



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: April 22, 2019

Application:	FP19-0006, Final Plat for Black Bob 151 Shops Lot 8 Replat		
Location:	15205 S. Black Bob Road		
Owners:	Toby Scott & Dave Meats; Adio Ventures LLC & Meats & McDonald, LLC		
Engineer:	Judd Claussen, P.E.; Phelps Engineering, Inc.		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>0.89± acres</u>	Use:	<u>Office building</u>
Lots:	<u>2</u>		
Tracts:	<u>1</u>	Current Zoning:	<u>C-2</u>

1. Comments:

The following application is a final plat for Black Bob 151 Shops Lot 8 Replat, containing two commercial lots and one common tract. This is a replat of the existing Lot 8 of Black Bob 151 Shops which was recorded in March 2011. The subject property and surrounding shopping center were annexed in March 1985 and subsequently rezoned to C-2 in April 1989. A preliminary site development plan was approved for the Black Bob 151 Shops in December 2007 and a final site development plan (PR18-0012) was approved for the subject property in March 2018. A building permit for the existing office building was issued in November 2018. This replat will divide the building into two separate units and will establish a common tract to be used for amenities, landscaping, monuments, access and parking, and private open space.

2. Plat Review:

- Lots/Tracts** – The plat includes a total of two commercial lots and one common tract. Lot 1 is approximately 0.17± acres, Lot 2 is approximately 0.09± acres, and Tract A is approximately 0.63 acres in size.
- Public Utilities** – The subject property is located within the City of Olathe water service area and the Johnson County Wastewater service area. Utility Easements (U/E), Waterline Easements (WL/E), and Sanitary Sewer Easements (S/E) will be dedicated with this final plat.
- Streets/Right-of-Way** – No public street right-of-way is required to be dedicated with this final plat. The subject properties will take access from an internal drive within the shopping center. There is no direct vehicular access from Tract A, where the parking lot is to be located, to Black Bob Road.

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.



Aerial view of site outlined in navy



View of existing building from internal access drive

Staff Recommendation:

Staff recommends approval of FP19-0006, final plat for Black Bob 151 Shops Lot 8 Replat 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.