



City of Olathe
City Planning Division

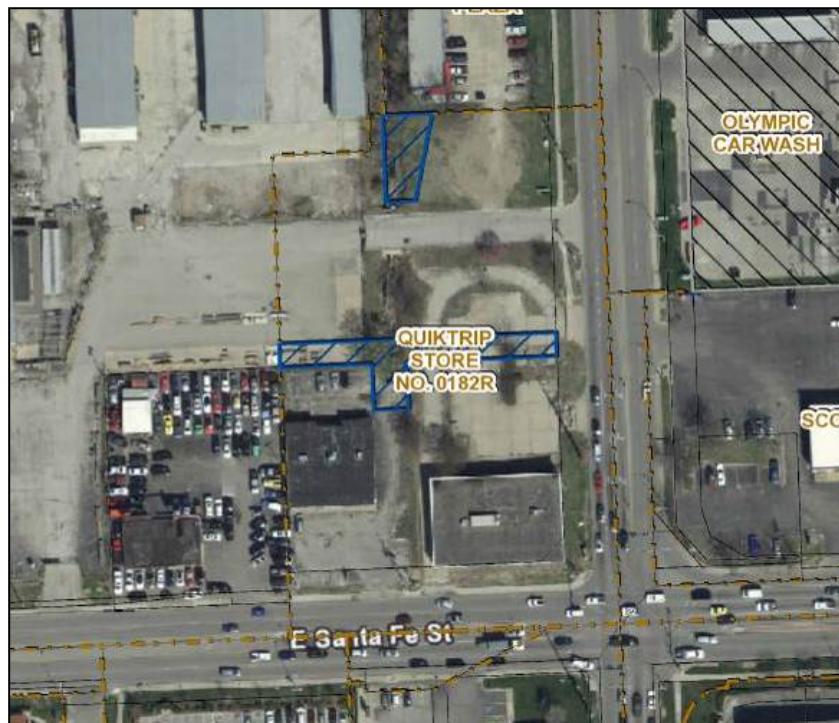
STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application:	<u>VAC18-0005</u> Vacation of public utility easements for QuikTrip site
Location:	1234 E. Santa Fe Street
Owner:	QuikTrip Corporation
Applicant:	Jessica Glavas, QuikTrip Corporation
Staff Contact:	Sean Pendley, Senior Planner

1. Comments:

This is a request to vacate public utility easements for the new QuikTrip site at 1234 E. Santa Fe. The site was developed with a new QuikTrip store in 2018 and some of the easements for the previous development were not vacated following construction of the new building and utilities.



Site map with easements to be vacated

There are three easements that need to be vacated; a utility easement and two stormwater drainage easements. The final plat (P-16-012) for QuikTrip Store No. 0182R dedicated the required easements for all new utilities and stormwater drainage. Therefore, the subject easements are no longer required.

2. **Public Notice:**

The applicant mailed the required public notification letters to surrounding properties within 200 feet per *Unified Development Ordinance (UDO)* requirements. Staff has not received any concerns regarding the proposed vacation of public easements.

