



STAFF REPORT

Planning Commission Meeting: November 10, 2025

Application:	FP25-0034: Final Plat of Olathe Industrial Tracts, Third Plat
Location:	1225 W Pitman Street
Owner:	Mark J. Metrokotsas; Centaur, Inc.
Applicant:	David Collis; JCDC, LLC
Engineer:	Daniel Finn, P.E.; Phelps Engineering, Inc.
Staff Contact:	Bradley Hocevar; Planner I

Site Area:	<u>6.98 ± acres</u>	Proposed Use:	<u>Vacant</u>
Lots:	<u>1</u>	Existing Zoning:	<u>M-2 (General Industrial)</u>
Tracts:	<u>0</u>	Plat:	<u>Olathe Industrial Tracts, Second Plat, Lot 4</u>

1. Introduction

The following application is a request for a final plat of Olathe Industrial Tracts, Third Plat located at 1225 W. Pittman Street within the M-2 (General Industrial District). The replat will establish lot lines and dedicate public easements for one (1) industrial lot and vacate a portion of an existing public water easement to accommodate the construction of a proposed 60,000-square-foot industrial building, for Centaur Animal Health.

The subject property was zoned to the M-2 District in June 1970 (Ord. 346-C) and is consistent with the proposed revised preliminary site development plan associated with this plat (PR25-0018) currently on this agenda for consideration.

2. Plat Review

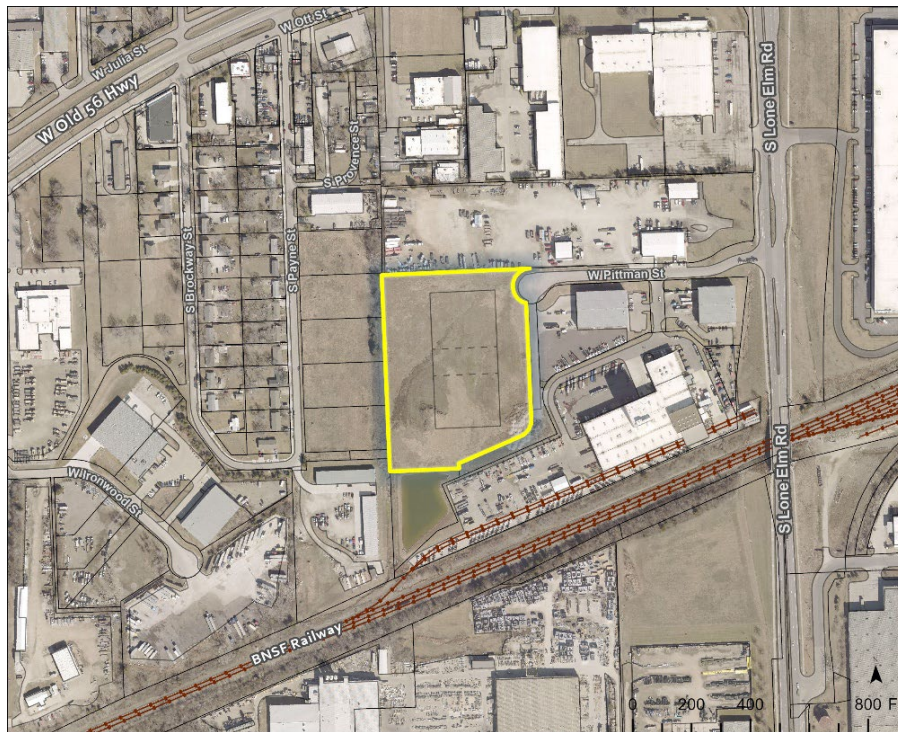
- Lots** – This plat reestablishes lot lines for one (1) lot to allow development of a 60,000-square-foot industrial building.
- Streets/Right-of-Way** – No new public streets or rights-of-way are proposed or required with this plat. Access to the site will continue to be provided from W. Pittman Street, located at the northeast corner of the property.
- Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas. The development will dedicate additional sanitary sewer easements along the western property line to connect to existing sewer lines adjacent to the property. Portions of an existing public water easement were previously vacated in 2023 and 2024

(VAC22-0005 and FP24-0016). This plat vacates the remaining segments of the same easement and dedicates a new public water easement along the eastern and southern boundaries, where the water line will be relocated to accommodate the construction of the proposed facility, located central to the site.

- d. **Stormwater** – The property is part of the original Olathe Industrial Tracts regional detention system. No additional stormwater or detention analysis is required for this development.

3. Public Notification

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation to 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. Upon review, city staff supports the requested vacation of the water easement. Consent from other private utility companies is not required as no other utility company is impacted by the request.



Aerial view of subject property outlined in yellow.

4. Staff Recommendation

- A. Staff recommends approval of FP25-0034, the final plat of Olathe Industrial Tracts, Third Plat as stipulated:
1. An agreement between adjacent properties for use of the existing off-site BMP is required prior to recording.
 2. Prior to recording, an agreement with the City should be in place for the relocation of the water line. The water line shall be relocated within one (1) year of the plat recording or the property owner will re-dedicate the easement over the existing waterline by separate instrument.