

## STAFF REPORT

Planning Commission Meeting: January 8, 2024

Application: FP23-0032: Replat of Millcreek Center II, Fourth Plat

**Location:** 1875 North Ridgeview Rd

Owner: L.E. Huckleberry, Mill Creek Partnership

**Applicant:** Rob Heuse, Frontier Investments, LLC

**Engineer:** Alex Gustafson, OWN, Inc.

**Staff Contact:** Taylor Vande Velde, Planner II

Site Area: 3.32± acres Existing & Car Wash

**Proposed Uses:** 

Lots: <u>1</u> Existing Zoning: <u>C-3 (Regional Center) District</u>

Tracts: 2 Existing Plat: Millcreek Center II

## 1. Introduction

The following application is a replat of Millcreek Center II, Fourth Plat, containing one (1) commercial lot and two (2) tracts. The subject property was originally platted as Lot 1 of the Millcreek Center II Plat in 1996 but remained vacant. The property was recently rezoned (RZ22-0015) to the C-3 District and a final site development plan (PAR22-0082) was approved in for Tommy's Car Wash in February 2023. The carwash facility is currently under construction and the final plat is required to dedicate a stormwater detention tract consistent with the approved plans.

## 2. Plat Review

- a. <u>Lots/Tracts</u> The plat includes one (1) commercial lot approximately 3.32 acres with one (1) common tract. Tract B is intended to accommodate the proposed stormwater detention facility.
- b. **Public Utilities** The site is located within the City of Olathe Water and Johnson County Wastewater service areas. The plat is served by existing utilities and no new utility easements will be dedicated with this plat.
- c. <u>Streets/Right-Of-Way</u> The site is accessed from two existing private entrances extending to Ridgeview Road to the east and 119<sup>th</sup> Street to the north. No additional right-of-way is being dedicated with this final plat.

d. <u>Stormwater</u> – Tract B is intended to accommodate a stormwater detention basin for Tommy's Carwash which will be owned and maintained by the owners of lot 1; The plat also includes a 10-foot access easement for maintenance.

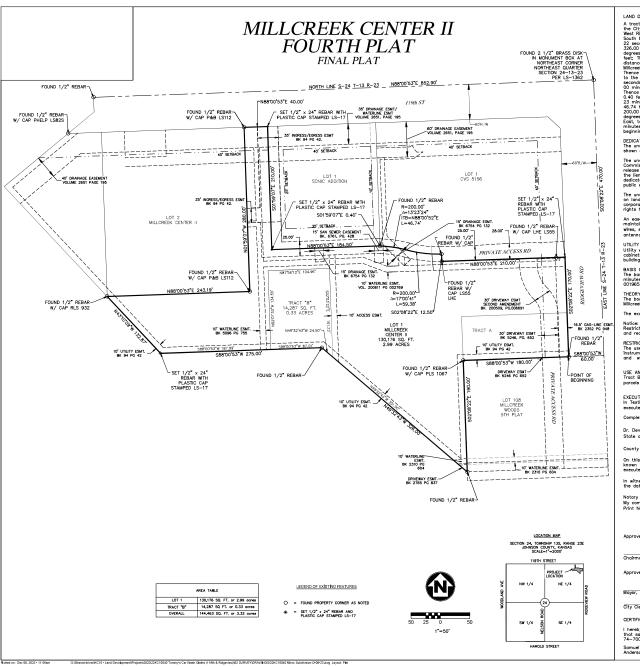


Aerial view of subject property outlined in yellow.

## 3. Staff Recommendation:

Staff recommends approval of FP23-0032, final plat of Millcreek Center II, Fourth Plat with the following stipulations:

1. A Stream Corridor and a Stormwater Treatment Facility Maintenance Agreement must be submitted and approved prior to recording a final plat for this development



### I AND DESCRIPTION:

LAND DESCRIPTION:

