



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: April 22, 2019

Application:	FP19-0008, Final Plat for Shield Storage W 151st Terrace		
Location:	Southeast of the intersection of W. 151 st Street and US 169 Highway		
Owner:	CP GDP Olathe, LLC		
Applicant/ Engineer:	Andrea Weishaubt; Jim Story, LLC		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>3.06± acres</u>	Use:	<u>Self-storage building</u>
Lots:	<u>1</u>		
Tracts:	<u>0</u>	Current Zoning:	<u>M-2</u>

1. Comments:

The following application is a final plat for Shield Storage W 151st Terrace, containing one industrial lot and no common tracts. This is a replat of the existing Lot 1A of McCray Lumber First Plat and Lot 2 of McCray Lumber Second Plat, which were both recorded in October 2006. A preliminary site development plan (PR18-0060) on the subject property for Shield Storage was approved in February 2019. This replat will combine the aforementioned lots into one industrial lot, removing a property line that bisected the building proposed with PR18-0060. The subject property was annexed into the City in May 1980 (Ord. 80-51) and was rezoned to M-2 in 1981 (Ord. 81-69).

2. Plat Review:

- Lots/Tracts** – The plat includes a total of one industrial lot and no common tracts. Lot 1 contains a total of 3.06± acres.
- Public Utilities** – The subject property is located within the City of Olathe sewer service area and the Johnson County WaterOne service area. Utility Easements (U/E) and Public Utility Easements (PUB/E), have been dedicated on the subject property previously, and a new Stormwater Quality/Quantity Easement (BMP/E) is being dedicated with this plat.
- Streets/Right-of-Way** – No public street right-of-way is required to be dedicated with this final plat. The subject property will take access from W. 151st Terrace towards the southern portion of the site.

3. Excise Taxes

Chapter 3.35.050(B) of the Olathe Municipal Code states that any replat of previously platted land that was approved by the City is exempt from paying street and traffic signal excise taxes. Since this application is for a replat of previously platted property, no street or traffic signal excise taxes are required.



View of subject property looking southeast from the 151st Street on-ramp



Aerial view of site outlined in navy

Staff Recommendation:

Staff recommends approval of FP19-0008, final plat for Shield Storage W 151st Terrace with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (PDF format) shall be submitted to the Planning Division.
- b. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers shall be screened from public view with three-sided landscaping or with an architectural treatment compatible with the building architecture per UDO, Section 18.30.130.I.6.