



STAFF REPORT

Planning Commission Meeting: December 9, 2024

Application:	FP24-0034: Final Plat of Johnson County Government Plaza, Third Plat
Location:	11811 & 11875 S. Sunset Drive
Owner:	Johnson County Board of County Commissioners
Architect/Applicant:	Jessica Reed-Shultz; Finkle-Williams
Engineer:	Eric Byrd; BHC
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area:	<u>38.74 ± acres</u>	Proposed Use:	<u>Government Office and Medical Office/Clinic</u>
Lots:	<u>2</u>	Existing Zoning:	<u>R-1 (Single-Family Residential) and C-2 (Community Center) Districts</u>
Tracts:	<u>2</u>	Plat:	<u>Johnson County Government Plaza, Second Plat</u>

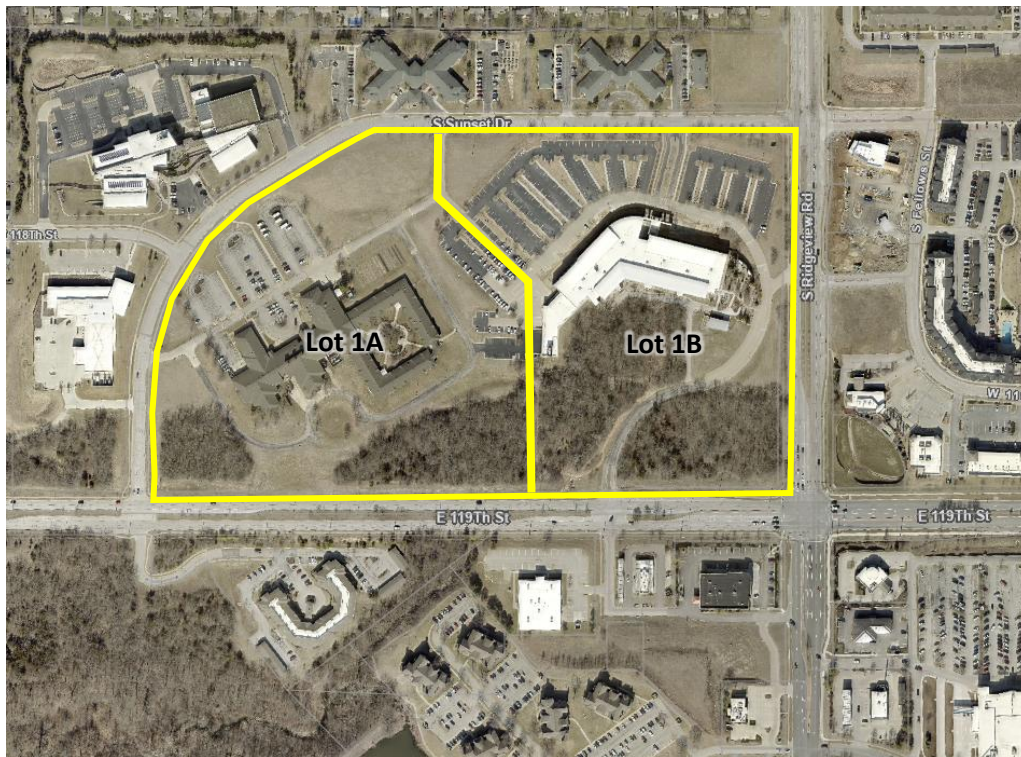
1. Introduction

The following application is for the final plat of Johnson County Government Plaza, Third Plat. The plat will establish lot lines and dedicate public easements for two (2) lots and two (2) tracts for the construction of a new Health Services Building located near 119th Street and S. Ridgeview Road. A preliminary site plan application (PR24-0021) is also on this Planning Commission Agenda. The plat will subdivide the existing site into two (2) separate lots.

The site is currently developed with two Johnson County buildings which are a part of the overall Johnson County Government Plaza. The entire site was originally zoned to the R-1 District (RZ-11-81) in September of 1981 and the east portion was zoned to the C-2 District (R-12-93) in September of 1993. The existing Olathe Health Services building, and Evergreen Senior Living facility was constructed in 1995, and currently occupies the western half of the site. The Sunset Office building was constructed in 2005 and occupies the eastern half of the site.

