



City of Olathe

City Planning Division

**STAFF REPORT****Planning Commission Meeting: April 8, 2019**

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

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

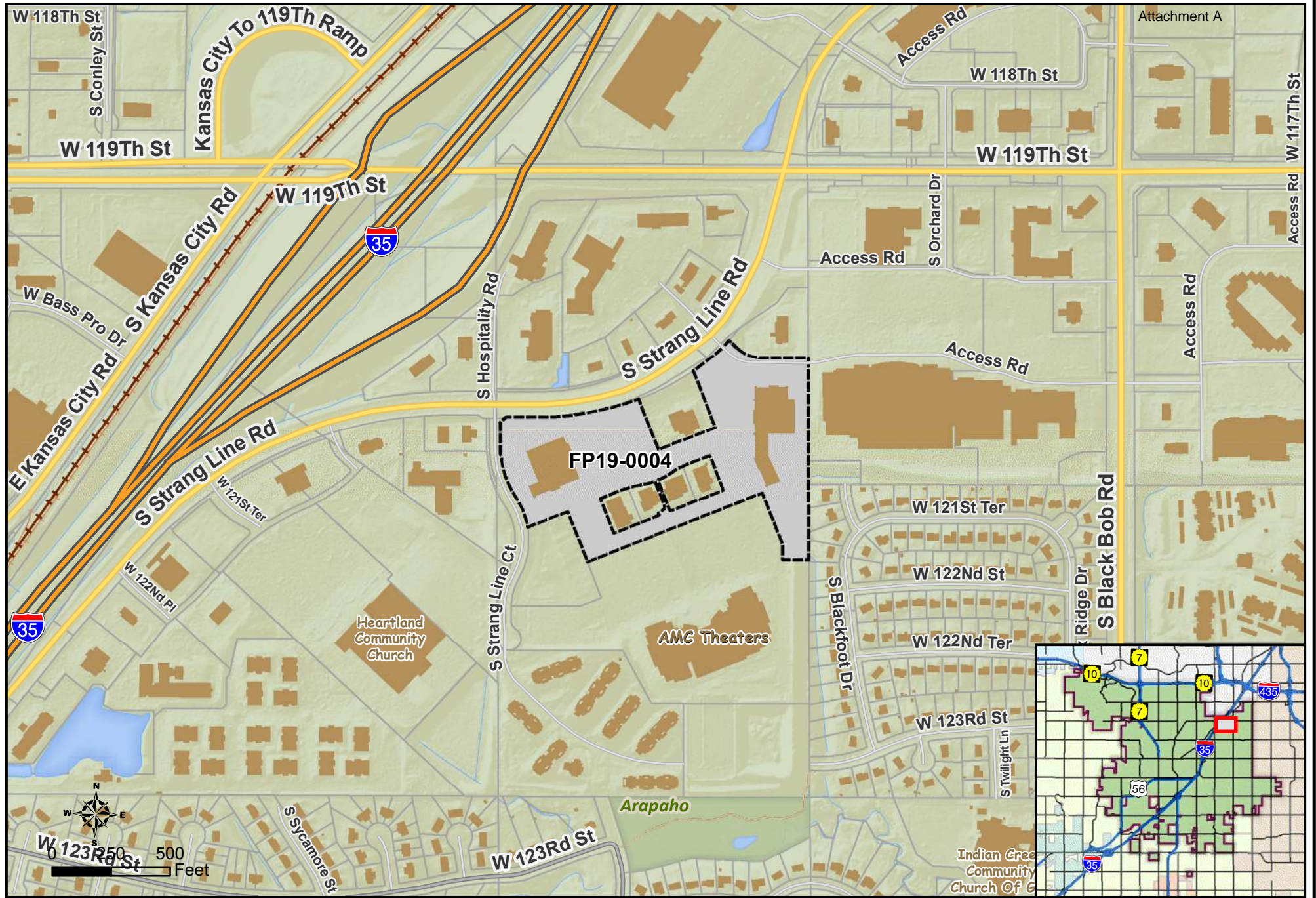
Staff recommends approval of FP19-0004 with the following stipulations:

- 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.

