

STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application:	FP18-0049 Final Plat for St. Paul's Catholic Church
Location:	NEC of W. 115 th Terr. and Lone Elm Road
Owner/Applicant:	Roman Catholic Archdiocese of Kansas City, KS
Engineer:	Jeffrey T. Skidmore, Schlagel & Associates
Staff Contact:	Dan Fernandez, Planner II

Acres:	<u>20.85± acres</u>	Proposed Use:	<u>Church/Duplex</u>
Current Zoning:	<u>R-2</u>	Lots:	<u>2</u>
		Tracts:	<u>0</u>

1. Comments:

This is a request for approval of a final plat for St. Paul's Catholic Church Replat on 20.85± acres, located at the northwest corner of 115th Terrace and Lone Elm Road. The subject property was rezoned from BP and RP-1 to R-2 (RZ16-0009) in November 2016 and included preliminary site development plan for St. Paul's Catholic Church and School. A final plat (FP17-0021) was approved in July 2017.



Aerial of Site



View from 115th Terrace of newly created R-2 lot

2. Final Plat Review

- Lots/Tracts** –The replat includes 2 lots on 20.85 acres. Lot 1 is the location of the future St. Paul's Catholic Church and school. A replat has been submitted to create Lot 2 which is located on the west side of the property between the Goddard

School and the Covington Court development. The applicant states that Lot 2 will be the site of a new twin villa but staff has also been contacted about locating a community garden at this site which is also permitted in R-2 Districts. All required applications and permits shall be submitted and approved prior to any development taking place on Lot 2.

No tracts are being dedicated with this replat, however, easements are being dedicated for stormwater quality and detention.

- b. **Utilities/Municipal Services** –The property is located in the Water District #1 and City of Olathe sewer service areas. The applicant will need to coordinate with the respective utility providers for required water and sewer connections.
- c. **Streets** – Lot 1 will have access to 115th Terrace and Lone Elm Road. There are no changes to the proposed access points for St. Paul's with this application. Lot 2 will have access to 115th Terrace. Future access drives and parking areas will be determined with future applications.
- d. **Street and Signal Excise Taxes** –The property is already platted and therefore exempt from street and signal excise taxes.

3. **Staff Recommendation:**

Staff recommends approval of FP18-0049 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.
- b. All required applications and permits shall be submitted and approved prior to any development taking place on Lot 2.
- c. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials.
- d. Prior to issuance of a building permit, a performance and maintenance bond or letter of credit in an amount to be determined by the City Engineer, shall be submitted in accordance with UDO 18.30.120C and UDO 18.30.210 E. to ensure that all erosion control measures and water quality features are installed and maintained and that all of the development's streets and sidewalks remain free of debris during all phases of construction.