

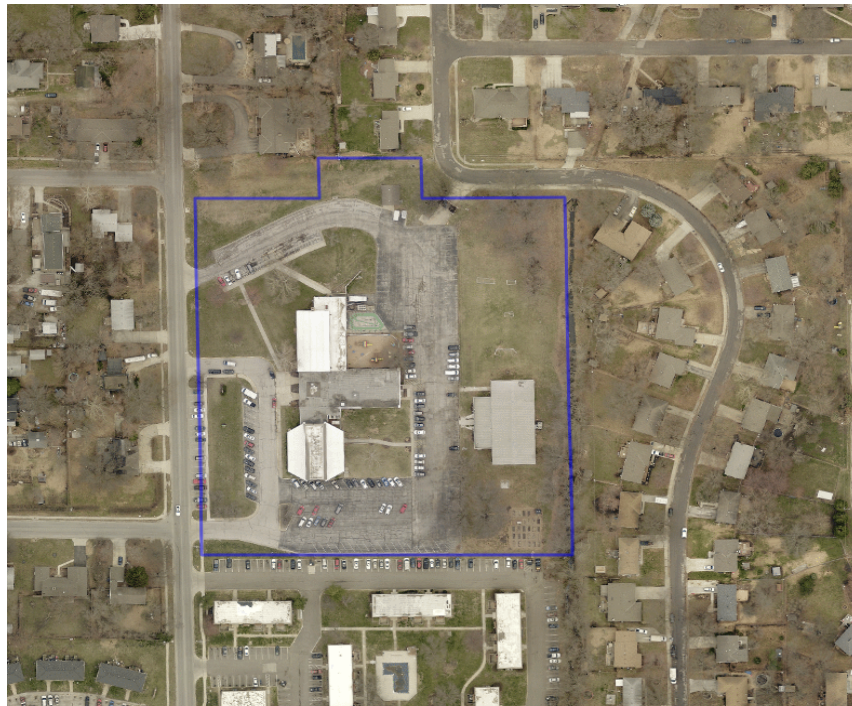
STAFF REPORT

Planning Commission Meeting: September 23, 2019

Application:	FP19-0017, Final Plat for Center of Grace Church		
Location:	520 S. Harrison Street		
Owner/Applicant:	Sylvia Romero; Center of Grace Inc.		
Engineer:	Brad Sonner; Olsson & Associates		
Staff Contact:	Emily Carrillo, Senior Planner		
Plat Area:	<u>7.0433± acres</u>		
Lots:	<u>1</u>	Land Use:	<u>Church/Religious Assembly</u>
Tracts:	<u>0</u>		

1. Comments:

The following application is a final plat for Center of Grace Church containing one lot for an existing church. An associated preliminary site development plan application (PR19-0014) for the Center of Grace remodel and building addition was approved in August 2019. A final site development plan has not yet been submitted. The final plat complies with *Unified Development Ordinance (UDO)* requirements.



(Aerial view of the subject property outlined in blue)



(View of subject property looking east from S. Harrison Street -- Existing primary facade.)

2. Plat Review:

- a. **Lots/Tracts** – The plat includes one lot and no common tracts. Lot 1 has a total area of approximately 6.77± acres and approximately 0.28± acres of arterial street right-of-way will be dedicated with this final plat.
- b. **Public Utilities** – The subject property is located within the City of Olathe water and sanitary sewer service areas. Utility Easements (U/E), Sanitary Sewer Easements (S/E), and Storm Drainage Easements (D/E) will be dedicated with this final plat.
- c. **Streets/Right-of-Way** – The subject property is currently accessed from S. Harrison Street. A 22-foot wide public street right of way will be dedicated for Harrison Street along the western plat boundary to meet UDO requirements for street right-of-way.

3. Staff Recommendation:

Staff recommends approval of FP19-0017, Final Plat for Center of Grace, with the following stipulations:

- a) This final plat must be approved and submitted for recording prior to issuance of building permit.
- b) Any required easements must be identified on the final plat prior to recording.