2. Plat Review

- a. **Lots/Tracts** – The final plat includes two (2) lots for the purpose of creating separate lots for the existing Sunset Office Building and the future Health Services Building, which will replace the Evergreen Senior Living Facility, and two (2) tracts for stormwater purposes.
- b. **Streets/Right-of-Way** – Existing site access is provided from S. Sunset Drive which connects S. Ridgeview Road and E. 119th Street. No changes to access are proposed with this application.
- c. **Public Utilities** – The property is located within the City of Olathe water and Johnson County Wastewater service areas. New utility easements (U/E) are being dedicated with this plat.
- d. **Tree Preservation** – A portion of the existing Tree Preservation Easement (TP/E) in the southeast portion of Lot 1A is being vacated by this plat. However, 30% of the existing tree canopy on Lot 1A will still be preserved, exceeding UDO requirements for preservation.
- e. **Stormwater** – Tract 1 and Tract 2 are being dedicated as Stormwater Detention Facilities. All Title 17 requirements are being met and no changes to the existing stormwater detention and treatment are being proposed at this time.

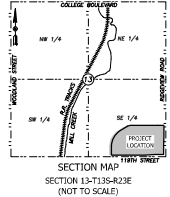
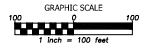


The subject property is outlined and shaded in yellow.

3. Staff Recommendation

Staff recommends approval of the final plat (FP24-0034) with no stipulations.

Final Plat of:
JOHNSON COUNTY GOVERNMENT PLAZA, THIRD PLAT
A REPLAT OF LOT 1A AND 1B
JOHNSON COUNTY GOVERNMENT PLAZA, SECOND PLAT
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LEGEND

○ Found Survey Monument	BK. Book
□ Found Survey Monument in Box	PG. Page
R= Radius	ESMT. Easement
L= Arc Length	B/L Building Setback Line
CB Chord Bearing	U/E Utility Easement
CD Chord Distance	D/E Drainage Easement
R/W Right-of-Way	S/E Secondary Sewer Easement
SWP Shaley, Wilke & Warren	SWP Not To Scale
(P) Measured	Section Corner Identifier
(CR) Calculated from Record Dimensions	

AREA TABLE

LOT	Area
LOT 1A	868,362 sq/ft, 19,9348 acres
LOT 1B	781,306 sq/ft, 17,9363 acres
TRACT I	27,513 sq/ft, 0.6316 acres
TRACT II	10,374 sq/ft, 0.2382 acres

CLOSURE SUMMARY
 Precision: 1 part in 2,977,064.1"
 Error Distance: 0.0002"
 Error Direction: South 70° 39' 02" West
 Perimeter: 5264.51'

TITLE REPORT
 Commitment Number: 24069733
 Effective Date: March 25, 2024 @ 8:00 a.m.
 Hanssmull, MO #4701
 Ph: (816) 380 - 3441

TITLE COMMITMENT DESCRIPTION (Vesting Deed Book W, Page 570)
 LOT 1A, JOHNSON COUNTY GOVERNMENT PLAZA, SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas.

SURVEY DESCRIPTION
 A Tract of land being all of LOT 1A, JOHNSON COUNTY GOVERNMENT PLAZA, SECOND PLAT, a subdivision of land recorded on January 21, 2005, in Book 200501, Page 007233, in the City of Olathe, Johnson County, Kansas, as surveyed by Joseph H. McLaughlin, LS-1625, with BNC, KS CLS-1-75, said Tract being more particularly described by metes and bounds as follows:
 (Note: For course orientation the bearings in this description are based on the South line of the Southeast Quarter of Section 13, Township 13 South, Range 23 East, having a bearing of South 89° 45' 25" West, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

