

STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application:	FP18-0041, Final Plat, Beautiful Savior Lutheran Church, Second Plat		
Location:	13145 S. Black Bob Road		
Owner:	Doug Mahnken, Beautiful Savior Lutheran Church		
Applicant/Engineer:	Judd D. Claussen, P.E., Phelps Engineering, Inc.		
Staff Contact:	Kim Hollingsworth, Senior Planner		

Site Area:	<u>8.17± acres</u>	Proposed Use:	<u>Church/Religious Assembly</u>
Lots:	<u>1</u>	Current Zoning:	<u>R-1 (Residential Single-Family)</u>
Tracts:	<u>0</u>		

1. Introduction:

The following is a final plat for Beautiful Savior Lutheran Church, Second Plat containing a replat of one lot and no tracts. The subject property is located at 13145 S. Black Bob Road. A rezoning to R-1 and preliminary development plan were approved January 8, 2019. A building expansion is planned to accommodate an expanded fellowship hall, classrooms, gymnasium, parking area and pedestrian amenities within the overall 8.17-acre site.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes one lot and no common tracts. The proposed area for Lot 1 is 7.4 acres and the previous area of Lot 1 was 5.0 acres.



View from Black Bob Road, looking east

- b. **Public Utilities** – The subject property is served by existing utilities including City of Olathe water and sewer. Several easements including Utility Easements (U/E), Drainage Easements (D/E), and a Tree Preservation Easement (TP/E) will be dedicated with this final plat.



Aerial view of the property, looking north

- c. **Streets/Right-of-Way** – The access drives within the development will remain similar to the existing configuration and access will be exclusively provided from Black Bob Road. The southern, main entrance will remain unchanged; however, the northern entrance will be relocated further north within the site. Right-of-way for Black Bob Road is dedicated as part of this final plat.
- d. **Landscaping** –The proposed preliminary landscape plan greatly improves the quantity, variety and quality of landscaping provided within the development today. A continuous wall of evergreen shrubs will be provided to screen the parking lot fronting Black Bob Road. Additional trees and a variety of shrubs will be distributed throughout the new parking lot, within perimeter areas and landscape islands. Landscaping will be provided along the north and northeast property boundaries to provide additional screening of the proposed buildings from the two-family residential homes located in the Crestwood Village neighborhood.

3. Excise Taxes:

Final plats are subject to a street excise tax of \$0.215 per square foot of land area. Based on the unplatted area of 2.41± acres, the required **street excise tax** is **\$22,574.87**. The

