



STAFF REPORT

Planning Commission Meeting: January 8, 2024

Application:	MP23-0017: Minor Plat of Olathe Pointe, Third Plat		
Location:	14635 W. 119 th Street		
Owners:	Brad LaRue, UG3 Olathe, LP C/O United Growth		
Engineer/Applicant:	Michael Bogina, Olsson		
Staff Contact:	Luke Bertram; Planner I		

Site Area:	<u>12.77 acres</u>	Existing Use:	<u>General Commercial</u>
Lots:	<u>2</u>	Current Zoning:	<u>CP-2 District (Planned General Business)</u>
Tracts:	<u>0</u>	Plat:	<u>Olathe Pointe, Second Plat</u>

1. Introduction

This is a request for approval of a minor plat of Olathe Pointe, Third Plat, which reestablishes lot lines for two (2) lots on approximately 12.77 acres, located at 14635 W. 119th Street. The applicant is replatting the property currently known as Lot 11 of Olathe Pointe, Second Plat to allow the northern tenant space occupied by Whole Foods to be owned separate from the remainder of the building.

The subject property was rezoned to the CP-2 (Planned General Business) District as part of the Olathe Pointe development in 2003 (RZ-21-03) and was originally platted in 2005. The existing multi-tenant building was constructed in phases, with the southern portion approved in 2005 (PR-04-078) and the northern portion approved in 2012 (PR-12-026).

No public easements or right-of-way will be dedicated with this replat, and therefore the plat does not require City Council approval.

2. Plat Review

- a. **Lots** – The replat includes two (2) lots to allow for individual ownership of the existing tenant spaces within the retail building.
- b. **Public Utilities** – The subject property is located in the City of Olathe Water and Sewer service areas. No new easements are dedicated with this replat.

- c. **Streets/Right-of-Way** – Both proposed lots maintain access to Black Bob Road and 119th Street via the existing access easements located throughout Olathe Pointe.



Aerial view of the subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of **MP23-0017**, Minor Plat of Olathe Pointe, Third Plat, with no stipulations.