

## STAFF REPORT

Planning Commission Meeting: February 24, 2020

<b>Application:</b>	<b>FP19-0038, Final Plat, Lone Elm Commerce Center, Third Plat</b>		
<b>Location:</b>	Vicinity of W. 167 <sup>th</sup> Street and Lone Elm Road		
<b>Applicant:</b>	Rob Sangdahl, Lineage Logistics		
<b>Owner:</b>	Hal Wenzel II, BHJ Holdings LLC		
<b>Engineer:</b>	Judd Claussen, Phelps Engineering, Inc.		
<b>Staff Contact:</b>	Kim Hollingsworth, Senior Planner		

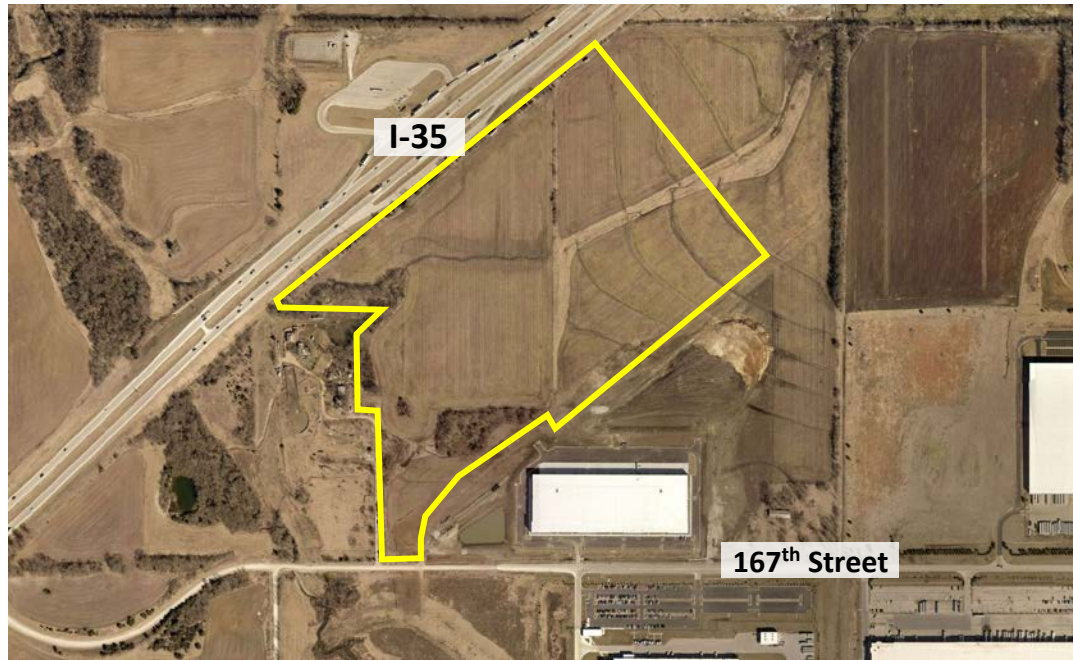
<b>Site Area:</b>	<u>60.44± acres</u>	<b>Proposed Use:</b>	<u>Cold Storage/Refrigerated Warehouse</u>
<b>Lots:</b>	<u>1</u>	<b>Current Zoning:</b>	<u>M-2 (General Industrial)</u>
<b>Tracts:</b>	<u>1</u>		

### 1. Introduction:

The following item is a request for a final plat for Lone Elm Commerce Center, Third Plat containing one lot and one tract. This plat establishes lot lines and dedicates public easements for the development of a 407,940 square foot refrigerated warehouse facility. The approximately 60.44-acre subject property is located northwest of W. 167<sup>th</sup> Street and Lone Elm Road. A rezoning to the M-2 (General Industrial) District and preliminary site development plan were approved in September 2017. A revised preliminary site development plan (PR19-0032) for the proposed facility is also on this agenda for Planning Commission consideration.

### 2. Plat Review:

- Lots/Tracts** – The plat includes two lots and no common tracts. The plat contains 60.44± acres that are within the overall 122.5± acre Lone Elm Commerce Center development. Lot 2 will accommodate the refrigerated warehouse building, landscape buffers, parking and on-site detention for the proposed development. Tract C will be used for private open space and landscaping.
- Public Utilities** – The subject property is located within the City of Olathe sewer and WaterOne water service areas. Several easements including Utility Easements (U/E), Drainage Easements (D/E), and Sewer Easements (S/E) will be dedicated with this final plat.
- Streets/Right-of-Way** – Additional street right-of-way for Erickson Street will be dedicated as the street will be extended to the southeast corner of the plat area. Additional right-of-way for 167<sup>th</sup> Street will also be dedicated in order to extend the street towards the southwest corner of the plat area.



*Aerial View of Subject Property*

- d. **Floodplain** – The areas within FEMA Zone X are marked on the plat indicating 1% annual chance flood based on future conditions. These areas along the west property boundary will be preserved as open space or detention areas as part of the preliminary site development plan.
- e. **Stormwater/Detention** – Areas for detention and water quality Best Management Practices are marked on the plat. Two primary detention areas will serve the development within the western portion of the subject property.

### 3. Excise Taxes:

Final plats are subject to a street excise tax of \$0.215 per square foot of unplatted land area and a traffic signal excise tax of \$0.0098 per square foot of land area in industrial zoning districts. The required excise fees must be submitted to the Planning Division prior to recording of the final plat.

### 4. Staff Recommendation:

Staff recommends approval of FP19-0038 with the following stipulations:

1. A digital file of the final plat must be submitted to the Planning Division prior to recording of the plat.