



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 Hocesvar; 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

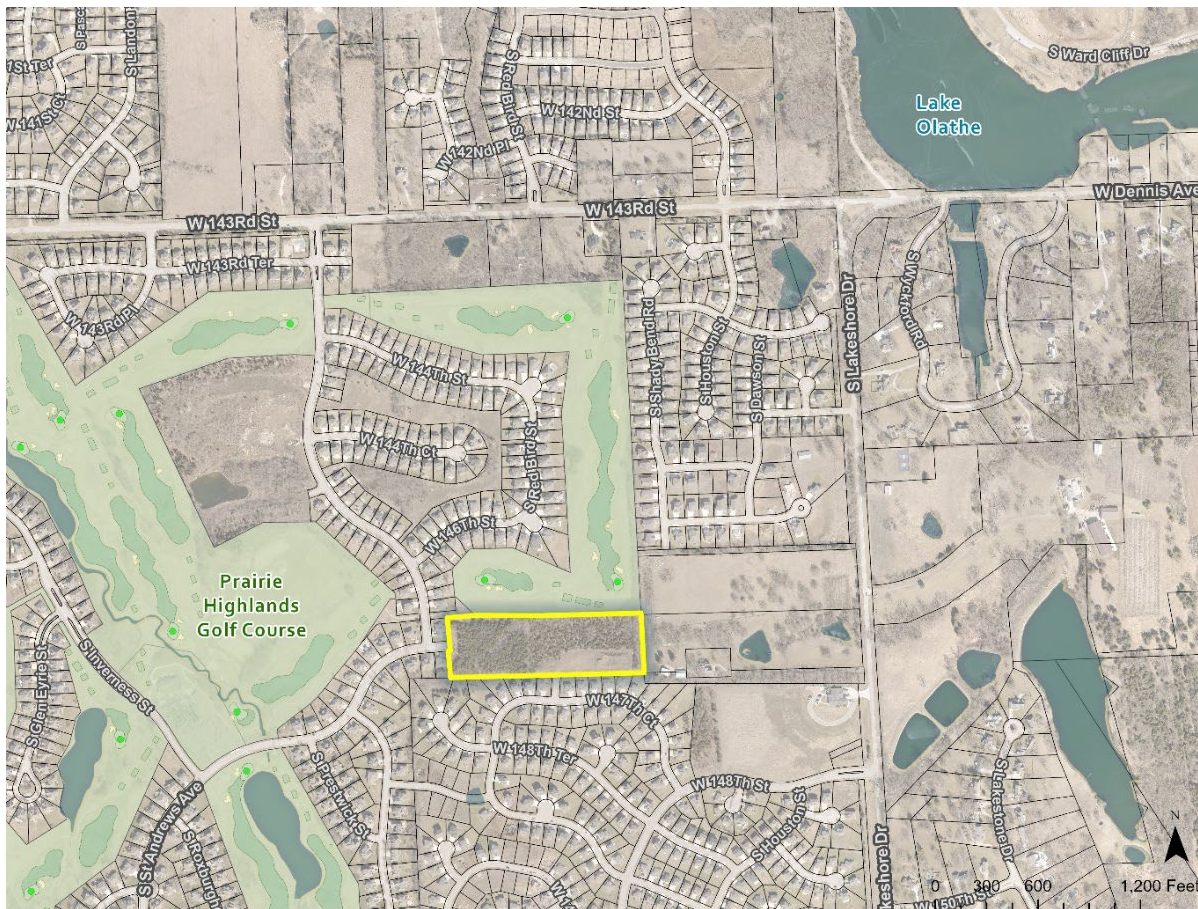
The following application is a request for a final plat for Oak Run North, a subdivision located at W. 147th Street and S. Red Bird Street. The plat will establish lot lines and dedicate public easements and street right-of-way for twenty-five (25) single-family residential lots and two (2) tracts of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