



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:

- a. **Lots/Tracts** – The plat includes a total of one industrial lot and no common tracts. Lot 1 contains a total of 3.06± acres.
- b. **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.
- c. **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.

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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



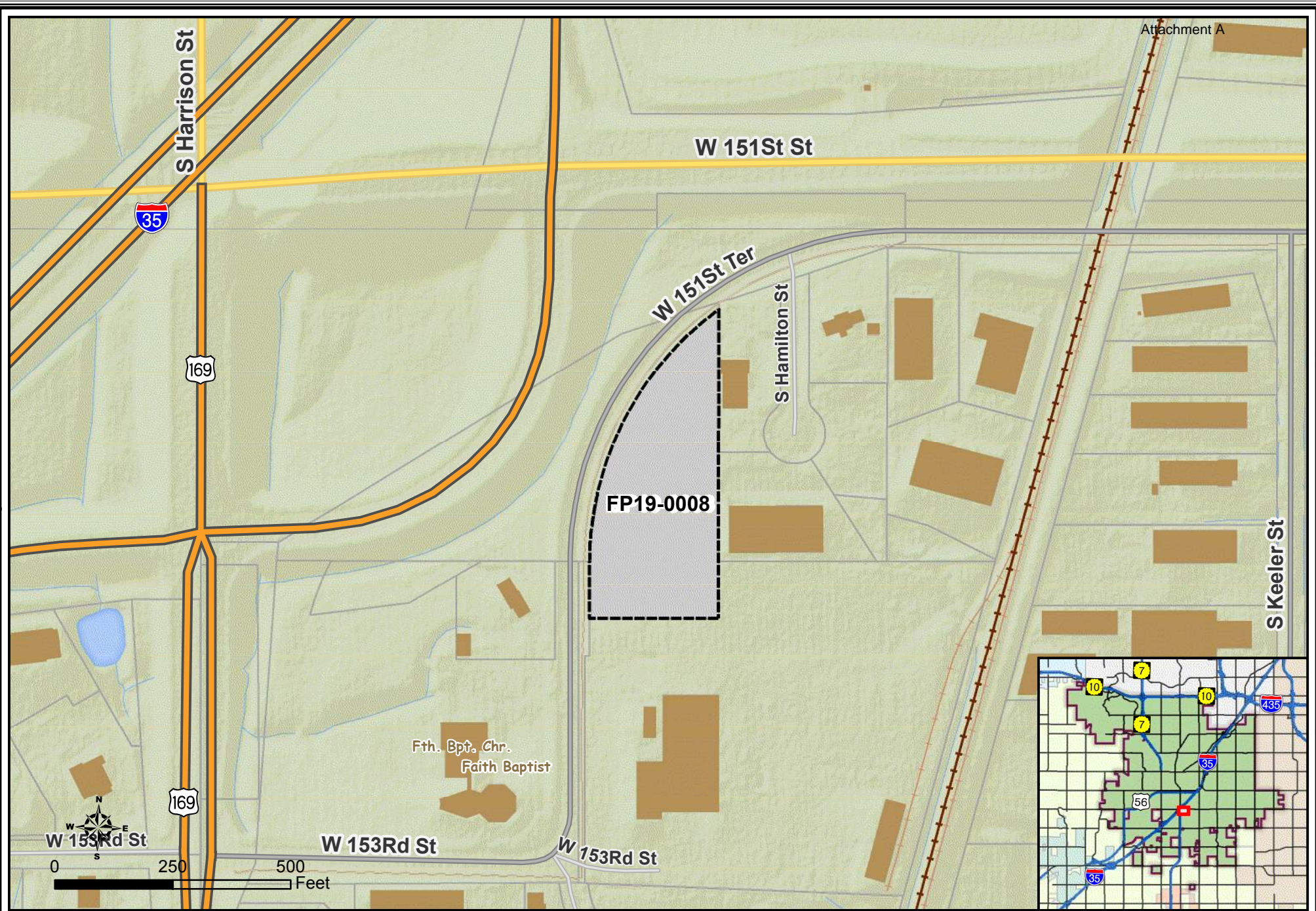
Aerial view of site outlined in navy

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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.



SHIELD STORAGE W. 151ST TERRACE
MP19-0003



User: jaredmd
Date: 04/17/2019



FINAL PLAT SHIELD STORAGE W 151st TERRACE

A MINOR SUBDIVISION REPLAT OF PART OF LOT 1 MCCRAY LUMBER, 1st PLAT & LOT 2 MCCRAY LUMBER, 2nd PLAT

Attachment A

LEGEND:

