

STAFF REPORT

Planning Commission Meeting: June 10, 2024

Application	FP24-0015: Final Plat for Executive Plaza, Third Plat
Location	Northeast of W. 151 st Street and S. Pflumm Road
Owner	George Gilchrist, Pflumm 151, LLC
Applicant/Engineer	Jeffrey T. Skidmore, Schlagel and Associates
Staff Contact	Jessica Schuller, AICP, Planner II

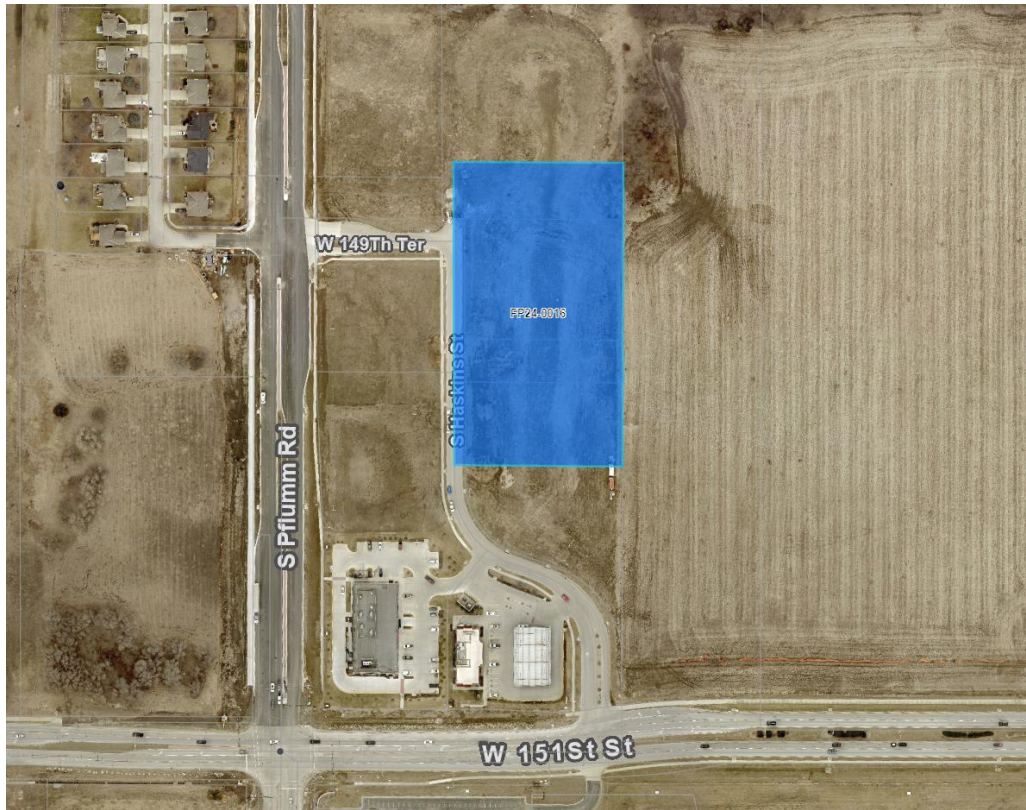
Site Area:	<u>3.68 ± acres</u>	Proposed Use:	<u>Vehicle Painting and Body Shop</u>
Lots:	<u>1</u>	Existing Zoning:	<u>C-3 (Regional Center)</u>
Tracts:	<u>1</u>	Existing Plat:	<u>Executive Plaza, First Plat / Unplatted</u>

1. Introduction

The following application is a request for a final plat of Executive Plaza, Third Plat. This is a partial replat of Executive Plaza, First Plat, which was recorded in 2017 (FP16-0048). This final plat will establish lot lines and dedicate public easements for one (1) lot and one (1) tract. Lot 1 is proposed for the construction of a 28,300 square foot vehicle painting and body shop, B Street Collision Center, as approved with a rezoning to the C-3 (Regional Center) District in 2024 with RZ23-0008 (Ord. 24-11). This final plat is consistent with the approved preliminary development plan.

2. Plat Review

- Lots/Tracts** – The plat will reestablish lot lines for one (1) lot and one (1) tract for the development of a Vehicle Painting and Body Shop. Tract A is dedicated as an access (A/E) and utility easement (U/E) along Haskins Street, a private drive.
- Public Utilities** – The property is served by City of Olathe water and Johnson County Wastewater. New utility easements (U/E) are dedicated along property lines.
- Streets/Right-of-Way** – The site will be accessed from driveways along Haskins Street, and is subject to the existing private restrictions governing the joint use and maintenance of this private street. No new right-of-way is being dedicated with this final plat.
- Stormwater/Detention** – An existing regional detention basin is located directly north of the subject property and will serve the proposed development. As such, no onsite stormwater treatment facilities are required.



Aerial view of subject property in blue.

3. Staff Recommendation

Staff recommends approval of final plat for Executive Plaza, Third Plat (FP24-0015) with no stipulations.