



## STAFF REPORT

Planning Commission Meeting: March 24, 2025

<b>Application:</b>	<b>FP25-0004: Final Plat of Prairie Farms XV</b>
<b>Location:</b>	Northwest of W. Sheridan Street and S. Canyon Drive
<b>Owner:</b>	Greg Prieb II, Prairie Farms KS, LLC
<b>Engineer/Applicant:</b>	Doug Ubben; Phelps Engineering Inc.
<b>Staff Contact:</b>	Taylor Vande Velde; Planner II

<b>Site Area:</b>	<u>21.28 ± acres</u>	<b>Proposed Use:</b>	<u>Single-Family</u>
<b>Lots:</b>	<u>52</u>	<b>Existing Zoning:</b>	<u>R-1 (Single-Family Residential)</u>
<b>Tracts:</b>	<u>4</u>	<b>Plat:</b>	<u>Unplatted</u>

### 1. Introduction

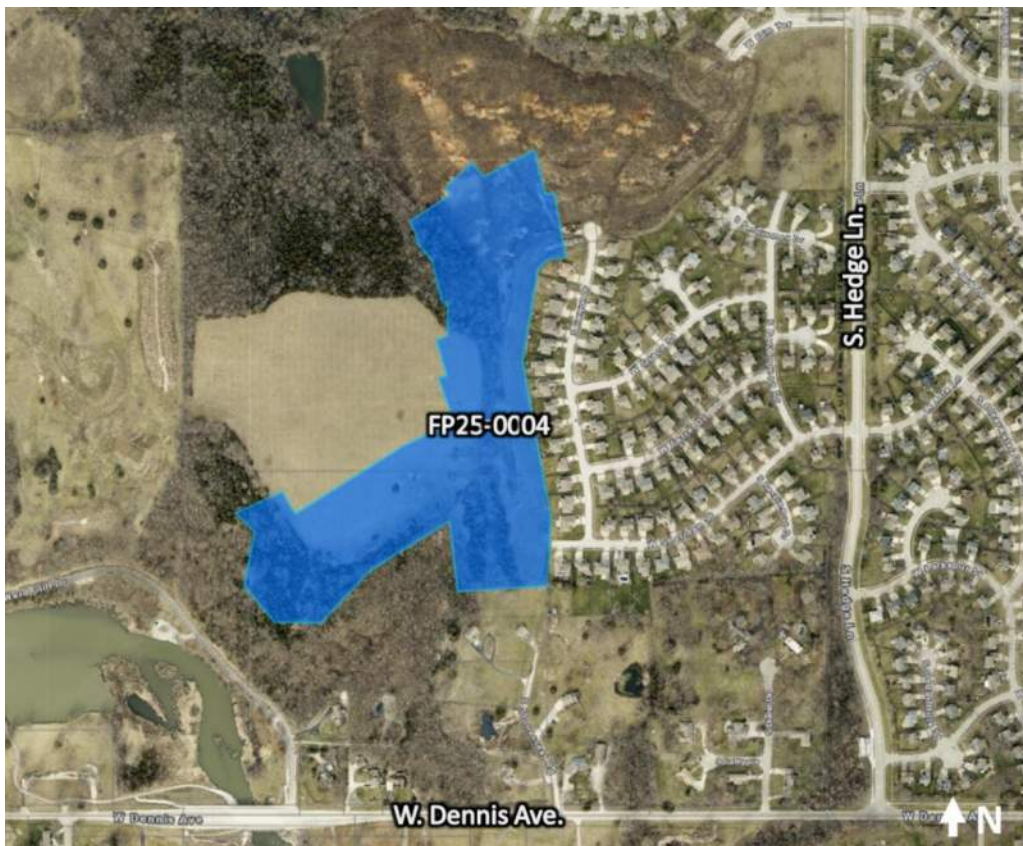
The following application is a request for the final plat of Prairie Farms XV, which will establish lot lines, dedicate public easements, and dedicate street right-of-way for 52 single-family lots and four (4) tracts on 21.28 ± acres northwest of W. Sheridan St. and S. Canyon Dr.

The subject property was zoned R-1 and a preliminary plat was approved in 2004 (Ord. 04-49). A revised preliminary plat including 208 lots was approved in 2021 (PP21-0003). This final plat is the second phase of the revised preliminary plat and the 15th phase of the overall Prairie Farms subdivision.

### 2. Plat Review

- a. **Lots/Tracts** – This plat includes 52 single-family residential lots, each exceeding the R-1 District standards for minimum lot size and width. Lot sizes within this phase range between 9,855 square feet and 17,384.21 square feet with an average lot size of 12,285 square feet. All four (4) common tracts will be owned and maintained by the Prairie Farms Homes Association and will be used for landscaping, monuments, trails, stormwater, and private open space.
- b. **Streets/Right-of-Way**—Street right-of-way will be dedicated for local streets, including Post Oak Road, Grace Street, Atla Lane, Pinon Street, and W. Ferrel Drive. Post Oak Road and Pinon Street will connect to the existing W. Elm Terrace and W. Sheridan Street within the previous phases of the Prairie Farms subdivision.

- c. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas. Drainage Easements (D/E), Sanitary Sewer Easements (SS/E), Public Utility Easements (PUB/E), and Utility Easements (U/E) will be dedicated with this final plat.
- d. **Tree Preservation** – A 15-foot-wide Tree Preservation Easement (TP/E) will be established on lots 418 - 427, consistent with the revised preliminary plat. Orange barricade fencing will be installed to protect the Tree Preservation Easement and must be maintained throughout the duration of construction for this development.
- e. **Stormwater** – Stormwater will flow to existing channels surrounding the site and on-site detention is required on Tracts “K” and “L”. These facilities will be owned and maintained by the HOA and a Stormwater Treatment Facilities Maintenance Agreement (STFMA) will be approved and signed prior to recording.



*Aerial view of subject property shaded in blue.*

### 3. Staff Recommendation

Staff recommends approval of FP25-0004, the final plat of Prairie Farms XV, FP25-0004 with the following stipulation:

- 1. Installation of standard orange barricade fencing must be installed around all tree preservation areas and must be maintained throughout construction.