



STAFF REPORT

Planning Commission Meeting: June 10, 2024

Application:	FP24-0017: Final Plat of Asbury Centre, Third Plat
Location:	Southwest of W. 158 th 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:	<u>3.75 ± acres</u>	Proposed Use:	<u>Day Care/Neighborhood Commercial</u>
Lots:	<u>2</u>	Existing Zoning:	<u>C-1 (Neighborhood Center)</u>
Tracts:	<u>1</u>	Plat:	<u>Asbury Centre</u>

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. **Lots/Tracts** – 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. **Streets/Right-of-Way** – 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. **Public Utilities** – 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. **Stormwater/Detention** – 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.

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2024

Olathe, Johnson County, Kansas