



STAFF REPORT

Planning Commission Meeting: December 8, 2025

Application:	MP25-0009: Minor Plat of Parkside Business Center, Fifth Plat
Location:	590 N. Central Street
Owner:	Morgan Rose; KCR Investors, LLC
Applicant:	Austin Gurba; AEG, LLC
Engineer/Architect:	Daniel Finn, P.E.; Phelps Engineering, Inc.
Staff Contact:	Bradley Hocevar, Planner I

Site Area:	<u>0.84 ± acres</u>	Proposed Use:	<u>Flex Space (Office & Warehouse)</u>
Lots:	<u>1</u>	Existing Zoning:	<u>M-2 (General Industrial)</u>
Tracts:	<u>0</u>	Plat:	<u>Unplatted</u>

1. Introduction

This is a request for approval for a minor plat for Parkside Business Center, Fifth Plat, containing one (1) lot on approximately 0.84 acres, located at 590 N. Central Street within the M-2 (General Industrial) District. The plat establishes lot boundaries to accommodate the construction of a proposed 8,000 square foot building and is consistent with the dimensional standards of the M-2 District and the approved preliminary development plan (PR06-0048).

No public easements or right-of-way are dedicated with this plat; therefore, the plat does not require City Council acceptance.

2. Plat Review

- Lots/Tracts** – The plat includes one (1) lot, which is consistent with the dimensional standards of the M-2 District. The lot meets width requirements for properties fronting cul-de-sacs in accordance with UDO § 18.30.065.D.
- Streets/Right-of-Way** – The lot fronts and has direct access to the N. Central Street. No additional right-of-way dedication is required or proposed with this plat.
- Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas and served by existing utility easements. The existing public utilities adequately serve the proposed development and no new public easements are proposed or required with this plat.

- d. **Stormwater** – The site is served by an existing regional stormwater detention basin associated with the Parkside Business Center. No additional stormwater or detention easements are required with this plat.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of MP25-0009, the minor plat of Parkside Business Center, Fifth Plat with no stipulations.