



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.

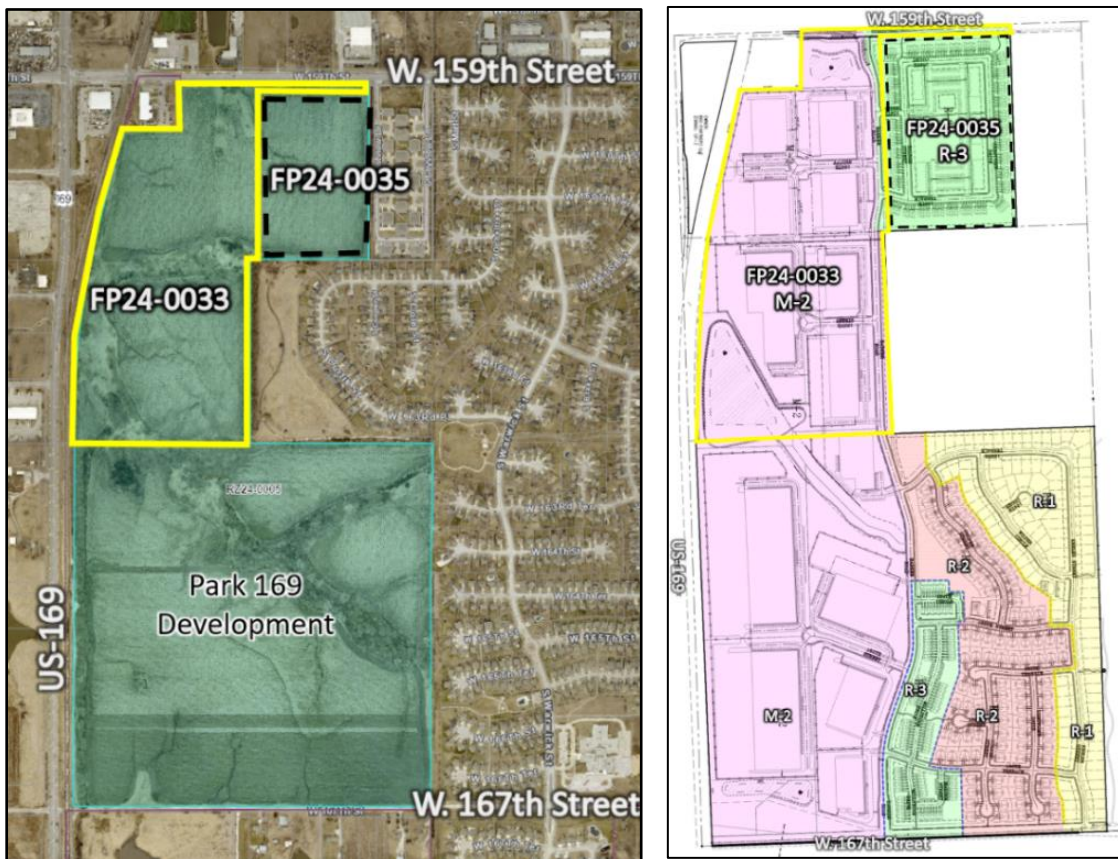
The property was recently rezoned to the M-2 (General Industrial) District in July 2024 (RZ24-0005) under Ordinance No. 24-43 within the larger Park 169 project which included residential and industrial development in four (4) phases across 247.15 acres. This plat is consistent with the approved preliminary 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.