

**STAFF REPORT**

**Planning Commission Meeting: September 23, 2019**

<b>Application:</b>	<b><u>FP19-0013:</u> Final plat for Mahaffie Business Park VI</b>
<b>Location:</b>	15571 S Mahaffie Street
<b>Owner/Applicant:</b>	Scott O'Neill
<b>Architect:</b>	Jim Sullivan, Sullivan Palmer Architects
<b>Engineer:</b>	Bob Layton, Allenbrand-Drews & Associates
<b>Staff Contact:</b>	Shelby Ferguson, Planning Consultant

<b>Acres:</b>	<u>3.32 ± acres</u>	<b>Proposed Use:</b>	<u>Office/ Flex-Space</u>
<b>Zoning:</b>	<u>M-2</u>	<b>Lots:</b>	<u>1</u>
		<b>Tracts:</b>	<u>0</u>

**1. Comments:**

This is a request for approval of a final plat for Mahaffie Business Park VI, a replat of 3.32± acres, located at 15571 S Mahaffie Street. This is a replat of Lots 3, 4, and 6 of Mahaffie Business Park II and a replat of Lots 1, 2, and 3 of Mahaffie Business Park IV. The plat is required for the development of three new office flex-space buildings totaling 55,600 square feet. The associated revised preliminary site development plan (PR19-0017) is currently under review and will be before you for discussion at a later date. Extra time is needed for the applicant to revise the proposed architecture and materials.



*Aerial view of the subject property (outlined in red)*



*View of subject property facing east from S Mahaffie*

## 2. Final Plat Review:

- a. **Lots/Tracts** – The plat includes one (1) lot and no tracts for the development of three office flex-space buildings. An existing 40' Tree Preservation Easement (TP/E) exists along the east plat boundary. The plat as submitted is in compliance with the Unified Development Ordinance (UDO).
- b. **Utilities/Municipal Services** – The subject property is located in the WaterOne service area and the City of Olathe sewer area. The required utility and sanitary sewer easements are being dedicated with this replat.
- c. **Streets** – The subject property will have access from S. Mahaffie along the west property line. The proposed flex-space development will adjoin the existing parking lot to the south (Mahaffie Business Park II), which also has access on the west property line to S. Mahaffie Street. There is an existing cross access easement between the subject property and existing lots to the south.
- d. **Street and Signal Excise Taxes** – The final plat is not subject to street and traffic signal excise fees since the property has already been platted.

## 3. Staff Recommendation:

Staff recommends approval of FP19-0013 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) will be submitted to the City Planning Division.
- b. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials per Unified Development Ordinance (UDO) requirements.
- c. Prior to recording the final plat, all required utility easements shall be identified and appropriate language included in the dedication section.