



City of Olathe  
City Planning Division

## STAFF REPORT

**Planning Commission Meeting: July 8, 2019**

<b>Application:</b>	<b><u>MP19-0011</u>: Delmar Gardens of Olathe (a resurvey and replat of Lot 2 and Part of Lot 1, Delmar Gardens)</b>		
<b>Location:</b>	Northwest corner of W. 126 <sup>th</sup> Street and Mur-Len Road		
<b>Owner/Applicant:</b>	Tom Bickimer, Villa St. Francis Catholic Care Center Inc.		
<b>Engineer:</b>	Judd Claussen, Phelps Engineering		
<b>Staff Contact:</b>	Dan Fernandez, Planner II		
<b>Acres:</b>	<u>10.24± acres</u>	<b>Proposed Use:</b>	<u>Assisted Living</u>
<b>Current Zoning:</b>	<u>RP-3/RP-6</u>	<b>Lots:</b>	<u>2</u>
		<b>Tracts:</b>	<u>1</u>

### 1. Comments:

This is a request for approval of a replat for Delmar Gardens of Olathe, (a resurvey and replat of Lot 2 and Part of Lot 1) on 10.24 acres located at the northwest corner of W. 126<sup>th</sup> St. and Mur-Len Road.

The property is currently platted with 2 lots and the lots have separate zoning, RP-3 and RP-6. The existing assisted living facility is located on the lot that was rezoned from R-1 to RP-3, Planned Low-Density Multi-Family District in 1976. The remaining area which contains open space, parking and a detention basin was rezoned from R-1 to RP-6, also in 1976. The facility was constructed in 1984. Assisted living facilities are permitted uses in both the RP-3 and RP-6 zoning districts.

The reason for the minor plat is to adjust an existing lot line to accommodate a proposed renovation of the northeast portion of the existing facility. An administrative review application for this renovation is currently being reviewed by staff and includes removing an existing garage and adding additional landscaping to the site.

No public easements or right-of-way will be dedicated with this replat and therefore the plat will not require City Council approval.



*Aerial Map of Site*



*View looking east from Rogers Road*

## 2. Final Plat Review

- a. **Lots/Tracts** – The replat includes 2 lots for the existing assisted living facility and a second lot for possible future expansion to the east. The replat has 1 tract, Tract A, which is for access, parking and open space.

- b. **Utilities/Municipal Services** – The property is located in the City of Olathe sewer and water service areas. Utilities already exist to the site.

Dedication language has been included on the plat for the maintenance of the existing detention pond.

- c. **Streets** – The development has 2 access drives onto W. 126<sup>th</sup> St. to the south. There are no proposed changes to the access drives or the public streets with this application.
- d. **Street and Signal Excise Taxes** – No excise fees are due with this application since the property has already been platted.

**3. Staff Recommendation:**

Staff recommends approval of MP19-0011, Delmar Gardens of Olathe, 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.