



Planning Division

STAFF REPORT**Planning Commission Meeting: January 13, 2020**

Application:	FP19-0033, Final Plat for Olathe Medical Park MOB		
Location:	Southeast of the intersection of W. 151 st Street and Lone Elm Road		
Owner/Applicant:	Jeff Dossett; Olathe Medical Center, Inc.		
Engineer:	Todd Allenbrand; Payne & Brockway		
Staff Contact:	Zachary Moore, Planner II		
Site Area:	<u>12.45± acres</u>	Use:	<u>Medical Office Building</u>
Lots:	<u>1</u>		
Tracts:	<u>1</u>	Current Zoning:	<u>CP-O</u>

1. Comments:

The following application is a final plat for Olathe Medical Park MOB. This plat will establish new lot lines, dedicate land for public easements, and dedicate public right-of-way. The subject property was rezoned to the CP-O District in 1998 and 2010, but has never been platted. A revised preliminary site development plan is also on this agenda for consideration (PR19-0030).

2. Plat Review:

- a. **Lots/Tracts** – The plat includes one commercial lot and one common tract totaling approximately 12.45± acres. The tract is intended to be used for landscaping, monuments, fencing, stormwater detention, stormwater quality BMPs, and open space.
- b. **Public Utilities** – The subject property is located within the City of Olathe Water and Sewer service areas. Drainage Easements (D/E), Sanitary Sewer Easements (SS/E), Utility Easements (U/E), Waterline Easements (WL/E), and Water Quality & Quantity Drainage Easements (WQQD/E) will be dedicated with this final plat.

3. Excise Taxes:

This final plat is located within an active Benefit District for Street, the 152nd Street Benefit District (3-B-076-08), therefore, this plat is exempt from paying street excise taxes, per Olathe Municipal Code, Section 3.35.050.

Final plats are subject to a traffic signal excise tax of \$0.0098 per square foot of land for office zoning. The required excise tax must be submitted to the Planning Division prior to recording the final plat.

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View of the subject property, looking south from W. 151st Street

