

STAFF REPORT

Planning Commission Meeting: June 10, 2024

Application FP24-0016: Final Plat for Olathe Industrial Tracts, Third Plat

Location 1225 W. Pittman Street

Owner David Collis, Collis Craneworks

Applicant/Engineer Dan Finn, Phelps Engineering, Inc.

Staff Contact Emily Carrillo, Senior Planner

Site Area: 7.73± acres Proposed Use: Production/Assembly Plant –

Fabricated Metal or

Machinery

Lots: <u>2</u> Existing Zoning: <u>M-2 (General Industrial)</u>

<u>1</u> Existing Plat: <u>Olathe Industrial Tract, 2nd</u>

Plat, Lot 4

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

- a. <u>Lots/Tracts</u> The plat will reestablish lot lines for two (2) lots and one (1) tract for the development of two (2) industrial buildings.
- b. <u>Public Utilities</u> 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. <u>Streets/Right-of-Way</u> 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. <u>Stormwater/Detention</u> 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.

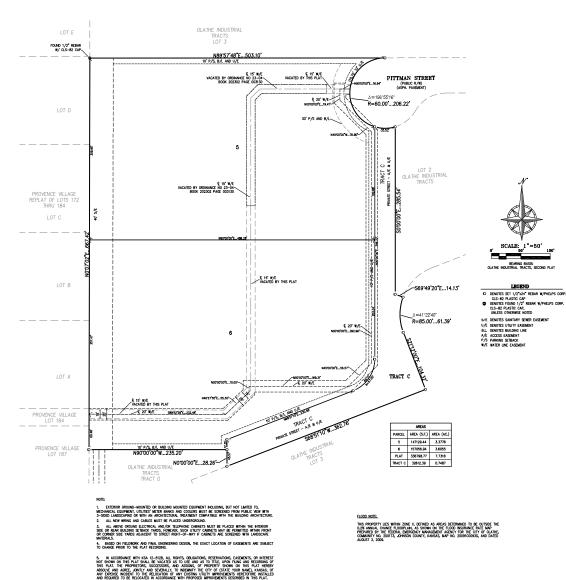
FINAL PLAT OF

OLATHE INDUSTRIAL TRACTS, THIRD PLAT

14390 STREET

| M81/4 | M61/4 | M61/4

SCALE: 1"=2000" 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



DESCRIPTION

REPLAT AND RESURVEY OF LOT 4 and TRACT C, GLATHE INDUSTRIAL TRACTS, SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF GLATHE, JOHNSON COUNTY, MARKES

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, w subdivision and plat shall hereafter be known as "OLATHE INDUSTRIAL TRACTS, THIRD PLAT".

The underlighed proprietor of said property above on this plot do heavily delicited for public use and public says and throughfore, all protest and ports of an identification of the protest and public says and public says and public satisfaction. The public satisfaction of the public satisf

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An easement of license is hereby granted to the City of Ulathe, Johnson County, Konsas, to locate, construct and maintain of authorize the location, construction or maintenance and use of conduits, water, oss, pipes, poles, wires, surface drainage facilities, ducts cables, etc., upon, over and under those areas outlined hereon and designated on this plot as "U/t" or "Ulitly Easement".

An easument or license is hereby granted to the City of Clathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, pipes, etc., upon, over and under those areas authined hereon and designated on this plot as "Mu/E or Water Line Essement".

Tract C, access easements or "A/E" as shown on this plat are reserved by the undersigned proprietor, its heirs and assigns, for the ingress earess of the owners and occupants and their quests of the adjacent lots as shared entry drives.

VACATIO

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CONSENT TO LE

The undersigned proprietors of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansos, and the City of Gothe, Johnson County, Kansos, shall have the power to release such land proposed to be dedicated for public lawys and therodyfferes, or parts thereof, for public use, from the line and effect of any special casesament, and that the amount of unpoid special casesaments on such land so dedicated, shall

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TESTIMONY WHEREOF, the undersigned proprietor, has caused this instrument to be executed on this ______ day of _______, 20____

JCDC LLC, a Kansas limited liability company

× _____

ACCUMUS FROM

COUNTY OF JOHNSON)

STATE OF KANSAS

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executed, on such officer, the within instrument on behalf of soid portnership, and such person duly adenoeledged the execution of the some to be the act

TESTIMONY WHEREOF, the undersigned proprietor, has caused this instrument to be executed on this _____ day of _____, 20___

PRO 110 - W---- W-N-1 F-100

Ву. _____

ACCURATE FRANCISCO

STATE OF KANSAS)
) SS

BE IT REMEMBERED that on this doy of ______, 20_____, before me, the undersigned, a Notary Public in and for sold County and State, come Owner, Title of KDAC LLC, a Konsas limited liability company, who is personally known to me to be such person who executed, as such officer, the

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: ______ My Appointment Expires: _____

10000141.0

Chairmon: 35011-6, 4/SRSSMM, HEREBY CERTIFY THAT IN JANUARY 2024, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE

Approved by the Planning Commission of the City of Clathe, Johnson County, Kansas, this

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City Clerk: Brenda D. Swearingla CERTIFICATE OF AUTHORIZATION CANSAS RUEYING — LS-82 ENGREETING — E-391

CERTIFICATE OF AUTHORIZATIO MISSILMI LAND SURVEYING—2007001128 ENCINETRING—2007005068 PLANNING BINGHIBPING IMPLEMENTATION PHELDS ENGINEERING, INC 1200 N. Winchester Clerks, Kanses doods (#11) 191-1168 Pax (913) 198-1166