



STAFF REPORT

Planning Commission Meeting: February 23, 2026

Application:	FP25-0044: Final Plat of Corporate Ridge Apartments
Location:	East of S. Ridgeview Road and W. 106 th Street
Owner/Applicant:	Fred Hazel, DD Corporate Ridge LLC
Engineer:	Doug Ubben; Phelps Engineering Inc
Staff Contact:	Bradley Hocevar; Planner I

Site Area:	<u>56.52 ± acres</u>	Proposed Use:	<u>Residential Medium-Density Multifamily, Apartments</u>
Lots:	<u>1</u>	Existing Zoning:	<u>R-4 (Medium Density Multifamily)</u>
Tracts:	<u>2</u>		

1. Introduction

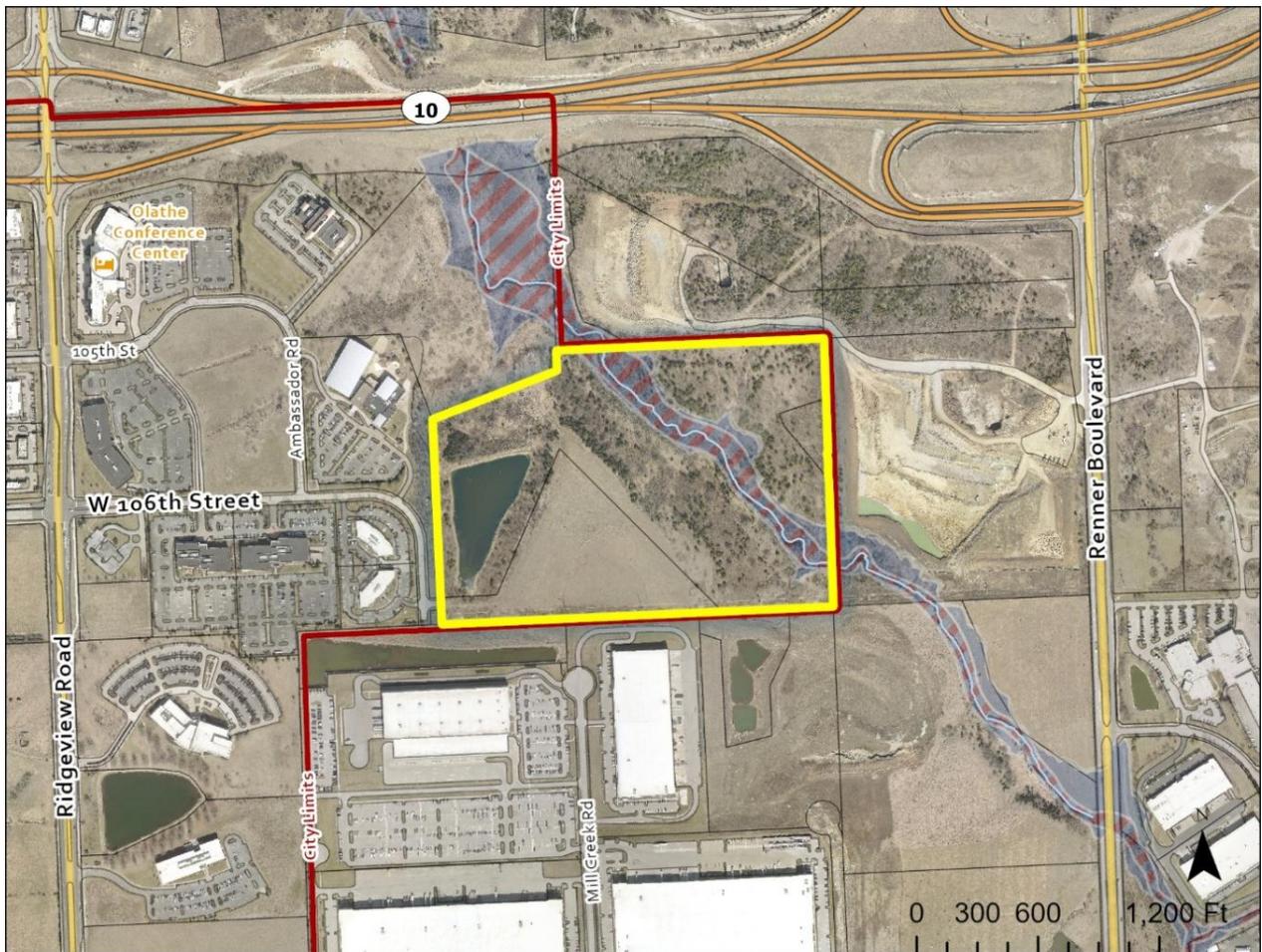
The following item is a request for a final plat of Corporate Ridge Apartments, a subdivision located in the vicinity of S. Ridgeview Road and W. 106th Street. The plat will establish lot lines and dedicate public easements for one (1) multifamily lot and two (2) tracts of land on approximately 56.52 acres.