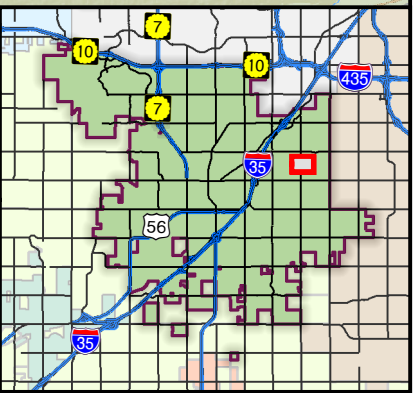
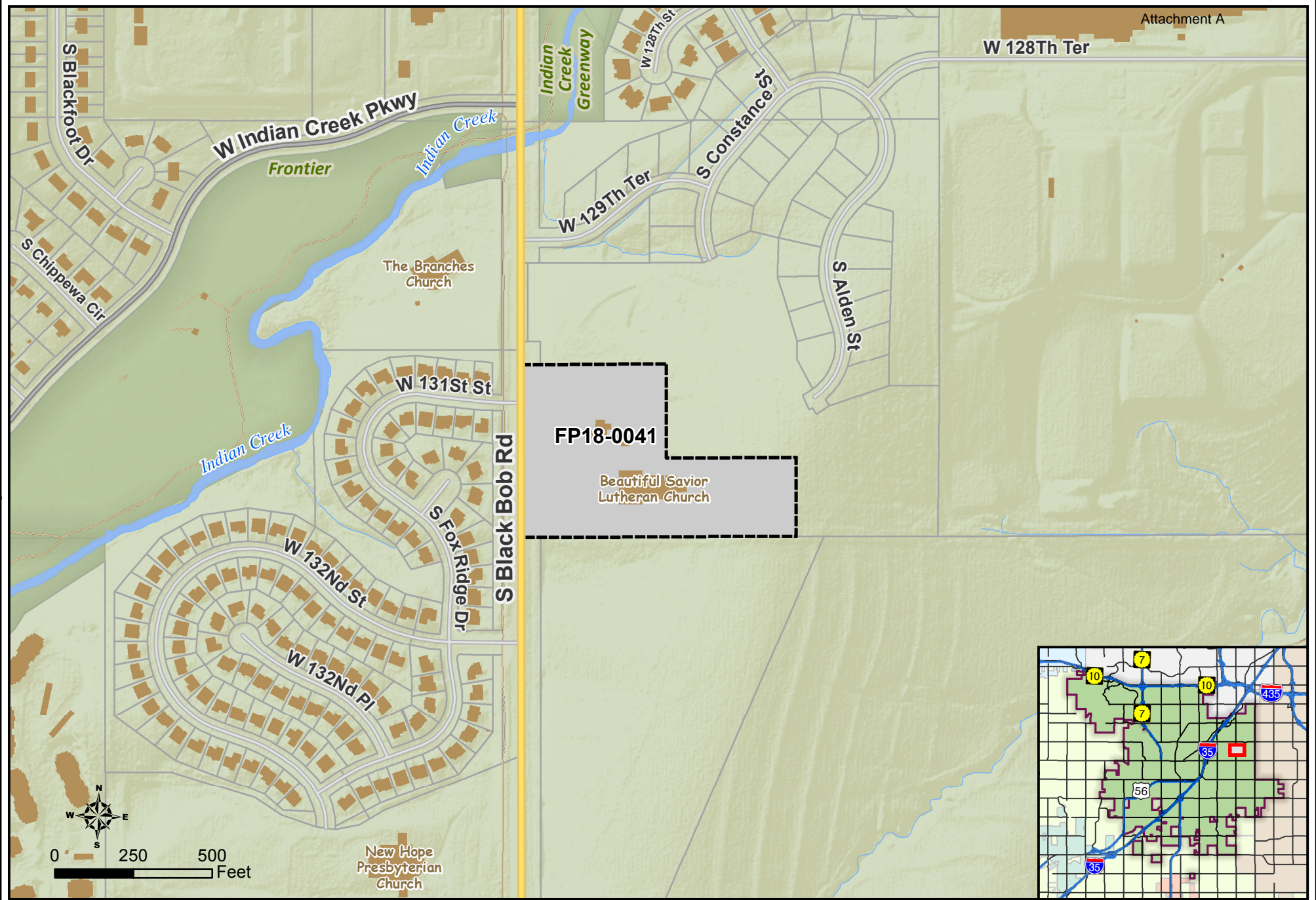
required excise fee shall be submitted to the Planning Division prior to recording the final plat.

Final plats are subject to a traffic signal excise tax of \$0.0037 per square foot of land area in residential zoning districts. Based on the area to be platted, the required **traffic signal excise fee** is **\$388.50**. The required excise fee shall be submitted to the Planning Division prior to recording the final plat.

4. Staff Recommendation:

Staff recommends approval of FP18-0041 with the following stipulations:

- a) The final plat is subject to a street excise tax of **\$22,574.87**. The required excise fee shall be submitted to the Planning Division prior to the recording the final plat.
- b) The final plat is subject to a traffic signal excise tax of **\$388.50**. The required excise fee shall be submitted to the Planning Division prior to recording the final plat.
- c) Tree preservation fencing shall be installed around tree preservation easements according to UDO requirements.



BEAUTIFUL SAVIOR LUTHERAN CHURCH
FP18-0041

