



STAFF REPORT

Planning Commission Meeting: July 27, 2026

Application:	FP26-0015: Final Plat of Olathe Fire Station No. 4
Location:	13301 S. Mur-Len Road
Applicant/Owner:	Laura Gagilano, City of Olathe
Engineer:	Josh Lipscomb; Wallace Design Collective
Staff Contact:	Bradley Hocevar; Planner I

Site Area:	<u>1.66 ± acres</u>	Proposed Use:	<u>Fire Station</u>
Lots:	<u>1</u>	Existing Zoning:	<u>CP-2 & CPO District</u>
Tracts:	<u>0</u>	Plat:	<u>Unplatted & Mur-Len Commercial Park 5th Plat</u>

1. Introduction

The following item is a request for a final plat for Olathe Fire Station No. 4, a subdivision located at 13301 S. Mur-Len Road. The plat will establish lot lines and dedicate public easements and street right-of-way for one (1) lot on approximately 1.66 acres.

The site is the location of the Fire Station No. 4 Rebuild project. In 2024, a portion of the subject property was deeded to the City as part of a replat of Mur-Len Commercial Park located to the south (FP24-0019). Preliminary site development plans for reconstruction of the existing facility were approved earlier this year (PR26-0005). The purpose of the final plat is to establish a legal lot of record and dedicate the public easements and street right-of-way necessary to implement the approved redevelopment of the site.

2. Plat Review

- Lots/Tracts** – The final plat consists of one (1) lot on approximately 1.66 acres for the redevelopment of Fire Station #4. The lot complies with the preliminary plans and applicable dimensional standards of the CP-2 and CP-O Districts.
- Streets/Right-of-Way** – The plat dedicates public street right-of-way along Mur-Len Road consistent with the existing right-of-way to the north and south. As approved with the preliminary site development plan (PR26-0005), the existing access drive will be shifted south to align with the proposed fire truck bays, and a shared access connection will be provided to the commercial shopping center to the south.
- Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas and is currently served by existing public utilities. A new utility

easement (U/E) will be dedicated as depicted on the final plat. No extensions or additional public utilities are required for this development.

- d. **Stormwater** – The north and eastern portions of the property are located within the Indian Creek stream corridor and associated floodplain. A drainage easement (D/E) is dedicated with this plat to protect stormwater conveyance to the adjacent stream corridor.
- e. **Landscaping/Tree Preservation** – A tree preservation easement (TP/E) is dedicated along the north and east portions of the property adjacent to the stream corridor. The easement preserves significant trees within the floodplain, consistent with the approved preliminary site development plan and requirements of the UDO.

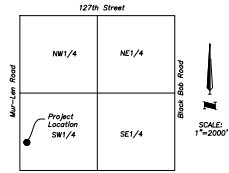
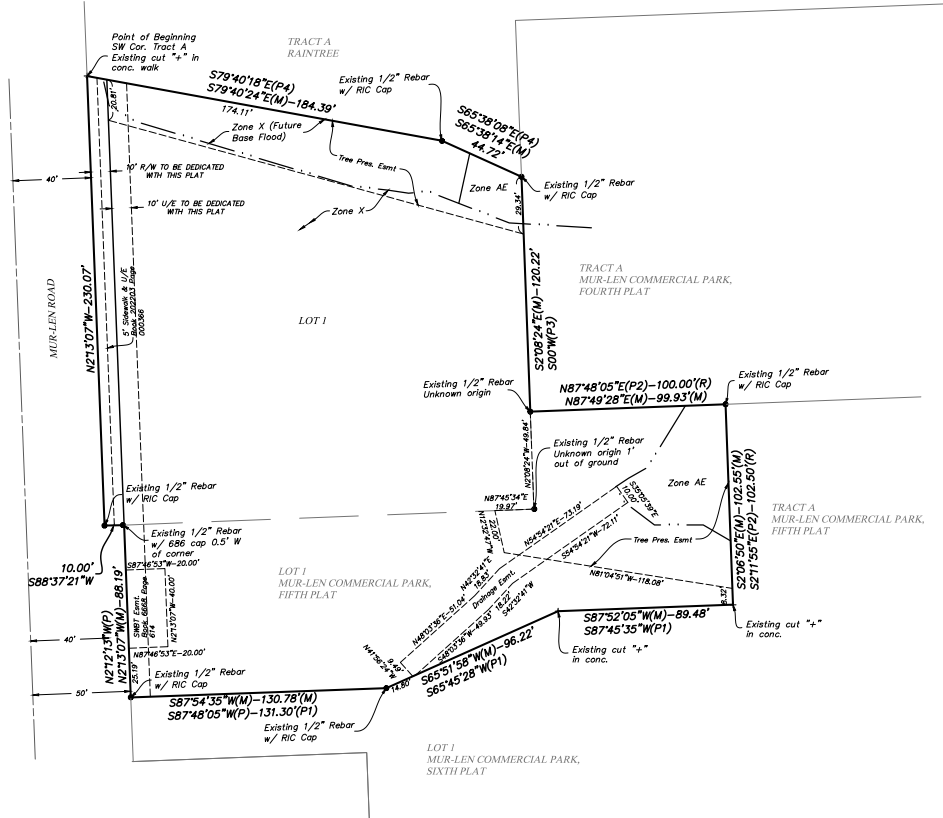


Aerial view of subject property outlined in yellow.

