



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. 143 rd 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:	<u>7.94± acres</u>	Proposed Use: <u>Detached Single-Family Residential</u>
Proposed Density:	<u>1.9 units per acre</u>	Plat: <u>Unplatted / Lakeview Ridge 3rd</u>
Existing Zoning:	<u>CTY RUR</u>	Proposed Zoning: <u>R-1</u>
Lots:	<u>15</u>	Tracts: <u>2</u>

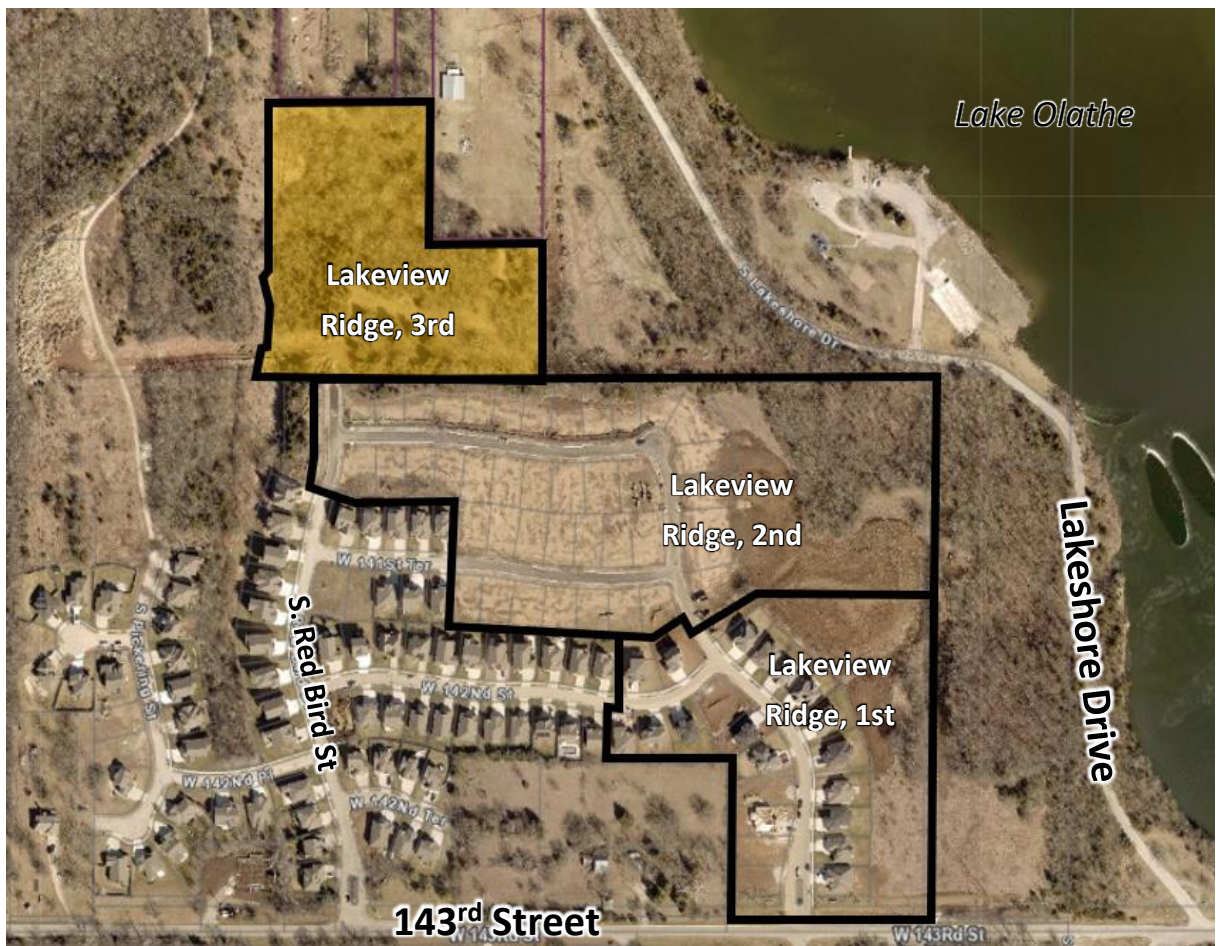
	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Conventional Neighborhood	Vacant	CTY RUR
North	Conventional Neighborhood	Single Family Residence	CTY RUR
South	Primary Greenway	Detached, Single Family Residential	R-1
East	Conventional Neighborhood / Primary Greenway	Single Family Residence / 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. **Land Use** – 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. **Lot Standards** – 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. **Building Height** – 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. **Setbacks** – 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. **Access/Streets** – 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. **Landscaping/Screening** – Street trees will be provided along all streets within the development.
- c. **Tree Preservation** – 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. **Stormwater/Detention** – 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 and 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. **Pedestrian Connectivity** – 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.

