



STAFF REPORT

Planning Commission Meeting: February 26, 2024

Application:	FP24-0002: Final Plat of Prairie Ridge Plaza Evergreen		
Location:	Southeast of S. Ridgeview Rd. and W. 112 th St.		
Owner:	Dave Sandir, Gateway Housing, LP		
Engineer:	Doug Ubben; Phelps Engineering Inc.		
Applicant:	Chris Osborn, Evergreen Living Innovations Inc.		
Staff Contact:	Taylor Vande Velde; Planner II		

Site Area:	<u>16.40 ± acres</u>	Proposed Use:	<u>Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities</u>
Lots:	<u>1</u>	Existing Zoning:	<u>BP (Business Park)</u>
		Proposed Zoning:	<u>C-3 (Regional Center)</u>
Tracts:	<u>2</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is for the final plat of Prairie Ridge Plaza Evergreen, which will establish lot lines and dedicate public easements for one (1) lot and two (2) tracts for the development of a proposed senior living facility. The site is currently undeveloped and was originally zoned to the BP District (RZ-32-96) on December 17, 1996. A zoning amendment was later approved in 2001 (RZ-10-01) and a revised preliminary development plan was approved in 2005 (PR05-0009) showing two future buildings on the subject property.

The plat is proposed to accommodate a 200,150 square foot senior living facility within five (5) buildings. A rezoning and preliminary plan application (RZ24-0002) for this site is also on this agenda.

2. Plat Review

- Lots/Tracts** – The final plat includes one (1) lot and two (2) tracts on 16.40 acres for a senior living facility. Tracts A and B will be utilized for stormwater purposes and will be maintained by the property owner.
- Streets/Right-of-Way** – Access to the site will be provided from two private entrances connecting to the existing collector street, W. 112th Street/Ambassador Street. This collector connects to both College Boulevard and Ridgeview Road to provide access to the arterial roadways. Left and right turn lanes have already been constructed to serve W.

112th Street/Ambassador Street to accommodate traffic to and from the development. No public right-of-way will be dedicated with this plat.

- c. **Public Utilities** – The property is in the City of Olathe Water and Johnson County Wastewater service areas. New utility (U/E) and drainage (D/E) easements are dedicated by this plat.
- d. **Tree Preservation** – Tree preservation easements (TP/E's) are dedicated along the stream corridor running diagonally at the southwest corner of the site, and the eastern and southern portions of the site, to preserve natural vegetation and provide buffers adjacent to residential. A 40-foot TP/E is established on the eastern property line, and a 20-foot TP/E is established at the southeast corner of the site where the stream corridor is not located.
- e. **Stormwater/Floodplain** – A stream corridor runs diagonally through the southwestern portion of the property and a stream corridor setback is platted along the length of the corridor. An existing detention basin in Tract A will be expanded with Tract B to serve this development and is subject to Title 17 requirements. The Tracts will be owned and maintained by the property owner.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP24-0002, the final plat of Prairie Ridge Plaza Evergreen with the following stipulation(s):
 - 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.