

STAFF REPORT

Planning Commission Meeting: April 22, 2019

Application FP19-0001: Final Plat for Mentum, including vacation of public

utility easements

Location West of Harrison Street, between 151st Street and Southpark Boulevard

Owner David Harrison, Great Olathe Center, LLC Applicant Joshua Woodbury, Woodbury Corporation

Judd Claussen, Phelps Engineering Engineer

Staff Contact Sean Pendley, Senior Planner

Site Area: 105.5± acres **Proposed** Commercial/ Multi-family

> Use: Residential

Lots: Apartments – 2 lots Current PD (Planned District)

> Zoning: Commercial – 16 lots

Tracts: <u>1</u>

Streets/Right-of-way: **Southpark Boulevard Harrison Street Local Streets** N/A **Existing** 60' (½ street) 60' (total) **Proposed** N/A N/A 45'-90' (private) Required 60' (1/2 street) 60' (total) N/A

1. **Comments:**

The following application is a final plat and vacation of public utility easements for Mentum, including 16 commercial lots and two lots for apartments on 105.5± acres. The subject property is located west of Harrison Street, between 151st Street and Southpark Boulevard.

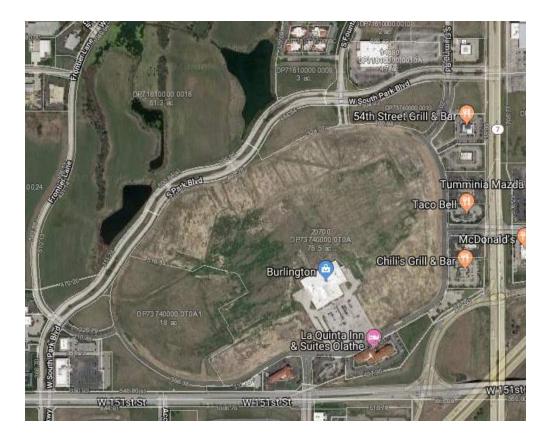
There are existing public easements that will be vacated with the proposed final plat and this requires a public hearing according to Unified Development Ordinance (UDO) requirements. The final plat is a replat of part of The Great Mall property. A rezoning to Planned District and preliminary development plan for Mentum was approved on February 5, 2019. The proposed final plat will establish new lots, internal streets and easements for utilities and access.

2. Public Notice:

The applicant mailed public notice letters to surrounding property owners and submitted signed affidavits for the easements to be vacated per *Unified Development Ordinance* (*UDO*) requirements. Staff has not received any concerns regarding the proposed vacation for the drainage easement.

3. Plat Review:

- a. <u>Lots/Tracts</u> The plat includes 16 commercial lots, two lots for apartments, and one common tract for the existing private ring road. The layout of the streets and lots are consistent with the approved preliminary development plan for Mentum.
- b. <u>Public Utilities</u> The property is located in the City of Olathe water and sewer service areas. There are several existing utility easements that will be vacated with the proposed replat. The easements for water lines, sanitary sewer, and utilities to be vacated are identified on Sheet 2 of the final plat. There are other easements that will need to be vacated by separate instrument following relocation of existing utilities.



Aerial map of subject area

c. <u>Streets/ Right-of-Way</u> – There is no new public street right-of-way to be dedicated with the plat. Tract A is the existing private ring road around the site and Access Easements (A/E) are identified for the proposed internal private street serving the residential and commercial lots. The existing Access Easement in Lot 7 will need to be vacated and a new A/E will need to be dedicated between Lots 7 and 8 to maintain access to Lot 2.

The plat includes street names for the existing ring road and new internal private streets. The developer will be responsible for construction and maintenance of the private streets and an agreement for ownership and maintenance of the streets will be recorded with the final plat.

d. <u>Stormwater/Detention</u> – There are existing drainage easements through the site and existing regional detention basins are located on the north side of Southpark Boulevard that serve the proposed development area. The plat includes language for Drainage Easements (D/E) and stormwater treatment facilities per *UDO* requirements.



View of Southpark Boulevard – looking northeast to site

4. Excise Taxes:

The property is currently platted, therefore the final plat is exempt from street and traffic signal excise taxes.