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

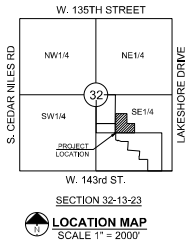
- A. Staff recommends approval of **RZ25-0012**, Lakeview Ridge 3rd, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Comprehensive Plan.
 - 2. The requested rezoning to the R-1 District meets the Unified Development Ordinance (UDO) criteria for considering 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.

LEGEND:

AE	- ACCESS EASEMENT
BC	- BACK OF CURB
BB	- BACK TO BACK
BM	- BENCHMARK
BL or B.L.	- BUILDING LINE
CO	- CLEANOUT
TJB	- TELEPHONE JUNCTION BOX
C&G	- CURB AND GUTTER
DE	- DRAINAGE EASEMENT
E/E	- ELECTRICAL EASEMENT
EL	- ELEVATION
FL	- FLOW LINE
GE	- GAS LINE EASEMENT
HOPE	- HIGH-DENSITY POLYETHYLENE
L/E	- LANDSCAPE EASEMENT
MSFE	- MINIMUM SERVICEABLE FLOOR ELEVATION
PVC	- POLYVINYL CHLORIDE
PL	- PROPERTY LINE
PUB/E	- PUBLIC EASEMENT
R/C/P	- REINFORCED CONCRETE PIPE
R/O or R/W	- RIGHT-OF-WAY
SE	- SANITARY SEWER EASEMENT
S/L	- SERVICE LINE
S/W	- SIDEWALK
TE	- TOP ELEVATION
UE	- UTILITY EASEMENT
WSE	- WATER SURFACE ELEVATION
W/E	- WATERLINE EASEMENT
	ASPHALT PAVEMENT - EXISTING
	ASPHALT PAVEMENT - PROPOSED
	CONCRETE PAVEMENT - EXISTING
	ASPHALT PAVEMENT - EXISTING
	CONCRETE SIDEWALK - EXISTING
	CONCRETE SIDEWALK - PROPOSED
	CURB & GUTTER
	CURB & GUTTER - EXISTING
	TREELINE
	EXISTING LOT AND R/W LINES
	EXISTING PLAT LINES
	PROPERTY LINES
	RIGHT-OF-WAY
	SANITARY SEWER MAIN
	SANITARY SEWER MAIN - EXIST.
	STORM SEWER
	STORM SEWER - EXISTING
	CABLE TV - EXISTING
	FIBER OPTIC CABLE - EXISTING
	TELEPHONE LINE - EXIST.
	ELECTRIC LINE - EXISTING
	OVERHEAD POWER LINE - EXIST.
	UNDERGROUND ELECTRIC - EX.
	GAS LINE - EXISTING
	WATERLINE - EXISTING
	LIGHT - EXISTING
	EXISTING MANHOLE
	CLEANOUT
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING AREA INLET
	EXISTING CURB INLET
	EXISTING GRATE INLET
	EXISTING JUNCTION BOX
	EXISTING STORM MANHOLE



GENERAL NOTES:

