



STAFF REPORT

Planning Commission Meeting: October 14, 2024

Application:	FP24-0022: Final Plat of Carson Street Storage
Location:	20550 W. 159 th Street
Owner:	Gurinder Chahal; Prime Time Estates, LLC
Engineer/Applicant:	Judd Claussen; Phelps Engineering Inc.
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area: 9.37 ± acres **Proposed Use:** Truck Maintenance, Repair and Storage

Lots: 2 **Existing Zoning:** M-2 (General Industrial)

Tracts: 3 **Plat:** Unplatted

1. Introduction

The following application is a request for a final plat of Carson Street Storage which will establish lot lines and dedicate public easements for two (2) lots and three (3) tracts located at 20550 W. 159th Street.

The subject property is currently unplatted and was zoned to the M-2 (General Industrial) District with Ordinance 24-27 on July 2, 2024 to support a truck maintenance and storage facility. The site is developed with one (1) existing residential structure on the property that was constructed in 1977 and was historically used as a single-family residence. An existing streamway and areas of Flood Zone X exist on the central portion of the property. A preliminary site development plan application (RZ24-0010) for this site was also approved on July 2, 2024.

2. Plat Review

- a. **Lots/Tracts** – The final plat will establish lot lines for two (2) lots and three (3) tracts. Tracts A and B are intended for stormwater detention, stormwater quality BMP's, landscaping and open space. Tract C is intended is for Tree Preservation. A 20-foot Access Easement (A/E) is granted to the City of Olathe to access Tracts A, B, and C.
- b. **Streets/Right-of-Way** – Access will be provided from W. 159th Street and will be partially constructed on the property to the east, who will share access once the property is redeveloped. A 40-foot Access Easement (A/E) is being dedicated with this plat. A new left turn lane will be constructed as an offsite improvement along W. 159th Street and 60-foot of public right-of-way along W. 159th Street is being dedicated with this plat.

- c. **Public Utilities** – The subject property is located in the WaterOne and City of Olathe sewer service area. New Utility (U/E) Easements are dedicated by this plat.
- d. **Stormwater** – A stream corridor runs diagonally through the central portion of the property. Two (2) stormwater detention basins will be located in Tract A and Tract B to serve this development and are subject to Title 17 requirements. The Tracts will be owned and maintained by the property owner.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

Staff recommends approval of the final plat (FP24-0022) with no stipulations.