

STAFF REPORT

Planning Commission Meeting: May 13, 2019

Application:	<u>FP19-0007:</u> Final Plat for Church of the Resurrection West, 2nd
Location:	24000 W. Valley Parkway
Owner/Applicant:	Travis Morgan, Church of the Resurrection
Engineer:	Doug Ubben, Phelps Engineering, Inc.
Staff Contact:	Shelby Ferguson, Planning Consultant

Acres:	<u>19.76 ± acres</u>	Proposed Use:	<u>Church</u>
Zoning:	<u>BP</u>	Lots:	<u>1</u>
		Tracts:	<u>0</u>

1. Comments:

This is a request for approval of a final plat for the Church of the Resurrection West Second, a replat of 19.76± acres, located at 24000 W. Valley Parkway. The subject property was rezoned (RZ10-0009) from County R-2 and County R-3 to Business Park (BP) in July 2010. A portion of the subject site was originally platted in July 2010 (FP10-0012). The proposed replat includes additional area to accommodate a proposed expansion and remaining church property.



Aerial view of the subject property (outlined in blue)



View of subject property and existing church building, looking north

2. Final Plat Review:

- a. **Lots/Tracts** – The plat includes one lot for phase 3 of the church expansion. An existing Tree Preservation Easement (TPE) exists along the east property line. An additional TPE has been located in the middle of the site south of the existing utility easements along the north property line.
- b. **Utilities/Municipal Services** – The subject property is located in the City of Olathe sewer service area and the Johnson County WaterOne service area. The required utility and sanitary sewer easements are being dedicated with this replat.
- c. **Streets** – The subject property is part of the existing Church of the Resurrection development which has access from a private drive at the southeast corner of the property to W. Valley Parkway. The proposed expansion will add a second private access drive located at the southwest corner of the property connecting to W. Valley Parkway. The required street right-of-way for Valley Parkway has been previously dedicated.

3. Street and Signal Excise Taxes:

The subject property is located within a Benefit District (32398) for streets; therefore, the final plat is exempt from any street excise taxes. Final plats are subject to a traffic signal excise tax of \$0.0098 per square foot of land for business park zoning, less land dedicated for arterial street right-of-way. The required excise fee shall be submitted to the City Planning Division prior to recording the final plat. Based on the net plat area (10.05 ± acres), the total excise tax for traffic signals is **\$4,290.39**.

4. Staff Recommendation:

Staff recommends approval of FP19-0007 with the following stipulations:

- a. The final plat is subject to traffic signal excise tax of **\$4,290.39**. The required excise tax shall be submitted to the Planning Division prior to recording the final plat.
- b. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.
- c. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear 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.