



STAFF REPORT

Planning Commission Meeting: January 8, 2024

Application:	FP23-0032: Replat of Millcreek Center II, Fourth Plat		
Location:	1875 North Ridgeview Rd		
Owner:	L.E. Huckleberry, Mill Creek Partnership		
Applicant:	Rob Heuse, Frontier Investments, LLC		
Engineer:	Alex Gustafson, OWN, Inc.		
Staff Contact:	Taylor Vande Velde, Planner II		

Site Area:	<u>3.32± acres</u>	Existing & Proposed Uses:	<u>Car Wash</u>
Lots:	<u>1</u>	Existing Zoning:	<u>C-3 (Regional Center) District</u>
Tracts:	<u>2</u>	Existing Plat:	<u>Millcreek Center II</u>

1. Introduction

The following application is a replat of Millcreek Center II, Fourth Plat, containing one (1) commercial lot and two (2) tracts. The subject property was originally platted as Lot 1 of the Millcreek Center II Plat in 1996 but remained vacant. The property was recently rezoned (RZ22-0015) to the C-3 District and a final site development plan (PAR22-0082) was approved in for Tommy's Car Wash in February 2023. The carwash facility is currently under construction and the final plat is required to dedicate a stormwater detention tract consistent with the approved plans.

2. Plat Review

- Lots/Tracts** – The plat includes one (1) commercial lot approximately 3.32 acres with one (1) common tract. Tract B is intended to accommodate the proposed stormwater detention facility.
- Public Utilities** – The site is located within the City of Olathe Water and Johnson County Wastewater service areas. The plat is served by existing utilities and no new utility easements will be dedicated with this plat.
- Streets/Right-Of-Way** – The site is accessed from two existing private entrances extending to Ridgeview Road to the east and 119th Street to the north. No additional right-of-way is being dedicated with this final plat.

- d. **Stormwater** – Tract B is intended to accommodate a stormwater detention basin for Tommy's Carwash which will be owned and maintained by the owners of lot 1; The plat also includes a 10-foot access easement for maintenance.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation:

Staff recommends approval of FP23-0032, final plat of Millcreek Center II, Fourth Plat with the following stipulations:

1. A Stream Corridor and a Stormwater Treatment Facility Maintenance Agreement must be submitted and approved prior to recording a final plat for this development