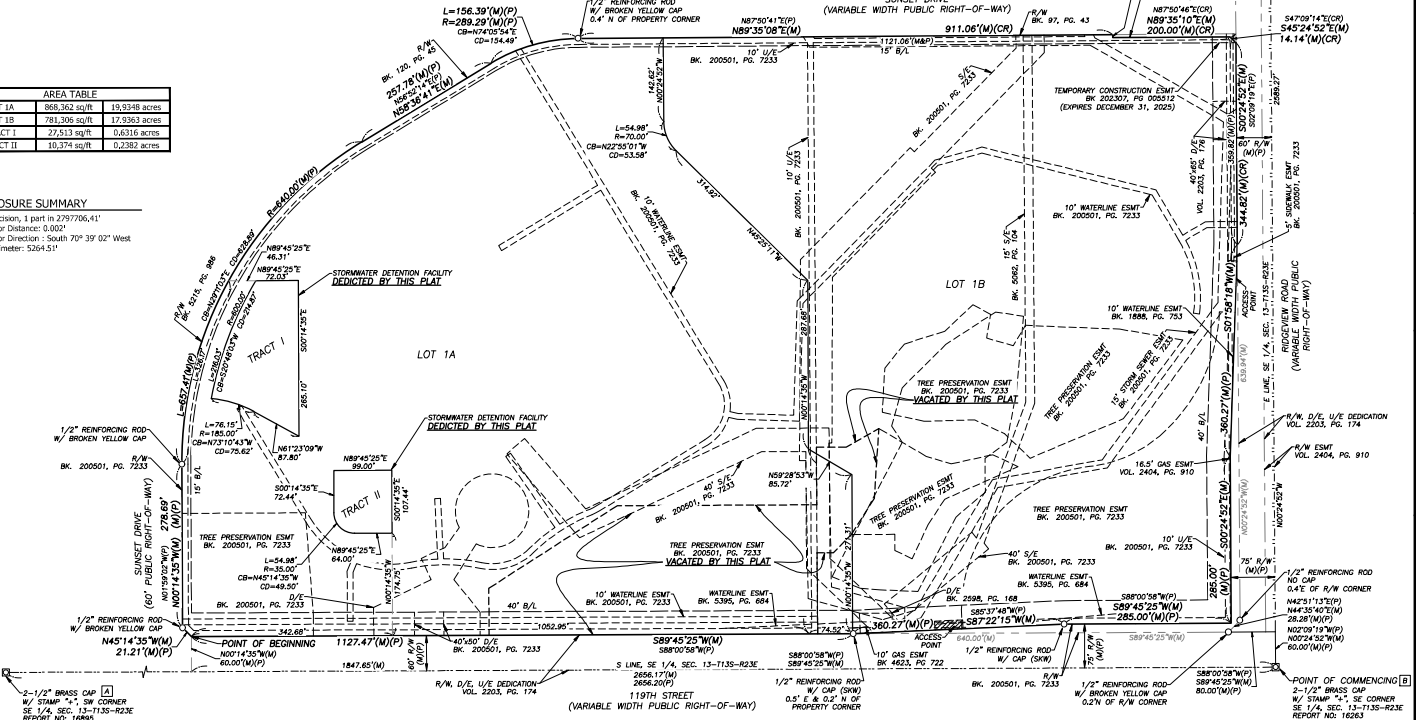
COMMENCING at the Southeast corner of the Southeast Quarter of Section 13, Township 13 South, Range 23 East, monumented by a found 1.5-inch brass cap, stamped "4";
 Thence South 89° 45' 25" West, 1847.65 feet, on the South line of said Southeast Quarter;
 Thence departing said South line, North 09° 14' 35" West, 60.00 feet, to a point on the East Right-of-Way line of Sunset Drive, and the POINT OF BEGINNING;
 Thence North 45° 14' 35" West, 21.21 feet, on said East Right-of-Way line, to a found 1/2-inch reinforcing rod, with a broken yellow cap;
 Thence North 00° 14' 35" East, 278.69 feet, on said East Right-of-Way line, to a found 1/2-inch reinforcing rod, with a broken yellow cap;
 Thence Northwesterly on a tangent curve, having a radius of 640.00 feet, to the right, an arc length of 657.41 feet, continuing on the Easterly and Southeasterly Right-of-Way line of said Sunset Drive, said curve having a chord bearing of North 29° 11' 03" East, and a chord distance of 638.89 feet;
 Thence North 39° 41' East, 237.76 feet, continuing on said Southeasterly Right-of-Way line of said Sunset Drive;
 Thence Northwesterly on a tangent curve, having a radius of 289.29 feet, to the right, an arc length of 156.39 feet, continuing on the said Southeasterly, and South Right-of-Way line of said Sunset Drive, said curve having a chord bearing of North 79° 05' 41" East, and a chord distance of 154.49 feet;
 Thence North 89° 35' 08" East, 91.06 feet, continuing on said South Right-of-Way line of said Sunset Drive;
 Thence South 00° 24' 52" East, 5.00 feet, continuing on said South Right-of-Way line of said Sunset Drive;
 Thence North 89° 35' 10" East, 200.00 feet, continuing on said South Right-of-Way line of said Sunset Drive;
 Thence South 49° 24' 52" East, 14.14 feet, continuing on said South Right-of-Way line of said Sunset Drive, to a point on the West Right-of-Way line of Ridgeway Road;
 Thence South 00° 24' 52" East, 344.82 feet, on said West Right-of-Way line;
 Thence South 01° 58' 18" West, 360.77 feet, on said West Right-of-Way line;
 Thence South 00° 24' 52" East, 285.00 feet, on said West Right-of-Way line, to its intersection with the North Right-of-Way line of 119th Street;
 Thence South 89° 45' 25" West, 285.00 feet, on said North Right-of-Way line, to a found 1/2-inch reinforcing rod with a cap stamped SKW;
 Thence South 87° 22' 15" West, 366.27 feet, on said North Right-of-Way line;
 Thence South 89° 45' 25" West, 1127.47 feet, to the POINT OF BEGINNING, said Tract containing 1,687,555 square feet or 38,7409 acres.

