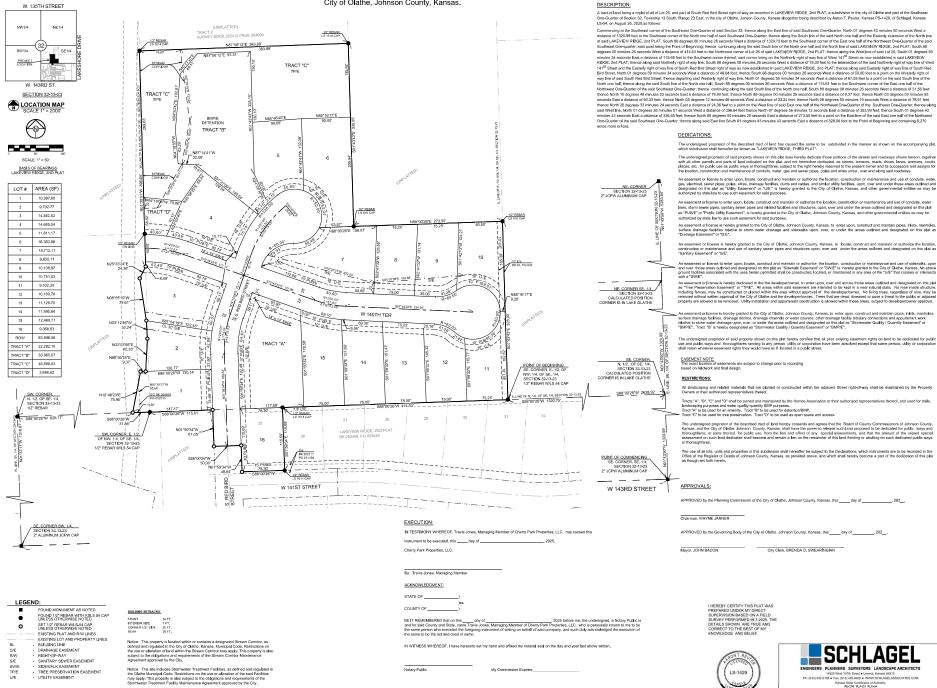
SCALE: 1" = 40'

CP1.0

CONCEPT PLAN

FINAL PLAT OF LAKEVIEW RIDGE. THIRD PLAT

A tract of land, a part being a replat of Lot 25, and part of South Red Bird Street right of way as recorded in LAKEVIEW RIDGE, 2ND PLAT, and part of the Southeast One-Quarter of Section 32, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas.



Print Name

exact location of easements are subject to change prior to recording ed on fieldwork and final design.

DATE 08-27-2025 FINAL PLAT OF LAKEVIEW RIDGE, THIRD PLAT DRAWN BY SCH CHECKED BY AR

PROJ. NO. 25-098

SHEET NO. 1

|:\PROJECTS\2025\25-098\3.0 design\3.0 DWG Plans\2.0 PDP\25-098 - PP - LP-dwg, L1.0 LANDSCAPE PLAN,

κS OLATHE, AND S. HOUSTON ST

TP1.0

SCALE: 1" = 50"



Meeting Date: TUESDAY. 9.16.25

MEETING NOTES

Project: LAKEVIEW RIDGE 3RD PLAT

Subject: NEIGHBORHOOD MEETING			Meeting Chairperson: David Rinne		
Meeting Location:			Meeting Number: 1		
CHERR'	Y PARK PRO	PERTIES			
Develop	er:	Engineer:	Arch	nitect:	
🛭 Travi	s Jones –	🛭 David A. Rinne,	\Box		
Cherry I	Park	- Schlagel			
Properti	ies	•			
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		een grouped by general cate o record discussion at the mo			iscussed. If any of the following
David A.		record discussion at the me	eeung,	Issue Date: 9.1	
Item	1 (1111)	Die	cuesio	on Topics	7.20
1		Dis	Cussic	лі торісэ	
1	Started meet	ing at 6:00 pm			
	Otarica meet	ing at 0.00 pm			
	Rinne gave h	orief presentation as to t	the ex	isting phases and	the new phase being
		was indicated that prim			
		and lot sizes are similar			
		will be similar in style ar		•	9
		-	•	•	e proposed detention basin
	/ BMP.	emain. Discussed the	CAISIII	ig dilliles and the	proposed determion basin
	/ DIVII .				



Item	Discussion Topics				
2	Questions:				
	a) When will construction start and lots be available? Response: As soon as plan approvals are obtained, sewer construction will begin over the winter with paving i the spring of 2026. Lots should be available in summer 2026.				
	b) What happens if the existing roads are damaged during construction? Our roads are already deteriorating at our Redbird entrance. Response: Regarding the current road condition, the roads are owned and maintained by the city. If there are repairs needed, residents should contact the city. The development team offered to take some pictures of the damage and forward those to the appropriate contacts at the city. It was mentioned that the existing roads should be designed to handle the construction traffic, however should a contractor knock over a light pole for instance, the contractor would be responsible for fixing it. The development team indicated that the existing condition of the roads would be documented prior to construction so there would be no confusion in the future if the damage was preexisting or caused by construction traffic.				
	c) The trees along 143 rd Street block our view turning out of the subdivision and is a safety hazard. Response: If the trees are located in street right of way, it's the city's responsibility to address this sight distance issue.				
	d) Will construction traffic use Redbird Street? Response: It's possible that the traffic would use either Redbird or Houston Street.				
	e) What will be located on the amenity tract? Response: The current plan is for a pool to be utilized by the residents of the Lakeview Ridge HOA. The first two phases of the subdivision that were completed by a previous developer were called Lakeshore Meadows and those residents currently do not have an HOA however the Lakeview Ridge developer is considering allowing residents of Lakeshore Meadows to join the Lakeview Ridge HOA and thereby have access to the pool.				
	f) What trees will be removed? Response: Design is currently underway so the details are still being worked out. Certain areas have been identified on the landscape plan as tree preservation areas to protect those trees. The remainder of the subdivision will likely have tree removal due to the existing steepness of the site however it will be designed in accordance with the city's current tree preservation ordinance.				
	g) In addition, there was discussion about the street network and clarification to the attendees on where the new roadways were located in relationship to their existing homes.				
3	Adjourned at approximately 6:54 p.m.				



NEIGHBORHOOD MEETING SIGN - IN SHEET Lakeview Ridge 3rd Plat Project: **Meeting Date:** September 16, 2025 City Case No. RZ25-0012 Facilitator: Name Address Phone / E-Mail 25390 W 143rd St 913-952-6121 SMAM REALR SMAIL COM 913 205-7462 superdaveosborn1@gmail.com REPAIR STREET