



STAFF REPORT

Planning Commission Meeting: January 13, 2025

Application:	FP24-0033: Final Plat of Park 169, First Plat
Location:	Northeast of W. 167th Street and S. US-169 Highway
Owner:	Grant Harrison; VanTrust Real Estate LLC for V.T. Inc.
Applicant/Engineer:	Doug Ubben; Phelps Engineering, Inc.
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>66.39 ± acres</u>	Proposed Use:	<u>Future Industrial</u>
Lots:	<u>7</u>	Existing Zoning:	<u>M-2 (General Industrial)</u>
Tracts:	<u>5</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request for a final plat of Park 169, First Plat which will establish lot lines and dedicate public easements and street right of way for seven (7) lots and five (5) tracts. The plat accommodates future industrial uses on 66.39± acres, located northeast of W. 167th Street and S. US-169 Highway.

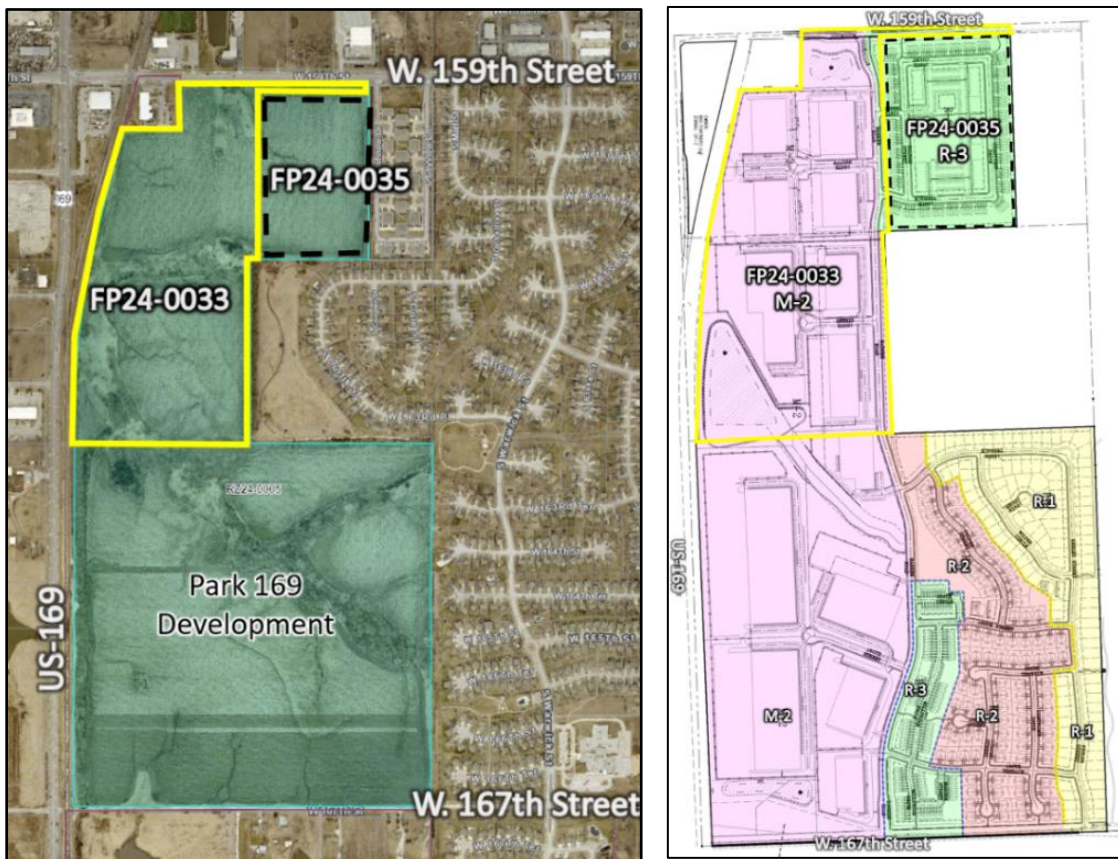
The property was recently rezoned to the M-2 (General Industrial) District in July 2024 (RZ24-0005) under Ordinance No. 24-43 within the larger Park 169 project which included residential and industrial development in four (4) phases across 247.15 acres. This plat is consistent with the approved preliminary plan and will plat phases one (1) and two (2) of the development. An additional plat (FP24-0035) for the multifamily apartments and townhomes southeast of W. 159th Street and Barker Road, is also on this meeting agenda.

