



STAFF REPORT

Planning Commission Meeting: July 27, 2026

Application:	FP26-0015: Final Plat of Olathe Fire Station No. 4
Location:	13301 S. Mur-Len Road
Applicant/Owner:	Laura Gagilano, City of Olathe
Engineer:	Josh Lipscomb; Wallace Design Collective
Staff Contact:	Bradley Hocevar; Planner I

Site Area:	<u>1.66 ± acres</u>	Proposed Use:	<u>Fire Station</u>
Lots:	<u>1</u>	Existing Zoning:	<u>CP-2 & CPO District</u>
Tracts:	<u>0</u>	Plat:	<u>Unplatted & Mur-Len Commercial Park 5th Plat</u>

1. Introduction

The following item is a request for a final plat for Olathe Fire Station No. 4, a subdivision located at 13301 S. Mur-Len Road. The plat will establish lot lines and dedicate public easements and street right-of-way for one (1) lot on approximately 1.66 acres.

The site is the location of the Fire Station No. 4 Rebuild project. In 2024, a portion of the subject property was deeded to the City as part of a replat of Mur-Len Commercial Park located to the south (FP24-0019). Preliminary site development plans for reconstruction of the existing facility were approved earlier this year (PR26-0005). The purpose of the final plat is to establish a legal lot of record and dedicate the public easements and street right-of-way necessary to implement the approved redevelopment of the site.

2. Plat Review

- Lots/Tracts** – The final plat consists of one (1) lot on approximately 1.66 acres for the redevelopment of Fire Station #4. The lot complies with the preliminary plans and applicable dimensional standards of the CP-2 and CP-O Districts.
- Streets/Right-of-Way** – The plat dedicates public street right-of-way along Mur-Len Road consistent with the existing right-of-way to the north and south. As approved with the preliminary site development plan (PR26-0005), the existing access drive will be shifted south to align with the proposed fire truck bays, and a shared access connection will be provided to the commercial shopping center to the south.
- Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas and is currently served by existing public utilities. A new utility

easement (U/E) will be dedicated as depicted on the final plat. No extensions or additional public utilities are required for this development.

- d. **Stormwater** – The north and eastern portions of the property are located within the Indian Creek stream corridor and associated floodplain. A drainage easement (D/E) is dedicated with this plat to protect stormwater conveyance to the adjacent stream corridor.
- e. **Landscaping/Tree Preservation** – A tree preservation easement (TP/E) is dedicated along the north and east portions of the property adjacent to the stream corridor. The easement preserves significant trees within the floodplain, consistent with the approved preliminary site development plan and requirements of the UDO.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP26-0015, the final plat of Olathe Fire Station No. 4, with no stipulations.