



STAFF REPORT

Planning Commission Meeting: December 9, 2024

Application:	FP24-0037: Final Plat of The Shops at Prairie Farms, Second Plat
Location:	Southwest of W. Santa Fe and N. Persimmon Drive
Owner:	Gurmeet Singh; N. Singh & Sons, LLC
Applicant:	Chris Whalen; Hyper Energy Bar
Engineer:	Daniel Finn; Phelps Engineering, Inc.
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>2.54 ± acres</u>	Proposed Use:	<u>Vacant</u>
Lots:	<u>2</u>	Existing Zoning:	<u>C-2 (Community Center)</u>
Tracts:	<u>0</u>	Plat:	<u>The Shops at Prairie Farms</u>

1. Introduction

The following application is a final plat for The Shops at Prairie Farms, Second Plat. This is a replat of Lot 5 of The Shops at Prairie Farms and will establish lot lines and dedicate public easements for two (2) lots and one (1) tract to accommodate future development of the existing commercial center located on the south side of W. Santa Fe, between N. Persimmon and N. Hedge Lane.

The property was rezoned to the C-2 (Community Center) District (RZ-16-006) on August 2, 2016, and the final plat is consistent with the approved preliminary site development plan and preliminary plat associated with the rezoning. Lot 5A is planned for the construction of a fast-food restaurant with drive-through as permitted in the C-2 District. A future phase for Lot 5B includes a conceptual commercial building and revised preliminary development plans are required for both lots prior to development.

2. Plat Review

- a. **Lots/Tracts** – The replat will reestablish lot lines for two (2) commercial lots for the development of a fast-food restaurant with drive-through.
- b. **Streets/Right-of-Way** – Site access is provided from Dartmouth Street, taking access from N. Persimmon Drive and N. Hedge Lane. Limits of no access are established along the northern and western plat boundaries.
- c. **Public Utilities** – The property is located within the City of Olathe’s Water and Sewer service area. As part of this development, connections will be made to the existing water

and sewer mains, with extensions running along Dartmouth Street. An existing 58-foot WaterOne easement is located along the western property line, restricting any development within this area. All other public utility easements remain as previously platted.

- d. **Stormwater** – Stormwater detention and quality standards per Title 17 are required and will be reviewed with final site development plans. A Water Quality & Quantity Easement (WQQD/E) is being dedicated with this plat for underground detention provided on site as required by the Stormwater Treatment Facility Maintenance Agreement (STFMA) being recorded with the final plat.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP24-0037, the final plat The Shops at Prairie Farms, Second Plat, with no stipulations.