



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	MP24-0001: Minor Plat of Olathe Entertainment District, Seventh Plat
Location:	Southeast of W. 119 th Street and N. Renner Boulevard
Owner:	Jake Shemano, UG3 Olathe, LP C/O United Growth
Engineer/Applicant:	Michael Bogina, Olsson
Staff Contact:	Luke Bertram; Planner I

Site Area:	<u>4.80 acres</u>	Existing Use:	<u>General Commercial</u>
Lots:	<u>4</u>	Current Zoning:	<u>CP-2 (Planned General Business) District</u>
Tracts:	<u>0</u>	Plat:	<u>Olathe Entertainment District, Fourth Plat</u>

1. Introduction

This is a request for approval of a minor plat of Olathe Entertainment District Seventh Plat, which re-divides Lots 7 and 8 of Olathe Entertainment District, Fourth Plat into four lots on approximately 4.80 acres located southwest of W. 119th Street and N. Renner Boulevard. The applicant is replatting the two (2) existing properties as four (4) proposed lots to allow for separate ownership.

The subject property was rezoned to the CP-2 (Planned General Business) District as part of the Olathe Arena Project in 2004 (RZ-04-31) and the zoning ordinance was amended in 2008 for Olathe Gateway (RZ-08-015). This property was platted as part of Olathe Entertainment District, Second Plat in 2006 (P-06-0025) and replatted in 2008 as part of Olathe Entertainment District, Fourth Plat (P-07-090). Preliminary and final site development plans for Olathe Entertainment District were approved in 2006 (PR-06-007 and PR-06-016).

No public easements or right-of-way will be dedicated with this replat, and therefore the plat does not require City Council approval.

2. Plat Review

- Lots** – The replat includes four (4) lots to allow for individual ownership of the existing buildings.
- Public Utilities** – The subject property is located in the City of Olathe Water and Sewer service areas. No new easements are dedicated with this replat.

- c. **Streets/Right-of-Way** – All four lots maintain access to Bass Pro Shops Drive, Renner Boulevard and 119th Street via the existing access easements dedicated on this property. No additional right-of-way is dedicated with this plat.



Aerial view of the subject properties outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of MP24-0001 with no stipulations.