



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: October 28, 2019

Application:	FP19-0023, Final Plat for Mahaffie Warehouse, Second Plat		
Location:	Along the west side of S. Mahaffie Street, south of 151 st Street		
Owner/Applicant:	Steve Petter; Grayson Enterprises		
Engineer:	Jeff Skidmore, P.E.; Schlagel & Associates		
Staff Contact:	Zachary Moore, Planner II		
Site Area:	<u>5.47± acres</u>	Proposed Use:	<u>General Industrial</u>
Lots:	<u>3</u>	Current Zoning:	<u>MP-2</u>
Tracts:	<u>0</u>		

1. Comments:

This is a request for approval of a final plat for Mahaffie Warehouse, Second Plat on 5.47± acres in the vicinity of S. Mahaffie St. and W. 151st St. This is a replat of Lot 1 and Tract 'B', of Mahaffie Warehouse, which was platted in 2015. A revised preliminary site development plan was approved for the overall site in January of 2019, and a final site development plan for Lot 4 was approved in June 2019.

2. Plat Review:

- a. **Lots/Tracts** – This plat includes a total of three (3) lots and no common tracts. Lot 3 contains 2.05± acres, Lot 4 contains 2.14± acres, and Lot 5 contains 1.28± acres. The plat is compliant with the Unified Development Ordinance (UDO).
- b. **Public Utilities** – The property is located in the WaterOne service area and the City of Olathe sewer service area. Utility Easements (U/E) and Drainage Easements (D/E) are being dedicated with this replat.
- c. **Streets/Right-of-Way** – All three (3) lots included with this plat will have access to S. Mahaffie Street to the east.



Aerial view of subject property outlined in navy



View of subject property from S. Mahaffie Street

3. Excise Taxes:

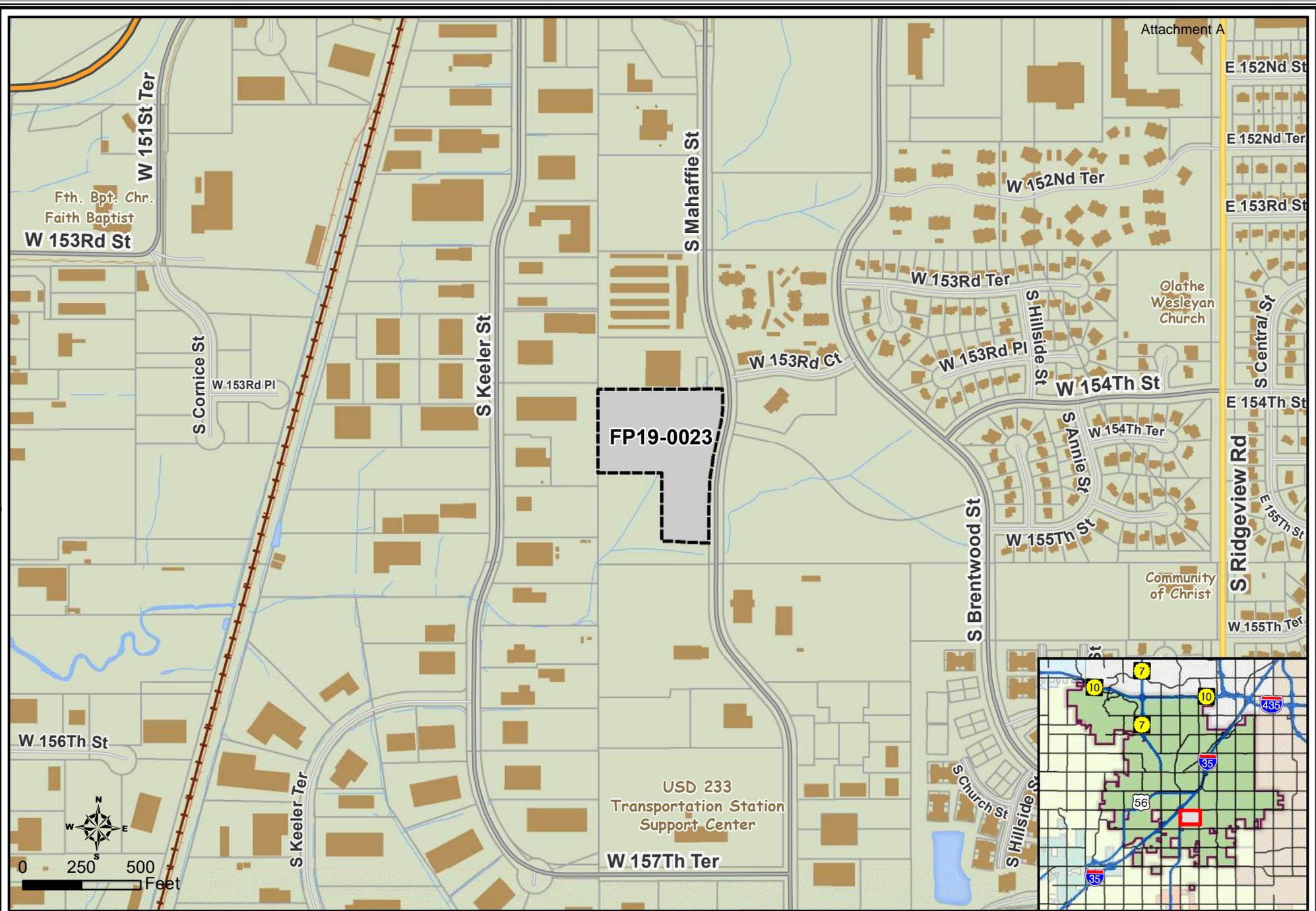
Chapter 3.35.050(B) of the Olathe Municipal Code states that any replat of previously platted land that was approved by the City is exempt from paying street and traffic signal excise taxes. Since this application is for a replat of previously platted property, no street or traffic signal excise taxes are required.

