



STAFF REPORT

Planning Commission Meeting: August 10, 2026

Application:	FP26-0013: Final Plat of Parkside Reserve, Ninth Plat
Location:	Southwest of 167 th Street and S. Black Bob Road
Owner/Applicant:	Brian Rodrock, 175 Partners, LLC
Engineer/Architect:	Tim Tucker; Phelps Engineering
Staff Contact:	Lauren Winter; Planner II

Site Area:	<u>13.75 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>48</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>3</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request for the final plat of Parkside Reserve, Ninth Plat, located southeast of W. 167th Street and S. Mur-Len Road. The plat will establish lot lines, dedicate public easements, and street right-of-way for 48 single-family lots and three (3) tracts on 13.75 acres. This is the ninth phase of the Parkside Reserve Subdivision.

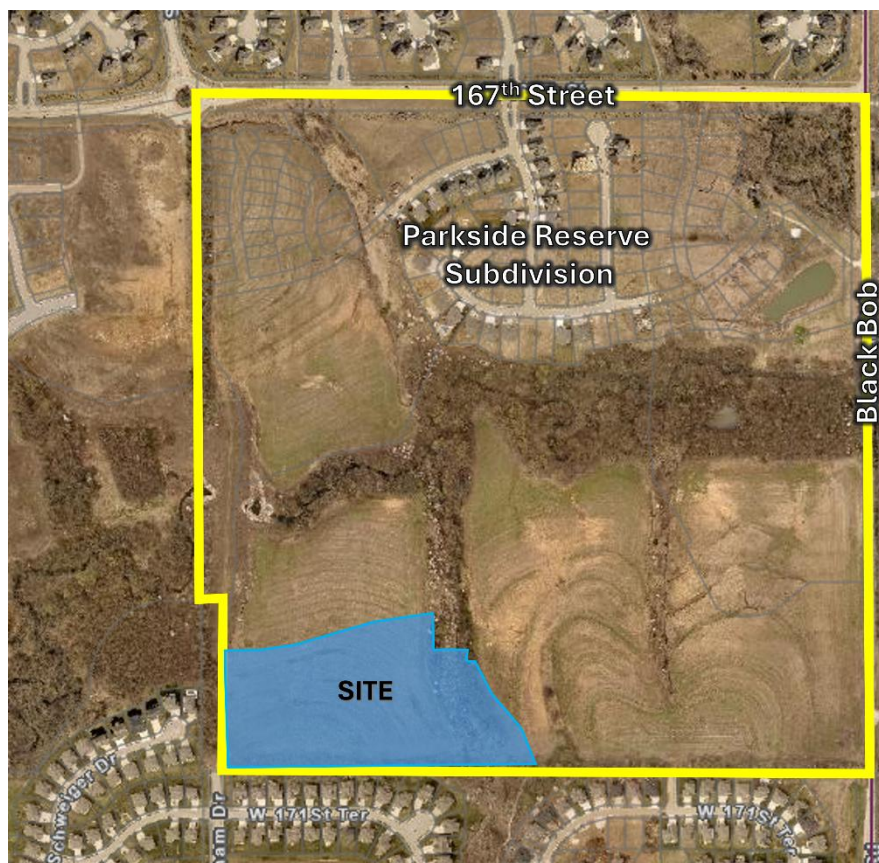
The property was rezoned to the R-1 District with a preliminary plat in April 2022 (RZ22-0002). The proposed final plat is consistent with the approved preliminary plat of the Parkside Reserve Subdivision.

