



STAFF REPORT

Planning Commission Meeting: August 25, 2025

Application:	FP25-0024: Final Plat of Olathe Animal Care Campus
Location:	Northwest of E. Santa Fe Street and N. Ridgeview Road
Owner:	City of Olathe
Applicant:	Allison Vandever, SFS Architecture
Engineer:	Tim Burfeind, SK Design Group, Inc.
Staff Contact:	Nathan Jurey, AICP, Senior Planner

Site Area:	<u>7.44 acres</u>	Proposed Use:	<u>Animal Care Facility & Future General Commercial Uses</u>
Lots:	<u>3</u>	Existing Zoning:	<u>C-3 (Regional Center) District MP-2 (Planned General Industrial) District</u>
Tracts:	<u>0</u>	Plat:	<u>Lot 1 of Jiffy Lube & Unplatted</u>

1. Introduction

The following application is a request to approve the final plat of Olathe Animal Care Campus located northwest of Santa Fe Street and Ridgeview Road. The plat will establish lot lines and dedicate public easements for three (3) lots for the development of an animal care facility for the City of Olathe and two (2) commercial pad sites on 7.44 ± acres.

An application to rezone the subject property (RZ25-0008) is also on the agenda as a continuance request. The City is moving forward with this final plat application to allow real estate negotiations for the two (2) commercial pad sites to progress.

The property was annexed into the City in 1964 (Ord. 1713-A) and zoned to the C-3 District (Ord. 346-C) and the MP-2 District (Ord. 13, RZ-33-1971) in 1970 and 1972 respectively. Sutherlands and Jiffy Lube have both vacated the site and their existing improvements will be removed with the future development. Future development will be reviewed for compliance with the Unified Development Ordinance (UDO) as part of the rezoning application.

The proposed final plat complies with the lot standards of the existing C-3 and MP-2 District and will continue to comply with the requested C-3 District, if the rezoning is approved.

2. Plat Review

- a. **Lots** – This plat establishes lot lines for three (3) lots. Lot 1 is 5.21-acres and intended for the development of the City's animal care facility. Lots 2 and 3 are over 1 acre in size and intended for future commercial development. The proposed lot lines split an existing building and thus a stipulation is included in staff's recommendation that a demolition permit must be issued prior to plat recording.
- b. **Streets/Right-of-Way** – Lot 1 takes driveway access from Santa Fe Street directly and from Ridgeview Road via a private access agreement through the QuikTrip property to the east. Lots 2 and 3 take access through Lot 1 via an access easement (A/E) dedicated by this plat. No public right-of-way dedication is required along Santa Fe Street.
- c. **Public Utilities** – This property is in the City of Olathe water and sanitary sewer service areas. This plat dedicates utility (U/E), water (W/E), and sanitary sewer (S/E) easements to serve the future development.
- d. **Stormwater** – This plat dedicates a drainage easement (D/E) to allow Lots 2 and 3 to convey stormwater across Lot 1 and into the existing stormwater infrastructure.



