



City of Olathe  
Planning Division

## STAFF REPORT

### Planning Commission Meeting: September 23, 2019

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<b>Application:</b>	<b><u>MP19-0017, Minor Plat, Olathe Medical Center Doctor's Building Condominium, Twenty-Third Plat (Replat)</u></b>		
<b>Location:</b>	20375 W 151 <sup>st</sup> Street		
<b>Owner:</b>	Tierney L. Grasser, Olathe Medical Center, Inc.		
<b>Applicant:</b>	Pat Stowe, Olathe Health Physicians, Inc.		
<b>Engineer:</b>	Todd Allenbrand, Payne & Brockway, P.A.		
<b>Staff Contact:</b>	Andrea Fair, Planning Intern		
<b>Total Area:</b>	<u>0.46± Acres</u>	<b>Proposed Use:</b>	<u>Medical Services</u>
<b>Current Zoning:</b>	<u>CP-O</u>	<b>Units/Lots:</b>	<u>2</u>
		<b>Tracts:</b>	<u>2</u>

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#### 1. Comments:

This is a request for approval of a minor plat for Olathe Medical Doctor's Building Condominium, Twenty-Third Plat, a condominium plat for a medical office within the building. This minor plat serves as a resurvey of units 1-A through I-D, Interior Common Area, and Part of Building Common Area, Doctor's Building No. 2.

Units 1-A and 1-B are being replatted into Unit 1-E. These units were vacated and reconfigured to for use as a physician clinic. Units 1-C and 1-D are being replatted into Unit 1-F. The group that occupied Unit 1-D expanded into the vacated Unit 1-C.



*Site aerial (outlined in blue)*



*Olathe Medical Center Doctor's Building Condominium (Looking south from 151<sup>st</sup> St.)*

**2. Minor Plat Review:**

- a. **Lots/Tracts** – The plat includes a total of two (2) lots and two (2) tracts.
- b. **Public Utilities** – The subject property is served by City of Olathe sewer and Water District #1.
- c. **Streets/Right-of-Way** – Access to the Olathe Medical Center Doctor's Building Condominium will remain unchanged with this application. The condominium unit will be accessed internal to the building.
- d. **Landscaping/Tree Preservation** – No new landscaping is proposed with this application. All lands to be replatted are internal to a building.

**3. Staff Recommendation:**

Staff recommends approval of MP19-0017.