A tract of found located within Milloresk Center II, in the Northeast quarter of Section 24, Tornship 13, Ronge 23 in the City of Clothes, Johnson County, Konsas, being more particularly described as follows: Beginning at a point on the West Right of Way of Ridgewise Road, said point being the the Southeast comer of Iol. Milloresk Center II, Theree South 86 degrees 00 minutes 53 seconds West to distance of 180,00 feet; Thence South 62 degrees 00 minutes 35 seconds was, and a distance 272.00 feet; Thence North 43 degrees 10 minutes 35 seconds West, to the Southeast corner of Lot 2 Milloresk Center II, a distance of 132,67 feet; Thence North 43 degrees 00 minutes 35 seconds Soat, to the Southeast corner of Lot 2 Milloresk Center II, a distance of 132,67 feet; Thence North 43 degrees 00 minutes 35 seconds Soat, to the Southeast corner of Lot 2 Milloresk Center III and data being a point on the South Right of Way line of 119th Street, a distance 280,00 feet; Thence North 43 degrees 05 minutes 53 seconds Soat, to the Southeast corner of Lot 2 Milloresk Center II and data being a point on the South Right of Way line of 119th Street, a distance 280,00 feet; Thence North 48 degrees 00 minutes 53 seconds Soat, to the Southeast corner of Lot 2 Milloresk Center II and data being a point on the South Right of Way line of 119th Street, a distance 280,00 feet; Thence North 86 degrees 00 minutes 53 seconds East, with the South Iline of sold Right of Way of Iolith Way line of 119th Street, a distance 180,00 feet; Thence South 01 degree 59 minutes 07 center of sold 50 minutes 30 seconds East, with the South Right of Way of Ridgewise Robust of 20,000 feet, a central ongle of 17 degrees 00 minutes 42 seconds 200,00 feet, a central ongle of 17 degrees 00 minutes 41 seconds, a distance 1870 feet; thone South 02 degrees 200,00 feet, a central ongle of 17 degrees 00 minutes 41 seconds, a distance of 1870,00 feet to the point of a reverse curve. Thence continuing Eastery, upong a curve to the left, howing a rodus of

# DEDICATION: The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as 'Millcreek Center II'.

The underlighed proprietor of the described troot of junt hireby consents and agrees that the Board of Courty
form of the property of the Courty for the court of the Courty of the Courty
form of the Courty form of the Courty of the Courty
form of the Courty form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
form of the Courty
fo

The undersigned proprietor of soid property above on this plot hereby certifies that all prior solding assement rights on land to be dedicated for public use and public ways and throughlories running to only person, utility or corporation have been absolved except that some person, utility or corporation shall retain whatever easements rights they would have an if located in a public stream.

An easement of license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate construct and mointain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, piess, poles, were, surface cardioage facilities, ducts, and cobies, etc., (does not include cable television or moster television antenna systems) upon, over and under the areas outlined and designated on this plat as 'Utility Easement' or U/E:

URITY wires and cables shall be placed underground, per UDO 18.30.250. All above—ground electrical and/or telephone cobinets shall be placed within the interior side or rear building setback yards, per UDO Exterior ground mounted or building mounted equipment must be screened from public view per UDO 18.30.130.1

### BASIS OF BEARING:

BASIS or Exercises.

The basis of bearing is the west line of the Southwest Quarter of Section 30 having a bearing South 00 degrees 12 minutes 24 seconds West, as shown on the recorded plat of Millcreek Center II, as recorded in Book 200610 at Page 001965 in the Johnson County, Kansas Rejister of Deads Office.

### THEORY OF LOCATION:

The boundary of this plat was established from the deed filed in Book 202109 at page 001092, the recorded plat of Millcreek Center II, and the monuments found as noted hereon.

### The exact location of easements are subject to change based on fieldwork and final design

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Clathe 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.

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the deduction of this plat though set forth herein.

USE AND MAINTENANCE OF TRACT
Tract B is to be used for storm water detention and shall be maintained by the owners of the lots, tracts, and porcels shown within this plot pursuant to "Maintenance Agreement" recorded simultaneously with this plot.

EXECUTION: In Testimony whereof, Complete Rental Solutions, LLC, a Kansas Corporation has caused this instrument to be executed by its Managing Partner/Member and its corporate seal affixed hereon this \_\_\_ day of \_\_\_\_\_\_

Dr. Devin Morton, Managing Partner/Member

County of Johnson )

in witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in said county and state the date and year last written above.

Notary public _		
My commission	expires:	
Print Name:		

Approved by the Planning commission of the City of Olathe, Johnson County, Kansas, this \_\_\_ day of \_\_

## Chairman, Wayne Janner

Approved by the Governing Body of the City of Clathe, Johnson County, Kansas, this \_\_\_ day of \_\_

### Mayor, John W. Bacon

City Clerk, Brenda Swearingian

### CERTIFICATION:

I hereby certify that this survey is based upon an actual survey performed by me or under my direct supervision and that sold survey meets or exceeds the current Kansas standards for property boundary surveys pursuant to KSA 74-7001 ET SEQ. last amended December, 2019.

Samuel J. DePriest KS PLS 1351 Anderson Engineering KS LS-17



941 W. 141st Terrace Kansas City, MO 64145 816.777.0400

FORMERLY ANDERSON ENGINEERING

### TOMMY'S CARWASH OLATHE ALTAL/NSPS LAND TITLE SURVEY

1875 NORTH RIDGEVIEW ROAD

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revised per comments	12/08/2023
_		
_		
_		

### DRAWING INFORMATION

PROJECT NO: 22KC10040

DRAWN BY: DC

CHECK BY: SD FIELD BOOK: -ISSUED DATE: 12/08/2023

ISSUED BY: Samuel J. DePries LICENSE NO: PLS No. # KS\_1351

Engineering Corporation COA 0017

SHEET TITLE

**FINAL** PLAT

SHEET NUMBER

1/1