



STAFF REPORT

Planning Commission Meeting: June 9, 2025

Application:	FP25-0016: Final Plat for Olathe Range Addition
Location:	Northwest of 167 th Street and Interstate 35
Owner:	City of Olathe
Applicant/Engineer:	Matthew Murphy, Treanor Inc.
Staff Contact:	Nathan Jurey, AICP, Senior Planner

Site Area:	<u>95.63 acres</u>	Proposed Use:	<u>Public Safety Service</u>
Lots:	<u>1</u>	Existing Zoning:	<u>AG (Agricultural) District</u>
Tracts:	<u>1</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request to approve the final plat of Olathe Range Addition located northwest of Interstate 35 and 167th Street. The plat will establish lot lines and dedicate public easements for one (1) lot and one (1) tract for the development of a training facility for the Olathe Police Department on 95.63 ± acres.

The property was annexed into the City in 2023 (ANX23-0002) and zoned to the AG District with a preliminary plan for the Olathe Range development in May 2025 (RZ25-0002). This final plat is consistent with the approved preliminary plan.

2. Plat Review

- Lots/Tracts** – This plat establishes lot lines for one (1) lot and one (1) tract. Lot 1 is 95-acres and over 1,200 feet wide along 167th Street, complying with the minimum lot size of 40-acres and lot width of 600 feet required by the AG District. Tract A will be owned and maintained by the City of Olathe, and is dedicated for stormwater purposes.
- Streets/Right-of-Way** – Right-of-way along 167th Street and Interstate 35 was previously acquired by the State of Kansas and no additional right-of-way is required by the City. This property has an existing private driveway along 167th Street that will be reconstructed to commercial driveway standards with the proposed development.
- Public Utilities** – This property is in the WaterOne water service area and is split between the City of Olathe and the Johnson County Wastewater sanitary sewer service areas. There are existing water (W/E) and sanitary sewer (S/E) easements previously dedicated on this property and no additional utility easements are required to service this development.

- d. **Stormwater** – As required by Title 17, Tract A will be used as a stormwater detention facility and the associated access easement (A/E) is provided for maintenance purposes. The required stream corridor areas are also designated on this plat.
- e. **Tree Preservation** – A tree preservation easement (TP/E) is dedicated on this plat, that is consistent with the approved preliminary development plan. Tree protection fencing will be installed prior to any construction activity as required by the UDO.



Subject property outlined in red.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0016, the final plat of Olathe Range Addition, with no stipulations.