The property was rezoned to the R-4 District with a preliminary site development plan for 298 apartment units in 2021 (RZ21-0002). The final plat is consistent with the approved preliminary plat and the dimensional standards of the R-4 District. A final site development plan application (PAR26-0008) is currently under administrative review for the apartment complex.

2. Plat Review

- a. **Lots/Tracts** – The final plat consists of one (1) lot and two (2) tracts intended to accommodate a 298-unit multifamily development. Tracts A and B are designated for private open space, common areas, stormwater facilities, and tree preservation and will be owned and maintained by the owner of Lot 1.
- b. **Streets/Right-of-Way** – No additional right-of-way will be dedicated with this final plat. Access to the site will be provided via existing W. 106th Terrace.
- c. **Public Utilities** – The property lies within the City of Olathe water service area and Johnson County Wastewater service area. New utility (U/E), drainage (D/E), sanitary sewer (SS/E) and water line (WL/E) easements will be dedicated as depicted on the final plat.

- d. **Stormwater** – This site is located within the Mill Creek watershed and generally drains toward the Mill Creek tributary and existing detention facilities. Stormwater treatment requirements will be satisfied through tree preservation areas and BMPs primarily located within Tracts A and B. The existing Permanent Flowage Easement along the Mill Creek tributary and the existing Drainage Easement within Tract B will be retained with this final plat.
- e. **Tree Preservation** – New tree preservation easements (TP/E) will be established in Tracts A and B to ensure the existing mature trees in the area will remain preserved while accommodating future grading and development activities. Tree preservation fencing will be installed prior to land disturbance activities as required by the UDO.
- f. **Floodplain/Stream Corridor** – This plat establishes a stream corridor setback within Tract A and Tract B as required by Title 17. No disturbance is proposed within regulated floodplain areas.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0044, the final plat of Corporate Ridge Apartments with no stipulations.

FINAL PLAT OF
CORPORATE RIDGE APARTMENTS
 PART OF THE NORTH HALF, SEC. 7, TWP. 13, RNG. 24
 CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION
 This is a survey and subdivision of part of the North Half of Section 7, Township 13, Range 24, in the City of Olathe, Johnson County, Kansas, described as follows:

Connectivity of the Southwest corner of the Northwest Quarter of said Section 7, thence N 87° 22' 32" E, along the South line of the Northwest Quarter of said Section 7, a distance of 1780.00 feet, to a point on the east line of W. 106th Street, on new established, said point also being the Point of Beginning, thence N 2° 37' 28" W, along the centerline of said W. 106th Street, a distance of 1000.00 feet, to a point on the centerline of 106th Terrace, on new established, thence N 87° 22' 32" E, along the centerline of said 106th Terrace, a distance of 85.00 feet, to a point on the East line thereof, thence N 2° 37' 28" W, along the East right-of-way line of said 106th Terrace, and along the East line of Lot 1, CORPORATE RIDGE, a subdivision in the City of Olathe, Johnson County, Kansas, a distance of 85.00 feet, to the Southeast corner of Lot 13, CORPORATE RIDGE, TENTH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, thence N 68° 36' 11" E, along the Southeast line of said Lot 13, a distance of 884.00 feet, to the Southeast corner thereof, said point also being on the West line of the Northwest Quarter of said Section 7, thence N 2° 01' 47" W, along the East line of said Lot 13, and along the West line of the Northwest Quarter of said Section 7, a distance of 1000.00 feet, to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 7, thence N 87° 25' 05" E, along the North line of the Northwest Quarter of the Northwest Quarter of said Section 7, a distance of 1326.00 feet, to the Northwest corner thereof, thence S 2° 07' 07" E, along the East line of the Southwest Quarter of the Northwest Quarter of said Section 7, a distance of 1326.00 feet, to the Southeast corner thereof, thence S 87° 27' 30" W, along the South line of the Northwest Quarter of said Section 7, a distance of 1326.00 feet, to the Southeast corner thereof, thence S 87° 22' 32" E, along the South line of the Northwest Quarter of said Section 7, a distance of 688.76 feet, to the point of beginning, containing 56.5236 acres, more or less of unsplit land.