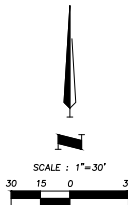
3. Staff Recommendation

- A. Staff recommends approval of FP26-0015, the final plat of Olathe Fire Station No. 4, with no stipulations.

FINAL PLAT OF
OLATHE FIRE STATION NO. 4
A SUBDIVISION OF LAND IN THE SW 1/4 OF SECTION 29, TOWNSHIP 13
SOUTH, RANGE 24 EAST, AND PART OF LOT 1, MUR-LEN COMMERCIAL
PARK, FIFTH PLAT, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



VICINITY MAP
SEC. 29-13-24



LEGEND

- - MONUMENT AS NOTED
- + - CUT "+\"
- (P1) - DIMENSION FROM MUR-LEN COMMERCIAL PARK, SIXTH PLAT
- (P2) - DIMENSION FROM MUR-LEN COMMERCIAL PARK, FIFTH PLAT
- (P3) - DIMENSION FROM MUR-LEN COMMERCIAL PARK, FOURTH PLAT
- (P4) - DIMENSION FROM RAIN TREE

Lot 1 Area = 70.261± Sq. Ft. or 1.613± Acres
R/W Area = 2.290± Sq. Ft. or 0.053± Acres
Total Area = 72.551± Sq. Ft. or 1.666± Acres

DESCRIPTION

Being a part of the SW 1/4, Section 29, Township 13 South, Range 24 East, of the 6th Principal Meridian and part of Lot 1, MUR-LEN COMMERCIAL PARK, FIFTH PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas, more particularly described as follows:
Beginning at the Southwest Corner of Tract A, RAIN TREE, a subdivision of land in the City of Olathe, Johnson County, Kansas; thence S 79°40'12\"/>

OWNERS CERTIFICATION AND DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "OLATHE FIRE STATION NO. 4"

The proprietors, successors, or assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, or assigns, of property described on this plat hereby dedicate and agree, jointly and severally, to indemnify the City of Olathe, Kansas, or any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain the location, construction or maintenance and use of conduits, water, gas, sewer lines, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities relative to storm water drainage, upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement or license is hereby dedicated to the developer/owner, to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "T/P/E." All areas within said easement are intended to be kept in near natural state. No man made structure, including fences, may be constructed or placed within the area without approval of the developer/owner. No living trees, regardless of size, may be removed without written approval of the City of Olathe and the developer/owner. Trees that are dead, diseased or pose a threat to the public or adjacent property are allowed to be removed. Utility installation and upportant construction is allowed within these areas, subject to developer/owner approval.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor of has caused this instrument to be executed this ____ day of _____, 20____

City of Olathe

By:

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, personally appeared _____ of the City of Olathe, who is known to me to be such Officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires _____

APPROVALS

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

Wayne Janner, Chairman

APPROVED by and lands dedicated for public purposes accepted hereby the Governing Body of the City of Olathe, Kansas, on this ____ day of _____, 20____

John Bacon, Mayor

Brando Swearington, City Clerk

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Kansas North Zone NAD 83

TITLE NOTE:

Title information shown hereon was taken from Secured Title of Kansas City Commitment for Title Insurance, No. 3190091 Effective Date: May 11, 2026 at 7:00 A.M.

FLOOD NOTE:

This property lies within Flood Zone X (Future Base Flood) defined as areas of 1% annual chance flood based on future conditions hydrology & Zone X defined as Areas determined to be outside the 0.2% annual chance floodplain & Special Flood Hazard Areas, Zone AE, defined as Base Flood Elevations Determined, As shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for the City of Shawnee, Johnson County, Kansas, Map Number 20091C0080C and dated August 3, 2009

I hereby certify that this survey was compiled by me or under my direct supervision. Field work was completed on 6/1/2026.

Robert C. Sandlin, KSLS-1602

JOB NO. 2026-0014
SW 1/4, SEC. 29-13-24
Johnson County, KS
2026-0014 PLATING

CLIENT
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