



STAFF REPORT

Planning Commission Meeting: June 23, 2025

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| Application: | FP25-0019: Final Plat of Park 169, Second Plat |
| Location: | Southeast of W. 159th Street and S. US-169 Highway |
| Owner: | Tony Ward, Blue Springs Safety Storage South, LLC |
| Applicant/Engineer: | Doug Ubben; Phelps Engineering, Inc. |
| Staff Contact: | Taylor Vande Velde; Planner II |

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| Site Area: | <u>24.16 ± acres</u> | Proposed Use: | <u>Multifamily Residential</u> |
| Lots: | <u>0</u> | Existing Zoning: | <u>R-3 (Low-Density Multifamily)</u> |
| Tracts: | <u>5</u> | Plat: | <u>Unplatted</u> |

1. Introduction

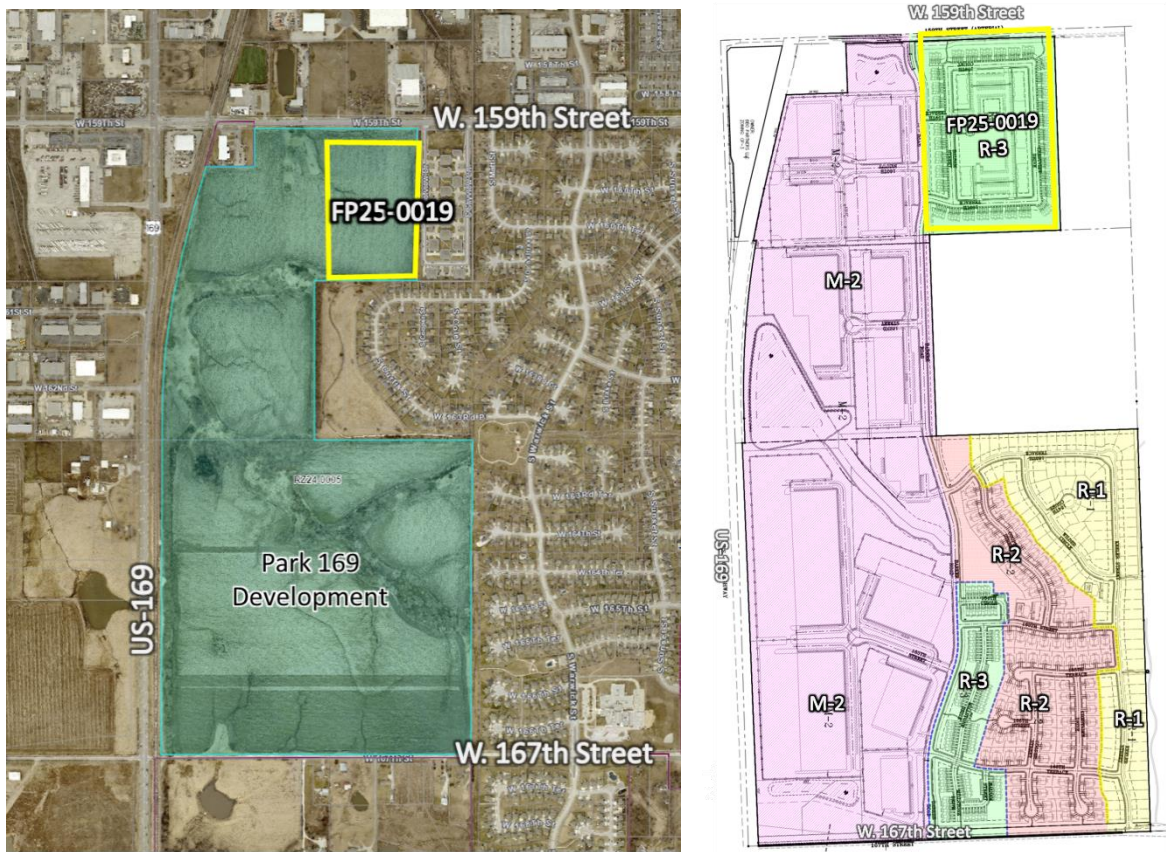
The following application is a request for a final plat of Park 169 Second Plat which will establish lot lines and dedicate public easements and street right of way for five (5) tracts for future residential uses on 24.16± acres, located southeast of W. 159th Street and S. US-169 Highway.

The property was recently rezoned to the R-3 (Low-Density Multifamily) 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 a portion of phase one (1) of the development.

2. Plat Review

- Lots/Tracts** – This plat includes five (5) tracts for future townhomes and apartments which will be developed by separate entities. Tracts 'F', 'G', 'H', 'I', and 'J' will be owned and maintained by the Park 169 Association and used for landscaping, open space, amenities, monuments, and trails.
- Streets/Right-of-Way** – The site will have two access points off the future Barker Rd collector at 159th Ct and 160th Ter. 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. New public Utility (U/E), Sanitary Sewer (S/E), Drainage (D/E), and Sidewalk (SW/E) easements are dedicated with this plat.
- d. **Landscaping/Tree Preservation** – Tree Preservation easements (TP/E) within Tracts 'I' and 'J' will preserve the mature tree line separating this development and subdivisions to the east and south. Additionally, supplemental landscaping to buffer the development will be provided with the final site development plans, consistent with the approved preliminary plans. The required master landscaping along the north and west property lines will be provided with the associated Park 169, First Plat.
- e. **Stormwater** – No on-site detention is located on this property, and runoff will be accommodated with tracts 'D' and 'E' associated with Park 169, First Plat to the west. These tracts will comply with Title 17 and be owned and maintained by the Park 169 Association.



Aerial view of the subject property outlined in yellow, and the adjacent industrial 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 FP24-0035, the final plat of Park 169, Second Plat, with no stipulations.