

STAFF REPORT

Planning Commission Meeting: June 10, 2024

Application	FP24-0015: Final Plat for Executive Plaza, Third Plat
Location	Northeast of W. 151 st Street and S. Pflumm Road
Owner	George Gilchrist, Pflumm 151, LLC
Applicant/Engineer	Jeffrey T. Skidmore, Schlagel and Associates
Staff Contact	Jessica Schuller, AICP, Planner II

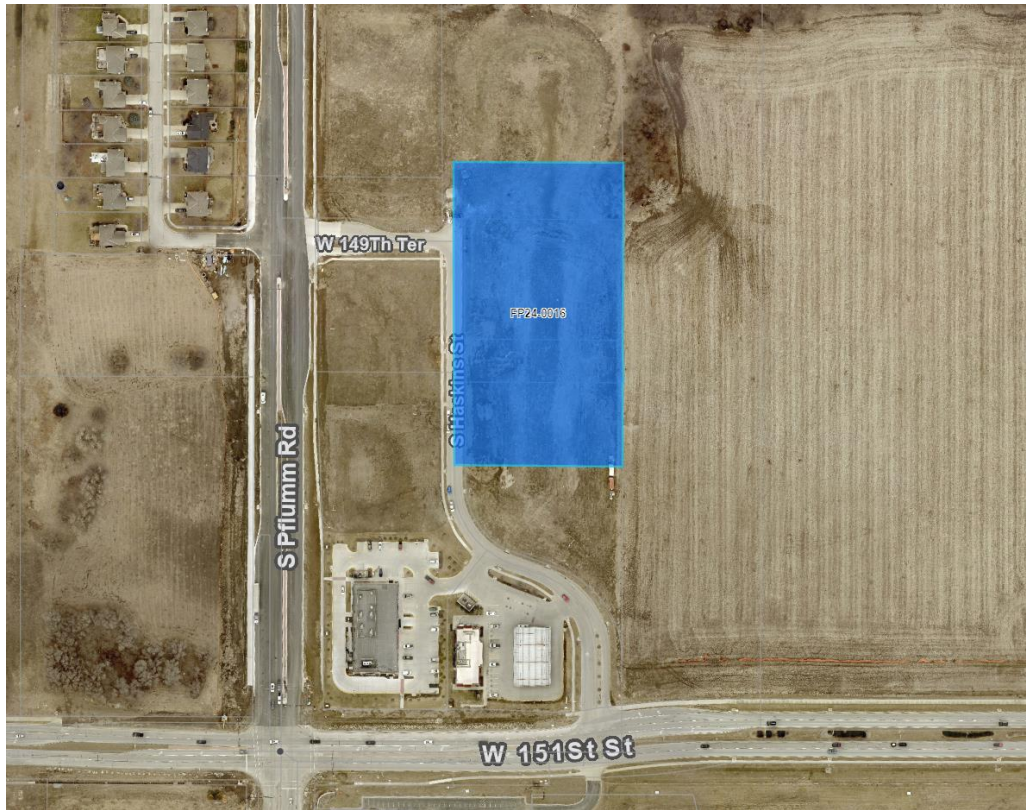
Site Area:	<u>3.68 ± acres</u>	Proposed Use:	<u>Vehicle Painting and Body Shop</u>
Lots:	<u>1</u>	Existing Zoning:	<u>C-3 (Regional Center)</u>
Tracts:	<u>1</u>	Existing Plat:	<u>Executive Plaza, First Plat / Unplatted</u>

1. Introduction

The following application is a request for a final plat of Executive Plaza, Third Plat. This is a partial replat of Executive Plaza, First Plat, which was recorded in 2017 (FP16-0048). This final plat will establish lot lines and dedicate public easements for one (1) lot and one (1) tract. Lot 1 is proposed for the construction of a 28,300 square foot vehicle painting and body shop, B Street Collision Center, as approved with a rezoning to the C-3 (Regional Center) District in 2024 with RZ23-0008 (Ord. 24-11). This final plat is consistent with the approved preliminary development plan.

2. Plat Review

- Lots/Tracts** – The plat will reestablish lot lines for one (1) lot and one (1) tract for the development of a Vehicle Painting and Body Shop. Tract A is dedicated as an access (A/E) and utility easement (U/E) along Haskins Street, a private drive.
- Public Utilities** – The property is served by City of Olathe water and Johnson County Wastewater. New utility easements (U/E) are dedicated along property lines.
- Streets/Right-of-Way** – The site will be accessed from driveways along Haskins Street, and is subject to the existing private restrictions governing the joint use and maintenance of this private street. No new right-of-way is being dedicated with this final plat.
- Stormwater/Detention** – An existing regional detention basin is located directly north of the subject property and will serve the proposed development. As such, no onsite stormwater treatment facilities are required.



Aerial view of subject property in blue.

3. Staff Recommendation

Staff recommends approval of final plat for Executive Plaza, Third Plat (FP24-0015) with no stipulations.

