



## STAFF REPORT

Planning Commission Meeting: October 28, 2024

<b>Application:</b>	<b>FP24-0026: Final Plat of Crème de la Crème</b>
<b>Location:</b>	Southeast of S. Sunnybrook Boulevard and W. 113 <sup>th</sup> Street
<b>Owner/Applicant:</b>	McKinzie, Leonard B. and Eulalia E. Family LP
<b>Engineer:</b>	Todd Allenbrand, Payne & Brockway, P.A.
<b>Staff Contact:</b>	Jessica Schuller, AICP, Senior Planner

<b>Site Area:</b>	<u>6.13± acres</u>	<b>Existing &amp; Proposed Uses:</b>	<u>Day-Care &amp; Child-Care: Child-Care Center</u>
<b>Lots:</b>	<u>1</u>	<b>Existing Zoning:</b>	<u>BP (Business Park)</u>
<b>Tracts:</b>	<u>1</u>	<b>Existing Plat:</b>	<u>Sunnybrook, Lot 6</u>

### 1. Introduction

The following application is a final plat of Crème de la Crème which will establish lot lines and dedicate public easements for one (1) lot and one (1) tract, located southeast of S. Sunnybrook Boulevard and W. 113<sup>th</sup> Street.

This application will replat a portion of Lot 6 of the Sunnybrook plat, originally recorded in 1999. Lot 1 is for the development of a daycare center for Crème de la Crème, as permitted in the existing BP (Business Park) District (Ord. 05-25). A preliminary site development plan application (PR24-0012) for Crème de la Crème is also on this meeting agenda.

### 2. Plat Review

- a. **Lots/Tracts** – The plat will establish lot lines for one (1) lot to support a new daycare center. Tract A will be dedicated for stormwater drainage and detention, and landscaping and is to be maintained by a business association agreement.
- b. **Public Utilities** – The subject property is located within the City of Olathe sewer and WaterOne service areas. The plat dedicates public utility (PUB/E), drainage (D/E), water quality and quantity (WQQD/E), and sanitary sewer (S/E) easements.

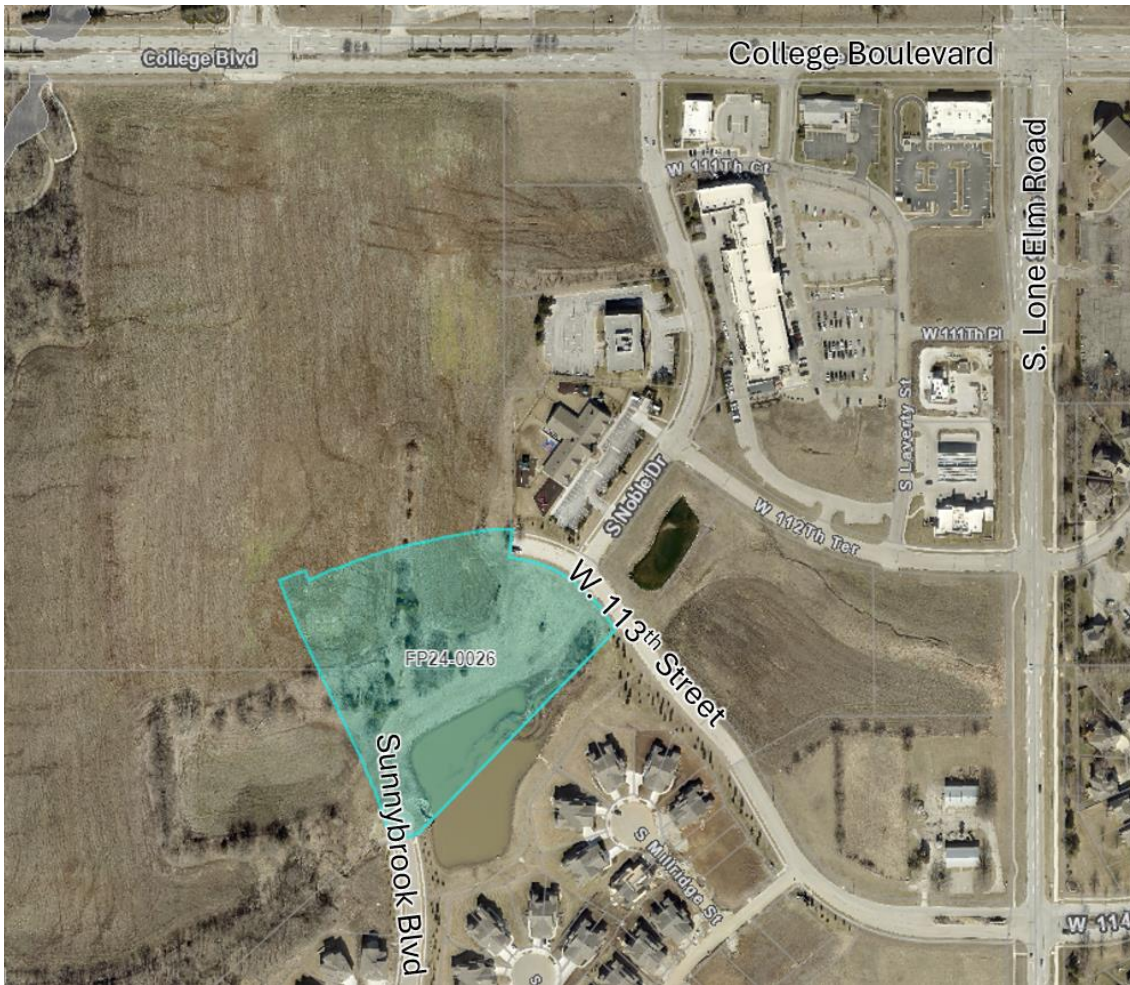
This plat also vacates an existing 15-foot sanitary sewer easement located within Tract A which is not necessary for this development. City Engineering staff reviewed this request and provided their consent to vacate the existing sanitary sewer easement.

- c. **Streets/Right-of-Way** – New public street right-of-way is being dedicated for S. Sunnybrook Boulevard and W. 113<sup>th</sup> Street (collector roadways). Access to the site will be provided from both roadways, and is noted on the plat by designated 40-foot access point. Limits of no access are established along the remaining portions of both streets.

- d. **Stormwater/Floodplain** – Regional stormwater detention is provided within an existing basin located partially on this property, at the southeast corner. A Stormwater Treatment Facilities Maintenance Agreement will need to be submitted and approved with the recording of the final plat.

**3. Public Notification**

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation be approved by the Planning Commission following mailed notification and a public hearing. The applicant mailed the required public notifications by certified mail to property owners within 200 feet of the project site. No correspondence from surrounding property owners has been received by the applicant or Staff.



*Aerial view of subject property outlined in blue*

**4. Staff Recommendation**

Staff recommends approval of FP24-0026, final plat of Crème de la Crème, with no stipulations.