- GENERAL NOTES**
- Basis of Bearings: South 89° 45' 25" West along the South line of the Southeast Quarter, Section 13, Township 13 South, Range 23 East referenced to the Kansas State Plane Coordinate System, West Zone (NAD83).
 - This survey is based on field work completed on or before the date shown in the title block or the following plat: "The plat of 'Johnson County Government Plaza, Second Plat' recorded January 21, 2005 and filed in Book 200501, Page 7233."
 "The plat of 'Johnson County Government Plaza' recorded October 28, 1994 and filed as Document Number 2442193 in Book 89, Page 22."
 - According to the Johnson County Government Plaza, Second Plat, the property is subject to the following non-plotable easements:
 -A 10 foot water transmission line right-of-way easement to Rural Water District No. 4, Johnson County, Kansas over "Center line of water line as constructed" as filed in miscellaneous book 162, page 288.
 -A cable television installation agreement to Jones Interactable Investors, L.P., which includes a 5 feet easement over the "actual location of the system" in book 4910, page 332.
 -Access to 119th Street and Ridgeway Road is limited to areas designated on this survey as "Access Point" only.
 - Lot 1A contains 868,362 square feet or 19,9348 acres, Lot 1B contains 781,306 square feet or 17,9363 acres, Tract I contains 27,513 square feet or 0.6316 acres, Tract II contains 10,374 square feet or 0.2382 acres, Total 1,687,555 square feet or 38,7409 acres.
 - The subject property lies within Flood Zone "X (unshaded)" (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the Johnson County Kansas and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 20091C0064G
 Parcel No: 64 of 161
 Map Revised Date: August 3, 2009

SURVEYOR'S NOTES

- This surveyor has made no search at the county Register of Deeds office or searched court documents for easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances that may affect this property. The aforementioned items shown herein are based entirely upon the title report or documents found in title possession or documents obtained from other sources. If any other easements, vacations, Right-of-Way acquisitions, condemnations, court decrees or encumbrances affect this property their existence is unknown to this surveyor and are therefore not shown.



DEDICATION

The undersigned representatives for the owner of the above described land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "JOHNSON COUNTY GOVERNMENT PLAZA, THIRD PLAT A REPLAT OF LOT 1A AND LOT 1B".

STORMWATER DETENTION FACILITIES DEDICATION

Two stormwater detention facilities are granted to the City of Olathe, Johnson County, Kansas, and the owners of Lot 1A within the plat of JOHNSON COUNTY GOVERNMENT PLAZA, THIRD PLAT A REPLAT OF LOT 1A AND 1B subdivision to enter upon, construct, inspect, and maintain private stormwater detention and stormwater treatment facilities, within those areas outlined and designated on the plat as "STORMWATER DETENTION FACILITY", and shall include the right of ingress and egress at all times to such areas, using such reasonable routes across the fee as the property owner may designate. These areas shall be utilized for the purpose of constructing, inspecting, and maintaining private stormwater detention and stormwater treatment facilities. The perpetual maintenance of said facilities shall be the responsibility of the owner(s) of said Lot 1A as set forth in the Declaration of Stormwater Treatment Facility Maintenance Agreement.

