



## STAFF REPORT

Planning Commission Meeting: November 10, 2025

<b>Application:</b>	<b>FP25-0034: Final Plat of Olathe Industrial Tracts, Third Plat</b>
<b>Location:</b>	1225 W Pitman Street
<b>Owner:</b>	Mark J. Metrokotsas; Centaur, Inc.
<b>Applicant:</b>	David Collis; JCDC, LLC
<b>Engineer:</b>	Daniel Finn, P.E.; Phelps Engineering, Inc.
<b>Staff Contact:</b>	Bradley Hocevar; Planner I

<b>Site Area:</b>	<u>6.98 ± acres</u>	<b>Proposed Use:</b>	<u>Vacant</u>
<b>Lots:</b>	<u>1</u>	<b>Existing Zoning:</b>	<u>M-2 (General Industrial)</u>
<b>Tracts:</b>	<u>0</u>	<b>Plat:</b>	<u>Olathe Industrial Tracts, Second Plat, Lot 4</u>

### 1. Introduction

The following application is a request for a final plat of Olathe Industrial Tracts, Third Plat located at 1225 W. Pittman Street within the M-2 (General Industrial District). The replat will establish lot lines and dedicate public easements for one (1) industrial lot and vacate a portion of an existing public water easement to accommodate the construction of a proposed 60,000-square-foot industrial building, for Centaur Animal Health.

The subject property was zoned to the M-2 District in June 1970 (Ord. 346-C) and is consistent with the proposed revised preliminary site development plan associated with this plat (PR25-0018) currently on this agenda for consideration.

### 2. Plat Review

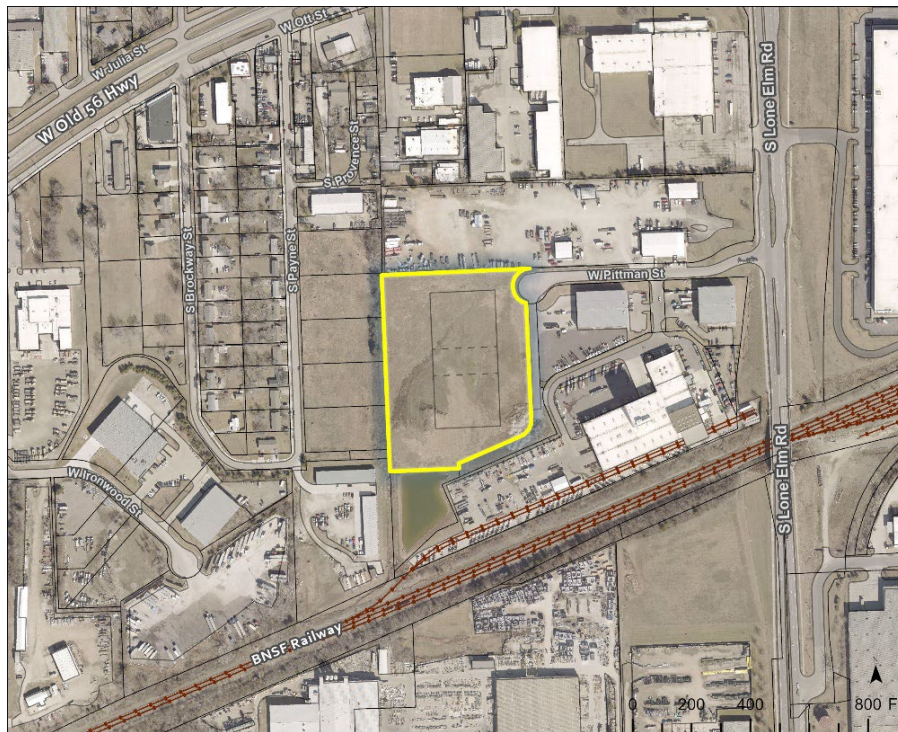
- Lots** – This plat reestablishes lot lines for one (1) lot to allow development of a 60,000-square-foot industrial building.
- Streets/Right-of-Way** – No new public streets or rights-of-way are proposed or required with this plat. Access to the site will continue to be provided from W. Pittman Street, located at the northeast corner of the property.
- Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas. The development will dedicate additional sanitary sewer easements along the western property line to connect to existing sewer lines adjacent to the property. Portions of an existing public water easement were previously vacated in 2023 and 2024

(VAC22-0005 and FP24-0016). This plat vacates the remaining segments of the same easement and dedicates a new public water easement along the eastern and southern boundaries, where the water line will be relocated to accommodate the construction of the proposed facility, located central to the site.