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- 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.





Attachment A

# **OLATHE STATION FOUR** **FP19-0004**



User: jaredmd  
 Date: 04/03/2019



# FINAL PLAT OF OLATHE STATION FOUR

A REPLAT OF ALL OF LOT 1A, OLATHE STATION THREE  
A SUBDIVISION OF LAND IN THE NE1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 24 EAST  
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

## Attachment A

All of Lot 1A, OLATHE STATION THREE, a subdivision of land in the City of Olathe, Johnson County, Kansas, containing 14.585 acres, more or less of replatted land.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat and subdivision and plat shall hereafter be known as "OLATHE STATION FOUR".

### DEDICATION

The undersigned proprietor of the property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, avenues, and alleys, not heretofore dedicated.

The undersigned proprietor of said property shown on this plat does hereby certify that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility, or corporation have been obtained except that some person, utility or corporation shall retain whatever rights they would have as if located in a public street.

The undersigned proprietor of the above described tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release said land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall remain a lien on the remainder of this land fronting and abutting on said dedicated public way or thoroughfare.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined herein and designated on this plat as "U/E" or "Utility Easement".

An easement to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, over and through those areas designated as "Sanitary Sewer Easement" or "S/S" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the City of Olathe, Johnson County, Kansas or their assigns.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of storm sewer lines and surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over and under those areas outlined herein and designated on this plat as "D/E" or "Drainage Easement".

Tract "A" is hereby reserved as a signage and landscape tract, and shall be owned and maintained by the undersigned proprietors, successors and assigns.

### CONSENT TO LEVY

The undersigned proprietor of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release said land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

### EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietor has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HOLMES 111, LLC

By: Eric Gansher, Managing Owner

### ACKNOWLEDGMENT

STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came Eric Gansher, Managing Owner of HOLMES 111, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

### APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman: C.S. Vokas

Approved by the Governing Body of the City of Olathe, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor: Michael E. Copeland