- FLOOD NOTE: There is no FEMA identified floodplain located on the proposed property per Flood Insurance Rate Map Panel No. 20091C001G dated August 03, 2009.
- Boundary and easement data is from a survey prepared by Schlager & Associates, P.A.
- Topography and adjacent plat and improvements from JOCO AIMS.
- Existing utilities have been shown to the greatest extent possible based upon field locates by utility companies and information provided to the engineer.
- Adjacent parcel information is based upon JOCO AIMS and information provided by consultants for the adjacent projects.
- All lighting shall comply with the city codes and ordinances.
- All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
- All above ground electrical and/or telephone cabinets shall be placed as required by the utility company.
- All well and monument signs will require a sign permit through the planning division.
- All improvements must meet the City of Olathe UDC, design criteria, standards and codes.
- Retaining wall buff colored Big Block Concrete wall or buff colored Keystone modular block retaining wall or approved equal.
- Approval of this plan does not result in generating a building permit. A separate building permit approval process must be 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 compliant.
- Approval of this plan does not constitute a complete review of the project for compliance with the ADA regulations. The project shall comply with all applicable regulations of the ADA.
- Approval of this plan does not constitute compliance with the Fire Code. Complete fire sprinkler and fire alarm plans are required to obtain a building permit.
- A sewer permit from Johnson County Wastewater is required prior to obtaining a building permit.
- All sidewalks shall be a minimum of 5' width.
- The project will follow the applicable permit requirements when permit plans are completed.
- The fire flow requirements for the project shall be established in accordance with Appendix B of the 2018 International Fire Code.

GENERAL NOTES:

- The Engineer and/or its representatives can not or will not provide a warranty, expressed or implied, for the construction of the designs presented in these plans. It is recommended that third party observation be provided by a qualified firm to provide continuous construction observation of the proposed improvements.
- All construction shall conform to the City Technical Specifications and Design Criteria, State Road and Bridge Specifications, American Public Works Association (APWA) (Kansas City Chapter) Specifications and/or the Project Specifications as applicable. Contractor shall notify the Engineer of any discrepancies between the standard specifications and the Project Specification and Contract Documents.
- Contractor is responsible for verifying quantities prior to bidding, as well as becoming familiar with and satisfying himself as to the general, local and site conditions that may affect cost, progress, and performance of work.
- Contractor shall promptly give engineer written notice of all conflicts, errors, ambiguities or discrepancies that the contractor discovers in the bidding documents and confirm that the written resolution thereof by the engineer is acceptable 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 on-site. Contractor shall coordinate all subcontractor activities, and shall be the sole contact for the owner.
- Contractor shall secure all required permits, insurance requirements and bonding prior to construction. Insurance certificates shall name Owner and Engineer as additional insured.
- Water use on site must be purchased from the local water utility having jurisdiction, and shall be purchased per their requirements.
- All traffic control required in conjunction with the proposed construction shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD) and shall be a subsidiary obligation of the contract.
- Contractor is responsible for the coordination of all material testing required for their work. 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. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by G.S.A. observation near DATE OF SURVEY. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench soles. The site shall be left in a movable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trees, shrubs, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
- Subgrade for pavements shall be pre-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
- Subgrade for building pad shall include a minimum of 18-inches of Low Volume Change (LVC) material, as so identified in the site specific Geotechnical Report.
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - Turf Areas - 2.5% Minimum, 4% Maximum
 - Paved Areas - 1.2% Minimum, 3% Maximum
- A.D.A. parking stalls shall not be sloped greater than 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 ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas in the right-of-way shall be sodded.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- Contractor shall adhere to the reporting requirements outlined 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 silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

UTILITIES:

- Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
- The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
- Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
- Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from ridge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- Payment for trenching, backfilling, pipe embedment, flexible fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.
- The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
- Trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of offsite. Materials may be wasted onsite at the direction of the Owner or his appointed representative.
- All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Engineer. The Engineer has the authority to identify and define the physical characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is responsible to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

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
CPI.0	AMENITY CONCEPT PLAN



SCHLAGEL & ASSOCIATES, P.A.

