



## STAFF REPORT

Planning Commission Meeting: April 28, 2025

<b>Application:</b>	<b>FP25-0011: Ranch Villas at Prairie Farms, Second Plat</b>
<b>Location:</b>	Southeast of W. Santa Fe Street and S. Persimmon Drive
<b>Owner/Applicant:</b>	Greg Prieb II, Prairie Farms KS, LLC
<b>Engineer/Architect:</b>	Doug Ubben, Phelps Engineering, Inc.
<b>Staff Contact:</b>	Lauren Winter; Planner I

<b>Site Area:</b>	<u>2.98+ acres</u>	<b>Proposed Use:</b>	<u>Townhomes</u>
<b>Lots:</b>	<u>16</u>	<b>Existing Zoning:</b>	<u>RP-3 (Planned Low Density Multifamily)</u>
<b>Tracts:</b>	<u>1</u>	<b>Plat:</b>	<u>Ranch Villas at Prairie Farms</u>

### 1. Introduction

The following item is a request for a final plat for Ranch Villas at Prairie Farms, Second Plat. This is a partial replat of Tract A within Ranch Villas at Prairie Farms, which was recorded in 2022 (FP20-0024). This plat will establish the lot lines of 16 lots and one (1) tract on 2.98± acres, located southeast of W. Santa Fe and S. Persimmon Drive. The subject property was rezoned to the RP-3 (Planned Low Density Multifamily) District in 2004 (RZ-04-016) and included a preliminary site development plan for the Lakeshore Estates High Density East, which was later renamed the Ranch Villas at Prairie Farms. This plat will construct four (4) townhomes for a total of sixteen units for individual ownership and is consistent with the preliminary plat.

### 2. Plat Review

- Lots/Tracts** – The final plat includes 16 lots and one (1) common tract on 2.98± acres. Tract A is intended for landscaping, monuments, trails, common drives, and private open space. The tract will be owned and maintained by Prairie Farms Homes Association.
- Streets/Right-of-Way** – Tract A provides common access drives from each building to W. Dartmouth Street and S. Diane Drive. No new public street right-of-way is being dedicated with this plat.
- Public Utilities** – The property is in the City of Olathe sewer and water service areas. There are existing Utility Easements (U/E), Public Utility Easements (PUB/E), Drainage Easements (D/E) and Sanitary Sewer Easements (SS/E). No new easements are being dedicated with this final plat.



*Aerial view of subject property outlined in [yellow].*

### **3. Staff Recommendation**

- A. Staff recommends approval of FP25-0011, the final plat of Ranch Villas at Prairie Farms, Second Plat, with no stipulations.