



City of Olathe

City Planning Division

MINUTES**Planning Commission Meeting: April 22, 2019**

Application	<u>FP19-0001:</u> Request approval for a final plat and vacation of existing public utility easements for Mentum containing 16 commercial lots, 2 lots for apartments, and 1 common tract on 105.5± acres; located west of Harrison Street, between 151 st Street and Southpark Boulevard.
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Sean Pendley, Senior Planner, appeared before the Planning Commission, summarizing this request for a final plat and vacation of public utility easements for Mentum, located at the former Great Mall site. A rezoning and preliminary development plan was approved for the site in February 2019. The plan includes a mixed-use development with commercial and multifamily residential development. The final plat will include the entire 105-acre site.

Mr. Pendley noted that there are several existing public easements that need to be revised. Some will be vacated with the final plat; some will be vacated by separate document after the plat is approved. However, the plat itself includes 16 commercial lots and two multifamily residential lots. He pointed out some access easements and existing sanitary sewer and water easements will be vacated with this plat. Mr. Pendley said other private access easements and utility easements will be vacated by separate document as the development progresses.

Mr. Pendley stated that the applicant mailed notices for the easement vacations per Unified Development Ordinance requirements. Staff has not received any comments, concerns or conflicts. He added that Public Works has reviewed the easement vacations and recommends approval as submitted.

Mr. Pendley concluded by saying that staff recommends approval of the final plat, including vacation of public easements, as stipulated in the report.

Chair Vakas opened the public hearing and asked the applicant to come forward. **Doug Ubben, Phelps Engineering**, 1270 North Winchester, Olathe, approached the podium. He does not have a formal presentation and believes staff covered everything sufficiently. There were no questions for the applicant. Nobody else was wishing to speak and Chair Vakas called for a motion to close the public hearing.

Motion by Comm. Rinke, seconded by Comm. Munoz, to close the public hearing.

Motion passed 7-0.

Motion by Comm. Rinke, seconded by Comm. Sutherland, to recommend approval of 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.

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- 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.
- 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.

Aye: Sutherland, Freeman, Nelson, Rinke, Fry, Munoz, Vakas (7)

No: (0)

Motion was approved 7-0.