2. Plat Review

- a. **Lots/Tracts** – The plat includes 48 single-family residential lots and three (3) common tracts. All proposed lots exceed the 50-foot minimum lot width and 5,000 square foot minimum lot size requirements approved for this phase at the time of rezoning. Lot sizes in this phase range from 6,000 square feet to 14,645 square feet. Tracts V and W will be owned and maintained by the Parkside Reserve Homes Association for the purpose of open space, homeowner amenities, and landscaping. Tract U will also be owned and maintained by the Parkside Reserve Homes Association for stormwater detention, stream corridor, tree preservation, amenities, landscaping, and public open space.
- b. **Streets/Right-of-Way** – This plat includes dedication for public right-of-way for S. Loiret Street and S. Allman Road, which are both local streets and will connect to 170th Terrace to the north. 170th Terrace is an east-west street that will connect Brougham Drive to the

west. As stipulated in staff's recommendation, Brougham Drive, a collector street, will be constructed as part of this development to provide an additional access point that meets the fire, and life safety requirements of the Olathe Fire Department and City roadway improvement requirements.

- c. **Public Utilities** – The property is in the WaterOne and Johnson County Wastewater (JCW) service areas. New drainage (D/E), utility (U/E), and sanitary sewer (S/E) easements will be dedicated with this plat.
- d. **Landscaping/Tree Preservation** – Tract U is dedicated as a tree preservation easement (TP/E) and the most southern single-family lots have a TP/E along the property line to serve as a buffer between developments, as approved with the preliminary plat. All tree preservation measures will be installed as required by UDO 18.30.240. A landscape plan submitted with the final plat includes master landscaping within Tracts V and W along Brougham Drive, as well as the required street trees along all internal streets per UDO 18.30.130.
- e. **Stormwater** – The property is served by regional detention located to the west of the property. Stormwater Quality BMPs will be provided with this project.



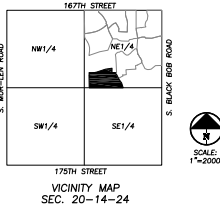
Aerial map of subject property highlighted in blue. Parkside Reserve Subdivision outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP26-0013, the final plat of Parkside Reserve, Ninth Plat with the following stipulation:
 - 1. Brougham Drive must be constructed adjacent to the platted property, and Brougham Drive must connect to an existing arterial or collector street in accordance with City Council Policy PI-3 – Public Improvements.

