

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:

- 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.
- 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.

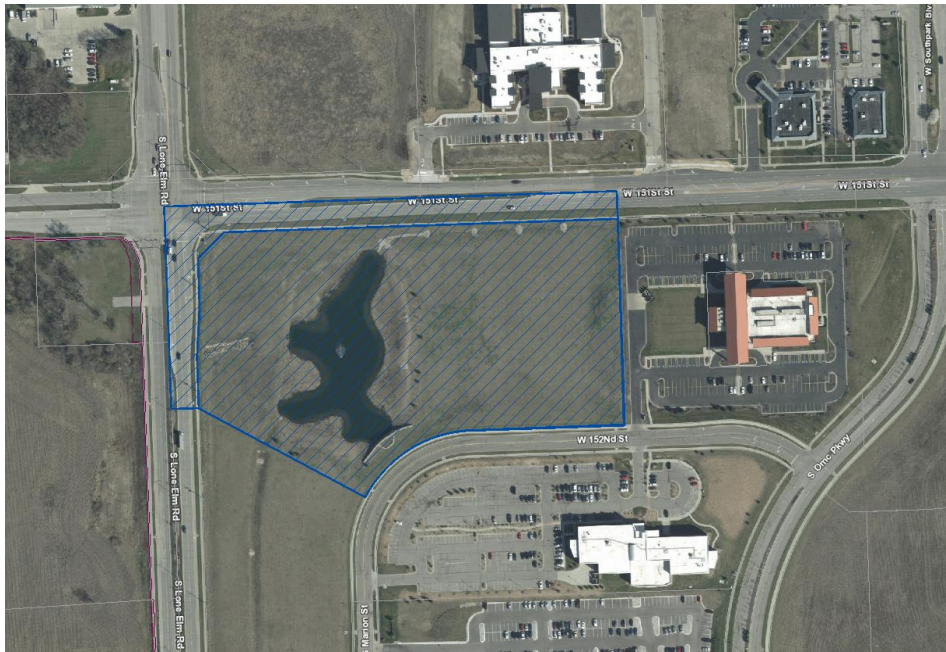
3. Excise Taxes:

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.



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.