2. Plat Review

- a. **Lots/Tracts** – This plat includes seven (7) lots and five (5) tracts for future industrial development. Tracts 'A', 'B', 'C', 'D', and 'E' will be owned and maintained by the Park 169 Association and used for stormwater detention, landscaping, open space, amenities, monuments, trails, and private open space.
- b. **Streets/Right-of-Way** – The site will be accessed from W. 159th Street and Barker Rd, a collector street that will be constructed with this development. Barker Road will serve as a north-south connection between W. 159th Street and W. 167th Street for future phases of this development. Two (2) additional cul-de-sacs off Barker Rd, 160th St, and 162nd St,

will also be constructed providing access to the industrial lots. 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. An existing 15” sanitary sewer gravity main on the western portion of this property will be extended throughout the development to serve the various lots/tracts. New public Utility (U/E), Sanitary Sewer (S/E), and Drainage (D/E) easements are dedicated with this plat.
- d. **Landscaping** – Master landscaping is provided in Tracts ‘A’ and ‘B’, with supplemental berms along W. 159th St and Barker. The proposed landscaping aligns with the approved preliminary landscape plan and minor details will be finalized prior to the plat recording.
- e. **Tree Preservation** – Tree Preservation easements (TP/E) are in Tracts ‘C’ and ‘D’ primarily along Barker Rd to preserve the mature tree line separating this development and subdivision to the east. These areas will preserve the natural vegetation and supplement with required landscaping to buffer the development from surrounding land uses consistent with the approved preliminary plans.
- f. **Stormwater** – Stormwater detention for this plat is provided within tracts ‘D’ and ‘E’ as wet detention basins. These tracts will comply with Title 17 and be owned and maintained by the Park 169 Association.



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

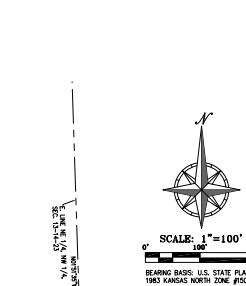
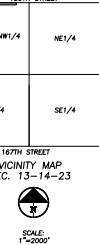
3. Staff Recommendation

- A. Staff recommends approval of FP24-0033, the final plat of Park 169, First Plat with the following stipulation(s):
 - 1. Berms must be constructed in Tracts A, B, and a portion of C adjacent to residential prior to issuance of building permits.
 - 2. 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.

FINAL PLAT OF
PARK 169
FIRST PLAT

A SUBDIVISION OF LAND IN THE WEST ONE-HALF OF SECTION 13,
 TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE,
 JOHNSON COUNTY, KANSAS

