



STAFF REPORT

Planning Commission Meeting: February 24, 2025

Application:	FP24-0039: Final Plat of Pioneer Park
Location:	Northwest of College Blvd. and S. Woodland Rd.
Owner:	City of Olathe
Applicant:	Michael McGrew, Landworks Studio, LLC
Engineer/Architect:	Ethan Deardeuff, Benesch
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>16.94 ± acres</u>	Proposed Use:	<u>Vacant</u>
Lots:	<u>0</u>	Existing Zoning:	<u>AG (Agricultural)</u>
Tracts:	<u>5</u>	Plat:	<u>Unplatted</u>

1. Introduction

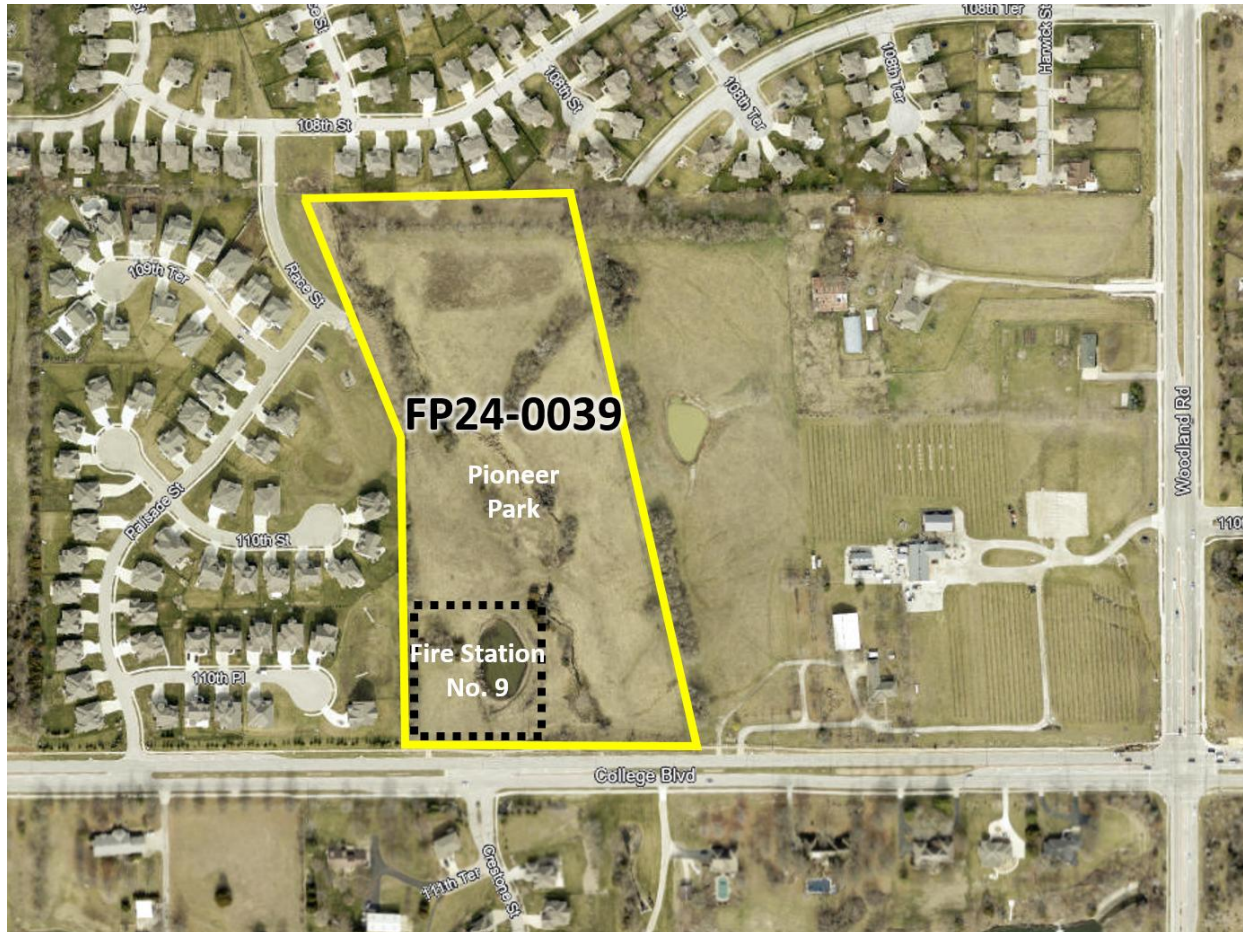
The following application is for the final plat of Pioneer Park, which will establish five (5) tracts and dedicate public easements located northwest of College Blvd. and S. Woodland Rd.