- d. **Stormwater** – The property is part of the original Olathe Industrial Tracts regional detention system. No additional stormwater or detention analysis is required for this development.

### 3. Public Notification

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation to be approved by the Planning Commission following mailed notification and a public hearing. The applicant mailed the required public notifications by certified mail to property owners within 200 feet of the project site. No correspondence from surrounding property owners has been received by the applicant or Staff. Upon review, city staff supports the requested vacation of the water easement. Consent from other private utility companies is not required as no other utility company is impacted by the request.



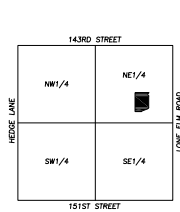
*Aerial view of subject property outlined in yellow.*

### 4. Staff Recommendation

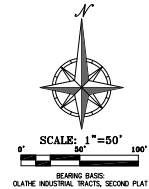
- A. Staff recommends approval of FP25-0034, the final plat of Olathe Industrial Tracts, Third Plat as stipulated:
1. An agreement between adjacent properties for use of the existing off-site BMP is required prior to recording.
  2. Prior to recording, an agreement with the City should be in place for the relocation of the water line. The water line shall be relocated within one (1) year of the plat recording or the property owner will re-dedicate the easement over the existing waterline by separate instrument.

# FINAL PLAT OF OLATHE INDUSTRIAL TRACTS, THIRD PLAT

REPLAT AND RESURVEY OF LOT 4, OLATHE INDUSTRIAL TRACTS, SECOND PLAT, A  
SUBDIVISION OF LAND IN THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 14  
SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



SCALE: 1"=50'  
VICINITY MAP  
SEC. 3-14-23



## LEGEND

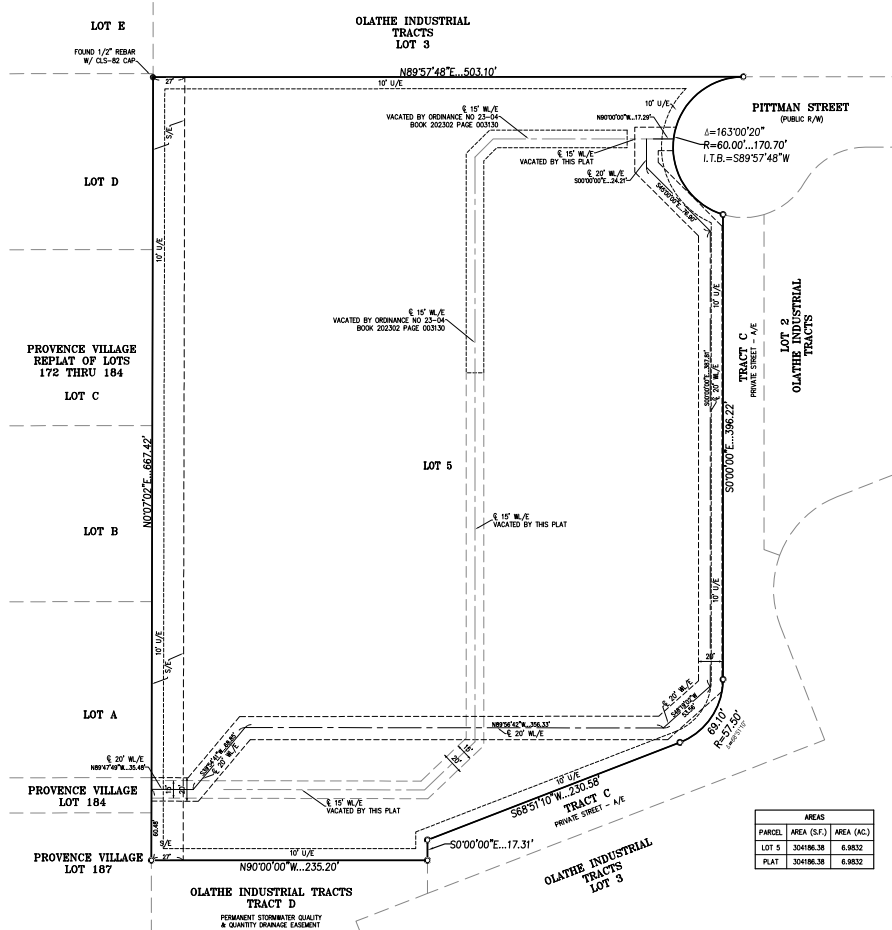
- DENOTES SET 1/2" (24" REBAR W/PHILIPS CORP. CLS-82 PLASTIC CAP
- DENOTES FOUND 1/2" REBAR W/PHILIPS CORP. CLS-82 PLASTIC CAP, UNLESS OTHERWISE NOTED
- S/E DENOTES SANITARY SEWER EASEMENT
- U/E DENOTES UTILITY EASEMENT
- W/E WATER LINE EASEMENT