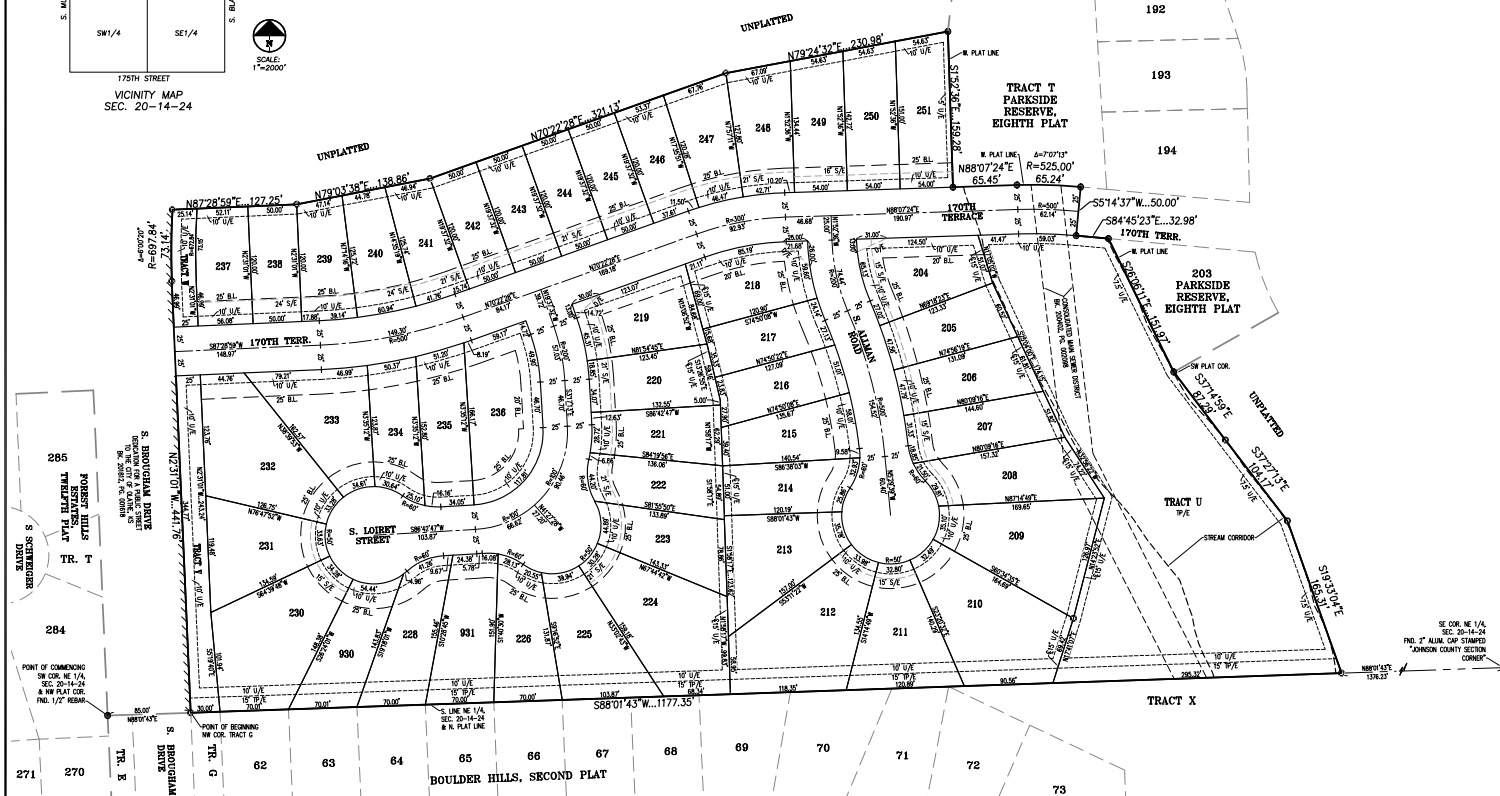
PARKSIDE RESERVE, NINTH PLAT

A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



SCALE: 1"=2000'

VICINITY MAP
SEC. 20-14-24



FLOOD NOTE:

THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MAP NO. 200000010, AND DATED AUGUST 3, 2009.

NOTES:

1. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES, WATER MAINS AND COULERS MUST BE SITED FROM PUBLIC-USE DRIVE OR DRIVE-THRU DRIVE TO THE BUILDING ARCHITECTURE, UNLESS OTHERWISE NOTED.
2. ALL NEW WINDING AND CABLES SHALL BE PLACED UNDERGROUND.
3. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABLES MUST BE PLACED WITHIN THE INTERIOR SIDE OF REAR BUILDING SETBACK VARIOUS. HOWEVER, SUCH UTILITY CABLES MAY BE PLACED WITHIN FRONT OF CORNER SIDE VARIOUS BUILDING SETBACK STREET RIGHT-OF-WAY IF CABLES ARE SITED WITHIN LANDSCAPE MATERIALS.
4. ALL REBAR SHALL BE CAST-IN-PLACE CONCRETE AT A MINIMUM.
5. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.



SCALE: 1"=80'

LEGEND

- DENOTES SET 1/2"x24" REBAR W/HELPS CORP.
- DENOTES FOUND 1/2" REBAR W/HELPS CORP.
- DENOTES BUILDING LINE
- DENOTES SANITARY SEWER EASEMENT
- DENOTES DRAINAGE EASEMENT
- DENOTES TREE PRESERVATION EASEMENT

