



STAFF REPORT

Planning Commission Meeting: April 14, 2025

Application:	FP25-0010: Final Plat of The Greens at Prairie Highlands, Eighth Plat		
Location:	Southeast of W. 143 rd Street and S. Saint Andrews Avenue		
Owner:	Scott Bamesberger, South Summit Homes LLC		
Developer:	Curtis Tate, SAB Construction LLC		
Engineer:	Matt Schlicht, Engineering Solutions		
Staff Contact:	Taylor Vande Velde, Planner II		

Site Area:	<u>7.97± acres</u>	Proposed Uses:	<u>Residential, Single-Family Detached</u>
Lots:	<u>22</u>	Existing Zoning:	<u>R-1 (Residential Single-Family)</u>
Tracts:	<u>1</u>	Density:	<u>2.8 units/acre</u>

1. Introduction

The following application is a final plat of The Greens at Prairie Highlands, Eighth Plat, which will establish lot lines and dedicate public easements for 22 single-family lots and one (1) common tract.

The subject property was rezoned (RZ-04-90) to the R-1 (Single-Family) District in 1990. In 2000, the original preliminary plat for the Prairie Highlands subdivision was approved with 541 single-family lots (PP00-0004) but later increased to 566 lots in 2007 (PP07-0022). This is the final phase of the Prairie Highlands subdivision, and the final plat is consistent with the approved preliminary plat.

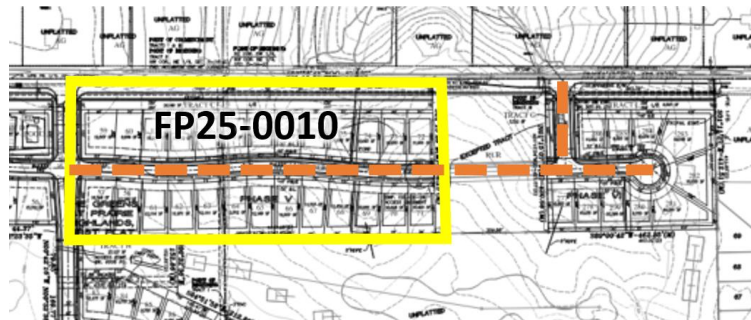
2. Plat Review

- a. **Lots/Tracts** – The final plat includes 22 lots and one (1) tract on 7.97± acres. The proposed single-family lots range in size from approximately 9,400 square feet to 12,650 square feet, exceeding the minimum of 7,200 square feet. The lots established by this plat are consistent with the approved preliminary plat.

Tract “K” will be owned and maintained by the Greens of Prairie Highlands Homes Association and shall be used for master landscaping and open space.

- b. **Streets/Right-of-Way** – The development extends W. 143rd Terrace to the existing S. Saint Andrews Avenue. The approved preliminary plan showed W. 143rd Terrace (dashed orange line below) continuing east through the Huntford subdivision and

connecting back to W. 143rd Street. However, a cul-de-sac is required at this time as the privately owned property to the east is not included in this development (as shown below). A full cul-de-sac will be constructed with this plat with the potential to continue this street through in the future. This plat is dedicating public street right-of-way for the construction of W. 143rd Terrace and a portion of W. 143rd Street.



Approved preliminary plat for the Greens at Prairie Highlands.

- c. **Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas. New utility (U/E) and public utility (PUB/E) easements are being dedicated by this plat to serve the development.
- d. **Landscaping** – Master landscaping is provided in Tract K along W. 143rd Street and street trees will be provided along W. 143rd Terrace per UDO requirements.



Aerial view of the subject property outlined in yellow.

3. Staff Recommendation

Staff recommends approval of FP25-0010, The Greens at Prairie Highlands, Eighth Plat, with no stipulations.

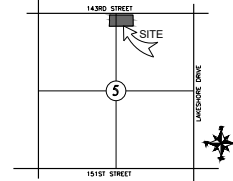
FINAL PLAT
The Greens at Prairie Highlands - Eighth Plat
Lots 254 Thru 275, Tract K
Part of the North 1/2 of Section 5, Township 14, Range 23,
all in the City of Olathe, Johnson County, Kansas



LEGEND

These standard symbols will be found in the drawing.