## NOTE:

- EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH 3'-0" TALL LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
- ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR USE OR REAR BUILDING SERVICE YARDS. HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT OF CORNER SIDE YARDS ADJACENT TO STREET RIGHT-OF-WAY IF CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.
- BASED ON FIELDMARK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.
- IN ACCORDANCE WITH KSA 12-1025, ALL RIGHTS, OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTEREST NOT SHOWN ON THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE UPON PLATING AND RECORDING OF THIS PLAT. THE PROPRIETORS, SUCCESSORS, AND ASSIGNS, OF PROPERTY SHOWN ON THIS PLAT HEREBY ABSOLUTELY AND JOINTLY AND SEVERALLY TO INDEMNIFY THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, OF ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY EXISTING UTILITY IMPROVEMENTS HERETOFORE INSTALLED AND REQUIRED TO BE RELOCATED IN ACCORDANCE WITH PROPOSED IMPROVEMENTS DESCRIBED IN THIS PLAT.

## FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MAP NO. 20091C00030, AND DATED AUGUST 3, 2009.



AREAS		
PARCEL	AREA (S.F.)	AREA (AC)
LOT 5	304196.38	6.9832
PLAT	304196.38	6.9832

REPLAT AND RESURVEY OF LOT 4, OLATHE INDUSTRIAL TRACTS, SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, CONTAINING 6.9832 ACRES, MORE OR LESS OF REGULATED LAND.

## DESCRIPTION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "OLATHE INDUSTRIAL TRACTS, THIRD PLAT".

## DEDICATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, lanes, alleys, easements, and other improvements and easements. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and thereon are required to be relocated, or otherwise improved as now set forth, the undersigned proprietors hereby absolve and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the City of Olathe, Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of the City of Olathe. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the expense of the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of sanitary sewer lines and surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over, and under those areas outlined herein and designated on this plat as "U/E" or "Utility Easement".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined herein and designated on this plat as "W/E" or "Water Line Easement".

## VACATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, lanes, alleys, easements, and other improvements and easements. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and thereon are required to be relocated, or otherwise improved as now set forth, the undersigned proprietors hereby absolve and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

## CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

## EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor, has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Owner of Lot 4 and Tract C.

By: \_\_\_\_\_  
David Colla, Member

## ACKNOWLEDGEMENT

STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came David Colla, Member of JCDC LLC, a Kansas Limited Liability Company, a Kansas limited partnership, who is personally known to me to be such person who executes, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

## APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman: Wayne Janzer

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor: John W. Boon

Attest: \_\_\_\_\_  
City Clerk: Brenda D. Swearingin

I, SCOTT G. CHISHAM, HEREBY CERTIFY THAT IN JANUARY 2024, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

BY: \_\_\_\_\_  
SCOTT G. CHISHAM, KS. LS-1306



CERTIFICATE OF AUTHORIZATION  
LAND SURVEYING - LS-82  
EXPIRATION - 1-31-25  
CERTIFICATE OF AUTHORIZATION  
LAND SURVEYING-202007018  
EXPIRATION-20250328

