



STAFF REPORT

Planning Commission Meeting: November 18, 2024

Application:	FP24-0032: Final Plat of Asbury Centre, 4th Plat
Location:	Northeast of W. 159 th Street and S. Brentwood Street
Owner/Applicant:	Joe Campbell; Jacobson-Campbell Excavation, Inc.
Engineer:	David Brucker; Hometown Engineering
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>1.10 ± acres</u>	Proposed Use:	<u>Fast-Food Restaurant</u>
Lots:	<u>2</u>	Existing Zoning:	<u>C-1 (Neighborhood Center)</u>
Tracts:	<u>0</u>	Plat:	<u>Asbury Centre</u>

1. Introduction

The following application is a final plat for Asbury Centre, 4th Plat. This plat is a replat of Tract A of Asbury Center and will establish lot lines and dedicate public easements for two (2) lots to accommodate future development of the existing commercial center located at the northeast corner of W. 159th Street and S. Brentwood Street.

The property was rezoned to the C-1 (Neighborhood Center) District (RZ23-0013) on June 21, 2024, and the final plat is consistent with the approved preliminary site development plan and preliminary plat associated with this rezoning. Lot 5A is proposed for the construction of a 605 square foot building with drive-through for Caribou Coffee, as permitted in the C-1 District. A future phase for Lot 5B includes a conceptual 4,500 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) commercial lots for the development of a fast-food coffee shop with drive-through.
- b. **Streets/Right-of-Way** – Site access is provided from S. Hunter Street which is a private street internal to the commercial development taking access from S. Brentwood and also W. 158th Street. Limits of no access are established along the southern and western plat boundaries (S. Brentwood and W. 159th Streets respectively).
- c. **Public Utilities** – The property is located within the City of Olathe's sewer service area and the WaterOne service area. Existing sanitary sewer and water mains are located in

the northeast corner of the site. This development will connect to and extend these main lines along Hunter Drive. Additionally, the existing 10-foot utility easement (U/E) along Hunter will be expanded to 30-feet to align with the adjacent property to the east. All other easements are as previously platted

- d. **Stormwater** – Stormwater detention and quality standards per Title 17 are required and will be reviewed with final site development plans.



Aerial photo with subject site outlined in yellow; overall Asbury Centre commercial development in black.

3. Staff Recommendation

- A. Staff recommends approval of FP24-0032, the final plat of Asbury Centre, 4th Plat, with no stipulations.