AREAS		AREAS		AREAS	
PARCEL	AREA (S.F.)	PARCEL	AREA (S.F.)	PARCEL	AREA (S.F.)
TRACT U	63033.28	219	8794.25	241	6416.67
TRACT V	59890.77	220	7461.80	242	6000.00
TRACT W	8676.57	221	6867.87	243	6000.00
TRACT X	96068.77	222	7103.80	244	6000.00
TRACT Y	3003.47	223	7855.67	245	6000.00
TRACT Z	7423.39	224	11465.03	246	6150.39
TRACT A	6816.85	225	15411.61	247	6999.84
TRACT B	7423.39	226	8004.96	248	7705.96
TRACT C	7389.67	227	8493.97	249	7483.46
TRACT D	8096.36	228	14774.96	250	7302.40
TRACT E	12880.22	229	8323.48	251	8377.39
TRACT F	14027.69	230	13538.08	252	7698.07
TRACT G	9891.39	231	10240.50	253	8837.07
TRACT H	14645.31	232	6834.52	254	6000.00
TRACT I	9926.69	233	7995.47	255	6183.36
TRACT J	6880.12	234	11903.87	256	6000.00
TRACT K	7383.87	235	6633.33	257	6000.00
TRACT L	6833.96	236	6000.00	258	6000.00
TRACT M	8305.29	237	6400.62	259	6146.80
TRACT N	8405.63	238	6669.30	260	6150.39

DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on July 6, 2026, for Project No. 260549. All that part of the Northeast Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at Southwest corner of the Northeast Quarter of said Section 20; thence N 88°01'43" E, along the South line of the Northeast Quarter of said Section 20 and the North plot line of BOULDER HILLS, SECOND PLAT, a plat of subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 85.00 feet to the Northeast corner of Tract 5 of said BOULDER HILLS, SECOND PLAT, said point also being the Eastern right-of-way of S. Brougham Drive, as now established, said point also being the Point of Beginning, thence along the Eastern right-of-way line of said S. Brougham Drive, for the following two (2) courses: thence N 2°31'01" E, a distance of 441.76 feet, thence Northerly on a curve to the right, said curve being tangent to the last described course and having a radius of 187.84 feet, an arc distance of 321.4 feet, thence N 87°28'59" E, a distance of 127.25 feet, thence N 79°03'38" E, a distance of 138.86 feet, thence N 70°22'28" E, a distance of 321.33 feet, thence N 79°24'32" E, a distance of 230.98 feet to a point on the Western plot line of PARKSIDE RESERVE, EIGHTH PLAT, a plat of subdivision of land in the City of Olathe, Johnson County, Kansas, thence along the Western plot line of said PARKSIDE RESERVE, EIGHTH PLAT, for the following six (6) courses: thence S 1°52'36" E, a distance of 159.28 feet, thence N 88°07'24" E, a distance of 65.45 feet, thence Easterly on a curve to the right, said curve being tangent to the last described course and having a radius of 525.00 feet, an arc distance of 65.24 feet, thence S 5°14'37" E, a distance of 50.00 feet, thence S 84°45'23" E, a distance of 32.98 feet, thence S 26°08'11" E, a distance of 153.97 feet to the Southwest plot corner of said PARKSIDE RESERVE, EIGHTH PLAT, thence S 37°14'59" E, a distance of 87.29 feet, thence S 37°27'13" E, a distance of 104.17 feet, thence S 19°33'04" E, a distance of 165.31 feet to a point on the Northeast Quarter of said Section 20, said point also being the North plot line of said BOULDER HILLS, SECOND PLAT, thence S 88°01'43" E, along the South line of the Northeast Quarter of said Section 20 and the North plot line of said BOULDER HILLS, SECOND PLAT, a distance of 117.35 feet, to the Point of Beginning, containing 13.7489 acres, more or less, unplatted 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 hereafter be known as "PARKSIDE RESERVE, NINTH PLAT".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land included on this plat as streets, terraces, places, roads, drives, lanes, porches, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby agree and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incurred by the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Drainage Easement" or "U/E" is hereby granted to the City of Olathe, Kansas.