UTILITY EASEMENT DEDICATION

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on the plat as "Utility Easement" or "U/E", a hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

EASEMENT NOTES

- 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.

- An easement location is subject to change prior to plat recording.
- All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility facilities may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDD 18.30.13.

SECTION CORNER TIES

- Southwest Corner, Southeast Quarter, Section 13, Township 13 South, Range 23 East**
 2 1/2-inch Brass cap, Stamped "4"
 1) 23.40 feet East to a "4" cut in back of curb.
 2) 7.20 feet South to a "4" cut in back of curb.
 3) 24.58 feet Southwest to a "4" cut in back of curb.
- Southeast Corner, Southeast Quarter, Section 13, Township 13 South, Range 23 East**
 2 1/2-inch Brass cap, Stamped "4"
 1) 80.57 feet North to a "4" cut in the median.
 2) 86.21 feet Southeast to a "4" cut in the Northeast corner of a traffic signal base.
 3) 86.58 feet Southwest to the North side of a concrete pedestrian pad.
 4) 78.94 feet West to a "4" cut in the top of a curb, nose of a median.
- Northwest Corner, Southeast Quarter, Section 13, Township 13 South, Range 23 East**
 2 1/2-inch Brass cap, Stamped "4"
 1) 41.64 feet North to a "4" cut in the top of a curb, nose of island.
 2) 41.59 feet South to a "4" cut in the top of a curb, nose of island.
 3) 53.30 feet Southwest to a "4" cut in the top of a curb, at a retaining wall.

EXECUTION

IN TESTIMONY WHEREOF: _____ of the City of Olathe, has caused this instrument to be executed this _____ day of _____, 2024.

By: _____
 Title: _____

ACKNOWLEDGEMENT

On this _____ day of _____, 2024, before me, a Notary Public, personally appeared _____ of the City of Olathe, to me personally known to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be act and deed of said corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date last above written.

Notary Public

APPROVALS:

Planning Commission:
 We, the Planning Commission of the City of Olathe, Johnson County, Kansas do hereby approve the foregoing plat of "JOHNSON COUNTY GOVERNMENT PLAZA, THIRD PLAT" this _____ day of _____, 2024.

Wayne Janner, Chairman

Mayor:
 Approved by the governing body of the City of Olathe, Johnson County, Kansas this _____ day of _____, 2024.

John W. Bacon, Mayor

Attest:
 Brenda D. Swearingin, City Clerk

SURVEYOR'S CERTIFICATION

"THIS IS TO CERTIFY" that on the "Field Date" shown in the title block of this document, this survey was completed by me or under my direct supervision and was executed in accordance with the "KANSAS MINIMUM STANDARDS" for boundary surveys pursuant to KAR 66-1-1.

(See Title Block for date, date and signature)
 BNC, KS CLS-175
 Joseph H. McLaughlin, LS-1625

Checked	JHW
Drawn	GWJ
Reviewed	GWJ
Date	10/11/2024
Description	JOHNSON COUNTY GOVERNMENT PLAZA, THIRD PLAT A REPLAT OF LOT 1A AND LOT 1B JOHNSON COUNTY GOVERNMENT PLAZA, SECOND PLAT IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

JOHNSON COUNTY KANSAS
FACILITIES MANAGEMENT
 111 SOUTH CHERRY STREET, SUITE 2100
 OLATHE, KANSAS 66061

Final Plat of:
JOHNSON COUNTY GOVERNMENT PLAZA, THIRD PLAT
A REPLAT OF LOT 1A AND LOT 1B
JOHNSON COUNTY GOVERNMENT PLAZA, SECOND PLAT
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

Project No: 041500
 Field Crew: KBMF-ZL
 Field Date: 09-27-2024
 Drawn By: GWJ/TAR
 Issue Date: 10-11-2024
 Sheet: 1 OF 1