This description was prepared by Phelps Engineering, Inc., 45 CLS-82 on September 23, 2024 for Project No. 211225. All that part of the West One-half of Section 13, Township 14 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:
 Commencing at the Northwest corner of the Northwest Quarter of said Section 13, thence N 87°50'19" E, along the North line of the Northwest Quarter of said Section 13, a distance of 1368.63 feet, to the Point of Beginning; thence continuing N 87°50'19" E, along the North line of the Northwest Quarter of said Section 13, a distance of 1368.63 feet, thence S 17°42'14" E, along the East line of the Northwest Quarter of said Section 13, a distance of 648.66 feet, and parallel with the North line of the Northwest Quarter of said Section 13, a distance of 648.66 feet, thence S 69°57'07" W, a distance of 633.31 feet, thence S 87°15'58" W, a distance of 2892.1 feet, thence S 1°30'27" E, a distance of 1823 feet, thence Southwly on a curve to the left, said curve being tangent to the last described course and having a radius of 260.00 feet, on an arc distance of 260.00 feet, thence Southwly on a curve to the right, said curve being tangent to the last described course and having a radius of 181.21 feet, thence S 1°30'27" E, a distance of 822.65 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter of said Section 13, thence S 87°50'19" E, along the South line of the Northwest Quarter of the Northwest Quarter of said Section 13, a distance of 1550 feet to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 13, thence S 1°30'27" E, along the East line of the Southwest Quarter of said Section 13, a distance of 2222.5 feet to the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 13, thence S 87°50'19" W, along the South line of the Southwest Quarter of the Northwest Quarter of said Section 13, a distance of 91.12 feet, thence Northwly on a curve to the right, said curve being tangent to the last described course and having a radius of 5320.00 feet, on an arc distance of 3439 feet, thence S 87°50'19" W, along the North line of said parcel with the South line of the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 13, a distance of 547.58 feet, thence S 1°45'24" E, a distance of 652.64 feet, thence S 87°15'58" W, a distance of 632.86 feet to a point on the Eastern right-of-way line of Burlington Northern railroad, as now established, thence along the Eastern right-of-way line of said Burlington Northern railroad, the following course: (1) course, thence N 27°49'27" W, a distance of 538.1 feet to a point on the North line of the Southwest Quarter of said Section 13, thence N 87°50'19" E, along the North line of the Southwest Quarter of said Section 13, a distance of 1830 feet, thence S 1°30'27" E, along the East line of the Southwest Quarter of said Section 13, a distance of 347.1 feet, thence Northwly on a curve to the left, said curve being tangent to the last described course and having a radius of 566.58 feet, on an arc distance of 1184.92 feet to a point on the North line of the Southwest Quarter of the Northwest Quarter of said Section 13, thence S 87°50'19" W, along the North line of the Southwest Quarter of said Section 13, a distance of 347.1 feet, thence Northwly on a curve to the left, said curve having an initial tangent bearing of N 87°47'30" E, and a radius of 5679.28 feet, on an arc distance of 3531.11 feet, thence S 1°30'27" E, a distance of 633.65 feet, thence N 87°50'19" E, along a line being 372.24 feet South of and parallel with the North line of the Northwest Quarter of said Section 13, a distance of 4018.82 feet, thence N 1°58'27" W, a distance of 372.24 feet, to the Point of Beginning, containing 64.3977 acres, more or less, unplatted land.



BEARING BASIS: U.S. STATE PLANE
 1983 KANSAS NORTH ZONE #101

- LEGEND**
- (A) DENOTES SET 1/2" OR BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP
 - (B) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (C) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (D) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (E) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (F) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (G) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (H) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (I) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (J) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (K) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (L) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (M) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (N) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (O) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (P) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (Q) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (R) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (S) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (T) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (U) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (V) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (W) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (X) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (Y) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022
 - (Z) DENOTES FOUND 1/2" BEAR W/PHLEPS CORP. CLS-82 PLASTIC CAP FROM PREVIOUS SURVEY BY PHELPS ENGINEERING, INC., MARCH 16, 2022, & FEBRUARY 14, 2022

Tracts "A", "B", "C", "D" shall be owned and maintained by Park 169 Association. Said tract is intended to be used for open space, homeowner amenities, landscaping, monuments, stormwater detention, trails and private open space.

CONSENT TO LEVY
 The undersigned proprietors of the above described tract 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 use 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 a lien on the amount of maintenance of public utilities located within the easement.

