



City of Olathe

City Planning Division

STAFF REPORT

Planning Commission Meeting: April 22, 2019

Application	<u>FP19-0001:</u> Final Plat for Mentum, including vacation of public utility easements		
Location	West of Harrison Street, between 151 st Street and Southpark Boulevard		
Owner	David Harrison, Great Olathe Center, LLC		
Applicant	Joshua Woodbury, Woodbury Corporation		
Engineer	Judd Claussen, Phelps Engineering		
Staff Contact	Sean Pendley, Senior Planner		

Site Area:	<u>105.5± acres</u>	Proposed Use:	<u>Commercial/ Multi-family Residential</u>
Lots:	<u>Apartments – 2 lots</u> <u>Commercial – 16 lots</u>	Current Zoning:	<u>PD (Planned District)</u>
Tracts:	<u>1</u>		

Streets/Right-of-way:	<u>Southpark Boulevard</u>	<u>Harrison Street</u>	<u>Local Streets</u>
Existing	<u>60' (½ street)</u>	<u>60' (total)</u>	N/A
Proposed	<u>N/A</u>	N/A	<u>45'-90' (private)</u>
Required	<u>60' (½ street)</u>	<u>60' (total)</u>	<u>N/A</u>

1. Comments:

The following application is a final plat and vacation of public utility easements for Mentum, including 16 commercial lots and two lots for apartments on 105.5± acres. The subject property is located west of Harrison Street, between 151st Street and Southpark Boulevard.

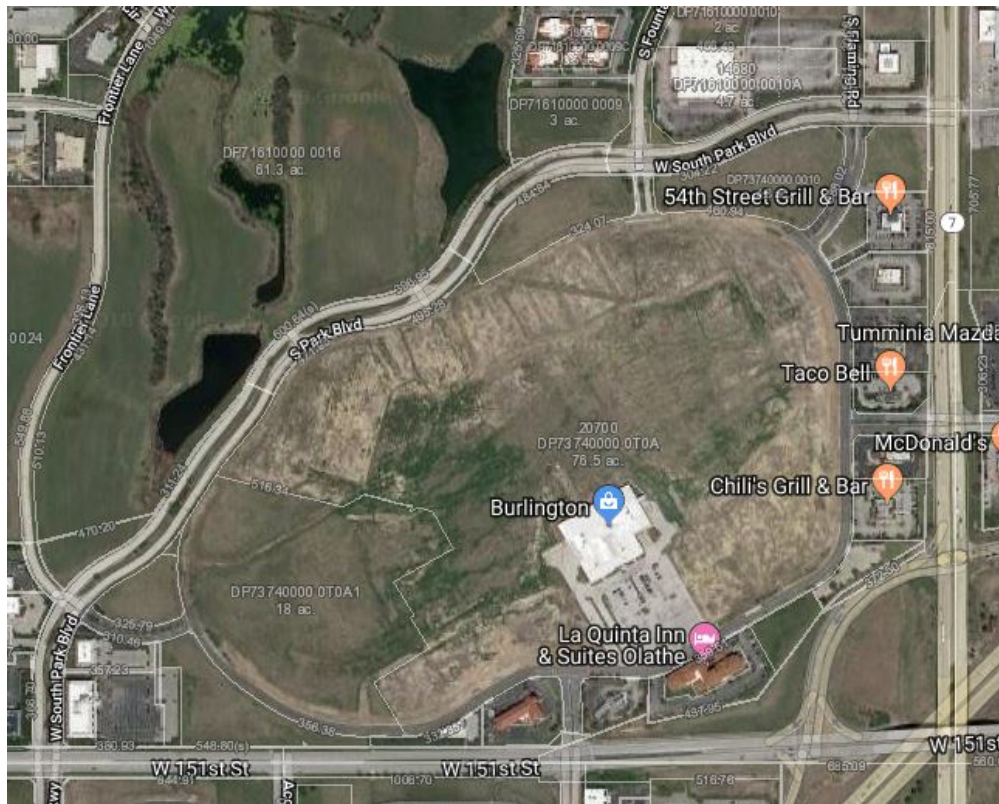
There are existing public easements that will be vacated with the proposed final plat and this requires a public hearing according to Unified Development Ordinance (UDO) requirements. The final plat is a replat of part of The Great Mall property. A rezoning to Planned District and preliminary development plan for Mentum was approved on February 5, 2019. The proposed final plat will establish new lots, internal streets and easements for utilities and access.

2. Public Notice:

The applicant mailed public notice letters to surrounding property owners and submitted signed affidavits for the easements to be vacated per *Unified Development Ordinance (UDO)* requirements. Staff has not received any concerns regarding the proposed vacation for the drainage easement.

3. Plat Review:

- a. **Lots/Tracts** – The plat includes 16 commercial lots, two lots for apartments, and one common tract for the existing private ring road. The layout of the streets and lots are consistent with the approved preliminary development plan for Mentum.
- b. **Public Utilities** – The property is located in the City of Olathe water and sewer service areas. There are several existing utility easements that will be vacated with the proposed replat. The easements for water lines, sanitary sewer, and utilities to be vacated are identified on Sheet 2 of the final plat. There are other easements that will need to be vacated by separate instrument following relocation of existing utilities.



Aerial map of subject area

- c. **Streets/ Right-of-Way** – There is no new public street right-of-way to be dedicated with the plat. Tract A is the existing private ring road around the site and Access Easements (A/E) are identified for the proposed internal private street serving the residential and commercial lots. The existing Access Easement in Lot 7 will need to be vacated and a new A/E will need to be dedicated between Lots 7 and 8 to maintain access to Lot 2.

The plat includes street names for the existing ring road and new internal private streets. The developer will be responsible for construction and maintenance of the private streets and an agreement for ownership and maintenance of the streets will be recorded with the final plat.

- d. **Stormwater/Detention** – There are existing drainage easements through the site and existing regional detention basins are located on the north side of Southpark Boulevard that serve the proposed development area. The plat includes language for Drainage Easements (D/E) and stormwater treatment facilities per *UDO* requirements.



View of Southpark Boulevard – looking northeast to site

4. Excise Taxes:

The property is currently platted, therefore the final plat is exempt from street and traffic signal excise taxes.

5. Staff Recommendation:

Staff recommends approval of the final plat (FP19-0001) with the following stipulations:

- a. Final site development plans for the respective lots shall be approved prior to review of building permit applications.
- b. The final plat shall include all required utility easements and Book and Page numbers for Access Easements (A/E) at the time of recording.
- c. The existing Access Easement (A/E) in Lot 7 shall be vacated and a new A/E shall be dedicated between Lots 7 and 8 to maintain access to Lot 2.

- d. An agreement for ownership and maintenance of the private streets and Access Easements shall be recorded with the final plat.
- e. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.