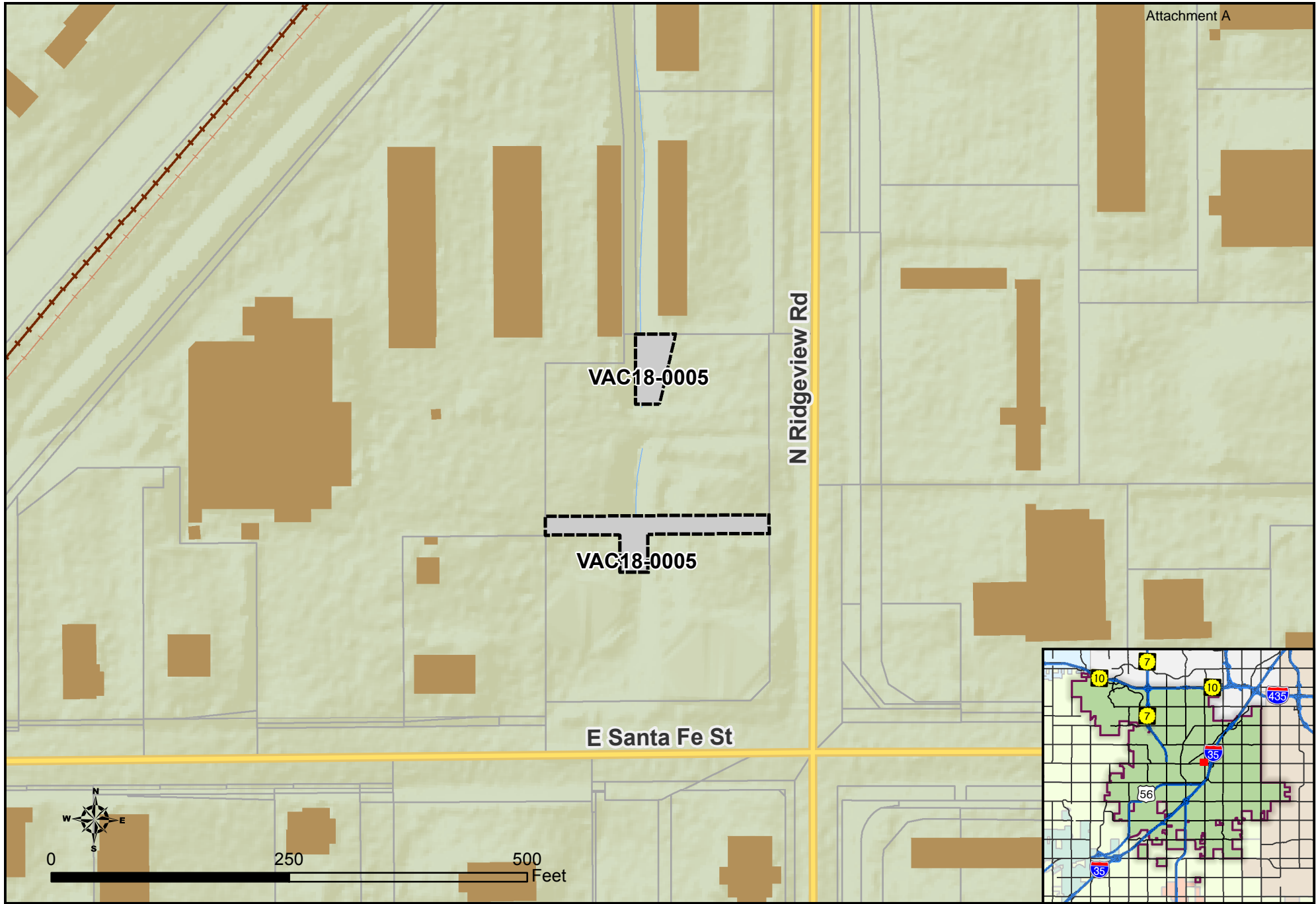
The applicant has also provided the required utility sign-off letters to verify there are no conflicts with private utility providers.

3. **Utilities:**

The site is located within the City of Olathe water and sewer service area. The Public Works Department has reviewed the exhibits for utility and stormwater easement vacation and recommends approval as shown.

4. **Staff Recommendation:**

Staff recommends approval of vacation for the utility and stormwater easements (VAC18-0005) as described in the attached exhibits.



VACATION OF EXISTING PUBLIC UTILITY EASEMENTS

VAC18-0005

November 2, 2018

**EASEMENT VACATION EXHIBIT
UTILITY EASEMENT TO THE CITY OF OLATHE, KANSAS
DESCRIBED IN DOCUMENT NO. 1190741, IN BOOK 1386 AT PAGE 943**

All that part of the Utility Easement described in Document No. 11907417, in Book 1386 at Page 943, lying in Lot 1, QUIKTRIP STORE NO. 0182R, a subdivision in Olathe, Johnson County, Kansas, being more particularly described as follow:

Commencing at the Northeast corner of aforesaid Lot 1, also being a point on the West right-of-way of North Ridgeview Road, as now established; thence $S02^{\circ}09'44''E$, along the East line of said Lot 1, also being the West right-of-way of Ridgeview Road, as now established, a distance of 190.33 feet to the Point of Beginning; thence continuing $S02^{\circ}09'44''E$, along the East line of said Lot 1 and the West line of said Ridgeview Road, a distance of 20.00 feet; thence $S87^{\circ}35'46''W$, a distance of 235.00 feet to a point on the West line of said Lot 1; thence $N02^{\circ}09'44''W$, along the West line of said Lot 1, a distance of 20.00 feet; thence $N87^{\circ}35'46''E$, a distance of 235.00 feet to the Point of Beginning.

Containing 4,700 square feet, more or less.