DEDICATION
 The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "CORPORATE RIDGE APARTMENTS".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all streets and parts of land indicated on this plat as streets, terraces, drives, roads, ditches, levees, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted, utility corporations or individuals are required to be notified, and heretofore proposed easements as now set forth. The undersigned proprietors hereby stipulate and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

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 sanitary sewer lines, gas sewer pipes, pipes, valves, surface drainage facilities, ditches, canals, etc., upon, over and under those areas outlined hereon and designated on this plat as "S/S" 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 storm sewer lines and surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over and under those areas outlined hereon and designated on this plat as "S/S" or "Drainage 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 water lines, including valves, the hydrants, etc., upon, over and under those areas outlined hereon and designated on this plat as "W/E" or "Water Line Easement".

An easement or license is hereby dedicated to the City of Olathe, to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "T/P/E". Trees shall not be removed from this preservation easement without the written approval of the City of Olathe, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The property owner, or their designee, shall be responsible for the maintenance of this preservation easement, including but not limited to the removal of dead, diseased trees or trees posing a threat to the public or adjacent property.

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 storm sewer lines and surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over and under those areas outlined hereon and designated on this plat as "S/S" or "Drainage Easement".

Stormwater Treatment Facilities over those areas outlined hereon and designated on this plat as Stormwater Quality Drainage Easements, or "SQD/E" shall be owned and maintained by the undersigned proprietors, their successors and assigns.

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Facility Maintenance Agreement approved by the City.

Notice: This site lies within a protected Stream Corridor, as defined and regulated in the City of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement approved by the City.

TRACTS A and B are to be used and dedicated as private open space, common areas and may include landscaping, fencing and Stormwater Treatment Facilities Quality Drainage Easements, or "SQD/E", and shall be owned and maintained by the undersigned proprietors, their successors and assigns.

CONSENT TO LEVY
 The undersigned proprietor of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use and thoroughfares, or parts thereof, for public use, and the effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of the land fronting or abutting on such dedicated public way or thoroughfare.

DEDICATION
 IN WITNESS WHEREOF, undersigned proprietor has caused this instrument to be executed on this _____ day of _____, 2026.

OWNER: DD CORPORATE RIDGE, LLC, a Georgia limited liability company
 BY: DAVID DEVELOPMENT, INC., its Manager

