



STAFF REPORT

Planning Commission Meeting: December 22, 2025

Application:	FP25-0041: Stipulation Modification for the Great Plains Commerce Center, Fourth Plat		
Location:	North of W. 159 th Street and east of S. Lone Elm Road		
Owner:	BPG OLATHE 1 LLC		
Applicant:	Aaron Mesmer, Block Real Estate Services		
Engineer:	Judd Claussen, Phelps Engineering, Inc.		
Staff Contact:	Chet Belcher, Chief Community Development Officer		

Site Area:	<u>1.42± acres</u>	Proposed Uses:	<u>Flex Space (Office & Warehousing)</u>
Lots:	<u>0</u>	Existing Zoning:	<u>M-2 (General Industrial)</u>
Tracts:	<u>0</u>	Plat:	<u>Great Plains Commerce Center, 4th Plat</u>

1. Introduction

The following application is a request to modify a final plat stipulation for the Great Plains Commerce Center, Fourth Plat. This final plat included a stipulation requiring Carson Street to be constructed from 159th Street to Theden Street prior to issuance of a certificate of occupancy for any building constructed within the Great Plains Commerce Center, Third Plat. Constructing Carson Street would require crossing a significant floodplain and primarily serve future buildings located east of the floodplain. The existing roadways are adequate to serve the first, second, and third plats, so staff recommend modifying the stipulation to require Carson Street when the next phase is constructed. The existing stipulation states:

“Carson Street must be constructed to the intersection with Theden Street prior to the issuance of any temporary certificate of occupancy or certificate of occupancy for buildings within Great Plains Commerce Center, Third Plat.”

The proposed stipulation reads:

*“Carson Street must be constructed to the intersection with Theden Street prior to the issuance of any temporary certificate of occupancy or certificate of occupancy for buildings within Great Plains Commerce Center, **Fifth Plat**.”*

2. Plat Review

- a. **Lots/Tracts** – No new lot lines are established by this plat. This application will only modify the stipulation referenced above.
- b. **Public Utilities** – This site is located within the City of Olathe Sanitary Sewer and WaterOne service areas. This plat is not dedicating any utility easements.
- c. **Streets/Right-of-Way** – This plat not dedicating any right-of-way or easements.

3. Staff Recommendation

Staff recommend approval of FP25-0041, stipulation modification for the Great Plains Commerce Center, Fourth Plat, with the following modification:

1. Carson Street must be constructed to the intersection with Theden Street prior to the issuance of any temporary certificate of occupancy or certificate of occupancy for buildings within Great Plains Commerce Center, Fifth Plat.

Aerial view of subject application outlined below

