

STAFF REPORT

Planning Commission Meeting: February 24, 2020

Application:	FP20-0001, Final Plat for BSM Business Center		
Location:	Along the west side of S. Kansas City Road, north of 119 th Street		
Owner/Applicant:	Brandon Becker; Builders Stone and Masonry		
Engineer:	Daniel G. Foster, PLA; Schlagel & Associates, P.A.		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>17.35± acres</u>	Use:	<u>Commercial</u>
Lots:	<u>4</u>		
Tracts:	<u>1</u>	Current Zoning:	<u>C-3 (Regional Center)</u>

1. Comments:

The following application is a final plat for BSM Business Center. This plat will establish new lot lines and dedicate land for public easements and public right-of-way. The subject property was rezoned to the C-3 District in 2019 (RZ19-0006) but was never platted. A preliminary site development plan was approved by City Council with the rezoning, and a final site development plan for Lot 2 is currently under staff review.

2. Plat Review:

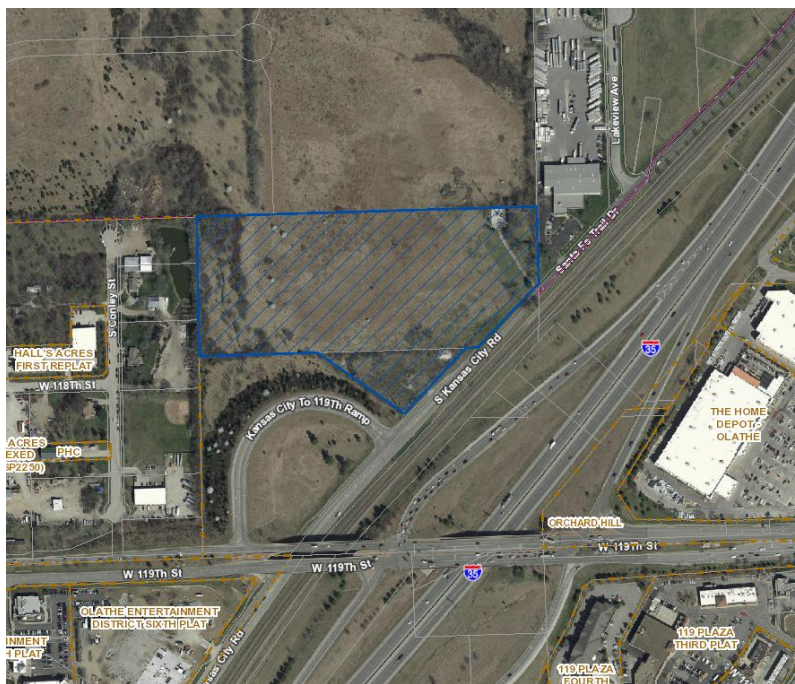
- Lots/Tracts** – The plat includes four (4) commercial lots and one (1) common tract totaling approximately 16.35± acres.
- Access and Right-of-Way** – This final plat dedicates public right-of-way for both S-. Kansas City Road and 117th Place, totaling approximately 1 acre. An Access Easement (A/E) will be dedicated from the northern portion of the cul-de-sac at 117th Place to the eastern and northern portions of Lot 2, to accommodate a private drive to the north of the proposed building.
- Public Utilities** – The subject property is located within the City of Olathe Water and Johnson County Wastewater service areas. New Public Utility Easements (PUB/E), Water Line Easements (W/E), Utility Easements (U/E), Drainage Easements (D/E), and Stormwater Quality / Quantity Easements (BMP/E) will be dedicated to the City with this final plat.

3. Excise Taxes:

Final plats are subject to a street excise tax of \$0.215 per square foot of land to be platted, with exemptions for arterial street right-of-way, and a traffic signal excise tax of \$0.0576 per square foot of land for commercial zoning. The required excise taxes must be submitted to the Planning Division prior to recording the final plat.



View of the subject property, looking west from E. Kansas City Road



Aerial view of site outlined in navy

4. Staff Recommendation:

Staff recommends approval of FP20-0001, final plat for BSM Business Center with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.
- b. Dedication language for the Access Easement (A/E), Gas Easement (G/E), and Temporary Access Easement must be provided on the final plat prior to recording.