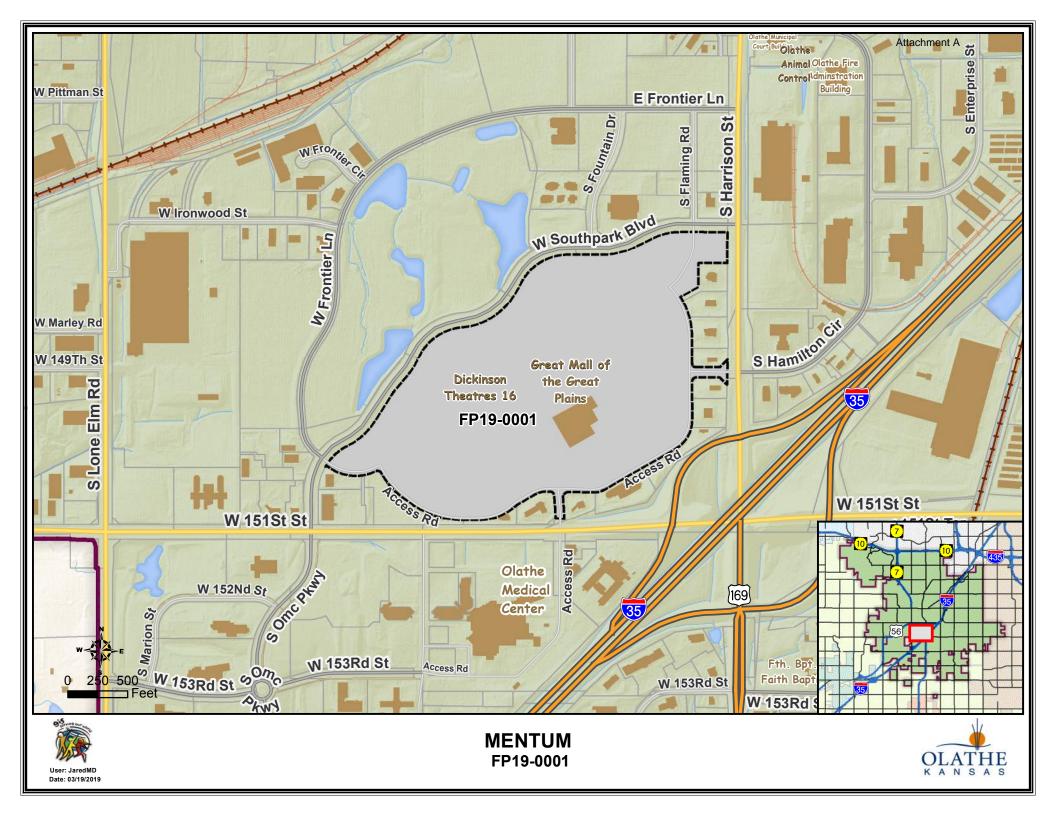
5. Staff Recommendation:

Staff recommends approval of the final plat (FP19-0001) with the following stipulations:

- a. Final site development plans for the respective lots shall be approved prior to review of building permit applications.
- b. The final plat shall include all required utility easements and Book and Page numbers for Access Easements (A/E) at the time of recording.
- c. The existing Access Easement (A/E) in Lot 7 shall be vacated and a new A/E shall be dedicated between Lots 7 and 8 to maintain access to Lot 2.

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- d. An agreement for ownership and maintenance of the private streets and Access Easements shall be recorded with the final plat.
- e. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.



RESURVEY AND REPLAT OF LOTS 9, 10, 11, 12 AND TRACT A, THE GREAT MALL, AND LOT 1, THE GREAT MALL, 2ND PLAT, BOTH PLATTED SUBDIVISIONS OF LAND IN THE SOUTH ONE-HALF OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF CLATHE, JOHNSON COUNTY, KANSAS

10

12

-€ 92° A/E

t=152.03'...81.35'-\³.

E ARROWHEAD DR

\$88*59'47"F

LOT 15 L=95°52'57"

∆ =4°52'34

A =11°34'19

R=45.00'...76.09"

R=1954.24'...166.31' SEE DETAIL "A"

FND. 1/2" REBAR

R=50.00'...10.10'

NB2*54'01"W...73.75

204.10' 204.06'(P)

N85'57'49"E...25.56

13

2

SEE DETAIL "B"

H2401'30"W-65.77'

SOUTH FARK BLVD R=653.65

(N. PLAT UNE W PLS SEE CAF

S3953427E 272.66' 304.22'

-9 60' A/E

PHO. 1/2' REBAR SOUTH PARK BLVD PHO. 1/2' REBAR

W/ 8LS 932 CAP M85'52'42"W

240.56

N90'00'00"W

-561*33'33"W...172.75'

LOT 6 THE GREAT MALL

LOT 5

THE GREAT

- MALL -S0'00'00'E...215.98'

LOT 4 FNO. 1/2" REBAR W/ RLS 1067 CAP.

N9000000°E

TRACT A A/

F. MEADOW I.N.

200.50*

N90'00'00"E

R=30.00'...47.12'

LOT 3

LOT 2 NATA

LOT AREAS ARCEL AREA (S.F.) AREA (AC.)

