

## STAFF REPORT

Planning Commission Meeting: November 25, 2019

<b>Application:</b>	<b><u>FP19-0031:</u> Lone Elm Commerce Center, Second Plat</b>		
<b>Location:</b>	In the vicinity of 167 <sup>th</sup> Street and Lone Elm Road		
<b>Owner/Applicant:</b>	Dale George		
<b>Engineer:</b>	Judd Claussen, P.E., Phelps Engineering, Inc.		
<b>Staff Contact:</b>	Emily Carrillo, Senior Planner		

<b>Acres:</b>	<u>4.19 ± acres</u>	<b>Proposed Use:</b>	<u>Outdoor Storage</u>
<b>Zoning:</b>	<u>M-2</u>	<b>Lots:</b>	<u>0</u>
		<b>Tracts:</b>	<u>1</u>

### 1. Comments:

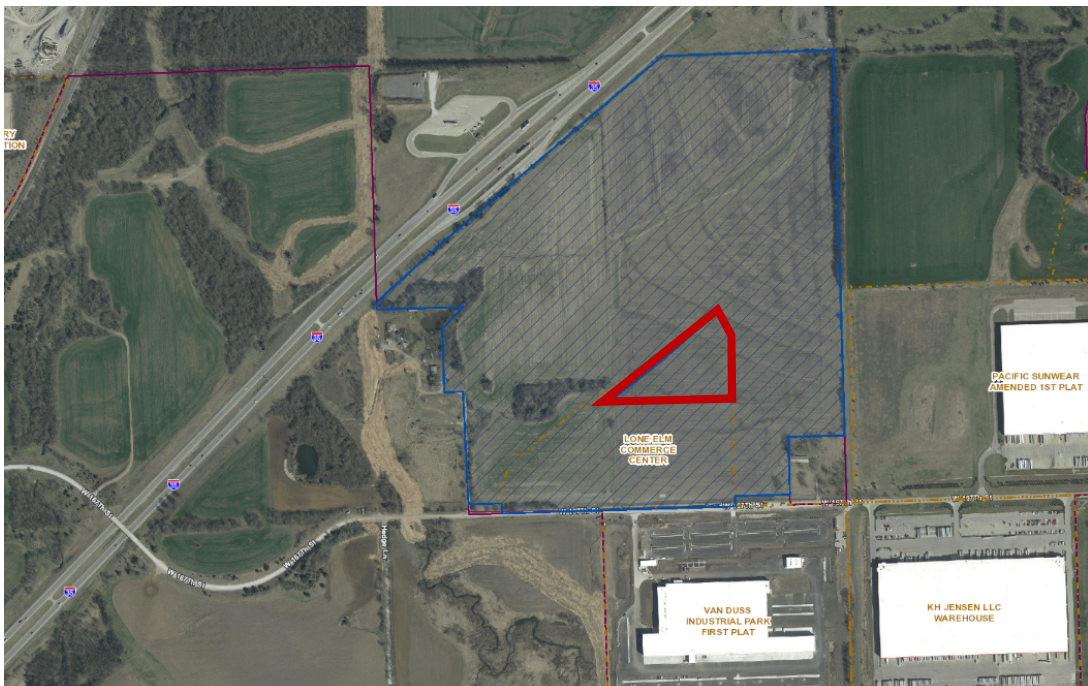
This is a request for approval of a final plat for Lone Elm Commerce Center, Second Plat for 4.19± acres, located in the vicinity of 167<sup>th</sup> Street and Lone Elm Road; behind, north of Building 1.

The property is currently unplatted and was rezoned from CTY RUR to M-2 in September 2017 (RZ-17-006), and a revised preliminary site development plan was approved for this lot by the Planning Commission in September 2019.

This plat includes one (1) tract to be used for outdoor storage, landscaping, screening, private open space, and stormwater quality treatment facilities. Public easements are being dedicated with this plat which will require City Council acceptance.



*View from 167<sup>th</sup> St., storage yard to be located behind building*



*Aerial view of the subject property (outlined in red)*

**2. Final Plat Review:**

- a. **Lots/Tracts** – This plat includes one (1) tract intended to be utilized for outdoor storage, landscaping, screening, private open space, and stormwater quality treatment facilities.
- b. **Utilities** – The property is in the City of Olathe Sewer and WaterOne service areas, and there are no changes to public utilities with this application. A Utility Easement (U/E) and a Sanitary Sewer Easement (S/E) will be dedicated with this final plat.
- c. **Streets** – Access to the site will be provided through two (2) internal access drives that connect to the parking/drive area for Building 1 of the Lone Elm Commerce Center, from 167<sup>th</sup> Street. There will be no direct access to the site from public streets.

**3. Excise Taxes:**

Final plats are subject to a street excise tax and traffic signal excise tax based on square feet of the land area. The required excise fees shall be submitted to the Planning Division prior to recording the final plat.

**4. Staff Recommendation:**

Staff recommends approval of FP19-0031, Lone Elm Commerce Center, Second Plat, with the following stipulations:

- a. Prior to recording the final plat, include the book and page number for all easements previously dedicated on the subject property.
- b. Prior to recording, a digital file of the final plat (pdf format) must be submitted to the Planning Division.
- c. Prior to recording the final plat, a final site development plan must be submitted and approved administratively by the Planning Division.
- d. Any dedicated utility easements must be finalized and identified on the final plat prior to recording.
- e. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials per UDO requirements.