McClure Engineering Company
11250 Corporate Avenue
Lenexa, Kansas 66219
www.mecresults.com

EXHIBIT



NORTH

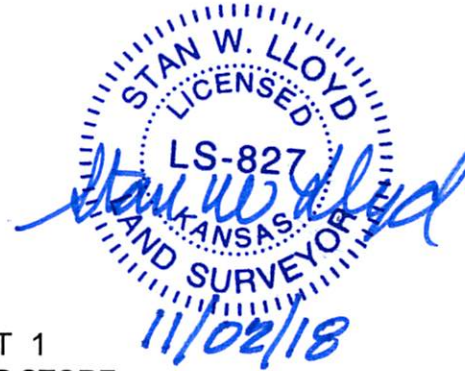


(IN FEET)

1 inch = 30 ft.

W. LINE LOT 1

POINT OF COMMENCING NE CORNER LOT 1



LOT 1
QUIKTRIP STORE
NO. 0182R

E. LINE LOT 1
W. RW RIDGEVIEW RD.

S2°09'44"E - 190.33'

POINT OF BEGINNING

N87°35'46"E
235.00'

Utility Easement
Doc. No. 1190741
Bk.1386, Pg.943

235.00'
S87°35'46"W

N2°09'44"W

20.00'

20.00'

S2°09'44"E

McClure Engineering Company Certificate/License No. 2012009395

UTILITY EASEMENT VACATION
DOCUMENT NUMBER 1190741
BOOK 1386, PAGE 943

PROJECT NO.150090-030 | DATE:11/02/2018 | BY:JDB

November 2, 2018

**EASEMENT VACATION EXHIBIT
DRAINAGE EASEMENT TO THE CITY OF OLATHE, KANSAS
DESCRIBED IN DOCUMENT NO. 1724177, IN BOOK 2627 AT PAGE 638**

All that part of the Drainage Easement described in Document No. 1724177, in Book 2627 at Page 638, lying in Lot 1, QUIKTRIP STORE NO. 0182R, a subdivision in Olathe, Johnson County, Kansas, being more particularly described as follow:

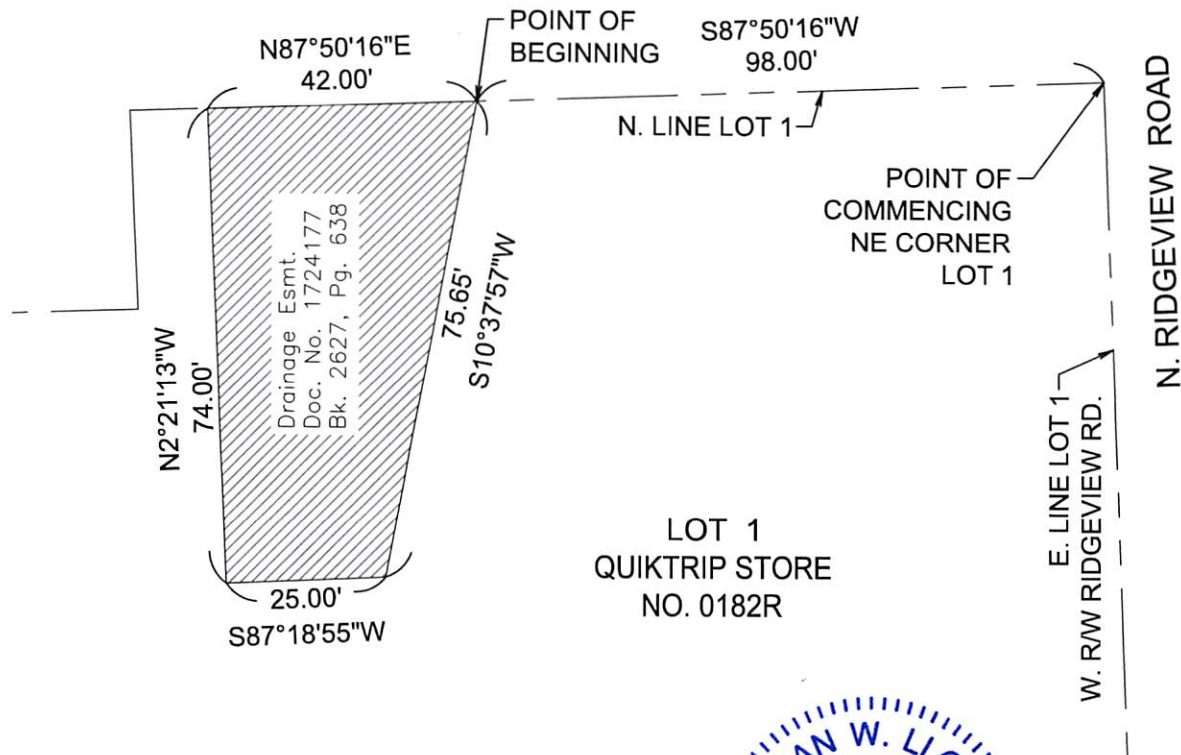
Commencing at the Northeast corner of aforesaid Lot 1, also being a point on the West right-of-way of North Ridgeview Road, as now established; thence S87°50'16"W, along the North line of said Lot 1, a distance of 98.00 feet to the Point of Beginning; thence S10°37'57"W, a distance of 75.65 feet; thence S87°18'55"W, a distance of 25.00 feet; thence N02°21'13"W, a distance of 74.00 feet to a point on the North line of said Lot 1; thence N87°50'16"E, along the North line of said Lot 1, a distance of 42.00 feet to the Point of Beginning.

