



## STAFF REPORT

Planning Commission Meeting: June 10, 2024

<b>Application</b>	<b>FP24-0016: Final Plat for Olathe Industrial Tracts, Third Plat</b>
<b>Location</b>	1225 W. Pittman Street
<b>Owner</b>	David Collis, Collis Craneworks
<b>Applicant/Engineer</b>	Dan Finn, Phelps Engineering, Inc.
<b>Staff Contact</b>	Emily Carrillo, Senior Planner

<b>Site Area:</b>	<u>7.73± acres</u>	<b>Proposed Use:</b>	<u>Production/Assembly Plant – Fabricated Metal or Machinery</u>
<b>Lots:</b>	<u>2</u>	<b>Existing Zoning:</b>	<u>M-2 (General Industrial)</u>
	<u>1</u>	<b>Existing Plat:</b>	<u>Olathe Industrial Tract, 2<sup>nd</sup> Plat, Lot 4</u>

### 1. Introduction

The following application is a request for a final plat of Olathe Industrial Tracts, Third Plat. This replat will establish lot lines, dedicate public easements for two (2) lots and one (1) and vacate a portion of an existing 15-foot waterline easement (WL/E).

These lots are proposed for the construction of two (2) new industrial buildings for Collis Craneworks that are approximately 33,000 sq. ft. each to expand their existing crane production/assembly business located to the southeast of this site.

This use is classified under the 'Production/Assembly Plant – Fabricated Metal or Machinery' use, which is permitted by right in the M-2 District. 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 and currently on this agenda for consideration.

### 2. Plat Review

- Lots/Tracts** – The plat will reestablish lot lines for two (2) lots and one (1) tract for the development of two (2) industrial buildings.
- Public Utilities** – The project is within the City of Olathe water and sanitary sewer service areas and will connect to the existing sewer lines located adjacent to the property. A portion of the existing water easement was previously vacated (VAC22-0005), and a continuation of that same water line is being vacated with this plat. A new waterline is

being relocated, and new utility, sanitary sewer and drainage, easements are being dedicated on this plat.

- c. **Streets/Right-of-Way** – A new access point will be constructed from W. Pittman Street. Three (3) access points will be added from the existing private drive (Tract C) located on the southern portion of the site.
- d. **Stormwater/Detention** – This property is part of the original Olathe Industrial Tract regional detention system. No additional stormwater or detention analysis is required with this development.



*Aerial view of subject property in yellow.*

### 3. Public Notification:

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation in association with a final plat be approved by the Planning Commission following mailed notification and a public hearing. The applicant mailed the required public notifications

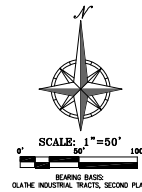
by certified mail to property owners within 200 feet of the project site. No correspondence from surrounding property owners has been received by the applicant or Staff.

#### **4. Staff Recommendation**

Staff recommends approval of final plat (FP24-0016) as stipulated:

1. Prior to issuance of a land disturbance permit or building permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.
2. An agreement between adjacent properties for use of the existing off-site BMP is required prior to recording.
3. 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.

REPLAT AND RESURVEY OF LOT 4 and TRACT C, 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



AREAS		
PARCEL	AREA (S.F.)	AREA (AC)
5	147129.44	3.3776
6	157056.94	3.6055
PLAT	336798.77	7.7318
TRACT C	32612.39	0.7487

1. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL COMPRESSORS, UTILITY METER BANS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH 5'-HIGH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

2. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK WALLS. HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT SETBACK WALLS ADJACENT TO STREET RIGHT-OF-WAY IF CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.

3. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EXISTENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLAT RECORDING.

4. IN ACCORDANCE WITH KSA-21-028, ALL RIGHTS, OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTERESTS IN THIS PLAT SHALL BE WAIVED AS TO USE AND AS TO TITLE, UPON FILING AND RECORDING OF THIS PLAT. THE WAIVER SHALL BE LIMITED TO THE RIGHTS AND INTERESTS OF THE PARTIES TO THIS PLAT WHOSE NAMES AND ADDRESSES ARE SET FORTH IN THE CITY OF ST. LOUIS, MISSOURI, KANSAS, AND ILLINOIS. THE WAIVER SHALL NOT EXTEND TO THE ELECTIONS OF ANY EXISTING UTILITY COMPANIES HERETOFORE INCORPORATED AND ANY EXPENSES INCURRED BY SUCH COMPANIES TO OBTAIN RECORDING OF THIS PLAT. THE WAIVER SHALL NOT BE ALLOCATED TO ANY OTHER PARTY OR ENTITY.

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, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0093Q, AND DATED AUGUST 3, 2009.

**PEI**

**PLANNING  
ENGINEERING  
IMPLEMENTATION**

**TRULIPS ENGINEERING, INC.**  
2200 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1988  
Fax (913) 393-1166