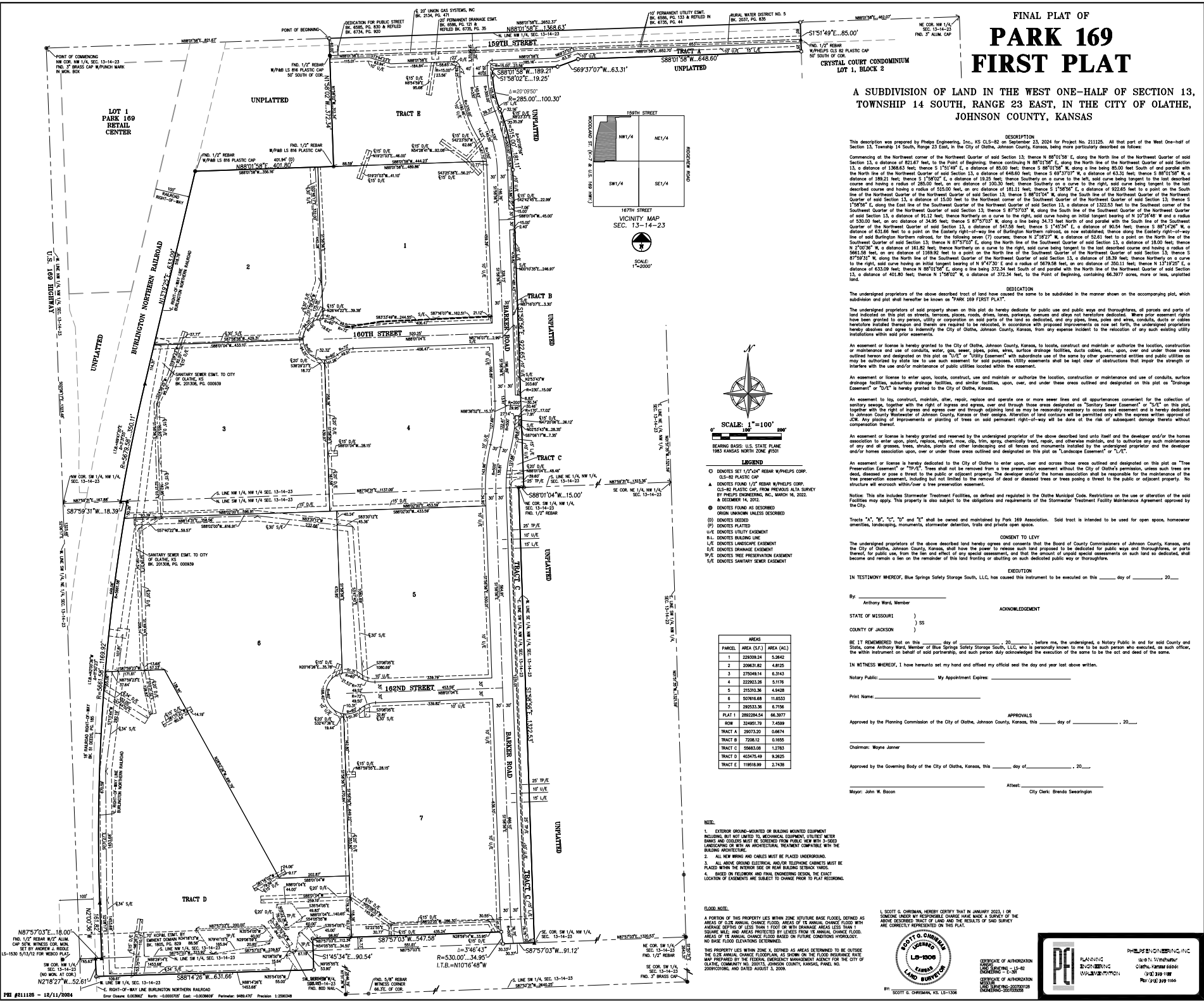
EXECUTION
 IN TESTIMONY WHEREOF, Blue Springs Safety Storage South, LLC, has caused this instrument to be executed on this _____ day of _____, 20__.
 By: Anthony Ward, Member
 STATE OF MISSOURI)
 COUNTY OF JACKSON) SS

