



STAFF REPORT

Planning Commission Meeting: July 28, 2025

Application:	FP25-0021: Final Plat of Premier Business Park and the Vacation of Public Dedications
Location:	Southwest of S. Kansas Avenue and E. Southgate Street
Owner:	Bryon VanLerberg; Martindale Enterprises, LLC
Applicant/Engineer:	Tim Tucker; Phelps Engineering Inc
Staff Contact:	Andrea Mogan, AICP; Planner II

Site Area:	<u>1.38 ± acres</u>	Proposed Use:	<u>Building Contractor without Outdoor Storage</u>
Lots:	<u>1</u>	Existing Zoning:	<u>M-2 (General Industrial)</u>
Tracts:	<u>0</u>	Existing Plat:	<u>Williams' Addition</u>

1. Introduction

The following application is a request for a final plat of Premier Business Park located southwest of S. Kansas Avenue and E. Southgate Street. This replat will establish lot lines, dedicate public easements for one (1) lot, and vacate an existing utility easement (U/E).

The subject property was zoned to the M-2 (General Industrial) District in 1970 with Ordinance 346-C. In 1999, a preliminary site development plan (PR-19-99) was approved for the exterior remodel of the existing southern building. The southern portion of the site was platted in 2000 (P-15-00). The northern portion of the site is currently unplatted. A preliminary site development plan (PR25-0010) was approved by the Planning Commission on June 9, 2025 for the development of two contractor storage buildings totaling 17,120 square feet.

2. Plat Review

- a. **Lots/Tracts** – The plat will establish lot lines for one (1) lot and no tracts.
- b. **Streets/Right-of-Way** – The site has three (3) existing access points from S. Kansas Avenue that will be removed, and one (1) access drive off of S. Kansas Avenue will be created at the north end of the property. No additional right-of-way is required.
- c. **Public Utilities** – The project is within the City of Olathe water and sanitary sewer service areas. A 10-foot utility easement (U/E) central to the site is being vacated with this plat. A 10-foot public utility easement (PUB/E) is being dedicated along S. Kansas Avenue.

- d. **Stormwater** – The proposed development does not increase the existing impervious area. Therefore, no additional detention or stormwater quality measures are required.

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.

The applicant provided letters of consent from several private utility companies and City of Olathe Engineering staff also consents as no City utility lines are located or planned within the easement.



Aerial view of subject property outlined in yellow.

4. Staff Recommendation

- A. Staff recommends approval of FP25-0021, the final plat of Premier Business Park with the following stipulation:
 - 1. Prior to plat recording, approval from all applicable private utility companies consenting to the requested vacation must be provided to the City.