PLAT 4597133.11 105:5367

RACT A 287572.08 6.6017 348799.81 8.4075

> 50093.66 1,1500

70632.52 1,6215

10 46788.35 1,0741

15 50353.33 1.3856

16 95427.63 2.1907

18 486171.75 11.1610

97743.27 2,2439

94736.50 2:748

25747017 5.9107 254142.63 5.4527

395420.80 9,4775

497-86.03 11.4:38

360763.30 8.3820

424363.43 9.7420

59598.88 1.5978

529005.60 12,0754

175062.94 3.9730

/ =90°00'00'

-FND. 1/2^L REBAR W/ FLS 932 CAF 0.3°N

-N45 00 00 E... 92.20

157.69 S1'30'34"\

52.23

FND. 1/2" REBA W/ CLS 20 CAF 84.37"

N45'00'00"W

S1'31'05"W

W/ RLS 932 CAP 0.3N

A = 92°00'00' R=30.00'...47.12'

-SO'00'00"E...197.00"

LØT 2 THE GREAT

MAII. 2ND PLAT

R=521.61

E. MEADOW LN

FAC. 1/2" REBAR NO.3 16 21 E

9

-£75' A/E

Attachment A

Resurvey and replat of Lote 9, 10, 11, 12 and Treat A, THE GREAT MALL, and Lot 1. THE GREAT MALL, 2ND PLAT, both plotted subdivisions in the City of Olathe, Jannson County, Kansos, containing 105,6593, process, species of

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the morner shown on the accompanying plat, which subdivision and plat shall hereafter be

The undersigned proprietors of the property shown on this plet do herozy dedicate for sublic use and public ways and thoroughfares, all parcies and parts of land indicated on saic plot as streets, tercoses, places, roads, drives, lares, overtues, and callays, not heretotare dedicated.

The undersigned provisions of said property shown on this pilet on hereby cettly that, at prinr editing opening regions and the principle of the property of t

The indestigated proprietors of the power describer tool of land heatby agree and consert tool the Board of Courty Commissioners of Johann County, Konses, and the City of Delby, Alahann Courty to Board Courty Commissioners of Johann County, Konses, and the City of Delby, Alahann Courty Andrews Courty of C

An easement or license is hereby granted to the City of Clothe, Johnson County, Kansas, to locate

An experient to lay, construct, after, repair, replace and operate one or more sever lines and appartances convenient for the collection of scrilarly severe, over and through house arms designated as "Scrilarly Sews Experient" (Septem with the right of legienes and agrees over and through colphing land as may be recomply necessary to occess said occernant one is marely dedicated to the Concelliated Man Sewer District of Africano County, Canasso or their assignates.

An essement or license is hereby granted in the City of Cleite, Johnson County, Kaness, to locate, construct one mentals or eathering the location, constructor and use of seriory sever lines and surface dreinage facilities, including manholes, Helts, pipes, drains, etc., upen, over, and under those cross actified hereon and designated on this pict as TOZ* or Ordrange Ecoserrent.

Notice. This after includes Sommories Treatment Feditive, as caffeed one regulated in the Court-Manicipal Code. Restrictions on the use or direction of the sold Fedities may page 1748 in 2004 to lobe subject to the obligations and requirements of the Stormwolder Treatment facility Maintenance Agreement opposed by the GIV.

RESTRICTION Process and properties in this addition shall be received by the Deckerdion of Restrictions for "Mentum", with histmannel is recorded in the Office of the Register of Decke of Jahance Courty, Koraos, and which shall hereby become a part of the decication of this plat as theught they set forth the court.

CONSENT TO LETY

The undesigned proprietors of the above obscribed lond heavy agree and consent that the Board of County Commissioners of Johnson County, Cossas, and the City of Cottee, cohrests County, Kossas, and the City of Cottee, cohrests County, Kossas, and prepared thereof, for Explaining County, Kossas, and prepared the County County County, County,

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on

___ day of __

David Harrison, Member STATE OF KANSAS COUNTY OF JOHNSON

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year las-

Notary Public:______ Ny Appointment Expires:

APPROVALS

Approved by the Flamning Commission of the City of Olathe, Johnson County, Konsas, this _

Approved by the Governing Body of the City of Diothe, Konsas, this ____ day of,

Chairmon: C.S. Vakas

Mayor: Michael E. Capelona

CERTRICATE OF AUTHORIZATION KANSAS LAND SURVEYING — LS-82 BIGINGERING — E-391 CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-200700 128

1270 N. Winchester

Olathe, Kansas 66061 Fax (913) 393-155

FLOOD NOTE:

FND. 1/2* PEBAR 0.4'N

LOT 1

SOUTHPARK

FIRST PLAT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X, DIFFNED AS AREAS DETERNINGD TO BE OUTSIDE THE CLOX ANNUAL CHAINCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMPRECING MANAGEMENT ACROST FOR THE CITY OF CLOTHE COMMUNITY OF ADDITIONAL CONTRACTION CONTRACTS.