Frederick S. Hovell, Vice President

STATE OF _____)
 COUNTY OF _____)
) SS

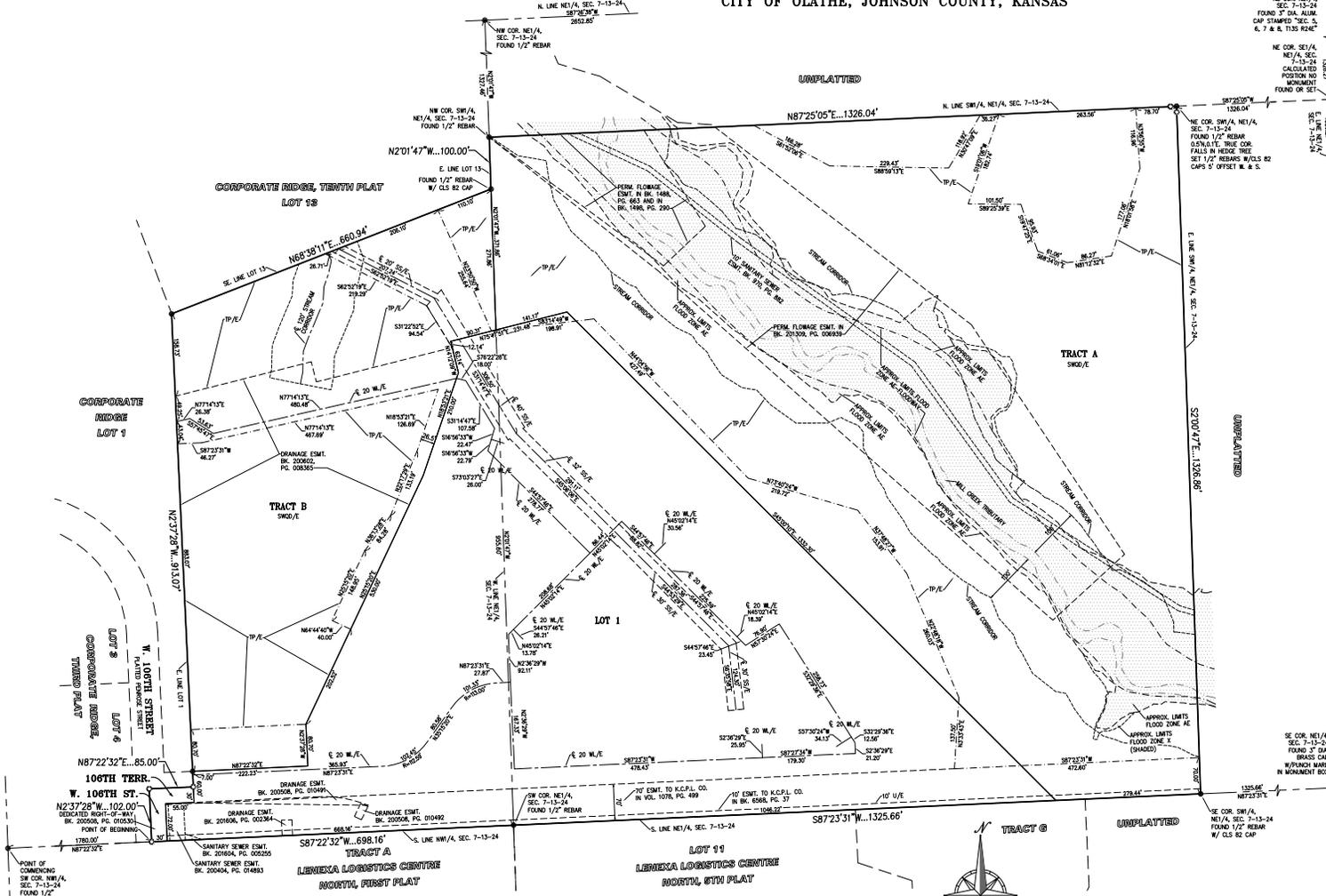
SE IT REMEMBERED that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said County and State, came Frederick S. Hovell, Vice President of David Development, Inc., Manager of DD Corporate Ridge, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said entity, and such person duly acknowledged the execution of the same to be his free act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

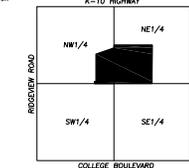
Notary Public: My Appointment Expires: _____
 Print Name: _____
 Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 2026.

Chaimson: Wayne Janner
 Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 2026.

Mayer: John W. Bacon
 City Clerk: Brendo Swarthright



AREA	AREA (SQ. FT.)	AREA (AC.)
ENTY PLAT	246218.3	56.5236
LOT 1	852388.8	19.5877
ROW	4710.0	0.1081
TRACT A	1178901.4	27.0839
TRACT B	428188.1	9.7839



FLOOD NOTE:
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SPHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (SHAD), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, KANSAS, MAP NO. 20013, JOHNSON COUNTY, KANSAS, MAP NO. 2009FC006A, AND DATED AUGUST 3, 2009.

UTILITIES:
 U/E DENOTES UTILITY EASEMENT
 D/E DENOTES DRAINAGE EASEMENT
 S/S DENOTES SANITARY SEWER EASEMENT
 T/P/E DENOTES TREE PRESERVATION EASEMENT
 W/E DENOTES WATER LINE EASEMENT
 SQD/E DENOTES STORMWATER QUALITY DRAINAGE EASEMENT

LEGEND
 ○ DENOTES SET 1/2"=1" REBAR W/PHLEPS CORP. CLS-82 PLASTIC CAP
 ● DENOTES FOUND 1/2" REBAR UNKNOWN ORIGIN UNLESS OTHERWISE DESIGNATED



I, SCOTT D. CONNER, HEREBY CERTIFY THAT IN AUGUST 2021, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

PEI ENGINEERING INC.
 1870 N. Winfield
 Olathe, Kansas 66061
 (913) 938-1155
 Fax: (913) 938-1160

ENGINEER OF AUTHORIZATION
 LICENSE NO. 15-02
 EXPIRES 12/31/2028

ENGINEER OF AUTHORIZATION
 LICENSE NO. 15-020218
 EXPIRES 12/31/2028