



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: March 25, 2019

Application:	FP19-0002, Final Plat for Kiddi Kollege South		
Location:	Southeast corner of the intersection of W. 167 th Street and the future Britton Street		
Owner:	Travis Schram; Day3, LLC		
Applicant:	Jon Kopek; Kiddi Kollege		
Engineer:	Jeff Skidmore P.E.; Schlagel & Associates, P.A.		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>2.34± acres</u>	Proposed Use:	<u>Daycare</u>
Lots:	<u>1</u>		
Tracts:	<u>0</u>	Current Zoning:	<u>C-2</u>

1. Comments:

The following application is a final plat for Kiddi Kollege South containing one commercial lot for a proposed daycare facility. An associated rezoning and preliminary site development plan application (RZ18-0013) was approved in August 2018. After review, staff has found this final plat application is consistent with *Unified Development Ordinance (UDO)* standards.

For your information, a final site development plan for Kiddi Kollege has been submitted and is currently under staff review.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes a total of one commercial lot and no common tracts. Lot 1 has a total area of approximately 1.97± acres, and approximately 0.37± acres of arterial street right-of-way are dedicated with this final plat.
- b. **Public Utilities** – The subject property is located within the Johnson County WaterOne and Johnson County Wastewater service areas. Utility Easements (U/E), Sanitary Sewer Easements (S/E), and Stormwater Management Easements (BMP/E) will be dedicated with this final plat.
- c. **Streets/Right-of-Way** – The subject property will have access from a private drive at the south of the subject property that will connect to future Britton Street. A 15-foot wide Private Access Easement (A/E) will be dedicated at the south of the subject property for this private drive. Approximately 60 feet of street right-of-way will be dedicated for W. 167th Street to the north of Lot 1 with this final plat application.



Aerial view of site



View looking west from the intersection of W. 167th and the future Britton Street

3. Excise Taxes:

The subject property is located within a Benefit District (33605) for streets; therefore, the final plat is exempt from any street excise taxes. Final plats are subject to a traffic signal excise tax of \$0.0576 per square foot of land for commercial zoning, less land dedicated for arterial street right-of-way. The required excise fee shall be submitted to the City Planning Division prior to

recording the final plat. Based on the net Plat area (1.97± acres), the total excise tax for traffic signals is **\$4,941.81**.

4. Staff Recommendation:

Staff recommends approval of FP19-0002, Final Plat for Kiddi Kollege South with the following stipulations:

- a) The final plat is subject to a traffic signal excise tax of **\$4,191.81**. The required excise tax shall be submitted to the Planning Division prior to recording the final plat.
- b) This final plat shall be recorded, and all excise fees shall be paid prior to submitting for building permit.
- c) Prior to recording the final plat, a stormwater quality/quantity facility maintenance agreement shall be provided.