The site is currently undeveloped and was rezoned to the Agricultural (AG) District in 2012. Preliminary plans were recently approved for Pioneer Park (PR24-0005), and Fire Station No.9 (PR24-0010 and PAR24-0051) in the southwest corner.

2. Plat Review

- a. **Lots/Tracts** – The final plat includes no lots and five (5) tracts on 16.94 acres for public facilities. Tracts A and B will be utilized for stormwater purposes, and tract C will be maintained for Tree Preservation. Tract E includes the parking, and future structures for Pioneer Park, while Tract D will be used for Fire Station No. 9.
- b. **Streets/Right-of-Way** – The park will connect to the existing S. Race Street to the northwest with a future connection to W. 108th Terrace in the northeast corner. The Fire Station will have two (2) new access drives off College Blvd. No additional ROW will be dedicated with this plat.
- c. **Public Utilities** – The property is within the WaterOne and Johnson County Wastewater (JCW) districts. This plat will dedicate new Utility Easements (U/E) and Sanitary Sewer Easements (S/E).

- d. **Landscaping/Tree Preservation** – A Tree preservation easement (TP/E) is dedicated along the northern property line and the northwestern corner of the site within Tract C. The City will maintain this TP/E to provide a 100-foot wide buffer between the park and the adjacent residential.
- e. **Stormwater** – Stormwater detention will be located on site within Tracts A and B, which will be owned and maintained by the City.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP24-0039, the final plat of Pioneer Park, with the following stipulation:
 1. Prior to issuance of a land disturbance permit or building permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.

Final Plat of PIONEER PARK

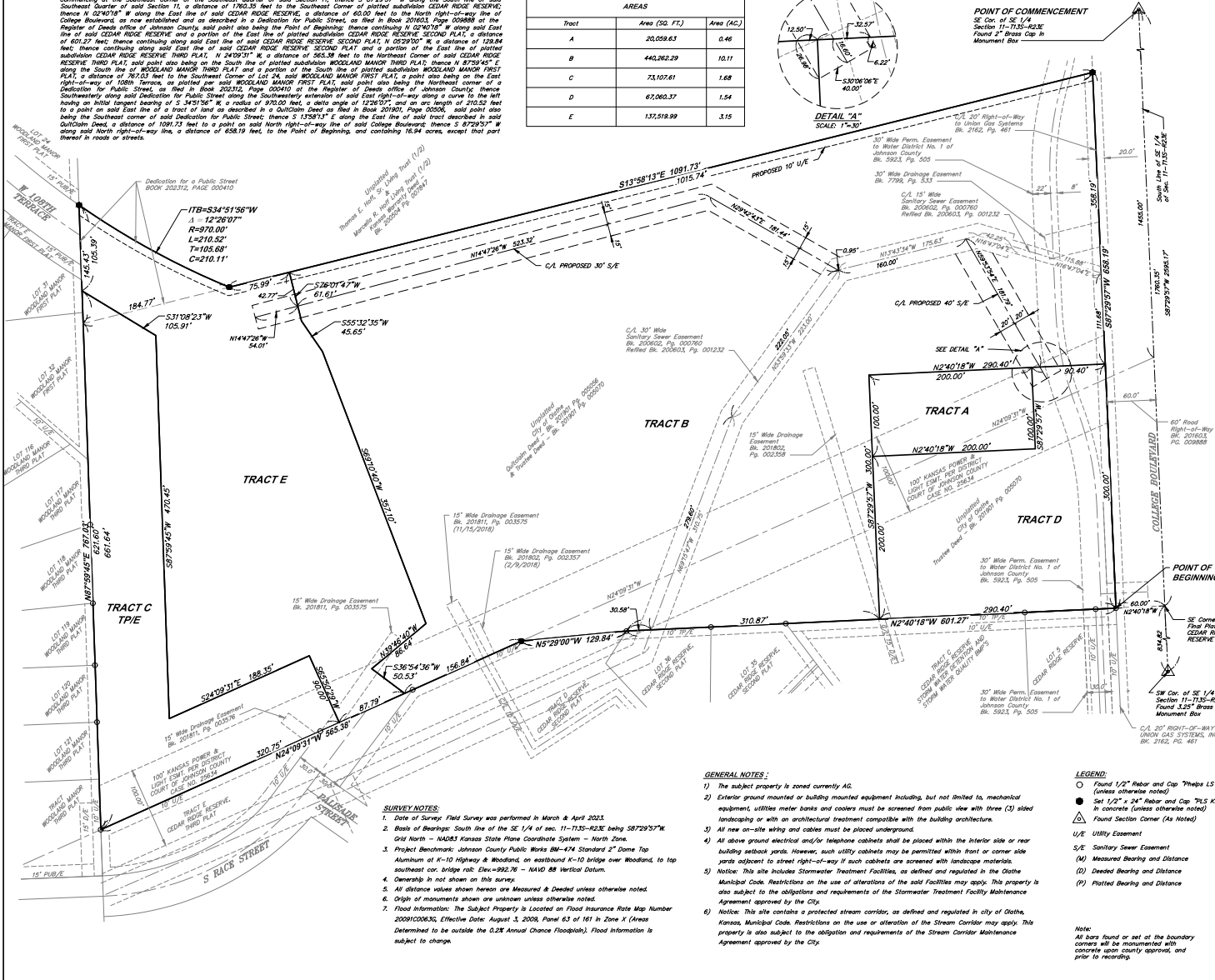
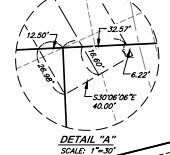
A Subdivision in the Southeast Quarter of Section 11, Township 13, Range 23
in the City of Olathe, Johnson County, Kansas

