



STAFF REPORT

Planning Commission Meeting: October 14, 2024

Application:	FP24-0027: Final Plat of Atmos Service Center at Cedar Creek
Location:	Northeast of College Blvd. and S. Green Rd.
Owner:	John Duggan; Cedar Creek Development Company LLC
Applicant	Rob Heise; Meyer Companies, INC
Engineer/Architect:	Jake Hattock, PE; Schlagel
Staff Contact:	Taylor Vande Velde; Planner II

Site Area: 8.57 ± acres **Proposed Use:** Flex Space (Office & Warehouse Building)

Lots: 2 **Existing Zoning:** BP (Business Park)

Tracts: 0 **Plat:** Unplatted

1. Introduction

The following application is a request for a final plat of Atmos Service Center at Cedar Creek which will establish lot lines and dedicate public easements for two (2) lots for flex space on 8.57± acres, located northeast of College Blvd. and S. Green Rd.

The subject property is located within the larger Cedar Creek Corporate Park development which was rezoned to the BP (Business Park) District in 2000 (RZ-12-00) and is subject to [Ordinance 00-56](#). The approved preliminary plat included 15 lots on approximately 37 acres to serve as a mixed-use business park intended to provide office, retail, and warehouse/assembly facilities. This plat and the associated preliminary site development plan (PR24-0013) are consistent with the approved preliminary plat.

2. Plat Review

- a. **Lots/Tracts** – The plat will subdivide the existing property into two (2) lots and construct a 32,307 square foot Flex Space facility on approximately 6.3 acres. Lot 2 will establish a future developable lot within the overall Cedar Creek Corporate Park on approximately 1.7 acres.

- b. **Streets/Right-of-Way** – The site will provide two (2) points of access, one from the east on S. Shady Bend Rd. and one from the west on S. Green Rd. No additional right of way is being dedicated with this plat.
- c. **Public Utilities** – The property is located within the City of Olathe wastewater and water service areas. New utility easements (U/E) are being dedicated with this plat.
- d. **Tree Preservation** – A Tree Preservation Easement (TP/E) is dedicated around Lot 1 to preserve the existing mature trees on site.
- e. **Stormwater** – All stormwater runoff will be treated with BMP structures and routed to and managed by an offsite regional detention system, South Hollis Lake Regional Detention Basin. No additional onsite detention is proposed for the development.



The subject property is outlined and shaded in yellow.

3. Staff Recommendation

Staff recommends approval of the final plat (FP24-0027) with no stipulations.