



STAFF REPORT

Planning Commission Meeting: October 27, 2025

Application:	FP25-0030: Final Plat of Hale Black Bob Office
Location:	Southeast of S. Black Bob Road and W. 117 th Street
Owner:	Randy Simon, Freddy's Land, LLC
Applicant/Engineer:	Lance Scott, CFS Engineers
Staff Contact:	Andrea Mogan, AICP, Planner II

Site Area:	<u>0.97 ± acres</u>	Proposed Use:	<u>Office</u>
Lots:	<u>1</u>	Existing Zoning:	<u>MP-1 (Planned Restricted Industrial)</u>
Tracts:	<u>0</u>	Existing Plat:	<u>North Olathe Industrial Park</u>

1. Introduction

The following application is a request for a revised final plat of Hale Black Bob Office located southeast of S. Black Bob Road and W. 117th Street. This replat will establish lot lines, dedicate easements for one (1) lot, and vacate a platted setback line for the construction of a multi-tenant office building for State Farm. A related preliminary site development plan application (PR25-0017) is also on this agenda.

The subject property was zoned to the MP-1 (Planned Restricted Industrial) District in 1973 with Ordinance 216, and was originally platted as Lot 13 of the North Olathe Industrial Park Plat. A 12,000 square foot office-warehouse building was approved (PR-13-80) and constructed in 1980. The building was demolished in 2011 when Lot 13 was replatted (FP11-0039) and rezoned (RZ11-0015) for the construction of Freddy's Frozen Custard and Steakburgers to the south.

2. Plat Review

- Lots/Tracts** – The plat will establish lot lines for one (1) lot and no tracts.
- Streets/Right-of-Way** – The site has one (1) existing access point from S. Black Bob Road that will remain, and one (1) access drive off of W. 117th Street will be added. There is an existing access easement (A/E) and additional access to the City will be dedicated with this plat. No additional right-of-way is required.
- Public Utilities** – The project is within the City of Olathe water and sanitary sewer service areas. An existing 10-foot utility easement (U/E) along the north property line

and a 10-foot waterline easement (W/E) along the west property line will remain with this plat.

- d. **Stormwater** – Stormwater detention is provided offsite. Therefore, no additional detention or stormwater quality measures are required.
- e. **Platted Setback** – The applicant is requesting to vacate the existing 50-foot platted setback line along W. 117th Street as they intend to orient the building closer to W. 117th Street, as proposed with PR25-0017.

3. Public Notification

The applicant mailed the required public notifications letter by certified mail to property owners within 200-feet of the project site per UDO requirements for vacation requests. No correspondence from surrounding property owners has been received by the applicant or Staff.



Aerial view of subject property outlined in blue.

4. Staff Recommendation

- A. Staff recommends approval of FP25-0030, the final plat of Hale Black Bob Office with no stipulations.