LEGAL DESCRIPTION:

A tract of land located in the Southeast Quarter of Section 11, Township 13 South, Range 23 East of the Sixth Principal Meridian in the City of Olathe, Johnson County, Kansas, a description written by G. Street West, P.S. No. 1614, on February 6, 2024, and being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of said Section 11; thence S 87°29'37" W along the South line of said Southeast Quarter of said Section 11, a distance of 1780.59 feet to the Southwest Corner of platted subdivision CEDAR RIDGE RESERVE; thence N 52°48'18" W along the East line of said CEDAR RIDGE RESERVE, a distance of 60.00 feet to the North right-of-way line of College Boulevard, as now established and as described in the Dedication for Public Street, as filed in Book 201601, Page 000888 of the Office of the County Clerk of Johnson County, Kansas; said point also being the Point of Beginning; thence S 87°29'37" W along said East line of said CEDAR RIDGE RESERVE and a portion of the East line of platted subdivision CEDAR RIDGE RESERVE SECOND PLAT, a distance of 403.74 feet; thence continuing along said East line of said CEDAR RIDGE RESERVE SECOND PLAT, a distance of 128.84 feet; thence continuing along said East line of said CEDAR RIDGE RESERVE SECOND PLAT and a portion of the East line of platted subdivision CEDAR RIDGE RESERVE THIRD PLAT, N 24°29'31" W, a distance of 265.38 feet to the Northeast Corner of said CEDAR RIDGE RESERVE THIRD PLAT; thence continuing along the South line of platted subdivision WOODLAND MANOR THIRD PLAT, thence N 87°54'51" E, along the South line of WOODLAND MANOR THIRD PLAT and a portion of the South line of platted subdivision WOODLAND MANOR FIRST PLAT, a distance of 801.52 feet to the Southwest Corner of said WOODLAND MANOR FIRST PLAT; said point also being the Northeast corner of a Dedication for Public Street, as filed in Book 200312, Page 000410 of the Register of Deeds, Office of Johnson County; thence Southwesterly along said Dedication for Public Street along the Southwesterly extension of said East right-of-way along a curve to the left having an initial tangent bearing of S 34°21'56" W, a radius of 870.00 feet, a delta angle of 12°28'17", and an arc length of 210.52 feet to a point on said East line of a tract of land as described in a Quilichien Deed on file in Book 201951, Page 000506, said point also being the Southwest corner of said Dedication for Public Street; thence S 12°58'17" E along the East line of said tract described in said Quilichien Deed, a distance of 1091.73 feet to a point on said North right-of-way line of said College Boulevard; thence S 87°29'37" W along said North right-of-way line, a distance of 658.19 feet, to the Point of Beginning, and containing 10.84 acres, except that part thereof in roads or streets.

AREAS		
Tract	Area (SQ. FT.)	Area (AC.)
A	20,259.63	0.46
B	440,262.29	10.11
C	73,107.61	1.68
D	67,060.37	1.54
E	137,519.99	3.15



DEDICATION:
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 hereafter shall be known as "PIONEER PARK".

The Streets, Drives, Terraces and other ways shown hereon and not heretofore dedicated to the public are hereby so dedicated.

The proprietors, successors and assigns, of property described on this plat hereby dedicated for public use all land described on this plat as streets or public ways not heretofore dedicated. The proprietors, successors and assigns, of property shown on this plat hereby approve and agree, jointly and severally, to indemnify the City of Olathe, Johnson County, Kansas, of any expense incident to the relocation of any proposed improvements described in this plat.