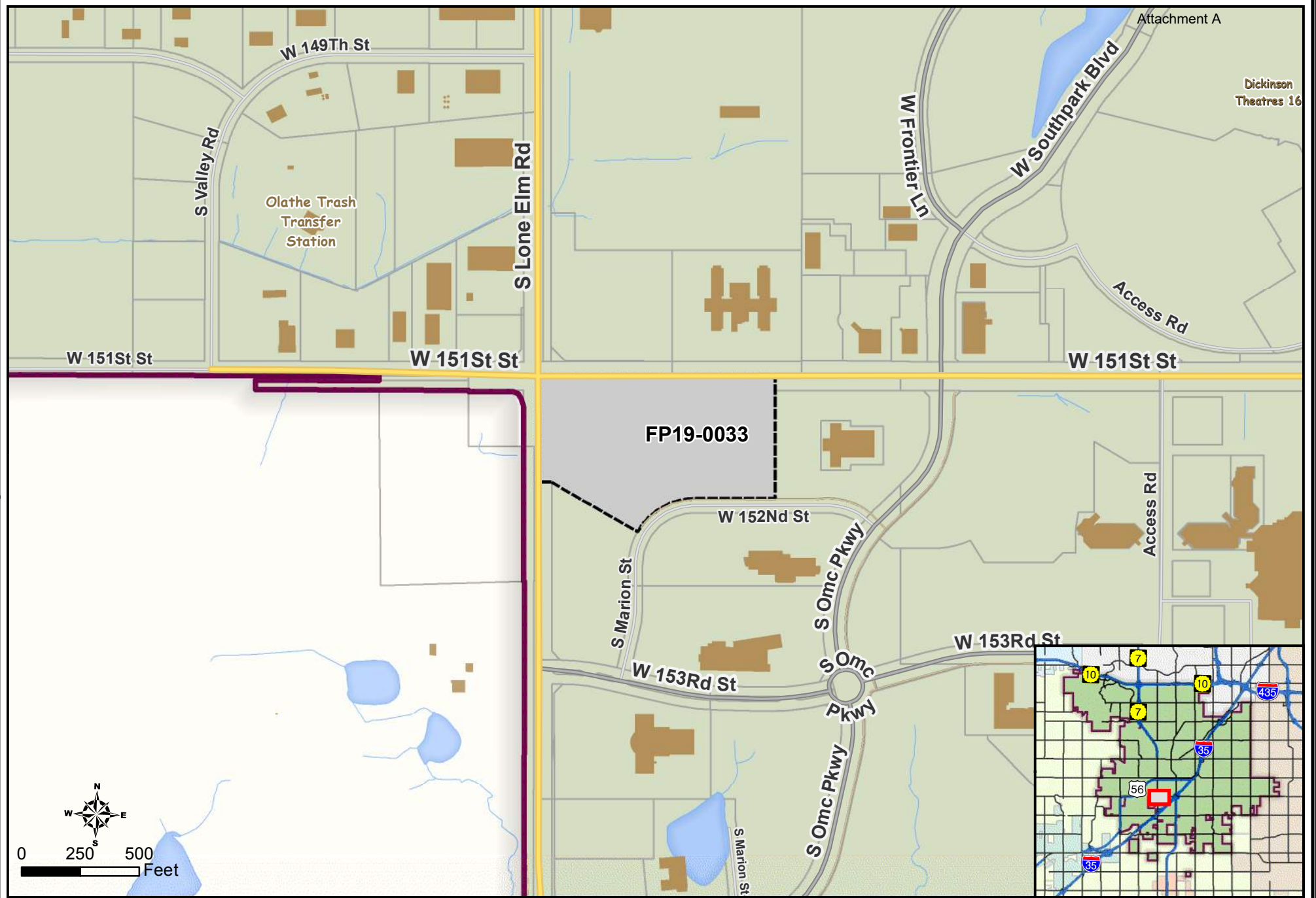


Aerial view of site outlined in navy

Staff Recommendation:

Staff recommends approval of FP19-0033, final plat for Olathe Medical Park MOB with the following stipulations:

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



OLATHE MEDICAL PARK MEDICAL OFFICE BUILDING
FP19-0033



User: jaredmd
Date: 01/09/2020



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/22/19	completed	CTA
2	12/23/19	city comments	CTA
3	1/27/20	city comments	CTA

OLATHE MEDICAL PARK MOB Part of the NW 1/4 SECTION 11, T14S, R23E

Attachment A

This is a survey and plat of part of the NW 1/4 of Section 11, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of the NW 1/4 of Section 11, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas; thence N 88°03'37" E, along the North line of said NW 1/4, a distance of 1,008.72 feet; thence S 01°56'23" E, along the West line of Tract A, OLATHE HEALTH PAVILION MEDICAL BUILDING CONDOMINIUM, FIRST PLAT, a subdivision in the City of Olathe, Johnson County, Kansas and its extension thereof, a distance of 519.00 feet to the Southwest corner of said Tract A, said corner also being on the North right-of-way line of 152nd Street, as platted; thence S 88°03'37" W, along said North right-of-way line, a distance of 342.69 feet; thence Southwesterly, continuing along said North right-of-way line, on a curve to the left having a radius of 280.00 feet, for a distance of 293.35 feet; thence N 61°57'59" W a distance of 406.23 feet; thence S 87°59'11" W a distance of 70.99 feet to a point on the West line of said NW 1/4; thence N 02°00'49" W, along the West line of said NW 1/4, a distance of 456.26 feet to the Point of Beginning, containing 12.4511 acres, more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "OLATHE MEDICAL PARK MOB".

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated.

The undersigned proprietor of said property shown on this plat does hereby certify that all prior existing easement rights on land to be dedicated for public use running to any person, utility, or corporation have been absorbed except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance of and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, and sidewalks upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement or license is hereby dedicated to the City of Olathe to lay, construct, operate, inspect, alter, repair, replace, substitute, relocate, add to, remove and maintain a culvert storm sewer drainage ditch, drainage channel/water course or other drainage facility tributary connections and appurtenant work in said easement including the right to clean, repair, replace and care for said drainage facilities in, on, over, under and through those areas designated as "Water Quality & Quantity Drainage Easement" or "WQ/Q/E", together with the right of ingress and egress over and through said easement.

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, manholes, etc., upon, over, and across those areas outlined and designated on this plat as "Sanitary Sewer Easement" or "SS/E".

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of water lines, fire hydrants, valves, etc., upon, over, and across those areas outlined and designated on this plat as "Water Line Easement" or "W/L/E".

NOTICE: The site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code, Section 17.16.060 C. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

Tract A shall be owned and maintained by Olathe Medical Center, Inc. The tract is intended to be used for landscaping, monuments, fencing, stormwater detention, stormwater quality BMP's and open space.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180, Lot Splits, of Unified Development Ordinance or by replat.

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares or parts thereof, for public use, from the lien and effect of any special assessments and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2020.

OLATHE MEDICAL CENTER, INC.

STAN HOLM, President/CEO

STATE OF KANSAS
COUNTY OF JOHNSON

BE IT REMEMBERED, that on this _____ day of _____, 2020, before me a Notary Public in and for said County and State, came STAN HOLM, President/CEO of OLATHE MEDICAL CENTER, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and he duly acknowledged the execution of the same to be the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public

My Appointment Expires: _____

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this _____ day of _____, 2020.

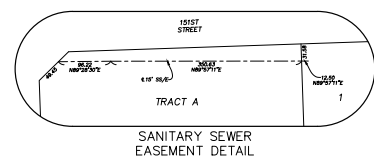
By: C.S. VAKAS, Chairman

APPROVED by the Governing Body of the City of Olathe, Kansas, on this _____ day of _____, 2020.

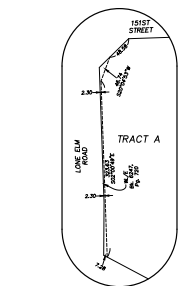
By: MICHAEL E. COPELAND, Mayor ATTEST: DAVID F. BRYANT III, MMC, Deputy City Clerk

I hereby certify that on September 16, 2019, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plat of said survey, on this _____ day of _____, 2020.