- Set 5/8" Rebar & Aluminum Cap in Concrete (LS-218)
- Set 1/2" Rebar & Cap in Concrete (LS-218)
- Found Survey Monument (As Noted)



LOCATION MAP
SECTION 5-T4-R23
SCALE: 1"=200'

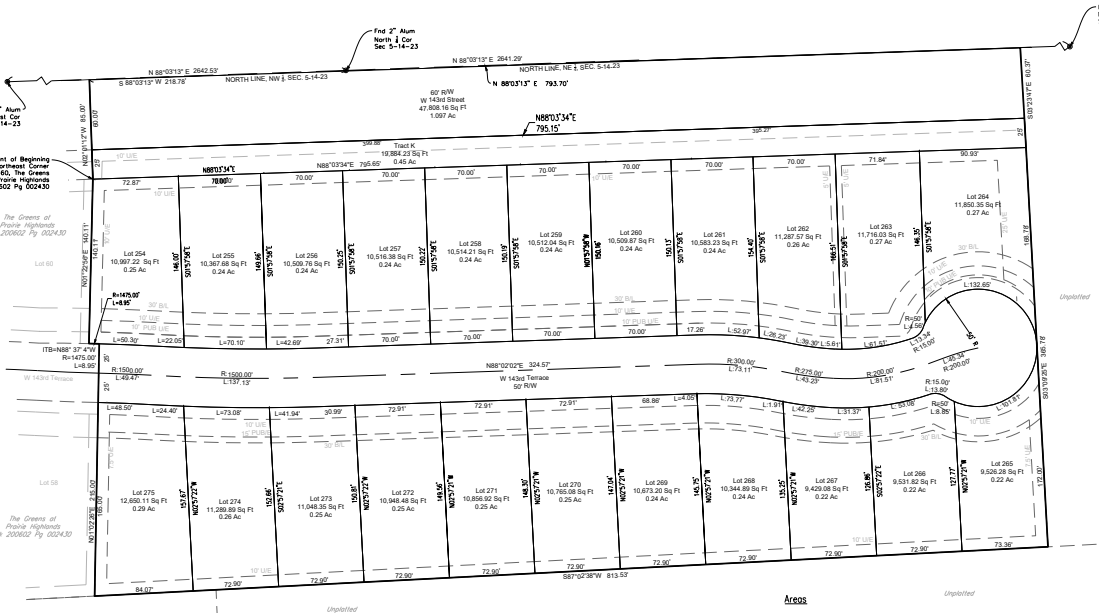
REVISIONS

DATE	BY	REVISION

Lots 254 thru 275 & Tract K
Part of the North 1/2
Sec. 5, Twp. 14, Rge. 23
Olathe, Johnson County, Kansas

Final Plat:
The Greens at Prairie Highlands Eighth Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	DATE OF PREPARATION
1 OF 1	5	14	23	JOHNSON	October 25, 2023



SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - SET 5/8" REBAR WITH PLASTIC CAP IN CONCRETE MARKED "S-218" AT ALL REAR LOT CORNERS AND CURVES ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
 - PERMANENT MONUMENTS
 - SET 5/8" REBAR WITH ALUMINUM CAP MARKED "LS-218" AT PLAT BOUNDARY CORNERS.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (SUBURBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE KANSAS STATUTES FOR PROPERTY BOUNDARY SURVEYS.
- BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF THE GREENS AT PRAIRIE HIGHLANDS, THIRD PLAT.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXTENSIVE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON OR NEAR THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- THE SUBJECT PROPERTY SURVEYED WITHIN A FLOOD ZONE DESIGNATED ZONE (X) PROJECT AREA IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP NO. 2009100910, PANEL NO. 91 OF 161, COMMUNITY PANEL NO. 2009100910 EFFECTIVE DATE: AUGUST 3, 2009.
- ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY (BMP) FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. REFER TO THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS.
- INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
- PLAT DESCRIPTION CLOSURE PRECISION = 1 IN 92750 TOTAL DRAINAGE DISTANCE = 2363.42 FEET

DEVELOPER/OWNER:

SOUTH SUMMIT HOMES, LLC
P.O. BOX 141
LETS SUMMIT, MO 6403
(816) 924-3893

NOTE:

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 materials.

NOTE:

The Greens at Prairie Highlands subdivision is located in close proximity of the new Century Airport and Aircraft, including business jets, operating from the airport should be expected to overfly, be visible from, and be heard from the property on a regular basis.

