



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

- 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.