



STAFF REPORT

Planning Commission Meeting: June 23, 2025

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

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

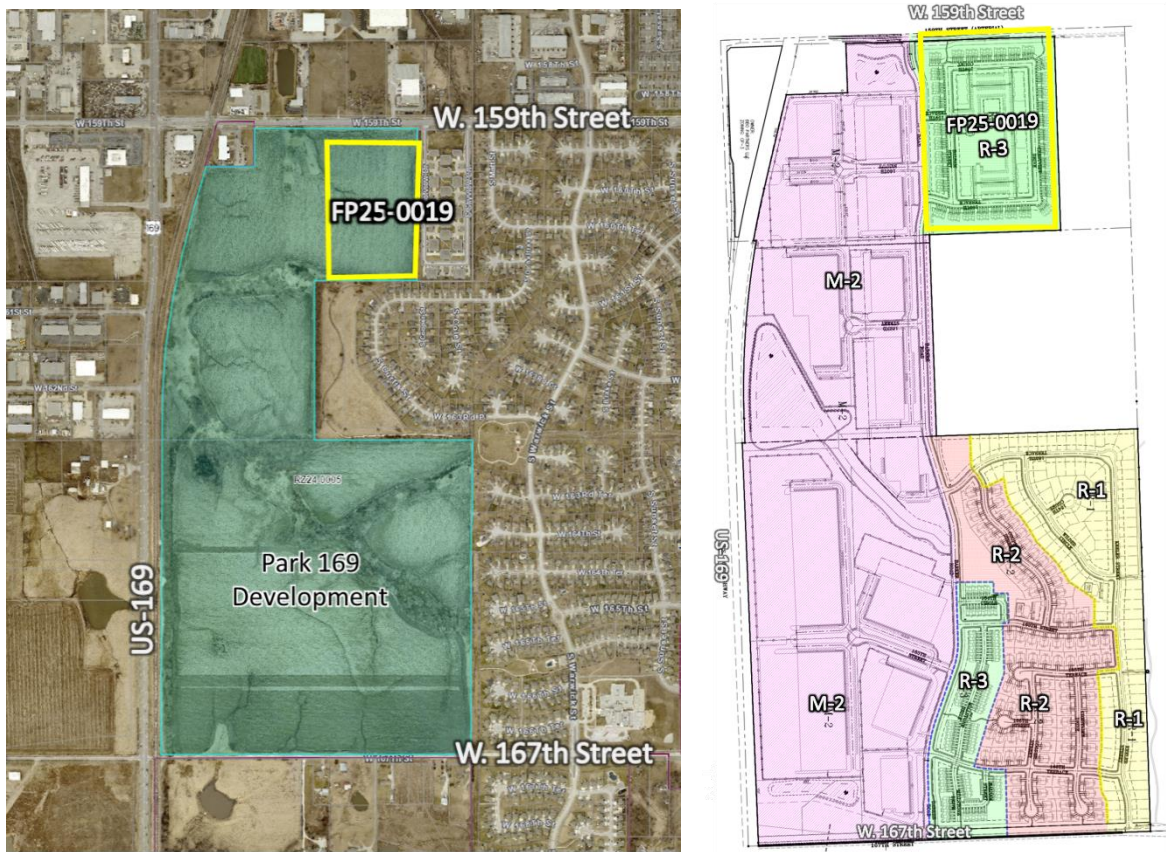
The following application is a request for a final plat of Park 169 Second Plat which will establish lot lines and dedicate public easements and street right of way for five (5) tracts for future residential uses on 24.16± acres, located southeast of W. 159th Street and S. US-169 Highway.

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.

