



## STAFF REPORT

Planning Commission Meeting: January 13, 2025

<b>Application:</b>	<b>FP24-0035: Final Plat of Park 169, Second Plat</b>
<b>Location:</b>	Northeast of W. 167th Street and S. US-169 Highway
<b>Owner:</b>	Grant Harrison; V.T., Inc. (c/o Van Trust Real Estate, LLC)
<b>Applicant/Engineer:</b>	Doug Ubben; Phelps Engineering, Inc.
<b>Staff Contact:</b>	Taylor Vande Velde; Planner II

<b>Site Area:</b>	<u>24.16 ± acres</u>	<b>Proposed Use:</b>	<u>Multifamily Residential</u>
<b>Lots:</b>	<u>0</u>	<b>Existing Zoning:</b>	<u>R-3 (Low-Density Multifamily)</u>
<b>Tracts:</b>	<u>3</u>	<b>Plat:</b>	<u>Unplatted</u>

### 1. Introduction

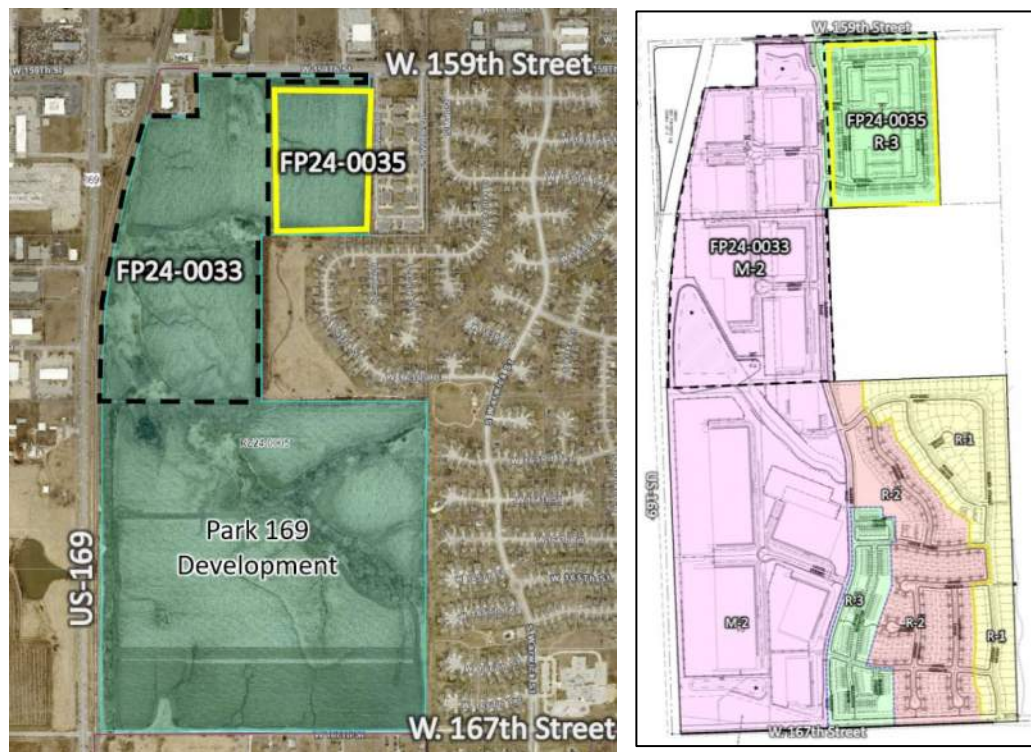
The following application is a request for a final plat of Park 169 Second Plat which will establish lot lines and dedicate public easements and street right of way for three (3) tracts for future residential uses on 24.16± acres, located northeast of W. 167th Street and S. US-169 Highway.

The property was recently rezoned to the R-3 (Low-Density Multifamily) District in July 2024 (RZ24-0005) under Ordinance No. 24-43 within the larger Park 169 project which included residential and industrial development in four (4) phases across 247.15 acres. This plat is consistent with the approved preliminary plan and will plat a portion of phase one (1) of the development. An additional plat (FP24-0033) for phases one (1) and two (2) of the future industrial development, is also on this meeting agenda.

### 2. Plat Review

- a. **Lots/Tracts** – This plat includes three (3) tracts for future townhomes and apartments which will be developed by separate entities in the future. Tracts 'F', 'G', and 'H' will be owned and maintained by the Park 169 Association and used for, landscaping, open space, amenities, monuments, and trails.
- b. **Streets/Right-of-Way** – The site will have two access points off the future Barker Rd collector including 159<sup>th</sup> Ter and 160<sup>th</sup> Ter. All roadways within this plat will be dedicated as public right-of-way.

- c. **Public Utilities** –The property is in the City of Olathe sewer and WaterOne service areas. New public Utility (U/E), Sanitary Sewer (S/E), and Drainage (D/E) easements are dedicated with this plat.
- d. **Landscaping/Tree Preservation** – Tree Preservation easements (TP/E) within Tract ‘G’ will preserve the mature tree line separating this development and subdivisions to the east and south. These areas will preserve the natural vegetation and required supplemental landscaping to buffer the development will be provided with the final site development plans consistent with the approved preliminary plans. The required master landscaping for this property will be provided with the associated plat, FP24-0033.
- e. **Stormwater** – No on-site detention is located on this property and runoff will be accommodated with tracts ‘D’ and ‘E’ associated with FP24-0033 to the west. These tracts will comply with Title 17 and be owned and maintained by the Park 169 Association.



*Aerial view of the subject property outlined in yellow, and the adjacent industrial plat outlined in black. The overall Park 169 Preliminary Plan area is shown in teal (left) and broken out by approved zoning districts (right).*

### 3. Staff Recommendation

- A. Staff recommends approval of FP24-0035, the final plat of Park 169, Second Plat, with the following stipulation(s):
  - 1. The supplemental landscaping within the Tree Preservation Easement (TP/E) must be approved at the time of final site development plan.
  - 2. The two (2) pedestrian connections to W. 159<sup>th</sup> Street approved with RZ24-0005 must be provided with the final site development plan.
  - 3. Prior to issuance of a land disturbance permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.