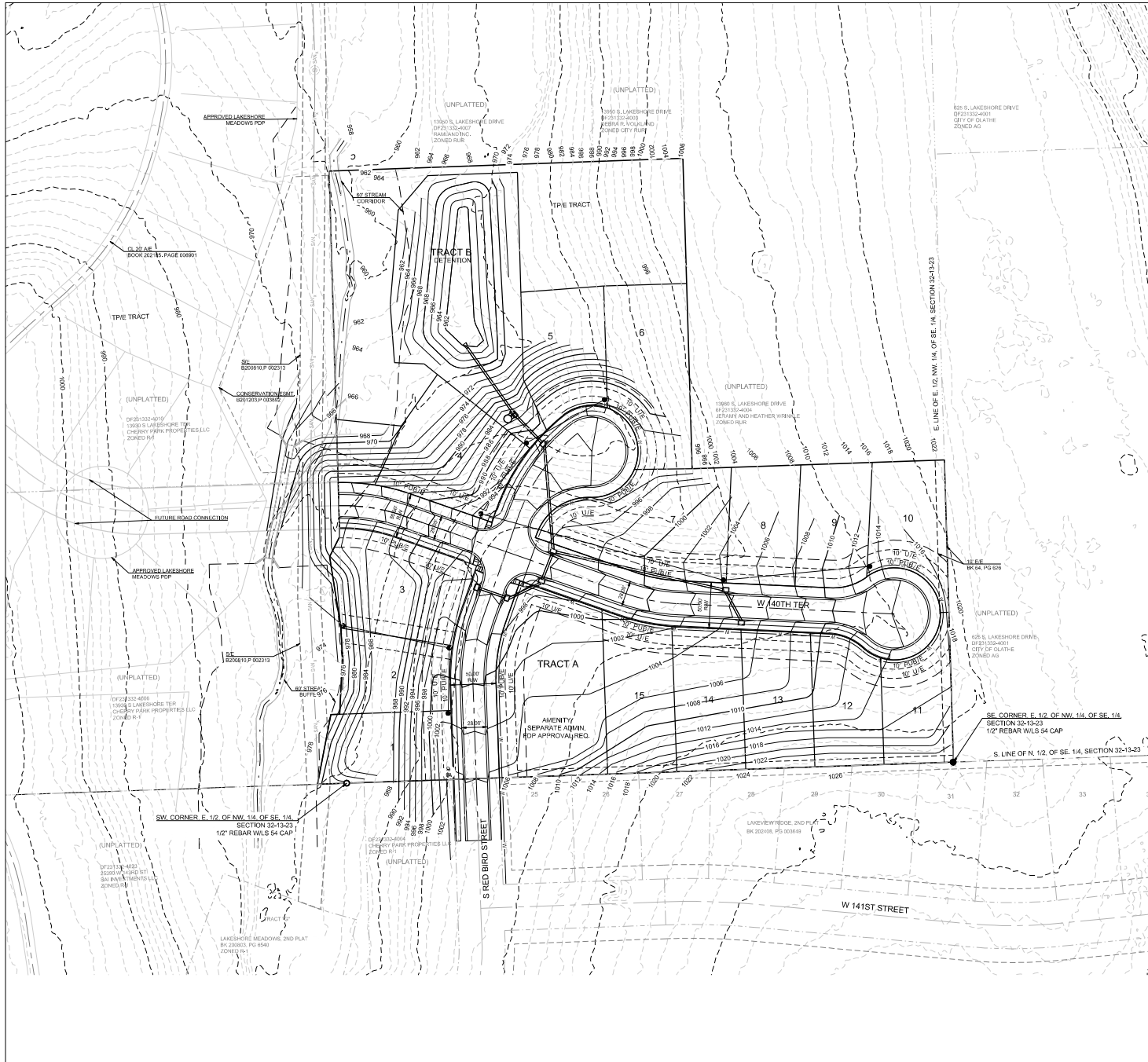
LAKEVIEW RIDGE 3RD PLAT
PRELIMINARY PLAT AND REZONING PLAN
143RD ST AND S. HOUSTON ST. OLATHE, KS