FINAL PLAT OF EXECUTIVE PLAZA, THIRD PLAT

A REPLAT OF PART OF TRACT 'A' AND PART OF TRACT 'B', EXECUTIVE PLAZA, FIRST PLAT AND PART OF
THE UNPLATTED SW 1/4 OF SEC. 3-14-24, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION:

Part of the Southwest One-Quarter of the Southwest One-Quarter of Section 3, Township 14 South, Range 24 East, in the City of Olathe, and Part of Tract 'A' and Part of Tract 'B', EXECUTIVE PLAZA FIRST PLAT, a subdivision in the City of Olathe in Johnson County, Kansas, and altogether being more particularly described as follows:

Commencing at the Southwest corner of the Southwest One-Quarter of said Section 3, thence along the West line of the said Southwest One-Quarter, North 07 degrees 45 minutes 45 seconds West, a distance of 800.00 feet, thence North 88 degrees 10 minutes 34 seconds East a distance of 304.31 feet to a corner point of said Tract 'A', said corner being the Point of Beginning, thence along a line 20.00 feet East and parallel with the West line of said Tract 'B' and the Southerly extension thereof, North 02 degrees 10 minutes 46 seconds West a distance of 139.35 feet; thence North 88 degrees 28 minutes 59 seconds East a distance of 300.73 feet to a point on the East line of said Tract 'B', thence along said East line and the Southerly extension thereof, South 01 degrees 55 minutes 25 seconds East a distance of 534.97 feet to the Northeast corner of Lot 1, EXECUTIVE PLAZA SECOND PLAT, a subdivision in the City of Olathe, thence along the North line of said Lot 1 and the Westerly extension thereof, South 88 degrees 20 minutes 59 seconds West a distance of 286.34 feet to a point on the West line of said Tract 'A', EXECUTIVE PLAZA FIRST PLAT, thence along the West line of said Tract 'A', North 02 degrees 10 minutes 46 seconds West a distance of 395.64 feet to the Point of Beginning and containing 3.679 acres more or less.

EXECUTION:

IN TESTIMONY WHEREOF, George G. Glnchrt, Owner of PFLUMM 151, L.L.C., has caused this instrument to be executed, this _____ day of _____, 20____.

PFLUMM 151, L.L.C.

By: George G. Glnchrt, Owner

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) ss.

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State came George G. Glnchrt, Owner of PFLUMM 151, L.L.C., a Limited Liability Company, organized under the laws of the State of Kansas, with its principal place of business in the County of Johnson, State of Kansas, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person duly acknowledged the execution of same to be the act and deed of said company.

Notary Public

My Commission Expires: _____

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "EXECUTIVE PLAZA, THIRD PLAT".

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "UE", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absolved except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

A perpetual easement of access over, under, across and upon the areas designated as "Access Easement" or "AE" is hereby reserved to all owners and occupants of property, their guests and invitees, subject to the provisions of the Declarations.

Tract 'A' is hereby dedicated as a "Utility Easement" and "Access Easement".

Based on fieldwork and final engineering design, the exact location of easements are subject to change prior to the plat recording.

RESTRICTIONS:

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners and the Developer, or their authorized representatives thereof.

"EXECUTIVE PLAZA, THIRD PLAT" is located in close proximity of the Johnson County Executive Airport. Aircraft, including business jets, operating from the airport, should be expected to overfly, be visible from, and be heard from, the property on a regular basis. Certain restrictions have been placed on the development and the use of property within the Airport Interest Area of the Airport Overlay District area, which are in addition to the restrictions, contained in the other requirements of the regulations. All development on this property shall comply with the requirements of the Airport Commission and the FAA. The FAA must review and approve all structures to be erected on this property.

Tract 'A' will be owned and maintained by the Property Owners and their successors and assignee, and is subject to the covenants and restrictions and is reserved to be replatted in the future when the area to the North and East of this property is developed.

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the covenants and restrictions which are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, and shall hereby become a part of the dedication of this plat as though set forth herein.

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, including any cross parking and cross access easements contained therein, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

CONSENT TO LEVY:

The undersigned proprietor of the above described tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

APPROVALS:

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20____.

Wayne Jenner, Chairman

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20____.

John Bacon, Mayor

Brenda Swearingin, City Clerk



SCALE: 1" = 50'

BASIS OF BEARINGS:

NAD 83, KANSAS, NORTH ZONE
WEST LINE, SW 1/4, SEC. 3-14-24
BEARING N 01°57'45" W

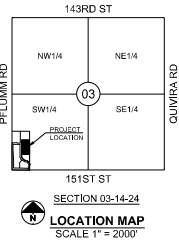
SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
11401 West 107th Street • Lenexa, Kansas 66150
Ph: (913) 482-1154 • Fax: (913) 482-4401 • WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificate of Authority
#C-209-01-029-01-024

DATE 4-11-2024
DRAWN BY AR
CHECKED BY SCH
PROJ. NO. 23-182

FINAL PLAT OF
EXECUTIVE PLAZA
THIRD PLAT
SHEET NO. 1

REV. 5-3-2024, CITY STAFF COMMENTS



LEGEND:

- FOUND 1/2" REBAR WITH KSL'S 54 CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- AE ACCESS EASEMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- SE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT

AREA
LOT 1 14,954.04 (SF), 3.4330 ACRES
TRACT 'A' 10,699.92 (SF), 0.2446 ACRES
Remainder of Tract 'B'
95,102.13 (SF), 2.1832 ACRES

SURVEYOR'S NOTES:

1. Basis of bearings is the Final Plat of EXECUTIVE PLAZA, FIRST PLAT, Recorded in book 201709 at page 034537, Johnson County, Kansas.
2. FLOOD NOTE: 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 2009/100966, page 98 of 161, Prepared by the Federal Emergency Management, revised August 3, 2009. Property information shown herein recorded descriptions, easements, etc.) was provided by First American Title Company, Commitment No. NGS-1197524-KCTY, Dated October 27, 2023.
3. I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN MARCH, 2024. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor
KSP 15-1429