



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

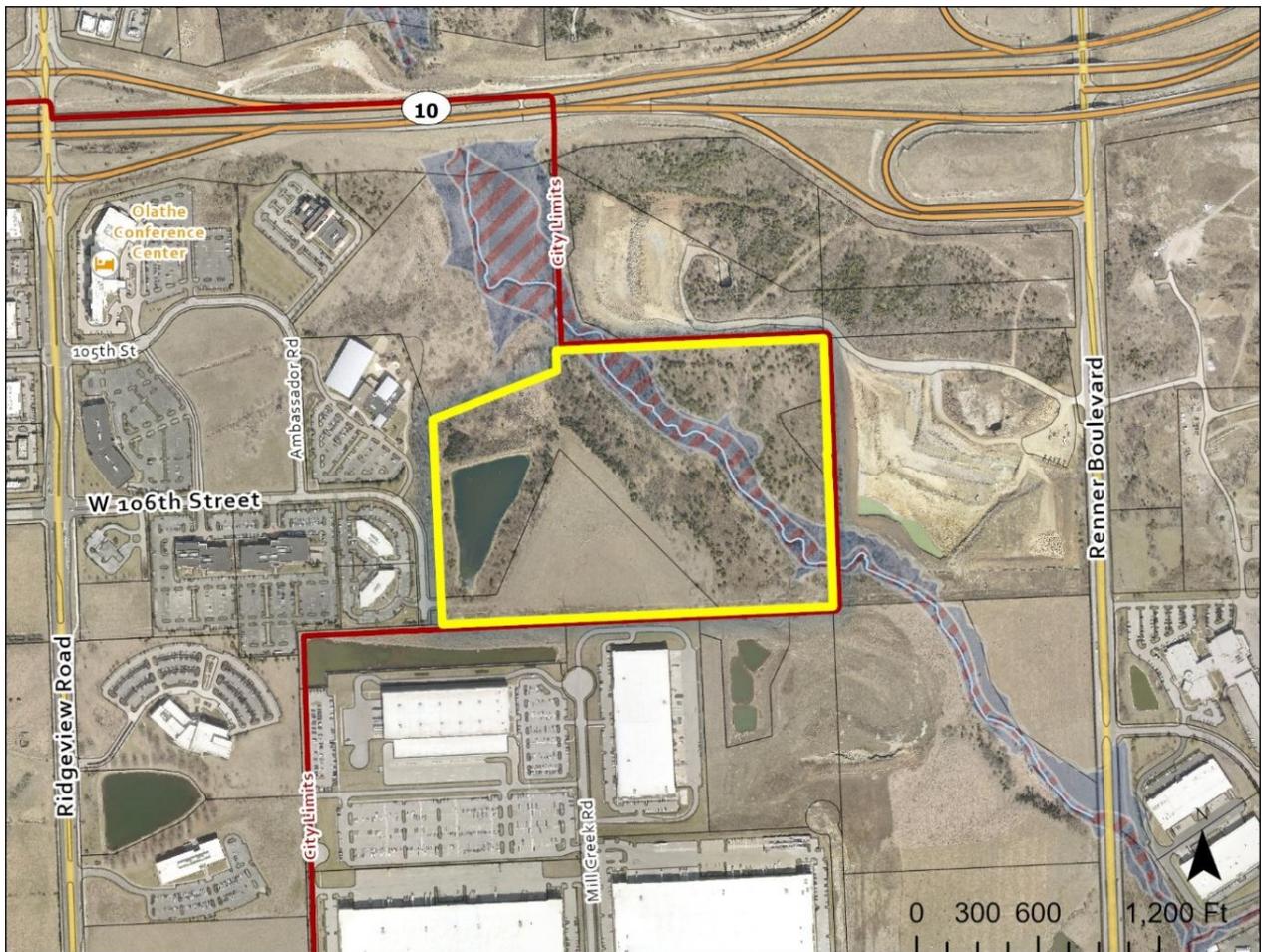
The following item is a request for a final plat of Corporate Ridge Apartments, a subdivision located in the vicinity of S. Ridgeview Road and W. 106th Street. The plat will establish lot lines and dedicate public easements for one (1) multifamily lot and two (2) tracts of land on approximately 56.52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