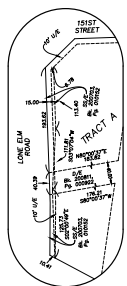
Gerald L. Conn
Kansas L.S. No. 1128



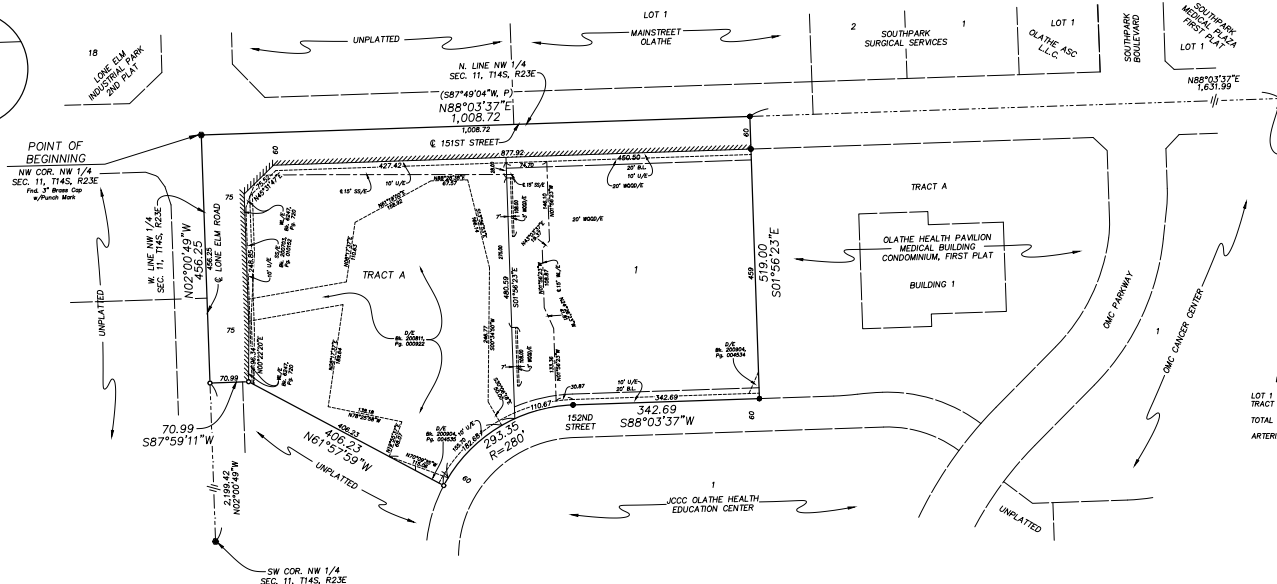
SANITARY SEWER EASEMENT DETAIL



WATERLINE EASEMENT DETAIL



EASEMENT DETAIL



LOT AREAS	
LOT 1	207,543.1 Sq.Ft.
TRACT A	243,564.3 Sq.Ft.
TOTAL	450,907.4 Sq.Ft.
ARTERIAL STREET RIGHTS-OF-WAY: 91,465.55 Sq.Ft.	

NOTES:

The basis for bearings on this plat is the North line of the NW 1/4 as established by a previous plat OLATHE MEDICAL CENTER, 2ND PLAT, Plat Book 106, Page 47.

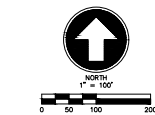
Lot 1 and Tract A shall have No Direct Vehicular Access to 151st Street.

Tract A shall have No Direct Vehicular Access to Lone Elm Road.

According to F.J.R.M. Map No. 2009100935 Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.

3,097.22' (plot boundary distance) / 0.0081' (closing distance) = unadjusted error of closure 1 in 350,740.74

ALL AREAS DESIGNATED ON THE PLAT AS DRAINAGE EASEMENT SHALL REMAIN FREE OF FENCES, SHEDS, AND OTHER OBSTACLES THAT WOULD RESTRICT THE FLOW OF DRAINAGE.



LEGEND:

- DENOTES 3" BRASS CAP IN CONCRETE
- DENOTES 1/2" REBAR SET w/PAB PLASTIC CAP GLS-49
- DENOTES 1/2" REBAR FOUND w/PAB PLASTIC CAP GLS-49 (UNLESS NOTED)
- DENOTES BUILDING LINE
- DENOTES UTILITY EASEMENT
- DENOTES SANITARY SEWER EASEMENT
- DENOTES DRAINAGE EASEMENT
- DENOTES WATER QUALITY & QUANTITY DRAINAGE EASEMENT
- DENOTES PLATTED
- DENOTES LIMITS OF NO ACCESS

Prepared By: Payne & Brockway Engineers, P.A.
P. O. Box 128
Olathe, Kansas 66061
913-782-4800

Developed By: Olathe Medical Center, Inc.
c/o Jeff Dossert, COO
20333 W. 151st Street
Olathe, Kansas 66061-7211
913-791-4506

Date Prepared: November 22, 2019

OLATHE MEDICAL PARK MOB
SEC. 11, T14S, R23E
JOHNSON COUNTY, KANSAS

