



## STAFF REPORT

Planning Commission Meeting: February 9, 2026

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<b>Application:</b>	<b>FP25-0035: Final Plat of Parkside Reserve, Seventh Plat</b>
<b>Location:</b>	Southeast of W. 167 <sup>th</sup> Street and S. Mur-Len Road
<b>Owner/Applicant:</b>	Brian Rodrock, 175 Partners, LLC
<b>Engineer:</b>	Tim Tucker, Phelps Engineering
<b>Staff Contact:</b>	Lauren Winter; Planner I

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<b>Site Area:</b>	<u>13.36 ± acres</u>	<b>Proposed Use:</b>	<u>Single-Family Residential</u>
<b>Lots:</b>	<u>37</u>	<b>Existing Zoning:</b>	<u>R-1 (Single-Family Residential)</u>
<b>Tracts:</b>	<u>3</u>	<b>Plat:</b>	<u>Unplatted</u>

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### 1. Introduction

The following application is a request for the final plat of Parkside Reserve, Seventh Plat, located southeast of W. 167<sup>th</sup> Street and S. Mur-Len Road. The plat will establish lot lines, dedicate public easements, and street right-of-way for 37 single-family lots and three (3) tracts on 13.36 ± acres. This is the seventh phase of the Parkside Reserve subdivision.

The property was rezoned to the R-1 District with a preliminary plat in April 2022 (RZ22-0002). The proposed final plat is consistent with the approved preliminary plat of the Parkside Reserve subdivision.

### 2. Plat Review

- a. **Lots/Tracts** – The plat includes 37 single-family residential lots and three (3) common tracts. All proposed lots exceed the 50-foot minimum lot width and 5,000 square foot minimum lot size requirements approved for this phase at the time of rezoning. Lot sizes in this phase range from 5,781 to 10,763 square feet. Tracts “P” and “R” will be owned and maintained by the Homes Association with the intent of being used for open space, amenities, landscaping, and stormwater detention. Tract “Q” will be owned and maintained by the City of Olathe for future trails and public open space.
- b. **Streets/Right-of-Way** – This plat includes dedication for public right-of-way for S. Loiret Street and S. Allman Road, which are both local streets and will connect to W. 168<sup>th</sup> Terrace to the north. W. 168<sup>th</sup> Terrace is an east/west street that will connect Brougham Drive to the west. As stipulated in staff’s recommendation, Brougham Drive, a collector street, will be constructed as part of this development to provide an additional access point that meets the fire, and life safety requirements of the Olathe Fire Department and City roadway improvement requirements.

- c. **Public Utilities** – The property is in the WaterOne and Johnson County Wastewater (JCW) service areas. New drainage (D/E), utility (U/E), and sanitary sewer (S/E) easements will be dedicated with this plat.
- d. **Landscaping/Tree Preservation** – Tracts “Q” and “R” are dedicated as tree preservation easements (TP/E) as approved with the preliminary plat. All tree preservation measures will be installed as required by UDO 18.30.240. A landscape plan submitted with the final plat includes master landscaping within Tract “P” along Brougham Drive, as well as the required street trees along all internal streets per the UDO.
- e. **Stormwater** – The property is served by regional detention located to the west of the property. Stormwater Quality BMPs will be provided with this project.



*Aerial map with subject property highlighted in blue. Parkside Reserve Subdivision, outlined in yellow.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP25-0035, the final plat of Parkside Reserve, Seventh Plat with the following stipulation:
  - 1. Brougham Drive must be constructed adjacent to this platted property, and Brougham Drive must connect to an existing arterial or collector street in accordance with City Council Policy, PI-3 – Public Improvements.





### City of Olathe Required Notes

- Trees must not be placed within public utility easements, but within adjacent areas that do not conflict with such public easements and meet site landscaping requirements.
- The developer, its successor and/or subsequent owners and their agents will maintain landscaping on the property on a continuing basis for the life of the development.
- The property owner will maintain landscape areas in good condition and in a way that presents a healthy, neat and orderly appearance. This maintenance must include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or other maintenance in accordance with acceptable horticultural practices.
- No tree, shrub or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDC) to the sprinkler system.
- The required minimum landscape area must not be located within a utility easement.
- All landscaping must be irrigated.
- Exterior ground-mounted or building-mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three-sided landscaping or with an architectural treatment compatible with the building architecture.
- All new wiring and cables must be placed underground.
- All above ground electrical and/or telephone cabinets must be placed within the interior or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials.