An easement or license to enter upon, locate, construct or maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electric, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, 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 lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances consistent for the collection of sanitary sewage, together with the right of ingress and egress, over and through adjoining lands as may be reasonably necessary is hereby granted and is hereby dedicated to the Johnson County Wastewater of Johnson County, Kansas or their assigns. Attention of land contours will be permitted only with the express written approval of J.C.W. Any planting of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

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 "TPE". 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 developer and/or the homes association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property. No structure will encroach within/over a tree preservation easement.

Tract "A" shall be owned and maintained by owners of Tract "D". Said tract is intended for stormwater quality BMP's.
Tracts "B" & "C" shall be owned and maintained by owners of Tract "E". Said tracts are intended for stormwater storage and treatment, stormwater quality BMP's, landscaping, and open space.

OWNER'S CERTIFICATE:
This is to certify that the undersigned is the owner of the land described in the plat, and that all previous taxes have been paid, and that they have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, A.D. 20____.

City Manager, City of Olathe

NOTARY CERTIFICATE:
STATE OF _____) ss
COUNTY OF _____

Be it remembered that on this _____ day of _____, 20____, before me, a notary public in and for said County and State, came _____ to the personal known to be the same persons who executed the foregoing instrument, of writing and duly acknowledged the execution of same, in testimony whereof I have hereunto set my hand and office my notarial seal the day and year above written.

My Commission Expires: _____
(SEAL) Notary Public

PLANNING COMMISSION APPROVAL:
This plat of PIONEER PARK has been Submitted to and Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas this _____ day of _____, A.D. 20____.

Wayne Janzer, Planning Commission Chairman

CITY COUNCIL APPROVAL:
The easements and rights-of-way accepted by the Governing Body of the City of Olathe, Johnson County, Kansas, this _____ day of _____, A.D. 20____.

John M. Bacon, Mayor ATTEST: Brenda D. Swearingin, City Clerk

SURVEYOR'S CERTIFICATE:
I, G. Steven West, a Professional Surveyor in the State of Kansas, License Number 1614, do hereby certify that the survey shown hereon was completed in the field in March & April 2023, by me or under my direct supervision and that this plat is a true and accurate exhibit of said field survey, based on actual field measurements, where the monuments are of the character and occupy the positions as indicated.

- GENERAL NOTES:**
- The subject property is zoned currently AG.
 - Exterior ground mounted or building mounted equipment including, but not limited to, mechanical equipment, utilities meter banks and coolers must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.
 - All new on-site wiring and cables must be placed underground.
 - All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if such cabinets are screened with landscape material.
 - Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use of alterations of the said facilities may apply. This property is also subject to the stipulations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.
 - Notice: This site contains a protected stream corridor, as defined and regulated in city of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of the Stream Corridor may apply. This property is also subject to the stipulations and requirements of the Stream Corridor Maintenance Agreement approved by the City.

- SURVEY NOTES:**
- Date of Survey: Field Survey was performed in March & April 2023.
 - Basis of Bearings: South line of the SE 1/4 of sec. 11-7125-R23E being S87°29'37" W. Grid North = NAD83 Kansas State Plane Coordinate System - North Zone.
 - Project Benchmark: Johnson County Public Works BM-474 Standard 2" Dome Top Aluminum at K-10 Highway & Woodland, an eastbound K-10 bridge over Woodland, to top southeast cor. bridge abut. Elev=992.76 - NAVD 88 Vertical Datum.
 - Control is not shown on this survey.
 - All distance values shown hereon are Measured & Deeded unless otherwise noted.
 - Origin of monuments shown are unknown unless otherwise noted.
 - Flood Information: The Subject Property is Located on Flood Insurance Rate Map Number 5309100636E, Effective Date: August 3, 2008, Panel 43 of 61 in Zone 1 (Area Determined to be outside the 0.2% Annual Chance Floodplain). Flood Information is subject to change.

LEGEND:

- Flood 1/2" Rebar and Cap "Phibes LS R2" (unless otherwise noted)
- Set 1/2", 24" Rebar and Cap "Phibes LS1614"
- △ Found Section Corner (As Noted)
- U/E Utility Easement
- S/E Sanitary Sewer Easement
- S/E Easement Bearing and Distance
- (D) Deeded Bearing and Distance
- (P) Plotted Bearing and Distance

NOTES:
All bars found or set at the boundary corners will be monumented with concrete upon county approval, and prior to recording.

PREPARED FOR:
City of Olathe

benesch
Alfred Benesch & Company, Inc.
9700 Oldham Park Drive, Suite 200, Lenexa, KS 66241 (913) 884-4447 www.benesch.com

Scale: 1" = 60'
Scale: 1" = 100'

VICINITY MAP
Section 11, T13S, R23E
Johnson County, Kansas