REVISION DATE	DESCRIPTION
10/15/2014	1. CITY COMMENTS
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10/15/2014	3. CITY COMMENTS
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COVER

SHEET
C0.0

I:\PROJECTS\2025\24-0883\3.0 DWG Files\24-0883-03-PP-01-Grading.dwg, C2.0 GRADING PLAN, 1:1



OWNERS/DEVELOPER:

TRAVIS JONES
CHERRY PARK PROPERTIES LLC
212 S CHERRY STREET
OLATHE, KS 66061

ENGINEER:

SCHLAGEL & ASSOCIATES
14320 W 107TH STREET
LENEXA, KS 66215

LEGEND:

- FOUND 1/2" REBAR WITH KSL'S 54 CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- CURB & GUTTER - EXISTING
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- ELECTRIC LINE - EXISTING
- FIBER OPTIC CABLE - EXISTING
- GAS LINE - EXISTING
- OVERHEAD POWER LINE - EXIST.
- SANITARY SEWER MAIN
- STORM SEWER - EXISTING
- TELEPHONE LINE - EXIST.
- UNDERGROUND ELECTRIC - EX.
- WATERLINE - EXISTING
- FENCE - SPLIT RAIL
- FENCE - BARBED WIRE
- RIGHT-OF-WAY
- LIMITS OF NO ACCESS
- DRAINAGE EASEMENT
- RIGHT-OF-WAY
- SIDEWALK
- SANITARY SEWER EASEMENT
- ELECTRICAL EASEMENT
- WATERLINE EASEMENT
- UTILITY EASEMENT
- BACK TO BACK OF CURB
- EXISTING MANHOLE
- POWER PEDESTAL
- TELEPHONE PEDESTAL
- POWER POLE
- GUY WIRE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ELECTRIC METER (OPT. # - NUMBER OF METERS)
- EXISTING SANITARY MANHOLE

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14320 W 107TH STREET
LENEXA, KS 66215
(913) 452-1158 • Fax: (913) 452-4400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

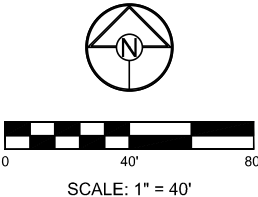
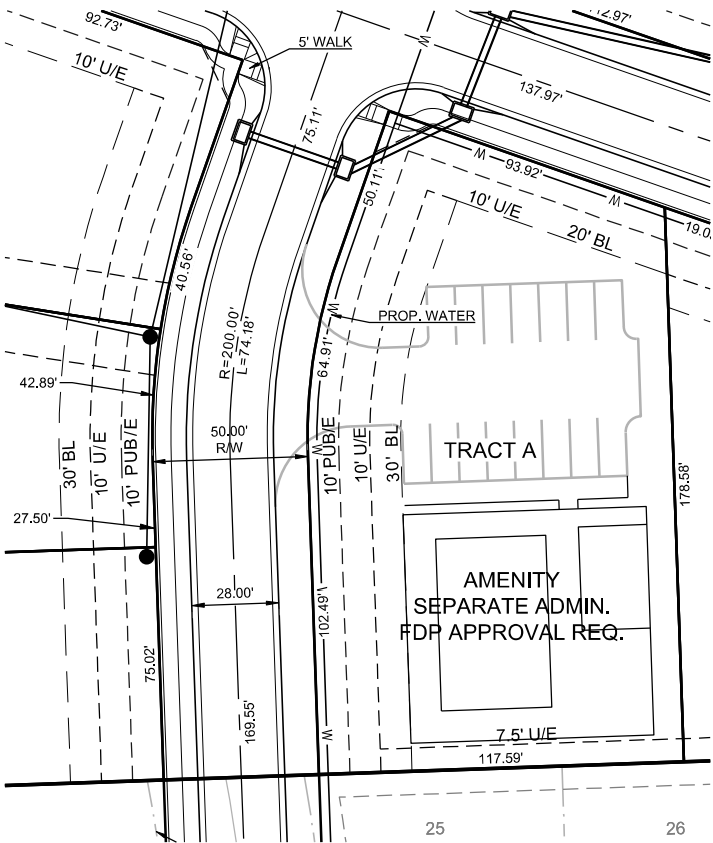
SCHLAGEL & ASSOCIATES P.A.

