

STAFF REPORT

Planning Commission Meeting: February 24, 2020

Application:	FP19-0037, Final Plat for Cedar Creek Business Park, Campus F		
Location:	North of the intersection of Hollis Lane and W. 103 rd Street		
Owner/Applicant:	Craig Eymann; Eymann & Eymann Investments, LLC		
Engineer:	Daniel G. Foster, PLA; Schlagel & Associates, P.A.		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>1.78± acres</u>	Use:	<u>Office Building</u>
Lots:	<u>1</u>		
Tracts:	<u>0</u>	Current Zoning:	<u>BP</u>

1. Comments:

The following application is a final plat for Cedar Creek Business Park, Campus F. This plat will establish new lot lines and dedicate land for public easements. The subject property was rezoned to the BP District in 1997 (RZ-27-97) but has never been platted. A revised preliminary site development plan was approved by the Planning Commission in October 2019, and a final site development plan is currently under staff review.

2. Plat Review:

- Lots/Tracts** – The plat includes one commercial lot totaling approximately 1.78± acres.
- Public Utilities** – The subject property is located within the City of Olathe Water and Sewer service areas and a new Waterline Easement (WL/E) will be dedicated with this final plat.

3. Excise Taxes:

This final plat is located within a completed Benefit District for Streets, the Cedar Creek Parkway Benefit District (34988), 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 districts. The required excise tax must be submitted to the Planning Division prior to recording of the final plat.



View of the subject property, looking north from W. 103rd Street



Aerial view of site outlined in navy

Staff Recommendation:

Staff recommends approval of FP19-0037, final plat for Cedar Creek Business Park, Campus F with the following stipulation:

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