



STAFF REPORT

Planning Commission Meeting: June 23, 2025

Application:	FP25-0017: Final Plat of the West Santa Fe Plaza Shopping Center, 2nd Plat and the Vacation of Public Dedications
Location:	208 N. Parker Street
Owner:	Rao Chalasani; Monarch, LLC
Applicant/Engineer:	Steven Cooksey; Kimley-Horn
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>6.23 ± acres</u>	Proposed Use:	<u>Financial Institution</u>
Lots:	<u>2</u>	Existing Zoning:	<u>C-2 (Community Center)</u>
Tracts:	<u>0</u>	Existing Plat:	<u>West Santa Fe Plaza Shopping Center</u>

1. Introduction

The following application is a request for a final plat of West Santa Fe Plaza Shopping Center, 2nd Plat located northeast of Santa Fe Street and Parker Street. This replat will establish lot lines, dedicate public easements for two (2) commercial lots, and vacate a build line and a portion of existing sanitary sewer easement (SS/E) within the West Santa Fe Plaza Shopping Center.

The subject property was zoned to the C-2 (Community Center) District in February of 1985 (RZ-21-84) by Ordinance 85-01. The associated preliminary plans associated with the rezoning included the existing Santa Fe Plaza Shopping Center and one out parcel for the existing gas station and convenience store. A final plat for the West Santa Fe Plaza Shopping Center containing two (2) commercial lots was recorded in December 1996. Also included on this agenda for consideration is a preliminary site development plan application (PR25-0011) which proposes a 3,104-square-foot building for Chase Bank.

2. Plat Review

- a. **Lots/Tracts** – The final plat subdivides the existing Lot 1 into two (2) commercial lots, Lots 1A and 1B. As proposed, Lot 1A is intended for the proposed development of Chase Bank (Case PR25-0011), which is included on in the agenda. Lot 1B includes the existing in-line shopping center located on the subject property. The existing gas station is located on Lot 2 of the original West Santa Fe Plaza Shopping Center plat, not included with this replat.

The existing 40-foot platted build line along Marion Street is being vacated so the zoning district setback may be the controlling factor for any future development.

- b. **Streets/Right-of-Way** – This lot currently takes access from an existing access point on W. Santa Fe which will be retained. No additional right-of-way is required.
- c. **Public Utilities** – The project is within the City of Olathe water and sanitary sewer service areas and will connect to existing utilities currently servicing the commercial development located on the subject property. A portion of the existing 15-foot sanitary sewer easement (S/E) is being vacated with this plat. A new S/E will be relocated and dedicated through a separate instrument.
- 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. City staff consents to both the vacation of the sewer easement and the build line. Consent from other private utility companies is not required as no other utility company is impacted by the request.

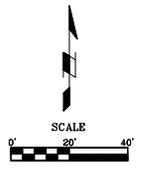
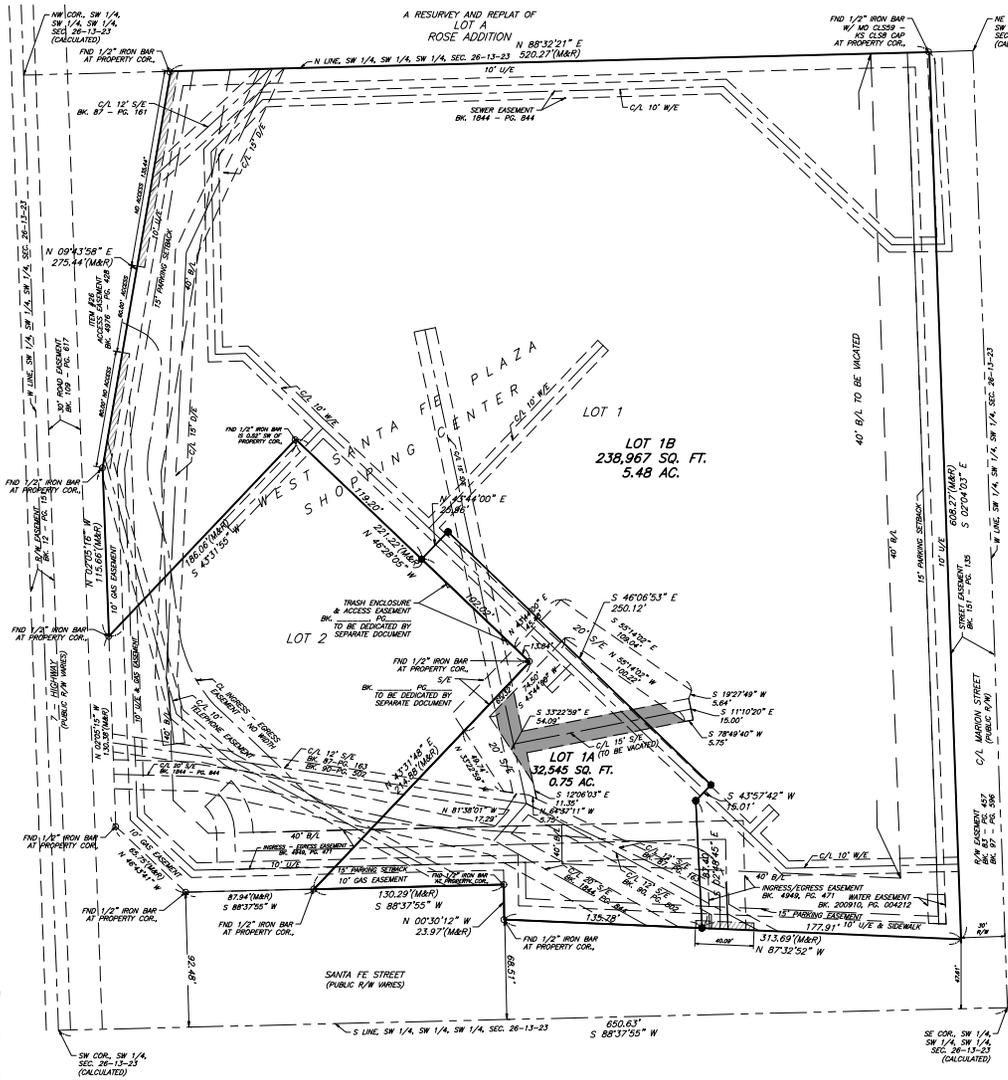
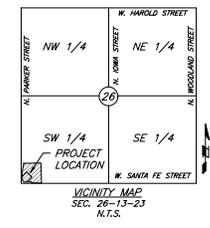


