



City of Olathe  
City Planning Division

## STAFF REPORT

Planning Commission Meeting: May 13, 2019

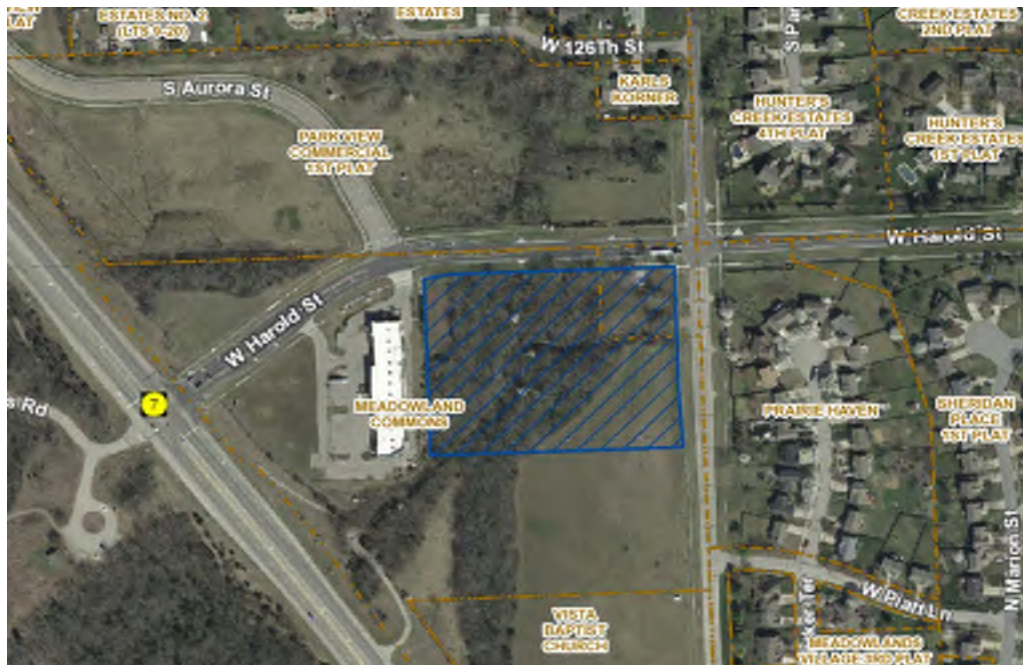
<b>Application:</b>	<b>FP19-0010 Final Plat for Legacy Senior Residences II</b>		
<b>Location:</b>	Southwest corner of Harold Street and Parker Street		
<b>Owner/Applicant:</b>	Bobbi Jo Lucas, Cornerstone Associates		
<b>Engineer:</b>	Judd Claussen, Phelps Engineering		
<b>Staff Contact:</b>	Dan Fernandez, Planner II		

<b>Acres:</b>	<u>5.39± acres</u>	<b>Proposed Use:</b>	<u>Senior Housing</u>
<b>Current Zoning:</b>	<u>R-1</u>	<b>Lots:</b>	<u>1</u>
<b>Proposed Zoning:</b>	<u>R-3</u>	<b>Tracts:</b>	<u>0</u>

### 1. Comments:

This is a request for approval of a final plat/replat for Legacy Senior Residences II on 5.39± acres, located at the southwest corner of Harold Street and Parker Street. The majority of the property was platted in 1987 with approximately 0.58 acres of the site remaining unplatted.

The subject property was rezoned (RZ-11-83) to RP-5 and C-O in June 1983. The property was then rezoned (RZ-30-00) from R-5 and C-O to R-1 in January 2001. The site is being platted for a proposed rezoning and preliminary site development plan for a senior housing facility which is on this agenda for the Planning Commission.



*Aerial of Site*

## 2. Final Plat Review

- a. **Lots/Tracts** –The final plat will combine 2 platted lots and approximately 0.58 acres of unplatted land. When combined, the newly created lot will be 5.39 acres and meet all requirements for the R-3 District. The plat has been submitted in order to accommodate the proposed senior apartment building at this site.

No tracts are being dedicated with this plat, however, easements are being dedicated for stormwater quality and detention as well as for utilities. A tree preservation easement is also included to preserve the existing trees on the western side of the property.

- b. **Utilities/Municipal Services** –The property is located in the City of Olathe water and sewer service areas. The applicant will need to coordinate with the City Utilities staff for utility connections at the time of building permit.
- c. **Access/Streets** – The subject will have one access drive onto Parker Street and the drive is located a sufficient distance from the Harold Street and Parker Street intersection. Two existing curb cuts on Harold Street and Parker Street will be removed as part of this project.

Additional right-of-way is being dedicated along Harold Street and at the Harold Street and Parker Street intersection.

- d. **Street and Signal Excise Taxes** –The property that is already platted is exempt from street and signal excise taxes. For the remaining area that is unplatted, approximately 0.58 acres, it is subject to the required street excise tax of \$0.215 per square foot of land. Based on the unplatted area, the required street excise fee is \$5,431.93.

The final plat is also subject to a traffic signal excise tax of \$0.0037 per square foot of land area. Based on the unplatted area, the required traffic signal excise tax is \$93.48. The required excise fees shall be submitted to the City Planning Division prior to recording the final plat.

**3. Staff Recommendation:**

Staff recommends approval of FP19-0010 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.
- b. Prior to recording the final plat, the required street excise fee of \$5,431.93 shall be submitted to the City Planning Division.
- c. Prior to recording the final plat, the required traffic signal excise tax of \$93.48 shall be submitted to the City Planning Division.