

STAFF REPORT

Planning Commission Meeting: April 8, 2019

Application:	FP19-0004 Request approval for a final plat for Olathe Station Four (a replat of all of Lot1A, Olathe Station Three)		
Location:	SEC of Strang Line Road and Strang Line Court		
Owner/Applicant:	Eric Gonsher, RH Johnson		
Engineer:	Judd Claussen, Phelps Engineering		
Staff Contact:	Dan Fernandez, Planner II		

Acres:	<u>14.59± acres</u>	Proposed Use:	<u>Commercial</u>
Current Zoning:	<u>CP-2/C-2</u>	Lots:	<u>3</u>
		Tracts:	<u>1</u>

1. Comments:

This is a request for approval of a final plat for Olathe Station Four, a replat of 14.59± acres, located in Olathe Station shopping center at the southeast corner of Strang Line Road and Strang Line Court. A portion of the subject property was rezoned (RZ-47-86) from M-1 and RP-3 to C-2 in January 1987. The remaining area was rezoned (RZ-11-98) from C-2 to CP-2 in June 1998. The subject site was originally platted in 1997. The proposed replat will create new lots for a future hotel and future commercial pad site.



Site Aerial



View looking northeast from Strang Line Road and Strang Line Court

2. Final Plat Review:

- a. **Lots/Tracts** –The replat includes 3 lots and 1 tract on 14.59 acres and all lots meet the requirements for the CP-2 and C-2 zoning districts.

One tract is being dedicated with this replat which is being dedicated for signage and landscaping. All signage requires separate sign permits and all signs and landscaping shall be located outside of the sight-distance-triangle.

- b. **Utilities/Municipal Services** –The property is located in the City of Olathe water and sewer service areas and the required utility and sanitary sewer easements are being dedicated with this replat. The applicant will need to coordinate with the City of Olathe Public Works Department for required water and sewer connections.
- c. **Streets** – The subject site is part of the Olathe Station commercial development which has access points onto Strang Line Road, Strang Line Court and interior drives. There are no proposed changes to the access or interior drives with this replat.

3. Street and Signal Excise Taxes:

The property is already platted and therefore exempt from street and signal excise taxes.

4. Staff Recommendation:

Staff recommends approval of FP19-0004 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 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.

- c. 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.