



## MINUTES

### Planning Commission Meeting: February 24, 2025

<b>Application:</b>	<b><u>FP24-0041:</u></b> Request for approval of a final plat for Olathe Commons, Third Plat, containing two (2) lots and two (2) tracts and a vacation of public easements and other public dedications on approximately 29.1 acres, located southeast of W. 119th Street and S. Black Bob Road.
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**Mr. Nathan Jurey, Senior Planner**, presented FP24-0041, a request for approval of the final plat for Olathe Commons, Third Plat. He explained the plat involved two lots and two tracts and the vacation of public easements and other dedications. The site is located southeast of W. 119th Street and S. Black Bob Road, just east of Olathe Pointe. This land is undeveloped and was platted as Olathe Commons First and Second Plats. The developer is seeking approval for this replat to construct a 214-unit development, which was approved last October [RZ24-0011].

**Mr. Jurey** explained that Lot 1 will be for the residential development and Tracts A and B for the required stormwater detention areas. He noted Lot 2 is not part of the residential development and will be set aside for commercial development in the future.

Mr. Jurey continued the plat would dedicate several new easements that are necessary to serve the development. There are also proposed tree preservation easements along the southern and eastern property lines.

Mr. Jurey further explained that the replat would vacate previous easements and dedications from the prior plats. These include waterline and sewer easements, build lines, and paving setbacks, all of which are no longer necessary for the development. The prior easements were dedicated for a previously approved development, which was never constructed. The current developer is cleaning up these outdated easements and replacing them with new ones that reflect the updated plans.

Mr. Jurey stated a public notice was mailed to the surrounding property owners. One neighbor expressed interest, but no further inquiries were made. Additionally, Mr. Jurey added no private utilities would be impacted by the proposed changes.

Staff recommends approval of FP24-0041 with a stipulation.

**Chair Janner** asked if the commissioners had any questions.

**Commissioner Creighton** asked to confirm that nothing significantly had changed between the time the approved plan left Planning Commission's meeting and went to the City Council for their eventual approval.

**Mr. Jurey** confirmed there were no significant changes. The site layout and number of units remained as previously reviewed.

**Commissioner Creighton** asked whether all the access points that the Commission was previously concerned about were eliminated, compared to the old version.

**Mr. Jurey** clarified the "limits of no access" was still shown on 120<sup>th</sup> Street on the east side of the property and on 119<sup>th</sup> Street. All traffic improvements will still be made onto 119<sup>th</sup> Street and Shannan Street as required by the traffic study.

**Chair Janner** asked if there was a presentation from the applicant or any questions for the applicant.

Seeing none, Chair Janner opened the public hearing. No speakers were signed up to speak. A motion to close the public hearing was made by **Commissioner Breen** and seconded by **Commissioner Brown**. The motion passed with a vote of 6 to 0.

With no further questions, **Chair Janner** entertained a motion on the item. A motion to approve FP24-0041 subject to all staff stipulations was made by **Commissioner Breen** and seconded by **Commissioner Corcoran**. The motion passed with a vote of 6 to 0 with the following stipulation:

1. Prior to plat recording, a sanitary sewer maintenance agreement must be approved by the City and executed and recorded by the property owner.