Aerial view of subject property outlined in yellow.

4. Staff Recommendation

- A. Staff recommends approval of FP25-0017, the final plat of West Santa Fe Plaza Shopping Center Second Plat, with the following stipulation(s):
 - 1. The relocated sanitary sewer must be constructed and the new easement dedicated by separate instrument prior to recording the plat.

FINAL PLAT
WEST SANTA FE PLAZA SHOPPING CENTER-SECOND PLAT
 A REPLAT OF LOT 1, WEST SANTA FE PLAZA SHOPPING CENTER
 SW 1/4, SECTION 26, TOWNSHIP 13 SOUTH, RANGE 23 EAST
 CITY OF OLATHE, JOHNSON COUNTY, MISSOURI



- LEGEND**
- - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - - SET SURVEY MARKER SPIKE
 - (M) - MEASURED DISTANCE
 - (R) - RECORD DISTANCE
 - B/L - BUILDING SETBACK LINES
 - C/L - CENTER LINE
 - S/E - SANITARY EASEMENT
 - W/E - WATER EASEMENT
 - R/W - RIGHT OF WAY
 - U/E - UTILITY EASEMENT
 - D/E - DRAINAGE EASEMENT

CLOSURE CALCULATIONS:
 PRECISION: 1 PART IN = 274,716.5263
 ERROR DISTANCE = 0.0095'
 ERROR DIRECTION = N 57°12'14" E
 PERIMETER = 2,609.75'

LOT/TRACT	SQUARE FEET	ACRES
LOT 1A	32,545	0.75
LOT 1B	238,967	5.48
TOTAL	271,512	6.23

CLIENT:
 Kimley-Horn
 Chip Ashley
 Email: chip.ashley@kimley-horn.com

PROPERTY ADDRESS:
 1062 W. Santa Fe Street
 Olathe, KS 66061

GENERAL SURVEY NOTES:

- The plat of WEST SANTA FE PLAZA SHOPPING CENTER in Plat Book 97 at Page 48 in the Register of Deeds Office in Johnson County, Kansas.
- Title Report # NCS-1218829-KCTJ, dated April 30, 2024 at 8:00 AM provided by First American Title Insurance Company was provided by client.
- Bearings used on this survey are established by the Kansas State Plane Coordinate System from GPS observation.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 20091C0078C, effective August 3, 2009.

PROPERTY DESCRIPTION:

A tract being all of Lot 1, WEST SANTA FE PLAZA SHOPPING CENTER, a subdivision in the City of Olathe, Johnson County, Kansas, surveyed and described on April 21, 2025, by John B. Young, LS-1298:

DEDICATION:

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, avenues, and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby abhors and agrees to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, manholes, etc., upon over and across those areas outlined and designated on this plat as Sanitary Sewer Easement or S/E.