Containing 2,474 square feet, more or less.

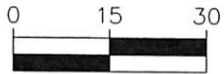


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EXHIBIT



NORTH



(IN FEET)
1 inch = 30 ft.

Drainage Esmt.
Doc. No. 1724177
Bk. 2627, Pg. 638

LOT 1
QUIKTRIP STORE
NO. 0182R



McClure Engineering Company Certificate/License No. 2012009395

DRAINAGE EASEMENT VACATION
DOCUMENT NUMBER 1724177
BOOK 2627, PAGE 638

PROJECT NO. 150090-030 | DATE: 11/02/2018 | BY: JDB

November 2, 2018

**EASEMENT VACATION EXHIBIT
STORM WATER DRAINAGE EASEMENT TO THE CITY OF OLATHE, KANSAS
DESCRIBED IN DOCUMENT NO. 958339, IN BOOK 919 AT PAGE 508 AND
DOCUMENT NO. 963426, IN BOOK 928 AT PAGE 804**

All that part of the Storm Water Drainage Easement described in Document No. 958339, in Book 919 at Page 508 and Document 963426 in Book 928 at Page 804, lying in Lot 1, QUIKTRIP STORE NO. 0182R, a subdivision in Olathe, Johnson County, Kansas, being more particularly described as follow:

Commencing at the Northeast corner of aforesaid Lot 1, also being a point on the West right-of-way of North Ridgeview Road, as now established; thence $S02^{\circ}09'44''E$, along the East line of said Lot 1, also being the West right-of-way of Ridgeview Road, as now established, a distance of 210.86 feet; thence $S87^{\circ}50'16''W$, a distance of 127.17 feet to the Point of Beginning; thence $S02^{\circ}24'14''E$, 39.50 feet; thence $S87^{\circ}35'46''W$, a distance of 30.00 feet; thence $N02^{\circ}24'14''W$, 39.50 feet; thence $N87^{\circ}35'46''E$, a distance of 30.00 feet to the Point of Beginning.

Containing 1,185 square feet, more or less.



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EXHIBIT



NORTH

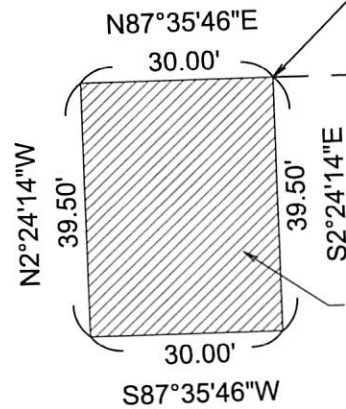


(IN FEET)
1 inch = 30 ft.

POINT OF COMMENCING NE CORNER LOT 1



W. LINE LOT 1



POINT OF BEGINNING

$S87^{\circ}50'16''W$
127.17'

E. LINE LOT 1
W. RW RIDGEVIEW RD.

210.86'
 $S2^{\circ}09'44''E$

N. RIDGEVIEW ROAD

Storm Water Drainage Esmt.
Doc. No. 958339 Bk.919, Pg.508 &
Doc. No. 963426 Bk.928, Pg.804

McClure Engineering Company Certificate/License No. 2012009395

STORM WATER DRAINAGE
EASEMENT VACATION

DOCUMENT NUMBER 958339 BK 919, PG 508
DOCUMENT NUMBER 963426 BK 928, PG 804

PROJECT NO.150090-030 | DATE:11/02/2018 | BY:JDB