



STAFF REPORT

Planning Commission Meeting: May 13, 2024

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| Application: | FP24-0009: Final Plat of Mur-Len Commercial Park, 5th Plat |
| Location: | Northeast of W. 135 th Street and N. Mur-Len Road |
| Owner: | Rosebud Partners, LLC |
| Applicant: | David Christie, Rosebud Partners, LLC |
| Engineer/Architect: | Jeffrey T. Skidmore, Schlagel & Associates |
| Staff Contact: | Jessica Schuller, AICP, Senior Planner |

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| Site Area: | <u>11.67 ± acres</u> | Proposed Use: | <u>Hardware Store/Indoor Athletic Facility</u> |
| Lots: | <u>3</u> | Existing Zoning: | <u>CP-2 (Planned General Business)</u> |
| Tracts: | <u>1</u> | Plat: | <u>Mur-Len Commercial Park, Second Plat</u> |

1. Introduction

The following application is for the final plat of Mur-Len Commercial Park, 5th Plat, which will establish lot lines and dedicate public easements for two (2) lots and one (1) tract for future redevelopment of the existing commercial center located at the northeast corner of W. 135th Street and N. Mur-Len Road. A final plan application (PAR24-0010) is currently under review for façade updates, parking lot and site improvements on this property. The plat will subdivide the existing building and parking field into three separate lots.

The site is currently developed and was originally zoned to the CP-2 District (RZ-05-80) in April of 1980. The existing building was constructed in 1984, and was the previous location of Hobby Lobby and Goodwill Industries. Future tenants may include fitness center and hardware store users.

2. Plat Review

- Lots/Tracts** – The final plat includes three (3) lots for the purpose of separating the existing building and parking lot into separate future ownership. Lot 3 at the northwest corner is intended to be deeded to the City for the future expansion of Fire Station No. 4.
- Streets/Right-of-Way** – Existing site access is provided from N. Mur-Len Road and from W. 135th Street. No changes to access are proposed with this application.

- c. **Public Utilities** – The property is in the City of Olathe Water and Sewer service areas. A new utility easement (U/E) and drainage easement (D/E) is being dedicated with this plat.
- d. **Tree Preservation** – A tree preservation easement (TP/E) is being dedicated along the northern property line, within and west of Tract A, to preserve natural vegetation within the stream corridor.



Aerial view of subject property outline in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP24-0009, the final plat of Mur-Len Commercial Park, 5th Plat with the following stipulation:
 - 1. Lot 3 must be deeded to the City of Olathe with the recording of the final plat.