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4. Staff Recommendation:

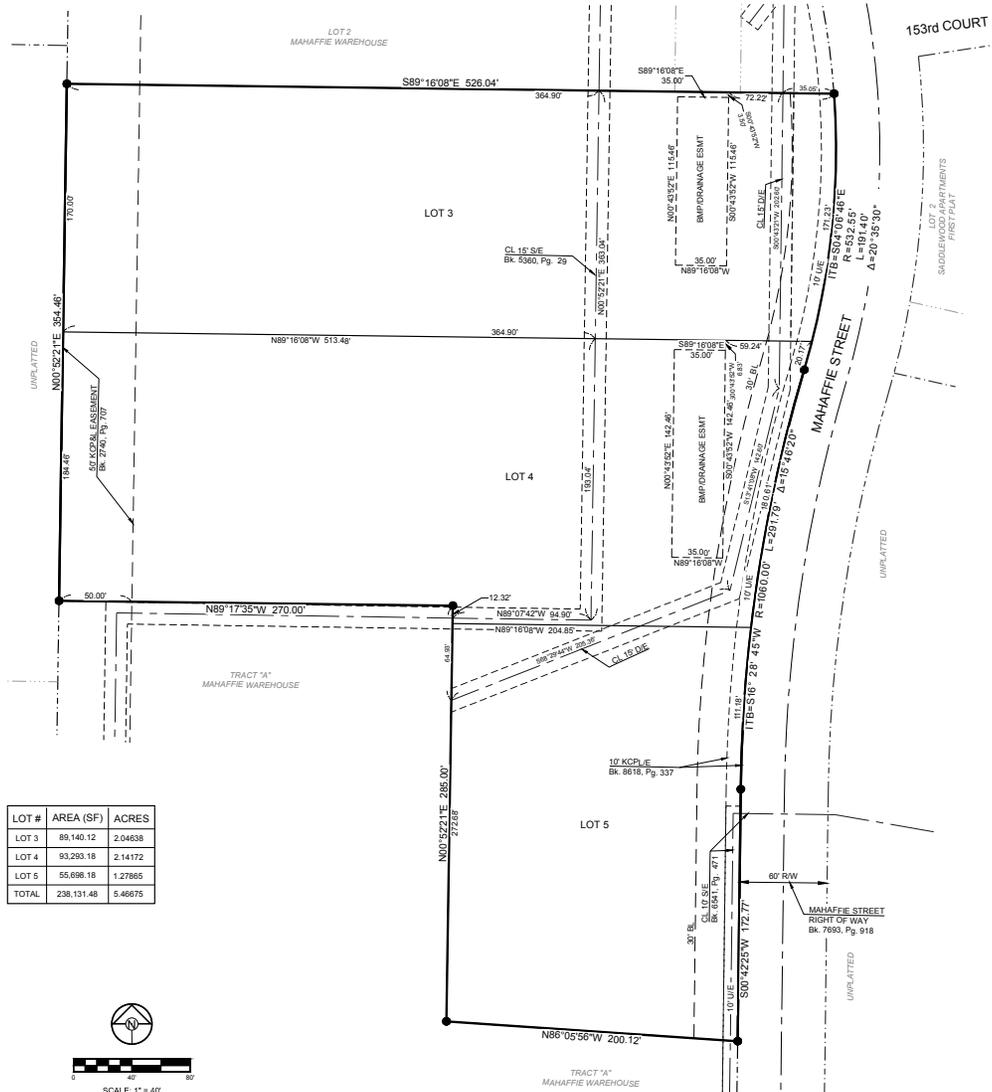
Staff recommends approval of FP19-0023 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) must be submitted to the Planning Division.

