



STAFF REPORT

Planning Commission Meeting: August 12, 2024

Application:	FP24-0020: Final Plat of Hope Roots Collective
Location:	11515 S. Black Bob Road
Owner:	Jim Coyle, DAC Ventures LLC
Engineer/Applicant:	Judd Claussen; Phelps Engineering Inc.
Staff Contact:	Andrea Fair, AICP; Planner II

Site Area: 1.87 ± acres **Proposed Use:** Office

Lots: 1 **Existing Zoning:** AG (Agriculture)

Tracts: 1 **Plat:** Unplatted

1. Introduction

The following application is a request for a final plat of Hope Roots Collective which will establish lot lines, dedicate public easements for one (1) lot and one (1) tract located at 11515 S. Black Bob Road.

The subject property is currently unplatted and was zoned to the Agriculture (AG) District with Ordinance 746-C in 1970. The site is developed with a single-family residence, a detached garage, and a barn on the property which were constructed in 1929 and will be utilized as office space for Hope Roots Collective. A rezoning and preliminary site development plan application (RZ24-0013) for this site is also on the agenda.

2. Plat Review

- a. **Lots/Tracts** – The final plat will establish lot lines for one (1) lot and one (1) tract. Tract A is intended for stormwater detention, stormwater quality BMP's, landscaping and private open space. An access easement is granted to the City of Olathe to access Tract A.
- b. **Streets/Right-of-Way** – Primary access to the development is provided from S. Strang Line Road. No new right-of-way is being dedicated with this plat.
- c. **Public Utilities** – The subject property is located in the City of Olathe water and sewer service area. No new utility easements are being dedicated with this plat.
- d. **Stormwater** – All stormwater runoff is currently conveyed to public inlets. The site will comply with all Title 17 requirements for stormwater detention and water quality.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

Staff recommends approval of the final plat (FP24-0020) with no stipulations.

