



STAFF REPORT

Planning Commission Meeting: April 14, 2025

Application:	FP25-0010: Final Plat of The Greens at Prairie Highlands, Eighth Plat		
Location:	Southeast of W. 143 rd Street and S. Saint Andrews Avenue		
Owner:	Scott Bamesberger, South Summit Homes LLC		
Developer:	Curtis Tate, SAB Construction LLC		
Engineer:	Matt Schlicht, Engineering Solutions		
Staff Contact:	Taylor Vande Velde, Planner II		

Site Area:	<u>7.97± acres</u>	Proposed Uses:	<u>Residential, Single-Family Detached</u>
Lots:	<u>22</u>	Existing Zoning:	<u>R-1 (Residential Single-Family)</u>
Tracts:	<u>1</u>	Density:	<u>2.8 units/acre</u>

1. Introduction

The following application is a final plat of The Greens at Prairie Highlands, Eighth Plat, which will establish lot lines and dedicate public easements for 22 single-family lots and one (1) common tract.

The subject property was rezoned (RZ-04-90) to the R-1 (Single-Family) District in 1990. In 2000, the original preliminary plat for the Prairie Highlands subdivision was approved with 541 single-family lots (PP00-0004) but later increased to 566 lots in 2007 (PP07-0022). This is the final phase of the Prairie Highlands subdivision, and the final plat is consistent with the approved preliminary plat.

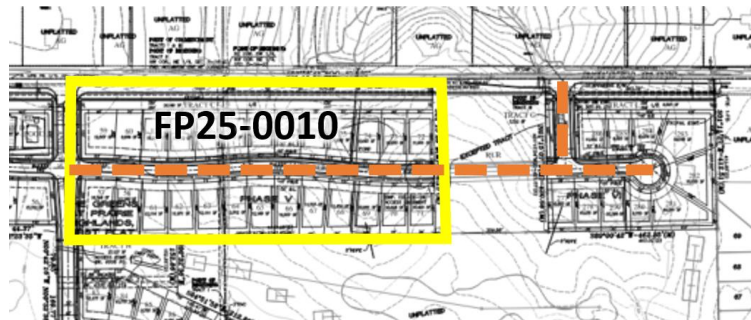
2. Plat Review

- a. **Lots/Tracts** – The final plat includes 22 lots and one (1) tract on 7.97± acres. The proposed single-family lots range in size from approximately 9,400 square feet to 12,650 square feet, exceeding the minimum of 7,200 square feet. The lots established by this plat are consistent with the approved preliminary plat.

Tract “K” will be owned and maintained by the Greens of Prairie Highlands Homes Association and shall be used for master landscaping and open space.

- b. **Streets/Right-of-Way** – The development extends W. 143rd Terrace to the existing S. Saint Andrews Avenue. The approved preliminary plan showed W. 143rd Terrace (dashed orange line below) continuing east through the Huntford subdivision and

connecting back to W. 143rd Street. However, a cul-de-sac is required at this time as the privately owned property to the east is not included in this development (as shown below). A full cul-de-sac will be constructed with this plat with the potential to continue this street through in the future. This plat is dedicating public street right-of-way for the construction of W. 143rd Terrace and a portion of W. 143rd Street.



Approved preliminary plat for the Greens at Prairie Highlands.

- c. **Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas. New utility (U/E) and public utility (PUB/E) easements are being dedicated by this plat to serve the development.
- d. **Landscaping** – Master landscaping is provided in Tract K along W. 143rd Street and street trees will be provided along W. 143rd Terrace per UDO requirements.



Aerial view of the subject property outlined in yellow.

3. Staff Recommendation

Staff recommends approval of FP25-0010, The Greens at Prairie Highlands, Eighth Plat, with no stipulations.