



Planning Division

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:

- a. **Lots/Tracts** – The plat includes one commercial lot totaling approximately 1.78± acres.
- b. **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

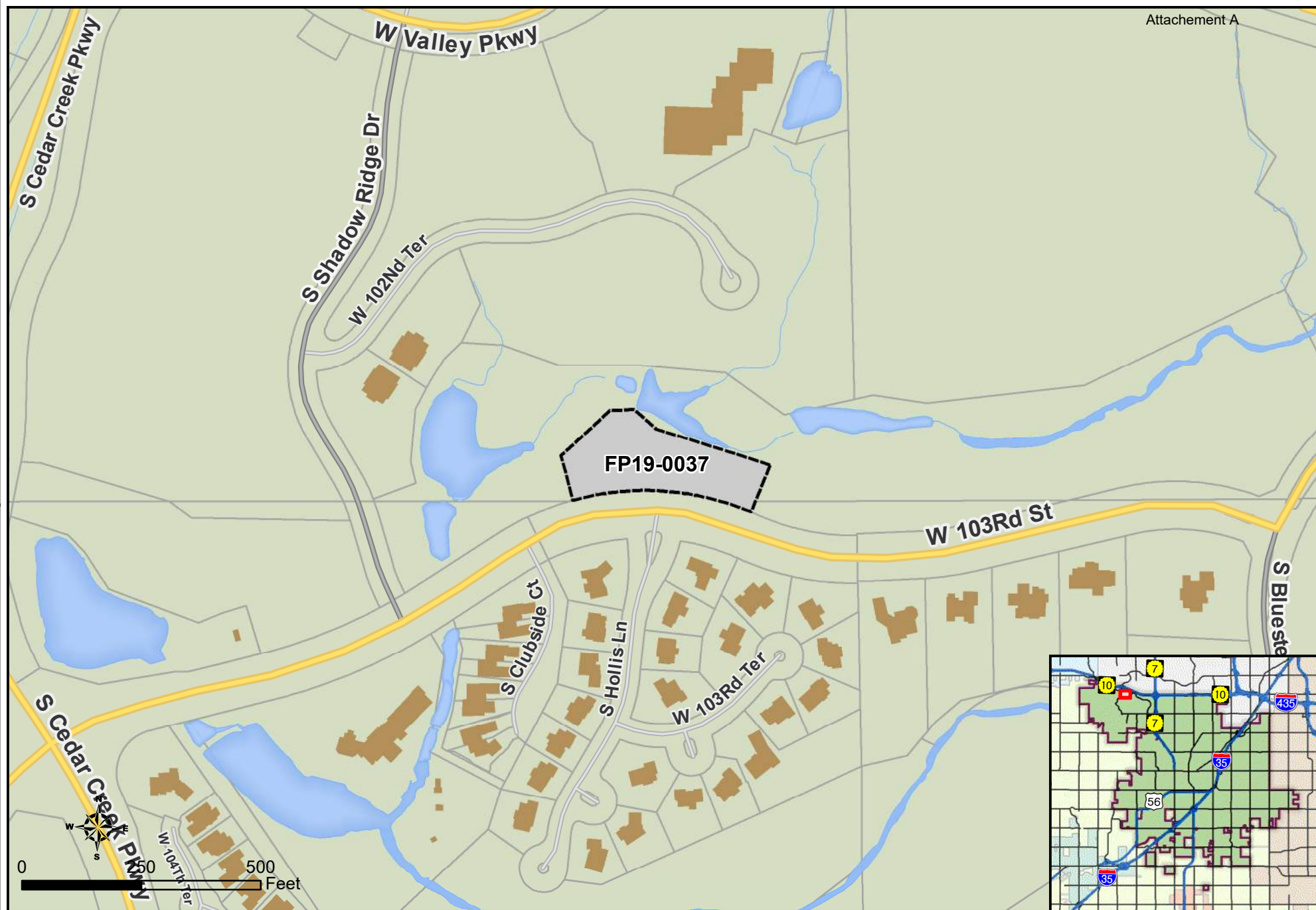


Aerial view of site outlined in navy

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.



