

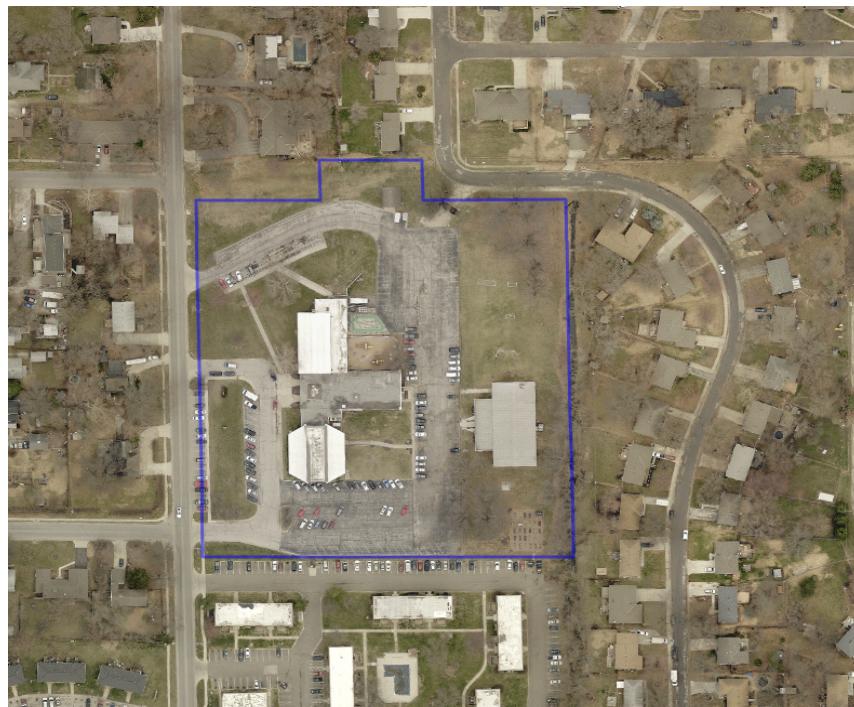
## STAFF REPORT

Planning Commission Meeting: September 23, 2019

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

### 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  $6.77\pm$  acres and approximately  $0.28\pm$  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.