



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: October 28, 2019

Application:	FP19-0023, Final Plat for Mahaffie Warehouse, Second Plat		
Location:	Along the west side of S. Mahaffie Street, south of 151 st Street		
Owner/Applicant:	Steve Petter; Grayson Enterprises		
Engineer:	Jeff Skidmore, P.E.; Schlagel & Associates		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>5.47± acres</u>	Proposed Use:	<u>General Industrial</u>
Lots:	<u>3</u>	Current Zoning:	<u>MP-2</u>
Tracts:	<u>0</u>		

1. Comments:

This is a request for approval of a final plat for Mahaffie Warehouse, Second Plat on 5.47± acres in the vicinity of S. Mahaffie St. and W. 151st St. This is a replat of Lot 1 and Tract 'B', of Mahaffie Warehouse, which was platted in 2015. A revised preliminary site development plan was approved for the overall site in January of 2019, and a final site development plan for Lot 4 was approved in June 2019.

2. Plat Review:

- a. **Lots/Tracts** – This plat includes a total of three (3) lots and no common tracts. Lot 3 contains 2.05± acres, Lot 4 contains 2.14± acres, and Lot 5 contains 1.28± acres. The plat is compliant with the Unified Development Ordinance (UDO).
- b. **Public Utilities** – The property is located in the WaterOne service area and the City of Olathe sewer service area. Utility Easements (U/E) and Drainage Easements (D/E) are being dedicated with this replat.
- c. **Streets/Right-of-Way** – All three (3) lots included with this plat will have access to S. Mahaffie Street to the east.



Aerial view of subject property outlined in navy



View of subject property from S. Mahaffie Street

3. Excise Taxes:

Chapter 3.35.050(B) of the Olathe Municipal Code states that any replat of previously platted land that was approved by the City is exempt from paying street and traffic signal excise taxes. Since this application is for a replat of previously platted property, no street or traffic signal excise taxes are required.

4. Staff Recommendation:

Staff recommends approval of FP19-0023 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) must be submitted to the Planning Division.