## STAFF REPORT

**Planning Commission Meeting:   January 28, 2019**

| | |
|---|---|
| **Application:** | **MP18-0015: Southview Properties, 6th Plat** |
| **Location:** | In the vicinity of S. Keeler Street and S. Keeler Terrace |
| **Owner/Applicant:** | Mitchell Properties, L.L.C. |
| **Engineer:** | Bob Layton, Allenbrand-Drews & Associates |
| **Staff Contact:** | Dan Fernandez, Planner II |

| | | | |
|---|---|---|---|
| **Acres:** | 6.12± acres | **Proposed Use:** | Industrial |
| **Current Zoning:** | M-2 | **Lots:** | 2 |
| | | **Tracts:** | 0 |

1.    **Comments:**

This is a request for approval of a replat for Southview Properties, 6th Plat, (a replat of Lots 1, 2 and 3, Southview Properties) on 6.12 acres located in the vicinity of S. Keeler Street and S. Keeler Terrace.

This property was rezoned (RZ18-0017) from County IP-2 to M-2 in November 2018.  The minor plat has been submitted to clean up the lot lines of the 2 lots which includes moving a lot line that is currently over one of the existing buildings.  The existing building meets the *Unified Development Ordinance (UDO)* setback requirement for the M-2 District from the readjusted lot line.

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


*Site Aerial*


*View from Keeler Terrace*

**2.    Final Plat Review**

 a. **Lots/Tracts** – The replat includes 2 lots which are in compliance with the size requirements for the M-2 District.

 b. **Utilities/Municipal Services** – The property is located in the City of Olathe sewer and the WaterOne service areas.

 c. **Streets** – The lots have access S. Keeler Terrace.  There are no proposed changes to the public right-of-way or access drives with this application.

 d. **Street and Signal Excise Taxes** – No excise fees are due with this application since the properties have already been platted.

**3.    Staff Recommendation:**

Staff recommends approval of MP18-0015 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.