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

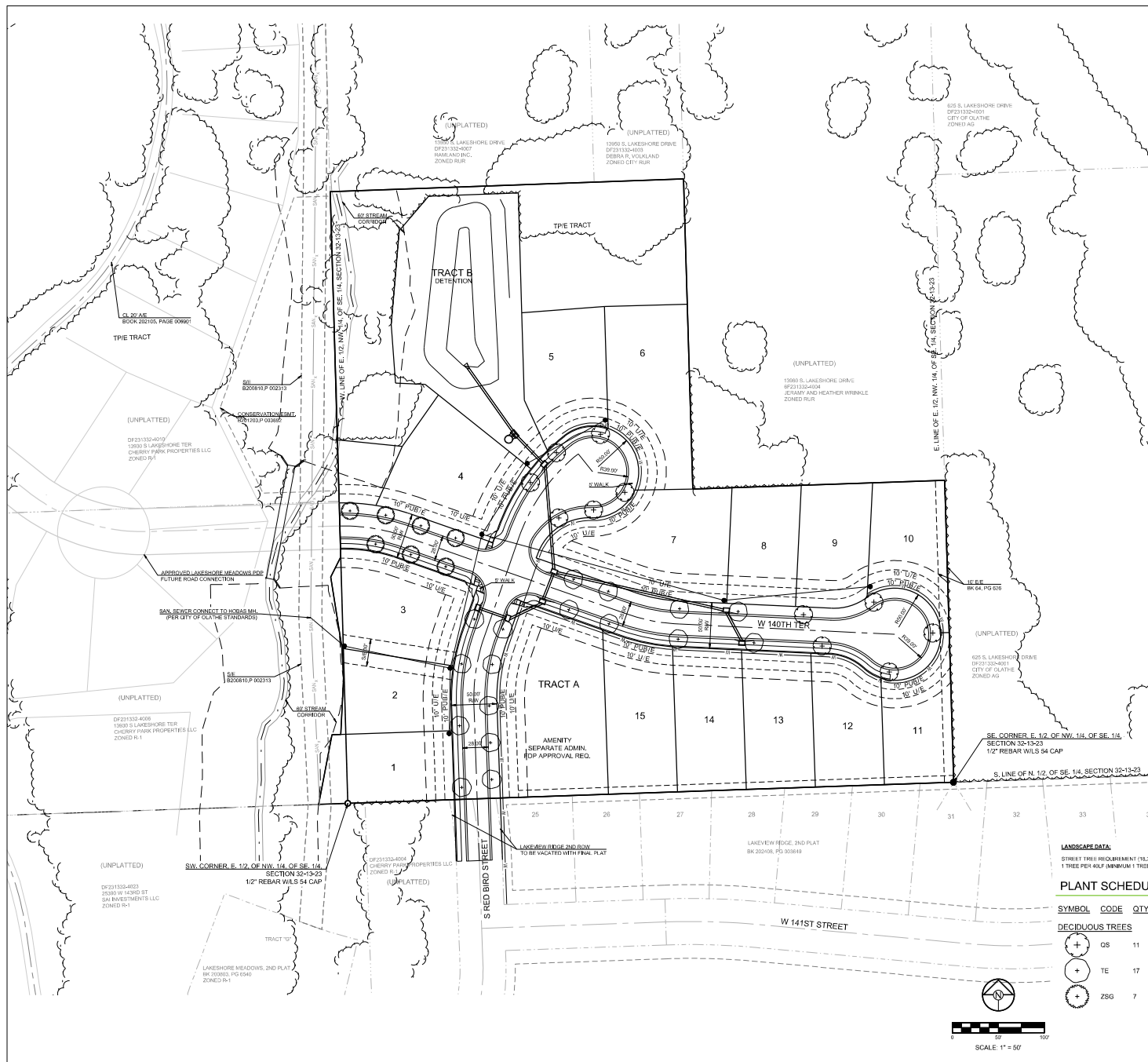
DESIGNED BY	CHECKED BY	DATE	PROJECT NO.
JMB	DAW	10/20/2024	24-0883-03
DATE	BY	REVISION	

