



STAFF REPORT

Planning Commission Meeting: July 22, 2024

Application:	FP24-0018: Final Plat of Boulder Creek C-Store
Location:	Southwest of W. 167 th Street and S. Mur-Len Road
Owner:	Travis Shram, Boulder Creek Development Company, LLC
Engineer/Applicant:	Mark Breuer; Schlagel & Associates
Staff Contact:	Andrea Fair, AICP; Planner II

Site Area: 1.94 ± acres **Proposed Use:** Convenience Store, with Gas Sales

Lots: 1 **Existing Zoning:** C-2 (Community Center)

Tracts: 0 **Plat:** Unplatted

1. Introduction

The following application is a request for a final plat of Boulder Creek C-Store which will establish lot lines, dedicate public easements and right-of-way for one (1) lot located southwest of W. 167th Street and S. Mur-Len Road.

The subject property was part of a larger annexation (ANX05-0012) and rezoning from County Rural Residential (CTY-RUR) to the CP-2 District (Ord. 05-86) in 2005 (RZ05-0029). On November 20, 2018, 17.98 acres were rezoned to the C-2 District (RZ18-0011) under Ordinance 18-53 with a preliminary site development plan including 12 buildings for Boulder Creek Commercial. This plat establishes one commercial lot within this development and is consistent with the approved preliminary plan.

2. Plat Review

- a. **Lots/Tracts** – The final plat will establish lot lines for one (1) commercial lot for the development of an approximately 5,482 square foot Convenience Store, with Gas Sales.
- b. **Streets/Right-of-Way** – Primary access to the development will be provided from W. 167th Street and S. Heatherwood Street. Additional right-of-way will be dedicated with this plat including 50-62 feet of right-of-way along the west property line for S. Heatherwood Street.
- c. **Public Utilities** – The subject property is located in the WaterOne service area and Johnson County Wastewater service area. Public Utility, Utility and Sanitary Sewer easements (PUB/E, U/E, & S/E) are being dedicated with this plat.
- d. **Stormwater** – The subject property is served by regional detention. All stormwater runoff will be conveyed to a regional detention area south of the development.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

Staff recommends approval of the final plat (FP24-0018) with no stipulations.