- CORNER FOUND 1/2" IRON BAR AS NOTED
- CORNER SET WITH 1/2" IRON BAR - LS 1408
- 10' UTILITY EASEMENT TO BE VACATED



VICINITY MAP
NOT TO SCALE

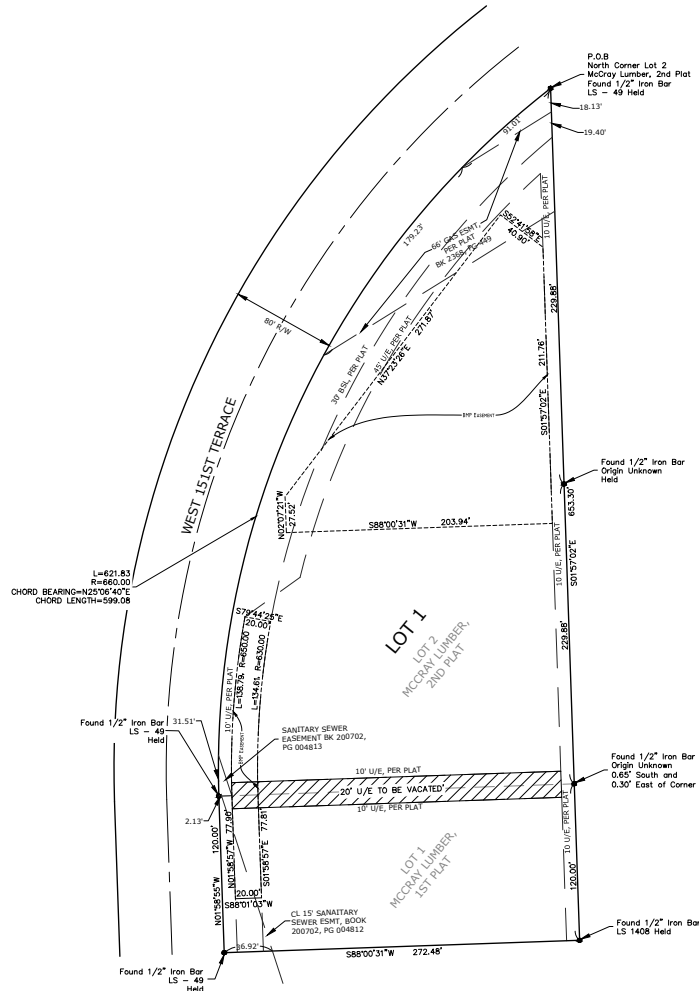
NOTES:

- 1) BASIS BEARINGS IS KANSAS STATE PLANE NORTH ZONE
- 2) THIS COMPANY OBSERVED NO EVIDENCE OF ANY SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 3) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCE IN FEET.
- 4) FLOOD PLAIN NOTE: ACCORDING TO FIRM MAP NO. 20091C0302F JOHNSON COUNTY, KANSAS, DATED JUNE 17, 2002 THIS ENTIRE SITE IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
- 5) THIS PROPERTY IS ZONED M-2 (GENERAL INDUSTRIAL DISTRICT)
- 6) AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS TO ENTER UPON, CONSTRUCT AND MAINTAIN PIPES, INLETS, MANHOLES, SURFACE DRAINAGE FACILITIES, DRAINAGE DITCHES, DRAINAGE CHANNELS OR WATER COURSES, OTHER DRAINAGE FACILITY TRIBUTARY CONNECTIONS AND APPURTENANT WORK RELATIVE TO STORM WATER DRAINAGE UPON, OVER, OR UNDER THE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "STORMWATER QUALITY/ QUANTITY EASEMENT" OR "BMP/E"

NOTICE:

THIS SITE INCLUDES STORMWATER TREATMENT FACILITIES, AS DEFINED AND REGULATED IN THE OLATHE MUNICIPAL CODE. RESTRICTIONS ON THE USE OR ALTERATION OF THE SAID FACILITIES MAY APPLY. THIS PROPERTY IS ALSO SUBJECT TO THE OBLIGATIONS AND REQUIREMENTS OF THE STORMWATER TREATMENT FACILITY MAINTENANCE AGREEMENT APPROVED BY THE CITY.

THIS IS TO CERTIFY THAT ON THIS 28TH DAY OF FEBRUARY 2019, THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEY PURSUANT K.A.R. 66-12-1



DESCRIPTION:

PART OF LOT 1 MCCRAY LUMBER, 1ST PLAT, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS AND ALL OF LOT 2 MCCRAY LUMBER, 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID LOT 2; THENCE S01°57'02"E, ALONG THE EAST LINE OF SAID LOT 2 AND SAID LOT 1, A DISTANCE OF 653.30 FEET; THENCE S88°00'31"W, A DISTANCE OF 272.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF W 151ST TERRACE AS IT NOW EXISTS; THENCE N01°58'55"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 120.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 660.00 FEET, A CHORD BEARING OF N25°06'40"E, A CHORD LENGTH OF 599.08 FEET AND AN ARC LENGTH OF 621.83 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT.

CONTAINS 133,415.90 SQ FT MORE OR LESS OR 3.06 ACRES

EXECUTION

IN TESTIMONY WHEREOF, CP GDP Olathe LLC, has caused this instrument to be executed by its Member this ____ day of ____, 2019.

NAME _____ TITLE _____
STATE OF KANSAS)
COUNTY OF JOHNSON)
ACKNOWLEDGEMENT
JSS

BE IT REMEMBERED that on this ____ day of ____, 2019, before me, the undersigned, a Notary Public in and for said County and State, came _____ of CP GDP Olathe LLC, who is personally known to me to be the same executed the foregoing instrument of writing on behalf of said Incorporated Company, and said person duly acknowledged the execution of same to be the act and deed of same Limited Liability Company.

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: _____

PRINT NAME: _____

APPROVALS

APPROVED BY the Planning Commission
Of the City of Olathe, Johnson County, Kansas, this ____ day of ____, 2019.

Chairman: C.S. Vakas

APPROVED BY the Governing Body
Of the City of Olathe, Johnson County, Kansas, this ____ day of ____, 2019.

Mayor: Michael Copeland

City Clerk: David Bryant



1"=60'
0' 30' 60'

Prepared For:

GREENSCAPE DEVELOPMENT PARTNERS
JUSTIN LEE

Date of Preparation:

FEBRUARY 25TH, 2019

SITE SUMMARY

LOT SIZE 133,415.90 SQ FT

FINAL PLAT - SHIELD STORAGE W 151st TERRACE

A MINOR SUBDIVISION REPLAT OF PART OF LOT 1 MCCRAY LUMBER, 1st PLAT & LOT 2 MCCRAY LUMBER, 2nd PLAT

JIM STORY, PLS

Taking care of your needs

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