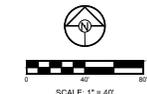


MAHAFFIE WAREHOUSE, 2ND PLAT
FP19-0023

**FINAL PLAT OF
MAHAFFIE WAREHOUSE, SECOND PLAT**
A REPLAT OF LOT 1 AND TRACT 'B', MAHAFFIE WAREHOUSE
IN THE NE 1/4 OF SEC. 12-14-23
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LOT #	AREA (SF)	ACRES
LOT 3	89,140.12	2.04638
LOT 4	93,293.18	2.14172
LOT 5	55,698.18	1.27865
TOTAL	238,131.48	5.46675



BASIS OF BEARINGS:
GRID NORTH, NAD 83 KANSAS NORTH ZONE
"THE PLAT OF MAHAFFIE WAREHOUSE"
W LINE, LOT 1, N00°52'51"W



DESCRIPTION:
A REPLAT of all of LOT 1 and TRACT "B", MAHAFFIE WAREHOUSE, a subdivision of land in the Northeast One-Quarter of Section 12, Township 14 South, Range 23 East, in the city of Olathe, Johnson County, Kansas, recorded in Book 201509 at Page 000584 and containing 5.46674 acres.

DEDICATIONS:
The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "MAHAFFIE WAREHOUSE, SECOND PLAT".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts and cables, sidewalks, etc. upon, over, and under the areas outlined and designated on this plat as "Utility Easement" or "UE".

A 10 foot wide "Utility Easement" or "UE" is hereby dedicated to the City of Olathe, Johnson County, Kansas, adjacent to and parallel with the Westerly Right-of-Way of Mahaffie Street.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities relative to storm water drainage and sidewalks upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "DE".

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absolved except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:
The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners and the Developer, or their authorized representatives therefor.

The maintenance of all water quality BMP's within BMP/DRAINAGE EASEMENTS are to be maintained by the respective property owners and their successors and assigns.

NOTICE:
This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

CONSENT TO LEVY:
The undersigned proprietor of the above described tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

EXECUTION:
IN TESTIMONY WHEREOF, Steven A. Petter, Member of GRAYSON ENTERPRISE, LLC, a Kansas limited liability company, by the authority of its Managing Member, has caused this instrument to be executed, this ____ day of _____, 2019.

GRAYSON ENTERPRISE, LLC

By: STEVEN A. PETTER, Member

ACKNOWLEDGMENT:
STATE OF KANSAS)
COUNTY OF JOHNSON) ss.

BE IT REMEMBERED that on this ____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said County and State, came STEVEN A. PETTER, Member of GRAYSON ENTERPRISE, LLC, a Kansas Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires: _____

Print Name _____

APPROVALS:
APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this ____ day of _____, 20__.

Chairman, C.S. VAKAS _____

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this ____ day of _____, 20__.

Mayor, MICHAEL COPELAND _____ Deputy City Clerk, DAVID F. BRYANT III, MMC

- LEGEND:**
- FOUND 1/2" REBAR WITH XLSLS S4 CAP UNLESS OTHERWISE NOTED
 - EXISTING PLAT AND RW LINES
 - - - EXISTING LOT AND PROPERTY LINES
 - BL BUILDING LINE
 - D/E DRAINAGE EASEMENT
 - KCPLUE KANSAS CITY POWER & LIGHT EASEMENT
 - R/W RIGHT-OF-WAY
 - S/E SANITARY SEWER EASEMENT
 - U/E UTILITY EASEMENT

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 9-04-2019. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY

Aaron T. Reuter - Land Surveyor
KSI LS-1429

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE	09-05-2019	FINAL PLAT OF
DRAWN BY	JWT	MAHAFFIE WAREHOUSE
CHECKED BY	AR	SECOND PLAT
PROJ. NO.	19-128	SHEET NO. 1