### Landscape Schedule

Symbol	Qty	Botanical Name	Common Name	Min Root	Min Size	Caliper	Remarks
	2	Dwarf Inconspicuous 'Stylish'	Shademaster Honeylocust	2'	6" min. clear, ground to canopy		
	19	Quercus bicolor	Scamp White Oak	2"	6" min. clear, ground to canopy		
	5	Acer x fraxinifolium 'Warrenii'	Pacific Sunset Maple	2"	6" min. clear, ground to canopy		
	16	Acer griseum	Paperbark Maple	2"	6" min. clear, ground to canopy		
	27	Nyssa sylvatica	Black Tupelo	2"	6" min. clear, ground to canopy		
	2	Platanus x cordata	London Plane Tree	2"	6" min. clear, ground to canopy		
<b>EVERGREEN TREES</b>							
	9	Juniperus chinensis 'Yakuhai'	Katoh's Juniper	6" H.			symmetrical pyramidal form
	19	Juniperus chinensis	Eastern Red Cedar	6" H.			symmetrical pyramidal form
	10	Picea canadensis	Norway Spruce	6" H.			symmetrical pyramidal form
<b>ORNAMENTAL TREES</b>							
	3	Cercis canadensis	Eastern Redbud			1.5"	
		Cornus florida 'Cloud Nine'	Cloud 9 Dogwood			1.5"	

### Landscape Calculations

**Street Trees:** One tree per 40 feet of public street frontage.  
 168ft Terr. = 788 LF. 20 Trees required. 20 Trees provided.  
 107ft ST = 1,072 LF. 27 Trees required. 27 Trees provided.  
 64ft ST = 640 LF. 16 Trees required. 16 Trees provided.

**REQUIREMENTS MET.**

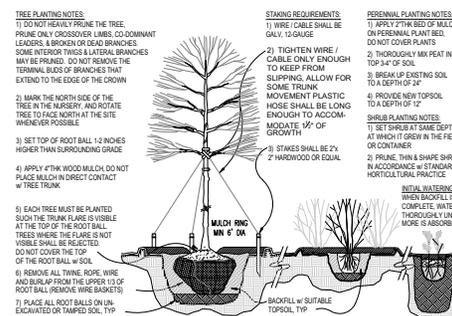
**Buffer Plantings:** A minimum for each 100 linear feet or portion thereof of Arterial and Collector Road frontage.  
 a) Eight (8) evergreen (conifers) trees with a minimum size of 6 feet height.  
 b) Two (2) shade trees with a minimum caliper of 2 inches as measured 6 inches above the ground.  
 c) One (1) ornamental tree with a minimum size of 1.5" caliper.

**466 total LF of road along Boughman Dr.**  
 (Existing Vegetation to be Preserved)  
 37 Evergreens Required - 37 Provided  
 9 Shade trees required - 9 Provided  
 5 Ornamental trees required - 5 Provided  
**REQUIREMENTS MET.**

**Residential Lots:** In residential districts, large deciduous shade or evergreen trees are required within the interior of each lot at a ratio of three (3) trees for every single-family dwelling.

**SITE DISTANCE TRIANGLES:** Triangles are shown on the plan. There are no shrubs located in these areas. Trees shall be limbed up to 6' height for visibility.

**STREET TREE PLANTING LOCATION REQUIREMENTS:**  
 1. Not located in the site distance triangle.  
 2. 10 feet from book culverts.  
 3. 15 feet in front of regulatory signs.  
 4. 10 feet behind regulatory signs.  
 5. 15 feet from streetlight poles.  
 6. 10 feet from fire hydrants.  
 7. At least 6 feet is required between the ROW or sidewalk and Back of Curb for the planting of Street Trees.



### 2 PLANTING INSTALLATION DETAILS

SCALE: NTS

### Planting Notes

- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massing. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
  - Creeping groundcover shall be a minimum of 6" from paving edge.
  - All trees shall be a minimum of 3' from paving edge.
  - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
  - All shrubs shall be a minimum of 2' from paved edge.
- Much all planting bed areas to a minimum depth of 3". Much individual trees to a minimum depth of 4".
- Note: If plants are not labeled - they are existing and shall remain.
- In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City.
- All landscaped areas in ROW shall be sodded and irrigated.

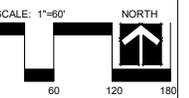
**Materials:**  
 1. Plant material shall be healthy, vigorous, and free of disease and insects as per ANN standards.  
 2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

**Installation:**  
 1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.  
 2. After plants have been installed, all planting beds shall be treated with Daclhal pre-emergent herbicide prior to mulch application.  
 3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.  
 4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.  
 5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.



**CLIENT**  
 Rodrock Development  
 9550 Dice Ln,  
 Lenexa, KS 66215

**PROJECT**  
 Parkside Reserve  
 7th Plat  
 167th and Lackman  
 Road  
 Olathe, KS



Date: 2.4.2026  
 Project #: 750  
 Landscape Plan