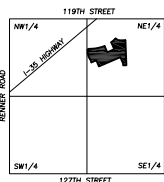
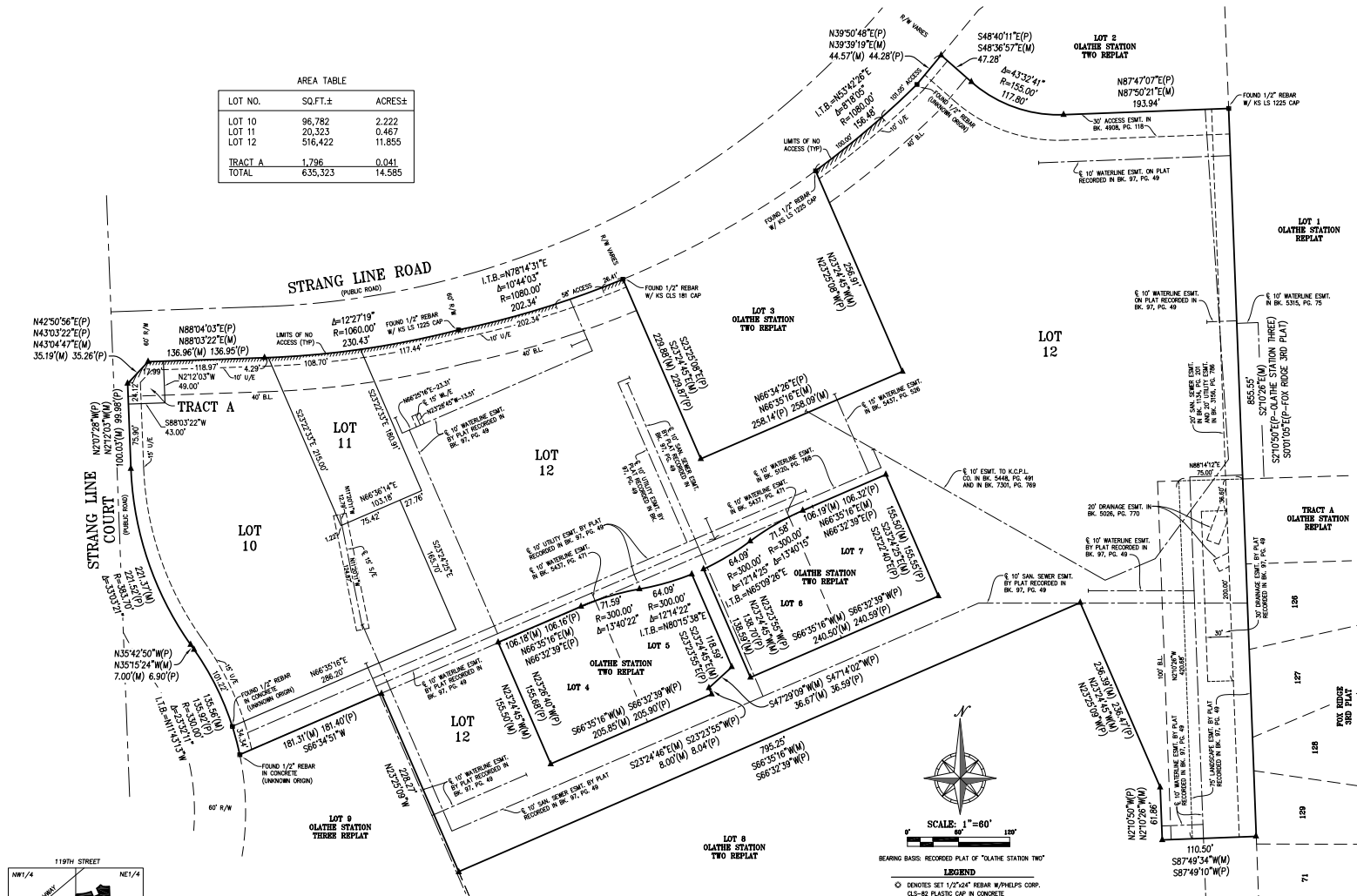
City Clerk:

CERTIFICATE OF AUTHORIZATION  
I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN JANUARY 2018, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



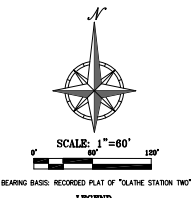
PHILIPS ENGINEERING INC.  
1820 N. Winthamer  
Olathe, Kansas 66061  
(913) 849-1188  
Fax: (913) 849-1180

AREA TABLE		
LOT NO.	SQ.FT.±	ACRES±
LOT 10	96,782	2.222
LOT 11	20,323	0.467
LOT 12	516,422	11.855
TRACT A	1,796	0.041
TOTAL	635,323	14.585



SCALE: 1"=2000'  
VICINITY MAP  
SEC. 20-13-24

FLOOD NOTE:  
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 20073, JOHNSON COUNTY, KANSAS, MAP NO. 20073C0050, AND DATED AUGUST 3, 2008.



- LEGEND
- DENOTES SET 1/2" (1/4" REBAR W/HELPS CORP.
  - DENOTES FOUND 1/2" REBAR W/HELPS CORP.
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  - ▲ DENOTES FOUND REBAR W/ KAN VALLEY ENGINEERING C/S-20 CAP
  - DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESCRIBED
  - U/E DENOTES UTILITY EASEMENT
  - B/L DENOTES BUILDING LINE
  - D/E DENOTES DRAINAGE EASEMENT
  - W/E DENOTES WATER LINE EASEMENT
  - S/S DENOTES SANITARY SEWER EASEMENT
  - (P) DENOTES PLATTED DIMENSION
  - (M) DENOTES MEASURED DIMENSION