

STAFF REPORT

Planning Commission Meeting: June 10, 2024

Application: FP24-0017: Final Plat of Asbury Centre, Third Plat

Location: Southwest of W. 158th Street and S. Hunter Street

Owner: Timothy Anschutz, Spark Properties Group, LLC

Engineer/Applicant: Luke Moore; Olsson

Staff Contact: Andrea Fair, AICP, Planner II

Site Area: $3.75 \pm acres$ Proposed Use: Day Care/Neighborhood

Commercial

Lots: <u>2</u> Existing Zoning: <u>C-1 (Neighborhood</u>

Center)

Tracts: 1 Plat: Asbury Centre

1. Introduction

The following application is for the final plat of Asbury Centre, Third Plat, which 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 at the southwest corner of W. 158th Street and S. Hunter Street.

The property was rezoned to the C-1 (Neighborhood Center) District (RZ24-0007) on June 4, 2024, and the final plat is consistent with the approved preliminary site development plan and preliminary plat associated with this rezoning. Lot 1A is proposed for the construction of a 13,545 square foot building for Primrose School, as permitted in the C-1 (District. A future phase for Lot 2A includes a conceptual 10,800 square foot general commercial building, and revised preliminary development plans are required for this lot prior to development.

2. Plat Review

- a. <u>Lots/Tracts</u> The replat will reestablish lot lines for two (2) lots and one (1) tract for the development of a day care and future commercial building.
- b. <u>Streets/Right-of-Way</u> Site access to Lots 1A and 2A is provided from S. Hunter Street and limits of no access are established along the western and northern plat boundaries (Brentwood Street and 158th Street respectively). A 40-foot Access (A/E) Easement is being dedicated in the southeast corner of Lot 2A as a shared driveway to both lots.
- A. <u>Public Utilities</u> The property is in City of Olathe sewer and WaterOne service areas. Existing sanitary sewer and water mains are in the northeast corner of the site. All other

easements are previously platted, and no new Utility (U/E) Easements are being dedicated with this plat.

c. <u>Stormwater/Detention</u> – The proposed development will be served by one (1) on-site bioretention area located within Lot 1A, which is being dedicated as Tract C and which will be owned and maintained by the owners of Lot 1A. The site will comply with Title 17 requirements for stormwater detention and water quality.



Aerial view of subject property outline in yellow.

3. Staff Recommendation

A. Staff recommends approval of FP24-0017, the final plat of Asbury Centre, Third Plat with no stipulations.

Final Plat Asbury Centre, Third Plat

A replat of Lots 1 and 2, Asbury Centre, a subdivision in the City of Olathe, Johnson County,

olsson Kansas, lying in the Southeast Quarter of Section 12, Township 14 South, Range 23 East All of Lots 1 and 2, Asbury Centre, a subdivision in the City of Clathe, Johnson County, Kansas, Iying in the Southeast Quarter of Section 12, Township 14 South, Range 23 East, containing 183,159 Square Feet or 3.7456 Kares, more or less. sson - Survey insas COA #LS-114 N87'59'24'E 256.75' 9.82" (S/E Tie) Tract C is intended to be a Stormwater Treatment Facility, and is to be owned and maintained by the Location of easements may be subject to change, as needed, due to field work, but only prior to recording 25' Building Setback Line Per Plat of Asbury Centre Public Utility Easement Per Plat of Asbury Centre € 15' Sanitary Easement Per Plat of Asbury Centre - 10' Utility Easement Bk. 7384, Pg. 394 Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Clathe Municipal Code. Restrictions on the use or alteration of the sold Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UID 18.30.130. IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name. OWNER - Primrose School Franchising SPF Lot 2 Asbury Centre 8k, 131, Pa. 48 S. Line, Lot 2, Asbury Centre N. Line, Lot 1, Asbury Centre In witness whereof, I have hereunto subscribed my name and affixed my notorial seal this day and year last above written. € 15' Sanitary Easement Per Plat of Asbury Centre My appointment expires: 25' Building Setback Line Per Plat of Asbury Centre =17.94" Limits of Access 4. Subject Property was last conveyed in Sheriff's Deed recorded in Book 202103, Page 003001. 7 20 Water Easement Bk. 201804, Pg. 004478 88'40'18"E 126.82" 5. Subject Property is subject to a blanket Water Easement, as established in Book 7588, Page 974 l and 2, Asbury Centre, a subdivision in the Southeast Section 12, Township 14 South, Range 23 East Tract C nwater Treatment Fi 3.523 S.F. 0.0809 Acres, ± Lot 1A 77,615 S.F. 1.7818 Acres. # NB7'45'14'E 283.96' Area Summary Table 77,615 S.F. 1.7818 Ac. Lot 1A Lot 2A S76 47 59 E 6.21 LEGEND 3,523 S.F. 0.0809 Ac Total 163,159 S.F. 3.7456 Ac. 15' Landscape Easement Per Plat of Asbury Centre SET 1/2"x24" REBAR W/LC 114 CA FOUND MONUMENT AS NOTED MEASURED DIMENSION - THIS PLAT Asbury PREMIUM Y DI ATTEN DIMENSION **(A)** - 10" Public Utlity Easement Per Plat of Asbury Centre PERMANENT DRAINAGE EASEMENT RIGHT OF WAY SANITARY SEWER EASEMENT SUBSURFACE UTILITY EASEMENT WATER LINE EASEMENT Section 12, T14S, R23E VICINITY MAP 30' Utility Easement Per Plot of Asbury Centre. ĕ APPROVED BY, the Planning Commission of the City of Olathe, Johnson County, Kansas, this ______ day of _______, 2024. SW Cor., Lot 1, Asbury Wayne Janner, Chairperson APPROVED BY, the Governing Body of the City of Olathe, Johnson County, Kansas, this

ATTEST: Brenda D. Swearingian, City Clerk

John W. Bacon, Mayor

SHEET