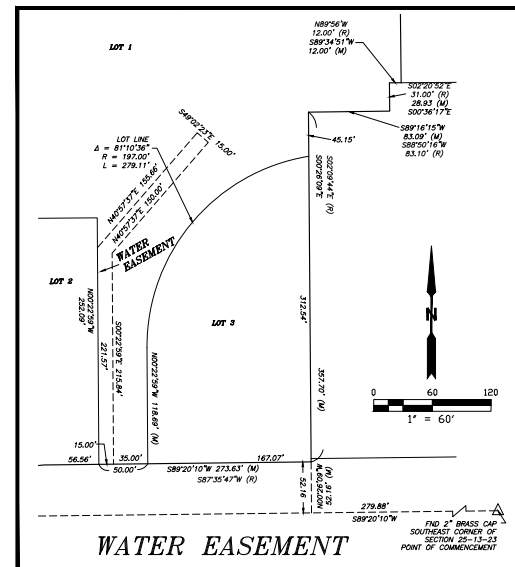
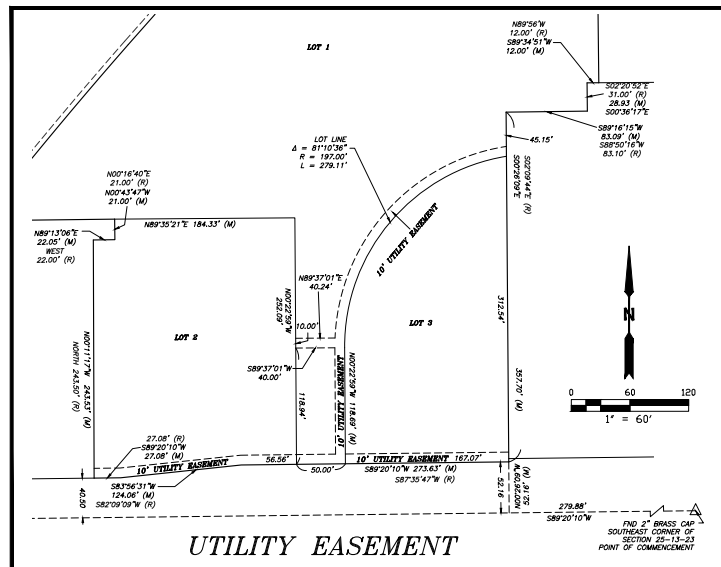
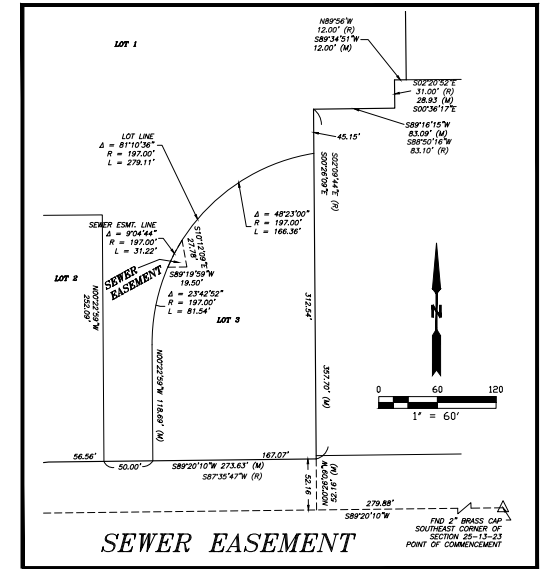
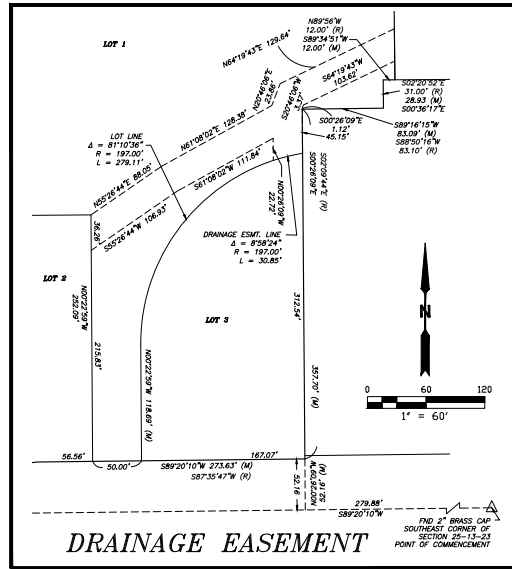
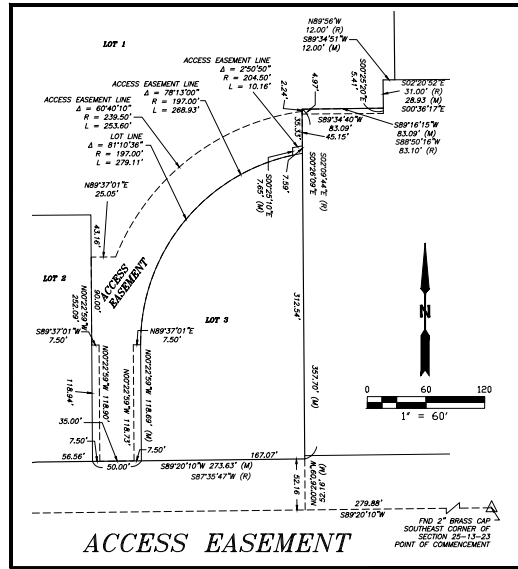
Subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0024, the final plat of Olathe Animal Care Campus, with one (1) stipulation.
 1. Prior to plat recording, a demolition permit must be issued for the existing buildings.

OLATHE ANIMAL CARE CAMPUS

A REPLAT OF LOT 1, JIFFY LUBE, A PLATTED SUBDIVISION, TOGETHER WITH 3 TRACTS OF LAND, LESS AND EXCEPTIONS, ALL WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 25 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LEGEND	
FIND. 1/2" BAR W/ CAP "3HW 45 61"	+
FIND. PLUS CUT	x
FIND. SECTION CORNER (AS NOTED)	△
FIND. PROPERTY CORNER (AS NOTED)	⊙
SET 5/8" BAR W/ 2" ALUM CAP TIEING DESIGN GROUP CLS 195"	●
EXISTING EASEMENT LINES	---
NEW EASEMENT LINES DEDICATED BY THIS PLAT	---
SUBJECT PROPERTY LINE	---
PROPERTY LINE	---
RIGHT OF WAY LINES	---
MEASURED DISTANCES/BEARINGS	(M)
RECORD DISTANCES/BEARINGS	(R)

TREKK
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Kansas City, Mo. 64131
Tel (816) 874-4655
CERTIFICATE OF AUTHORITY
KANSAS NO. LS 195
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EASEMENTS	
A PART OF THE SE/4 OF THE SE/4 OF SECTION 25-13-23 OLATHE, JOHNSON COUNTY, KANSAS	
SHEET 2 OF 2	
Project No.: 25-0035	Date: AUGUST 12, 2025
Ascd Dwg: 25-0035_REPLAT	Drawn By: J.M. POWERS