



City of Olathe  
Planning Division

## STAFF REPORT

Planning Commission Meeting: November 25, 2019

<b>Application:</b>	<b>MP19-0022, Minor Plat for TLC, 3<sup>rd</sup> Plat</b>
<b>Location:</b>	480 South Rogers Road
<b>Owner/Applicant:</b>	Olathe Unified School District #233
<b>Engineer:</b>	Dave Rinne, P.S.; Schlagel and Associates
<b>Staff Contact:</b>	Andrea Fair, Planning Intern

<b>Site Area:</b> <u>3.17± Acres</u>	<b>Proposed Use:</b> <u>School and Parking Lot</u>
<b>Lots:</b> <u>1</u>	<b>Current Zoning:</b> <u>RP-3</u>
<b>Tracts:</b> <u>0</u>	

### 1. Comments:

This is a request for approval of a minor plat for TLC, 3<sup>rd</sup> Plat (a replat of all of lot 5, TLC, 2<sup>nd</sup> Plat) on 3.17± acres located at 480 South Rogers Road. The site was rezoned from M-1 Light Industrial to RP-3 Planned Low-Density Multifamily District in June of 2011.

The Olathe Unified School District #233 is requesting the minor plat in order to create lot 7 and lot 8 to replace lot 5, in order to reflect their new maintenance agreement with Kids TLC. The updated maintenance agreement specifies that Kids TLC is responsible for the maintenance and upkeep of all parking lots and driveways. The minor plat will allow ownership of the land to match these new maintenance responsibilities.

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



*Site Aerial*



*View looking East from Rogers Road*

**2. Plat Review:**

- a. **Lots/Tracts** – The replat includes 2 lots and no tracts. Lot 7 will be 25,687 square feet and lot 8 will be 11,728 square feet. All lot sizes are in accordance with UDO requirements for the RP-3 District.
- b. **Public Utilities** – The subject property is located in the City of Olathe water and sewer service areas.
- c. **Streets/Right-of-Way** – The subject property can be accessed through internal site private drives via South Rogers Road. There is a 25-foot ingress/egress easement located within the northeast corner of lot 7 granting access to South Clairborne Road through a private road.

**3. Staff Recommendation:**

Staff recommends approval of MP19-0022.