GRADING PLAN

SHEET
C2.0



SCHLAGEL ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS 14920 West 107th Street • Lenexa, Kansas 66215 (913) 492-5158 • Fax: (913) 492-8400 WWW.SCHLAGELASSOCIATES.COM	
LAKEVIEW RIDGE 3RD PLAT PRELIMINARY PLAT AND REZONING PLAN	
143RD ST AND S. HOUSTON ST. OLATHE, KS	
DRAWN BY: JAB	DATE PREPARED: 2025.10.03
PROJ. NUMBER:	PROJECT NO
AMENITY CONCEPT PLAN	
SHEET CP1.0	





SCHLAGEL
ENGINEERS PLANNERS SURVIVORS LANDSCAPE ARCHITECTS
1400 S. Olathe Blvd., Suite 100
Olathe, KS 66045
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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

DATE: 12/1/2024

DESIGN BY: JAS

DATE: 12/1/2024

DESIGNED BY: JAS

CHECKED BY: JAS

DATE: 12/1/2024

SCALE: AS SHOWN

PROJECT NO: 24-001

CLIENT ITEM: LAKEVIEW RIDGE 3RD PLAT

REVISIONS: PRELIMINARY PLAT AND REZONING PLAN

143RD ST AND S. HOUSTON ST OLATHE, KS

SHEET: L1.0

LANDSCAPE PLAN



OWNERS/DEVELOPER:

TRAVIS JONES
CHERRY PARK PROPERTIES LLC
212 S CHERRY STREET
OLATHE, KS 66061

ENGINEER:

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

LEGEND:

- [illegible]

- | | |
|-----------------------|--|
| 18.30.240.B.2.a) | 5.83 AC +/- |
| | 2.58 AC +/- |
| ENTS | 3.25 AC +/- |
| CODE(18.30.240.B.2.a) | 0.81 AC (25% OF 3.25) |
| | 0.81 AC +/- (25%)(EXCL. ROWEEMNTS AS ALLOWED BY CODE SEC18.30.240.B.2.a) |
| ANOPY AREA | 13.89% |



SCALE: 1" = 50'

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

REVISION	DATE	DESCRIPTION
1	2025-09-29	CITY COMMENTS
2	2025-10-14	CITY COMMENTS
3	2025-10-22	CITY COMMENTS
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TREE
PRESERVATION
PLAN

SHEET

TP1.0

MEETING NOTES

Project : LAKEVIEW RIDGE 3 RD PLAT		Meeting Date: TUESDAY. 9.16.25	
Subject: NEIGHBORHOOD MEETING		Meeting Chairperson: David Rinne	
Meeting Location: CHERRY PARK PROPERTIES		Meeting Number: 1	
Developer: ☒ Travis Jones – Cherry Park Properties		Engineer: ☒ David A. Rinne, - Schlagel	Architect: ☐ _____
Notice to all present: The following is a brief outline of the discussion and is not a verbatim record of the statements. Items have been grouped by general category and are not in order discussed. If any of the following items are incorrect or fail to record discussion at the meeting, please contact preparer immediately.			
David A. Rinne		Issue Date: 9.17.25	
Item	Discussion Topics		
1	Started meeting at 6:00 pm Rinne gave brief presentation as to the existing phases and the new phase being proposed. It was indicated that primarily this tract is being added to the existing subdivision and lot sizes are similar to or larger than the existing lots. Homes constructed will be similar in style and price point and the existing builder group is intending to remain. Discussed the existing utilities and the proposed detention basin / BMP.		

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 in 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 143rd 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

Project: Lakeview Ridge 3rd Plat

Meeting Date: September 16, 2025

Facilitator:

City Case No. RZ25-0012

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