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PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 14, RANGE 23, OLATHE, JOHNSON COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 60 OF THE GREENS AT PRAIRIE HIGHLANDS SUBDIVISION AS RECORDED IN BOOK 200802 AT PAGE 020430, THENCE NORTH 01° 17' 15" WEST, A DISTANCE OF 86.00 FEET; THENCE NORTH 86° 07' 15" EAST, A DISTANCE OF 78.70 FEET; THENCE SOUTH 07° 27' 47" EAST, A DISTANCE OF 86.37 FEET; THENCE SOUTH 07° 27' 47" EAST, A DISTANCE OF 365.76 FEET; THENCE SOUTH 87° 02' 38" WEST, A DISTANCE OF 113.53 FEET; THENCE NORTH 01° 02' 38" EAST, A DISTANCE OF 215.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN RADIUS, TANGENT BEARING OF NORTH 86° 37' 4" WEST AND A RADIUS OF 1475.00 FEET, AN ARC DISTANCE OF 8.88 FEET; THENCE NORTH 01° 22' 58" EAST, A DISTANCE OF 140.11 FEET, RETURNING TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 347,334.70 SQUARE FEET (7.97 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, AND RIGHT OF WAY, RECORDED OR UNRECORDED IF ANY.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

"THE GREENS AT PRAIRIE HIGHLANDS - EIGHTH PLAT"

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANELS, AVENUES, AND ALLEYS, NOT HERETOFORE DEDICATED.

THE UNDERSIGNED PROPRIETORS OF SAID PROPERTY SHOWN ON THIS PLAT DO HEREBY CERTIFY THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY AGREE AND CONSENT THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS AND THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SAID LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THROUGHFARES, OR PARTS THEREOF, FOR PUBLIC USE, FROM THE LEIN AND EFFECT OF ANY SPECIAL ASSESSMENTS AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL REMAIN ALIEN ON THE REMAINDER OF THIS LAND FRONTING AND ADJUTING ON SAID DEDICATED PUBLIC WAY OR THROUGHFARE.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER LINES, STORM PIPES, SEWER PIPES AND RELATED FACILITIES AND STRUCTURES, AND SPOWELNS UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "PUBLIC" OR "PUBLIC UTILITY EASEMENT" SHALL BE GRANTED TO THE CITY OF OLATHE, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH AREAS FOR SAID PURPOSE.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF SANITARY SEWER LINES AND SURFACE DRAINAGE FACILITIES, INCLUDING MANHOLES, INLETS, PIPES, DRAINS, ETC., UPON, OVER AND UNDER THESE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "SEW" OR "SANITARY EASEMENT".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER, PIPES, POLES, WIRES, SURFACE DRAINAGE FACILITIES, DUCTS, CABLES, ETC., UPON, OVER AND UNDER THESE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "UT" OR "UTILITY EASEMENT".

TRACT K IS TO BE COMBED AND MAINTAINED BY THE GREENS OF PRAIRIE HIGHLANDS HOMES ASSOCIATION AND SAID TRACT WILL BE USED FOR OPEN SPACE, HOMEOWNER AMENITIES, LANDSCAPING, MONUMENTS, TRAILS, AND PRIVATE SPACE.

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 MATERIALS.

RESTRICTIONS

ALL LOTS, PARCELS, TRACTS AND PROPERTIES IN THIS SUBDIVISION SHALL, HEREAFTER BE SUBJECT TO THE DECLARATION OF RESTRICTIONS FOR "THE GREENS OF PRAIRIE HIGHLANDS", WHICH INSTRUMENT IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSON COUNTY, KANSAS, AND WHICH SHALL HEREBY BECOME A PART OF THE DEDICATION OF THIS PLAT AS THOUGH FULLY SET FORTH HEREIN.

IN TESTIMONY WHEREOF, SOUTH SUMMIT HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT BAMESBERGER THIS _____ DAY OF _____.

SOUTH SUMMIT HOMES, LLC

SCOTT BAMESBERGER, MEMBER

NOTARY CERTIFICATION

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT BAMESBERGER, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF SOUTH SUMMIT HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY; AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS ITS FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL, THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS _____ DAY OF _____, 20____.

CHARMAN, WAYNE JANNER

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS _____ DAY OF _____, 20____.

MAYOR, JOHN BACON

DEPUTY CITY CLERK, BRENDA SHEARERMAN

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS CONTY ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL, PROFESSIONALS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE _____

MATTHEW J. SCHLOTT, KSPS, 1588

ENGINEERING SOLUTIONS, LLC, INC. CORP. LS-218