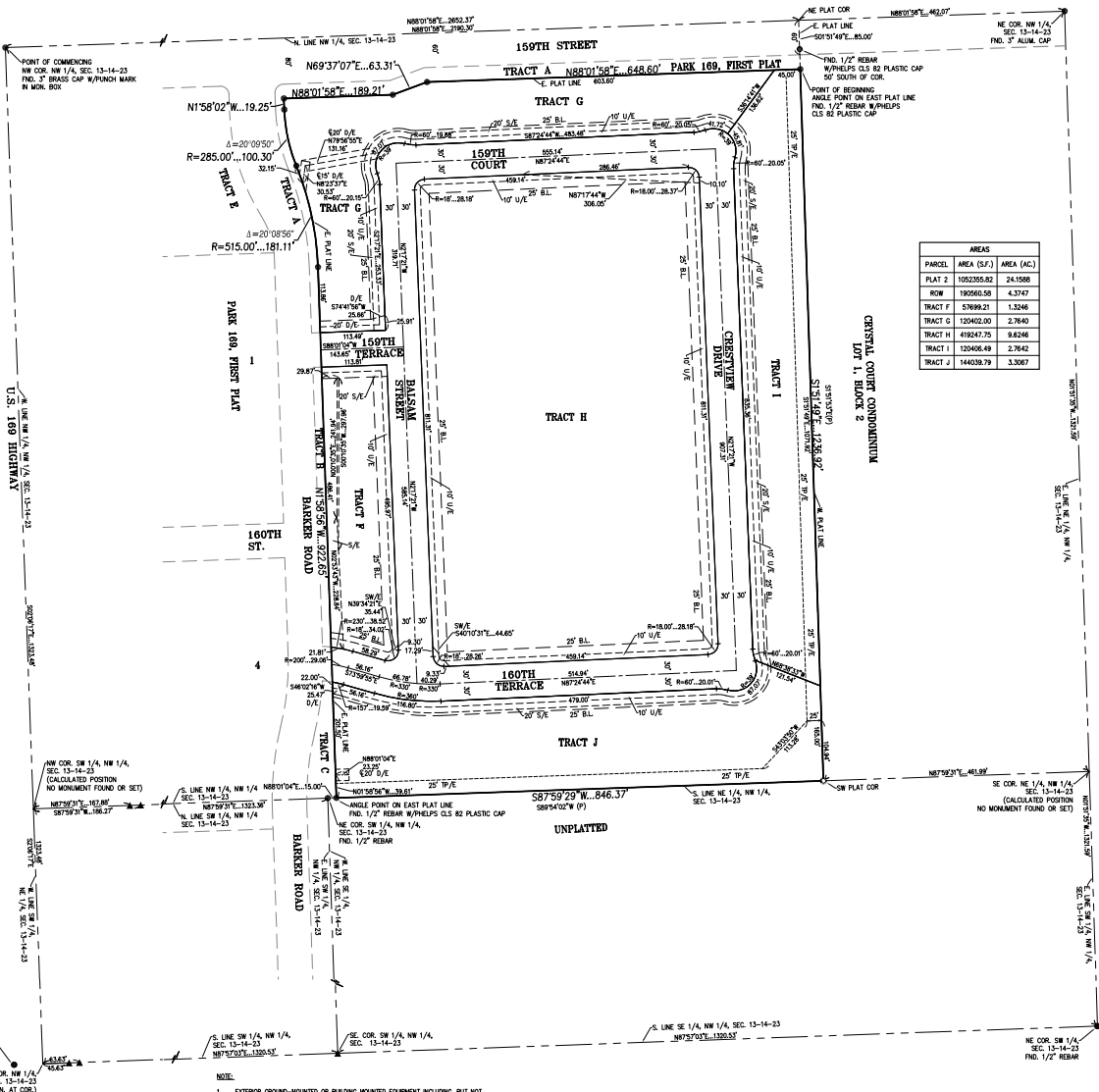


Aerial view of the subject property outlined in yellow, and the adjacent industrial plat outlined in black. The overall Park 169 Preliminary Plan area is shown in teal (left) and broken out by approved zoning districts (right).

3. Staff Recommendation

- A. Staff recommends approval of FP24-0035, the final plat of Park 169, Second Plat, with no stipulations.

FINAL PLAT OF
PARK 169 SECOND PLAT
A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF
SECTION 13, TOWNSHIP 14 SOUTH, RANGE 23 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



PARCEL	AREA (S.F.)	AREA (AC.)
PLAT 2	1002355.82	24.1586
ROW	190560.58	4.3747
TRACT F	57699.21	1.3246
TRACT G	125402.00	2.8640
TRACT H	430471.76	9.8424
TRACT I	125406.49	2.8642
TRACT J	144039.79	3.3067

DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-82 on September 25, 2024, for Project No. 240860. All that part of the Northwest Quarter of Section 13, Township 14 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commanding of the Northwest corner of the Northwest Quarter of said Section 13, thence N 88°01'58" E, along the North line of the Northwest Quarter of said Section 13 and along the North line of PARK 169 FIRST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 2192.30 feet to the East end of said PARK 169 FIRST PLAT, thence S 15°14'47" E, along the East line of said PARK 169 FIRST PLAT, a distance of 115.40 feet to the West plat line of CRISTAL COURT CONDOMINIUM, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 85.00 feet, to an angle point of the East plat line of said PARK 169 FIRST PLAT, said point also being the Point of Beginning, thence continuing S 15°14'47" E, along the West plat line of said CRISTAL COURT CONDOMINIUM, a distance of 1236.92 feet, to the Southwest plat corner of said PARK 169 FIRST PLAT, thence along the East line of the Northwest Quarter of said Section 13, a distance of 846.37 feet, to a point on the East line of said PARK 169 FIRST PLAT, thence along the East line of said PARK 169 FIRST PLAT, for the following seven (7) courses, thence N 1°56'56" W, a distance of 922.65 feet, thence North on a curve to the left, said curve being tangent to the last described course and having a radius of 515.00 feet, an arc distance of 181.11 feet, thence North on a curve to the right, said curve being tangent to the last described course and having a radius of 285.00 feet, an arc distance of 100.30 feet, thence N 1°47'02" W, a distance of 33.25 feet, thence N 88°01'58" E, a distance of 189.21 feet, thence N 69°37'07" E, a distance of 63.31 feet, thence N 88°01'58" E, a distance of 648.60 feet, to the Point of Beginning, containing 24.1586 acres, more or less, unplatted land.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat thereof be known as "PARK 169 SECOND PLAT".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on any part of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby declares and agrees to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance of any and all utility lines, pipes, poles, wires, conduits, ducts or cables, electric, gas, water, sewer, storm, telephone, cable, or other utility lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby declares and agrees to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance of any and all utility lines, pipes, poles and wires, conduits, ducts or cables, electric, gas, water, sewer, storm, telephone, cable, or other utility lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby declares and agrees to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

A perpetual sidewalk easement upon, over, across under and through the areas outlined and designated on this plat as "Sidewalk Easement" or "SWE" is hereby granted to the City of Olathe, Kansas, for the purpose of a public sidewalk and appurtenant work for pedestrian, bicyclist and other non-vehicular purposes, including the right to construct, use, maintain, repair, reconstruct or expand such facility within the easement area. Sidewalk easements shall be kept clear of obstructions that would interfere with the use or maintenance of sidewalks within the easement.

An easement to lay, construct, maintain, alter, replace, repair and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to Johnson County Boardman of Johnson County, Kansas or their designee. Alteration of land contours will be permitted only with the express written approval of JCW. Any piling of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

An easement or license is hereby dedicated to the City of Olathe to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "TPE". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the home association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property. No structure will encroach within/over a tree preservation easement.

NOTICE: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City of Olathe.

Tracts "T", "G", "H", "I" and "J" shall be owned and maintained by Park 169 Association. Said tract is intended to be used for future development of townhomes and apartments, open space, homeowner amenities, landscaping, monuments, trails and private open space.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land tracting or draining on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, Blue Springs Safety Storage South, LLC, has caused this instrument to be executed on this _____ day of _____, 20____.

By: _____
Anthony Ward, Member

ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF JACKSON) ss
I, _____, County Clerk, do hereby certify that the foregoing instrument was duly executed by the person or persons named herein, and that the same is a true and correct copy of the original as the same appears of record in my office.

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Anthony Ward, Member of Blue Springs Safety Storage South, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20____.

Chairman: Wayne Janzer

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 20____.

Mayor: John W. Bacon

Attest: _____
City Clerk: Brenda Swearingin

I, SCOTT G. CHISMAN, HEREBY CERTIFY THAT IN JANUARY 2023 I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



PHILIPS ENGINEERING, INC.

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Olathe, Kansas 66061
(913) 895-1155
Fax: (913) 895-1160

PEI

PLANNING
ENGINEERING
SURVEYING
CONSULTING

OFFICE OF AUTHORIZATION
KANSAS
LICENSE NO. LB-1006
EXPIRATION DATE 12/31/2028
REGISTERED PROFESSIONAL ENGINEER
ENGINEERING-200700008