An easement to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through these areas designated as "Sanitary Sewer Easement" or "S/E", on this plat, with the right of ingress and egress over and through adjoining land may be reasonably necessary to access said easement and is hereby dedicated to Johnson County Wastewater and Johnson County, Kansas, for the purpose of installing, maintaining, altering, repairing, replacing and operating the same. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

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, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under these areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

An easement or license is hereby dedicated to the City of Olathe to enter upon, over and across these areas outlined and designated on this plat as "Tree Preservation Easement" or "TP/E". Trees shall not be removed from a tree preservation easement within the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the homes association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property. No structure will encroach within/over a tree preservation easement.

Tracts "V" and "W" shall be owned and maintained by Parkside Reserve Homes Association. Said tract is intended to be used for open space, homeowner amenities, landscaping.

Tract "U" shall be sold and maintained by Parkside Reserve Homes Associations. Said tract is intended to be used for stormwater treatment facilities, stream corridor, homeowner amenities, landscaping, and public open space.

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 Treatment Facility Maintenance Agreement approved by the City.

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

CONSENT TO LEVY

The undersigned proprietors of the above described 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 such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and 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 this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, 167 Partners, LLC, has caused this instrument to be executed on this _____ day of _____, 20____.

167 Partners, LLC, a Kansas limited liability company

By: Jeff Gifford, Member

ACKNOWLEDGEMENT

STATE OF KANSAS)
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State of Kansas, personally known to me to be the person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the 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: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20____.

Chairman: Wayne Jenner

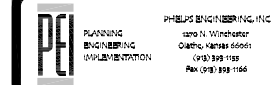
Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 20____.

Mayor: John W. Bocon Attest: City Clerk: Brenda Swearington

I, Scott G. Christian, hereby certify that on July 2026, I, or someone under my responsible charge have made a survey of the above described tract of land and the results of said survey are correctly represented on this plat.



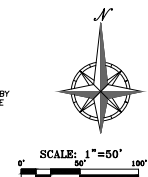
BY: SCOTT G. CHRISTIAN, KS, LS-1906



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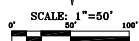
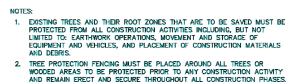


UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY
THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE
VERIFIED IN THE FIELD AT THE TIME OF
CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF
UNDERGROUND UTILITIES CALL 811.



STREET TREE AND LANDSCAPE PLAN
FINAL PLAT OF PARKSIDE RESERVE, NINTH PLAT
NE OF W 171ST TERRACE & S BROUGHAM DRIVE
OLATHE, JOHNSON COUNTY, MISSOURI

PROJECT NO. 200549
 DATE: 06-09-2020 [DRAWN:MM
 CHECKED: TT APPROVED: MM
 KANSAS
 CERTIFICATE OF AUTHORIZATION
 LAND SURVEYING - LS-42
 LAND SURVEYING - ADJUTANT
 CERTIFICATE OF AUTHORIZATION
 LAND SURVEYING - 2007001128
 LAND SURVEYING - 2007002026

 TREE PRESERVATION AREA

TREE PRESERVATION NOTE:

1. FENCING MUST BE FOUR (4) FEET IN HEIGHT, BE SUPPORTED BY METAL CHANNEL POSTS SPACED AT A MINIMUM OF TEN (10) FEET ON CENTER, AND REMAIN ERECT AND SECURE THROUGHOUT ALL CONSTRUCTION PHASES.
2. THE REQUIRED TREE PROTECTION FENCING MUST BE INSTALLED AND PASS CITY INSPECTION PRIOR TO ALL CONSTRUCTION ACTIVITIES, SUCH AS EXCAVATING, GRADING, CONSTRUCTION, OR TREE REMOVAL.

LEGEND

Orange Construction Fence



2220 H. Winchester
Olathe, Kansas 66061
(913) 393-1855
Fax (913) 393-1666
www.pulse-sportsdirecting.com
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2008年12月15日



TREE PRESERVATION PLAN
PARKSIDE RESERVE, NINTH PLAT

[illegible]

SHEET

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OF 1