BE IT REMEMBERED that on this _____ day of _____, 20__ before me, the undersigned, a Notary Public in and for said County and State, come Anthony Ward, Member of Blue Springs Safety Storage South, LLC, who is personally known to me to be such person who executed, on this office, the within instrument on behalf of said partnership, and such person fully 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: _____
 Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20__.
 Chairman: Wayne Janer
 Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 20__.
 Mayor: John M. Bacon
 Attest: _____ City Clerk Brenda Steingrain

- NOTE:
 1. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL UNITS, VENTILATORS, HANGERS AND COLLARS MUST BE LOCATED FROM PUBLIC VIEW WITH 3-DECK SCREENING OR WITH AN ARCHITECTURAL TREATMENT CONSISTENT WITH THE BUILDING ARCHITECTURE.
 2. ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
 3. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OF REAR BUILDING SETBACK LINES.
 4. BASED ON FIELDWORK AND FINAL ENGINEERING RECORDS, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO PLAT RECORDING.

FLOOD NOTE:
 IF ANY PART OF THIS PROPERTY LIES WITHIN ZONE X (SPECIAL HAZARD AREA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, MO, SOUTH JOHNSON COUNTY, KANSAS, PARCEL NO. 20200090, AND DATED AUGUST 3, 2009.
 I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT ON JANUARY 2023, I OR SOMEONE UNDER MY RESOURCES CHARGED WITH THE CARE AND MAINTENANCE OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY SHOWN ON THE PLAT.

PHLEPS ENGINEERING, INC.
 1500 W. 10th Street, Suite 101
 Olathe, Kansas 66061
 (913) 288-1118
 Fax: (913) 288-1160





NOTES:

- EXISTING TREES AND THEIR ROOT ZONES THAT ARE TO BE SAVED MUST BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO: EARTHWORK OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND VEHICLES, AND PLACEMENT OF CONSTRUCTION MATERIALS AND DEBRIS.
- TREE PROTECTION FENCING MUST BE PLACED AROUND ALL TREES OR WOODED AREAS TO BE PROTECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND REMAIN ERECT AND SECURE THROUGHOUT ALL CONSTRUCTION PHASES.

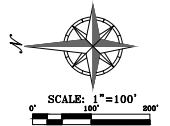
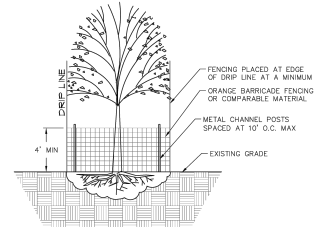
TREE PRESERVATION

PROPOSED
EST. 192

DATE: _____ **UPDATE:** _____ **DATE:** _____

APPROVED: _____ **DATE:** _____

OLATHE



M-2 TREE PRESERVATION SUMMARY PHASE 1

		REQUIRED	ACTUAL
TOTAL AREA OF TREE CANOPY	12.0 AC.		12.0 AC.
20% OF TREE CANOPY AREA	2.4 AC.		2.4 AC.
AREA OF TREES PRESERVED	1.3 AC.		1.3 AC.
% OF TREES PRESERVED	11%		11%
TOTAL		2.4 Ac. (20%)	1.3 Ac (11%)

- NOTE:**
THE REQUIRED TREE PROTECTION FENCING MUST BE INSTALLED AND PASS CITY INSPECTION (FOR LOG SECTION IS SCHEDULED) PRIOR TO ALL CONSTRUCTION ACTIVITIES, SUCH AS EXCAVATING, GRADING, CONSTRUCTION, OR TREE REMOVAL.
- LEGEND:**
- 1044 --- EXISTING CONTOUR
 - 1044 --- PROPOSED CONTOUR
 - TREES PRESERVED
 - TREE REMOVAL AREA
 - ORANGE CONSTRUCTION FENCE



TREE PRESERVATION PLAN PHASE I
PARK 169, FIRST PLAT
OLATHE, KANSAS

NO.	DATE	BY	REVISION