



City of Olathe

City Planning Division

STAFF REPORT

Planning Commission Meeting: June 24, 2019

Application:	FP19-0011 Final Plat for Olathe Facilities Expansion
Location:	In the vicinity of Old US-56 Highway and Robinson St.
Owner/Applicant:	Chad Foster, City of Olathe
Engineer:	Tom Smith, McClure Engineering Company
Staff Contact:	Dan Fernandez, Planner II

Acres:	<u>70.51± acres</u>	Proposed Use:	<u>Parks Maintenance Building/Olathe Facilities</u>
Current Zoning:	<u>R-1, M-2, CTY RUR</u>	Lots:	<u>1</u>
Proposed Zoning:	<u>M-2</u>	Tracts:	<u>0</u>

1. Comments:

This is a request for approval of a final plat for Olathe Facilities Expansion on 70.51± acres, located in the vicinity of Old US-56 Highway and Robinson Street.

The site is being platted for a proposed rezoning and preliminary site development plan for Olathe Facilities Expansion. The related application for rezoning to the M-2 District (RZ19-0007) is also on the agenda and the proposed development consists of a Park Maintenance Building and future uses for Public Works and training areas for the Fire and Police Departments.

2. Final Plat Review

- a. **Lots/Tracts** – The final plat includes 1 lot which meets the area and setback requirements for M-2 Districts.

No tracts are being dedicated with this plat, however, the limits of the flood zone on the property is being shown and a tree preservation easement along Old US-56 is being dedicated to preserve existing trees along the highway and within the stream corridor.

- b. **Utilities/Municipal Services** –The property is located in the City of Olathe water and sewer service areas.

As much of the site is conceptual, utility and stormwater easements will be dedicated by separate instrument once it is known how the site will develop.

- c. **Access/Streets** – The subject site will have one access drive onto Old US-56 Highway. The access point will connect to an internal driveway and will not be a public street.

Additional right-of-way is being dedicated along Old US-56 Highway to meet UDO requirements.



Aerial Map of Subject Property



View of site looking southwest from Old US-56

3. Staff Recommendation:

Staff recommends approval of FP19-0011 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.
- b. Tree preservation fencing shall be placed on site in accordance with Section 18.30.240 of the UDO.