



## Planning Division

### STAFF REPORT

#### Planning Commission Meeting: February 24, 2020

<b>Application:</b>	<b>FP20-0001, Final Plat for BSM Business Center</b>		
<b>Location:</b>	Along the west side of S. Kansas City Road, north of 119 <sup>th</sup> Street		
<b>Owner/Applicant:</b>	Brandon Becker; Builders Stone and Masonry		
<b>Engineer:</b>	Daniel G. Foster, PLA; Schlagel & Associates, P.A.		
<b>Staff Contact:</b>	Zachary Moore, Planner II		
<b>Site Area:</b>	<u>17.35± acres</u>	<b>Use:</b>	<u>Commercial</u>
<b>Lots:</b>	<u>4</u>		
<b>Tracts:</b>	<u>1</u>	<b>Current Zoning:</b>	<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:

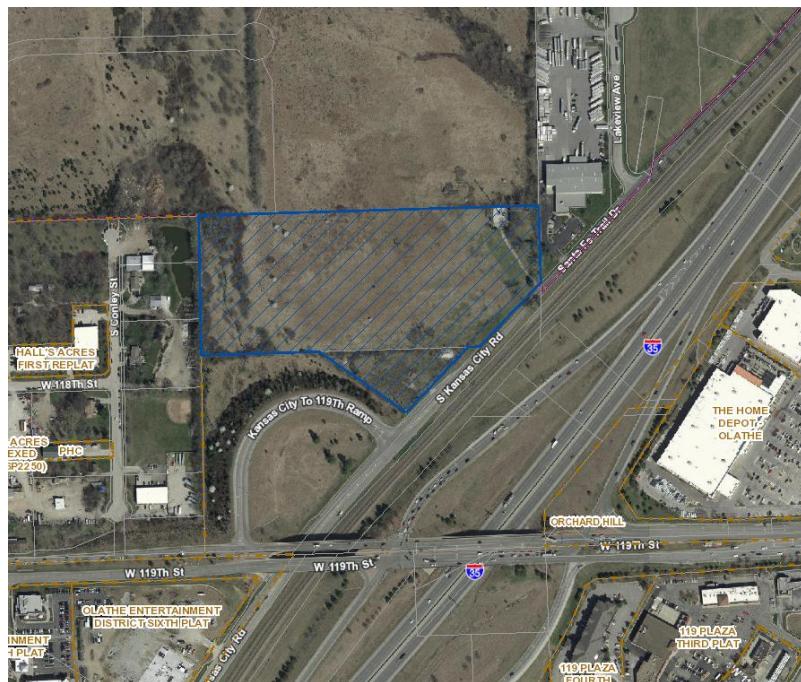
- a. **Lots/Tracts** – The plat includes four (4) commercial lots and one (1) common tract totaling approximately 16.35± acres.
- b. **Access and Right-of-Way** – This final plat dedicates public right-of-way for both S-. Kansas City Road and 117<sup>th</sup> Place, totaling approximately 1 acre. An Access Easement (A/E) will be dedicated from the northern portion of the cul-de-sac at 117<sup>th</sup> Place to the eastern and northern portions of Lot 2, to accommodate a private drive to the north of the proposed building.
- c. **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.