



STAFF REPORT

Planning Commission Meeting: February 26, 2024

Application:	FP24-0001: Final Plat for Prairie Ridge Plaza Midland
Location:	Southeast of College Blvd. and S. Ambassador St.
Owner:	Dave Sandir; Gateway Housing, LP
Applicant:	Shawn Sullivan; Midland Care Connection, Inc.
Engineer/Architect:	Doug Ubben, Jr.; Phelps Engineering, Inc.
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>3.89 ± acres</u>	Proposed Use:	<u>Medical Office / Clinic</u>
Lots:	<u>1</u>	Existing Zoning:	<u>BP (Business Park)</u>
Tracts:	<u>0</u>	Proposed Zoning:	<u>C-3 (Regional Center)</u>
		Plat:	<u>Unplatted</u>

1. Introduction

The following application is for the final plat of Prairie Ridge Plaza Midland, which will establish lot lines and dedicate public easements and right-of-way for one (1) lot for the development of a proposed medical office/clinic facility. The plat is proposed to accommodate a 25,575 square foot medical office and clinic for Midland Care Connection, Inc. A rezoning with an associated preliminary plan application (RZ24-0001) for this site is also on this agenda.

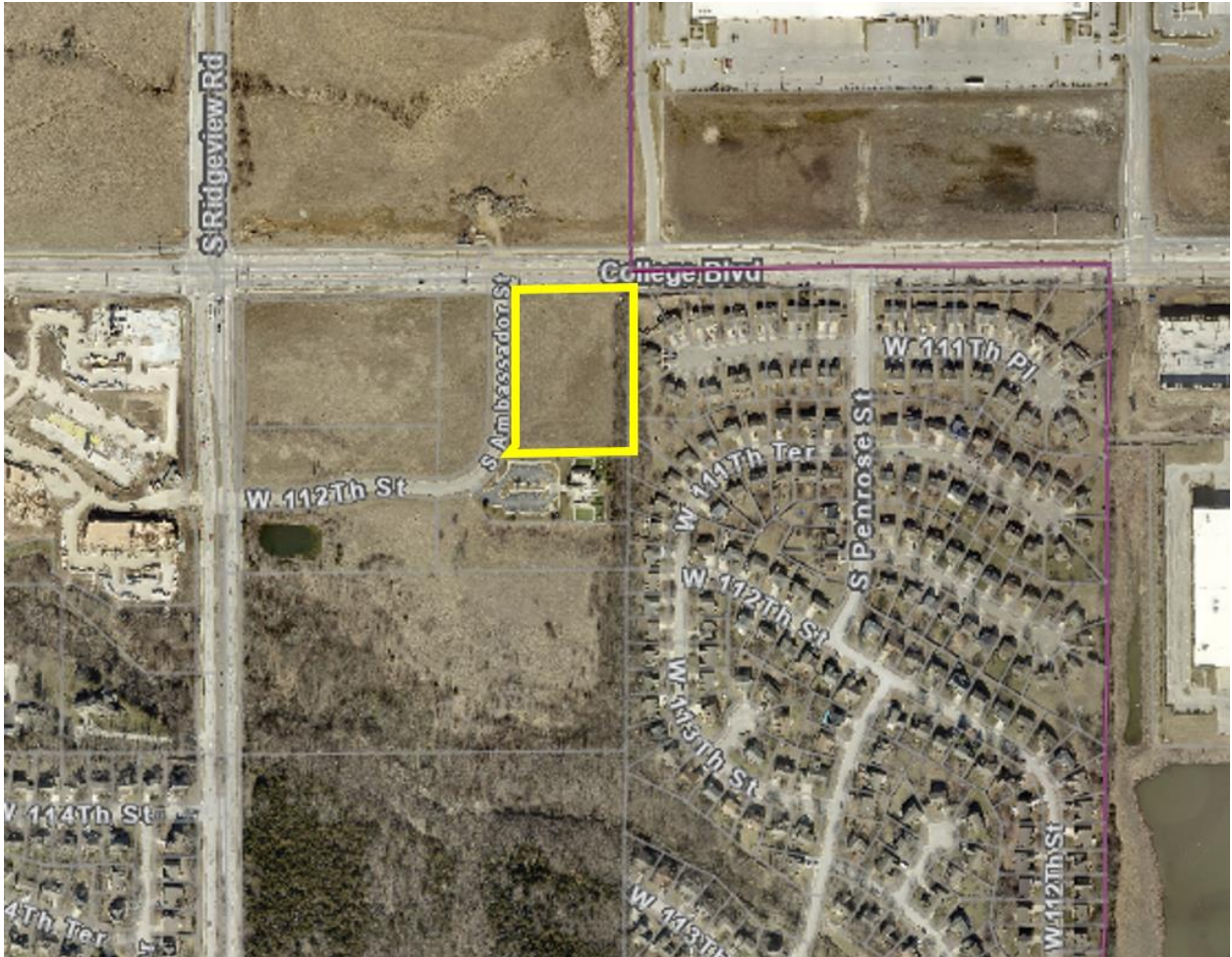
The site is currently undeveloped and was originally zoned to the BP District (RZ-32-96) on December 17, 1996. A zoning amendment was later approved in 2001 (RZ-10-01) and a revised preliminary development plan was approved in 2005 (PR05-0009) showing two future buildings on the subject property.

2. Plat Review

- Lots/Tracts** – The final plat includes one (1) lot for the development of a 25,575 square foot medical office/clinic facility.
- Streets/Right-of-Way** – Access to the site will be provided from two private entrances connecting to the existing collector street, S. Ambassador Street. This collector connects to both College Boulevard and S. Ridgeview Road, providing access to the arterial roadways. Left and right turn lanes have already been constructed to serve Ambassador

Street to accommodate traffic to and from the development. An additional 60-feet of public right-of-way along College Blvd. is being dedicated with this plat.

- c. **Public Utilities** – The property is in the City of Olathe Water and Johnson County Wastewater service areas. New sanitary sewer (S/E) and drainage (D/E) easements are dedicated by this plat.
- d. **Tree Preservation** – A 40-foot tree preservation easement (TP/E's) is dedicated along the eastern property line, to preserve natural vegetation and provide a buffer adjacent to residential.



Aerial view of subject property outline in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP24-0001, the final plat of Prairie Ridge Plaza Midland with the following stipulation:
 - 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.