"WEST SANTA FE PLAZA SHOPPING CENTER-SECOND PLAT"

IN TESTIMONY WHEREOF:

Monarch, LLC, has caused these presents to be executed this _____ day of _____, 2025.

STATE OF _____) ss

COUNTY OF _____

Be it remembered that on this _____ day of _____, 2025, before me, a Notary Public in and for said County and State, came _____ to the personally known, who being by me duly sworn, did say that he/she is the _____ of _____, said instrument was signed in behalf of said _____ and that said _____ acknowledged said instrument to be the free act and deed of said business.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Notary Public

My Commission Expires : _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this day of _____, 2025.

Chairman: Wayne Jenner

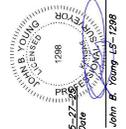
Approved by the Governing Body of the City of Olathe, Johnson County, Kansas, this day of _____, 2025.

Mayor: John W. Bacon Attest: City Clerk: Brenda Swearington

Approved by the Johnson County, Kansas Surveyor, this _____ day of _____, 2025.

Ryan Hendrickson

CERTIFICATION:
 I hereby certify that this drawing is based on an actual field survey, made by me or under my direct supervision and that the same meets or exceeds the current Kansas Minimum Standards for Boundary Surveys, as established by the Kansas State Board for Technical Professions.



Location: S12A197 - 1062 W. Santa Fe, SURVIMMS 2025-05-22 - FINAL PLAT REVISIONS 12/19/24 REV. 5/22-25/25 May 21, 2025-1222pm



NO.	DATE	REVISION	BY
1	04-23-25	INITIAL SUBMITTAL	
2	04-29-25	REVISED TO ADD S/E	
3	05-27-25	CITY COMMENTS	

SANITARY SEWER EASEMENT DESCRIPTION:

A tract in Lot 2, WEST SANTA FE PLAZA SHOPPING CENTER, a subdivision in the City of Olathe, Johnson County, Kansas, prepared on April 21, 2025, by John B. Young, LS-1298:

Beginning at the Easterly most corner of said Lot 2;

Thence South 43°31'48" West along the East line of said Lot 2, 65.32 feet;

Thence North 33°22'59" West, 14.44 feet;

Thence North 43°44'00" East, 62.05 feet to the Northerly line of said Lot 2;

Thence South 46°28'05" East along said Northerly line, 13.84 feet to the Point of Beginning.

Contains 889 square feet more or less.



LOT 1

WEST SANTA FE PLAZA
SHOPPING CENTER

LOT 2

SANITARY SEWER
EASEMENT

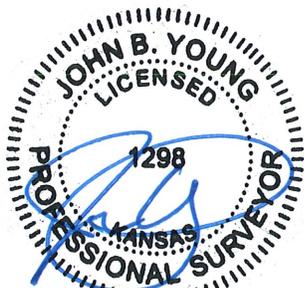
N 33°22'59" W
14.44'

N 43°44'00" E
62.05'

65.32'
S 43°31'48" W

S 46°28'05" E
13.84'

POINT OF
BEGINNING
E. COR, LOT 2



4/29/25

LOT 1



SCALE



Location: S:\24.197 - 1062 W Santa Fe St\DRAWINGS\2025.04.29-LOT 2 EASEMENTS\24.197SAN EXH.dwg-Apr 29, 2025-11:43am



J & J
SURVEY
LLC

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

SANITARY SEWER EASEMENT EXHIBIT

LOT 2
WEST SANTA FE PLAZA SHOPPING CENTER
CITY OF OLATHE, JOHNSON COUNTY,
KANSAS

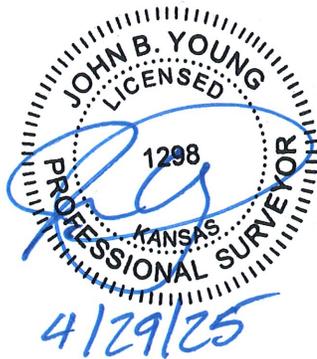
TRASH ENCLOSURE EASEMENT DESCRIPTION:

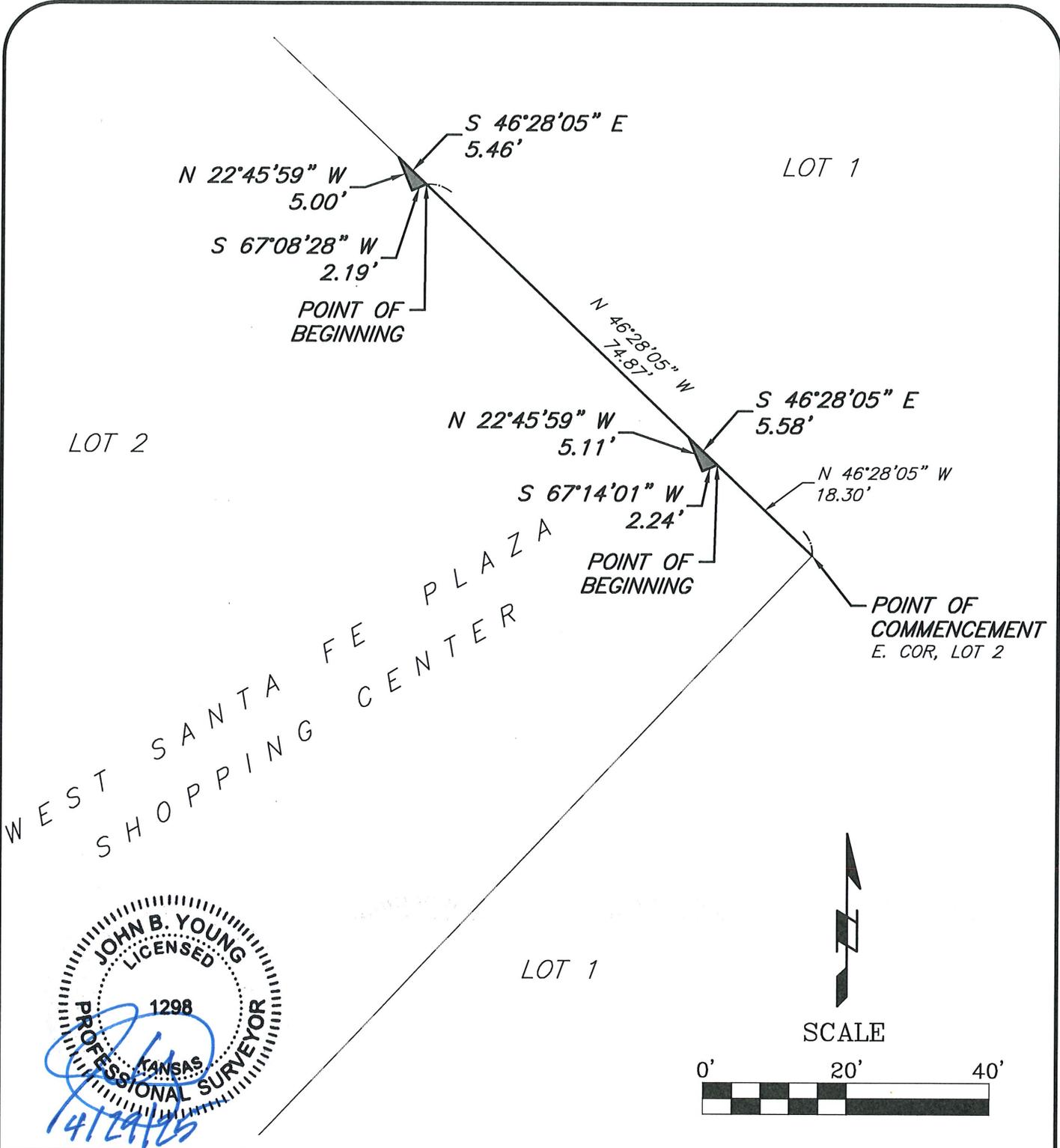
A tract in Lot 2, WEST SANTA FE PLAZA SHOPPING CENTER, a subdivision in the City of Olathe, Johnson County, Kansas, prepared on April 21, 2025, by John B. Young, LS-1298:

Commencing at the Easterly most corner of said Lot 2;
Thence North 46°28'05" West along the Northerly line of said Lot 2, 18.30 feet to the Point of Beginning;
Thence South 67°14'01" West, 2.24 feet;
Thence North 22°45'59" West, 5.11 feet to said Northerly line;
Thence South 46°28'05" East along said Northerly line, 5.58 feet to the Point of Beginning.
Contains 5.74 square feet.

AND

A tract commencing at the Easterly most corner of said Lot 2;
Thence North 46°28'05" West along the Northerly line of said Lot 2, 74.87 feet to the Point of Beginning;
Thence South 67°08'28" West, 2.19 feet;
Thence North 22°45'59" West, 5.00 feet to said Northerly line;
Thence South 46°28'05" East along said Northerly line, 5.46 feet to the Point of Beginning.
Contains 5.49 square feet.





Location: S:\24.197 - 1062 W Santa Fe St\DRAWINGS\2025.04.29-LOT 2 EASEMENTS\24.197TRASH EXH.dwg-Apr 29, 2025-12:23pm



J & J
SURVEY
 LLC

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TRASH ENCLOSURE EASEMENT EXHIBIT

LOT 2
 WEST SANTA FE PLAZA SHOPPING CENTER
 CITY OF OLATHE, JOHNSON COUNTY,
 KANSAS