N69'51'25'W...254C.89

TRACT A

Δ =84°05'15'

R=35.00'...51.37'-

567'05'32 W...21.25'

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VICINITY MAP

TRACT A

DETAIL *A" SCALE: 1"=50"

4 ioi . 100 ioi 100 io TRACT A

DETAIL "B" SCALE: 1"=50"

NA COR 104 2

R=35.00'...29.69'

120' R/W

60'

SOUTHPARK MEDICAL PLAZA HIRD PLAT W. LINE LOT

R=50.00*

SW COR. N82"54"01"W

LOT 14

SE COR

N32'54'01"w

FEARING BASIS: RECORDED PLAT OF "THE GREAT WALL

A=16°24'50'

R=560.00'...160.43'-

-N34314204 33 44

N5576'53"W...86.22"

THE GREAT MAIL

NO. 1/2' REBAR-

151ST STREET

PND. 1/2" REBAR-W/ RLS 932 CAP 0.3N Δ=7"35"17"

R=440.00'...58.27';

FND. 1/2" REBAR-W/ RLS 932 CAP 0.3"N

TITLE INFORMATION SHOWN HEREIN WAS TAKEN FROW OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO MITASH-132077 AND WITH AN EFFECTIVE OLD OLD STEPS OF 3.2 (2012 20) OLD. REVISION ANJMENT AND STATEMENT OF THE STEP OLD STATEMENT OF THE STATEMENT OF THE

W. ARROWHEAD DR.

117.87

N89 54'23"W

LEGEND

DEBUGENO

DENOTES SET 1/2/Xx/2* REBAR W/PREPS COP.
GS-87 PLASTIC CAP IN CONCRETE

DENOTES POUND 1/2* REBAR W/PREPS COP?.
GS-82 FLASTIC CAP IN CONCRETE,
ULSESS OFFERNES NOTED

DENOTES FOUND 1/2* CAP II/2* REBAR W/PREPS COP.
CS-82 FLASTIC CAP II/2* REBAR W/PREPS COP.

DENOTES FOUND 1/2* CAP ILANDIC CAP IN DOMESTIC

REMOTES FOUND AND INC.
OFFER UNION DENOS DESCRIBED.

J/E DENOTES UTLITY EASEMENT

5/E DENOTES SANITARY SEWER EASEMENT A/E DENOTES ACCESS EASEMENT

17

N24101 30°W

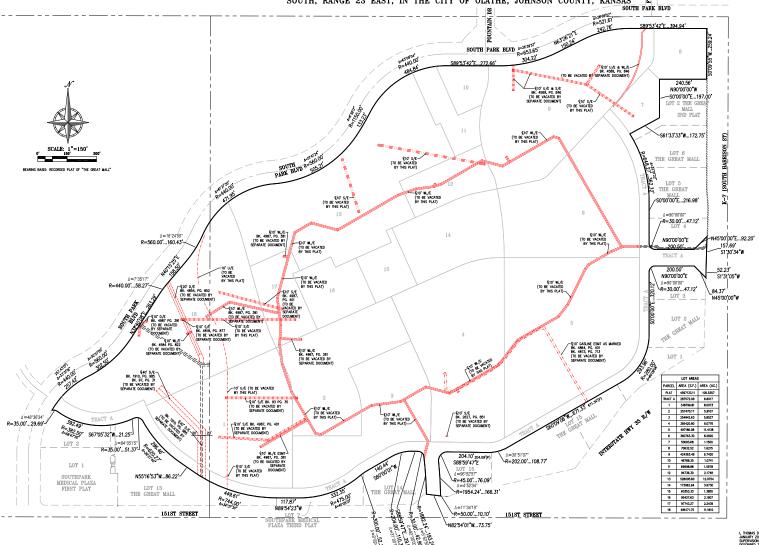
B.L. DENOTES BUILDING LINE D/E DENGTES CRAINAGE EASEMENT /_/E DENGTES WATER LINE EASEMENT

DHELDS ENGINEERING INC

Attachment A

MENTUM

RESURVEY AND REPLAT OF LOTS 9, 10, 11, 12 AND TRACT A, THE GREAT MALL, TOGETHER WITH LOT 1, THE GREAT MALL, 2ND PLAT, BOTH PLATTED SUBDIVISIONS OF LAND IN THE SOUTH ONE-HALF OF SECTION 2, TOWNSHIP 14 SOUTH RANGE 23 EAST. IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



CERTIFICATE OF AUTHORIZATION
FANSAS
LAID SLEVETING — LS-82
DIGNETRIG — E-381
CERTIFICATE OF AUTHORIZATION
MSSCUR
LAID SLEVETING-2007001128
DIGNETRIG-2007003038





PHELPS ENGINEERING INC PLANSING and N. Winchester ENGINEERING Clarks, Israel 6666 (MPLEMENTATION (99) 391 9166 Par (99) 393 9166