CEDAR CREEK CAMPUS F
FP19-0037



User: jaredmd
Date: 02/04/2020



FINAL PLAT OF
CEDAR CREEK BUSINESS PARK, CAMPUS F

PART OF THE SW. 1/4 OF SEC. 5-13-23 AND THE NW. 1/4 OF SEC. 8-13-23 IN
THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

Attachment A

Description

A tract of land in the Southwest One-Quarter of Section 5, and the Northwest One-Quarter of Section 8, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:
Beginning at the Northwest corner of the said Northwest One-Quarter of Section 8, thence South 03 degrees 04 minutes 31 seconds East, along the East line of the Northwest One-Quarter of said Section 8, a distance of 68.74 feet to a point on the Northernly right-of-way line of 103rd Street as platted in Cedar Creek Village I, Fifth Plat, said point being on a curve; thence Westerly along said Northernly right-of-way line and on a curve to the right having an initial tangent bearing of South 87 degrees 13 minutes 03 seconds West a radius of 497.69 feet, a central angle of 24 degrees 46 minutes 57 seconds and an arc length of 215.27 feet to a point of reverse curvature; thence Westerly continuing along said Northernly right-of-way line and on a curve to the left having an initial tangent bearing of North 03 degrees 00 minutes 00 seconds West a radius of 270.00 feet, a central angle of 39 degrees 23 minutes 23 seconds and an arc length of 392.87 feet; thence North 17 degrees 23 minutes 28 seconds West a distance of 96.00 feet; thence North 45 degrees 00 minutes 00 seconds East a distance of 140.00 feet; thence North 85 degrees 00 minutes 00 seconds East a distance of 50.00 feet; thence South 51 degrees 00 minutes 00 seconds East a distance of 64.00 feet; thence South 74 degrees 27 minutes 19 seconds East a distance of 230.46 feet; thence South 84 degrees 48 minutes 29 seconds East a distance of 113.52 feet; thence South 81 degrees 45 minutes 19 seconds East a distance of 84.84 feet to a point on the East line of the said Southwest One-Quarter of Section 5, thence South 03 degrees 16 minutes 32 seconds East, along said East line a distance of 52.69 feet to the Point of Beginning and containing 1.7835 acres more or less.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "CEDAR CREEK BUSINESS PARK, CAMPUS F".

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of water pipes and associated facilities, upon, over and under these areas outlined and designated on this plat as "Water Line Easement" or "WLE" 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.

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

RESTRICTIONS:

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners and the Developer, or their authorized representatives therefor.

The undersigned proprietor of the 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 assessment on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Registrar of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

NOTICE: This site is served by a regional stormwater detention facility.

APPROVALS:

APPROVED BY the Planning Commission of the City of Olathe, Johnson County, Kansas,
this _____ day of _____, 20____.

Chairman, C.S. VAKAS

APPROVED BY the Governing Body of the City of Olathe, Johnson County, Kansas, this
_____ day of _____, 20____.

Mayor, MICHAEL COPELAND

City Clerk, DAVID F. BRYANT III, MMC

EXECUTION:

IN TESTIMONY WHEREOF, EYMAN & EYMAN INVESTMENTS, LLC, a Kansas limited liability company, by the authority of its Managing Member, has caused this instrument to be executed, this _____ day of _____, 20____.

EYMAN & EYMAN INVESTMENTS, LLC

By: _____ Member

ACKNOWLEDGMENT:

STATE OF KANSAS)
County of Johnson)

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came _____ Member of EYMAN & EYMAN INVESTMENTS, LLC, a Kansas Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

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

Notary Public _____

Print Name _____

My Commission Expires: _____

FLOOD NOTE:

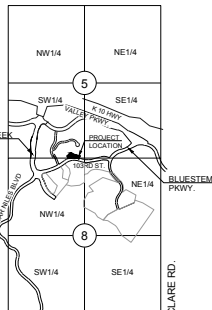
A portion of this property lies within Flood Zone AE (Base Flood Elevations determined) and Zone X (Future Base Flood) Areas of 1% annual chance flood based on future conditions hydrology. Base Flood Elevations determined. The approximate location of the flood zones are shown herein scaled from the FIRM MAP # 209910046G, revised August 3, 2009. The remainder of this property lies within (ZONE X - Areas determined to be outside the 02 % annual chance floodplain).

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH L.S.-64 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH L.S.-64 CAP UNLESS OTHERWISE NOTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND RW LINES
- BL BUILDING LINE
- RW RIGHT-OF-WAY
- SE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- WLE WATER LINE EASEMENT
- ACC ACCESS
- LNA LIMITS OF NO ACCESS



BASIS OF BEARINGS:
CEDAR CREEK VILLAGE I
FIFTH PLAT
HIDDEN LAKE NORTH



COLLEGE BLVD.
CLARE RD.
CEDAR CREEK PKWY.
BLUESTEM PKWY.
SECTION 5-13-23
SECTION 8-13-23
LOCATION MAP
SCALE 1" = 2000'



Aaron T. Reuter - Land Surveyor
KS# LS-1429

SCHLAGEL
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DATE 12-12-2019
DRAWN BY SCH
CHECKED BY JMT
PROJ. NO. 18-144

FINAL PLAT OF
CEDAR CREEK BUSINESS PARK
CAMPUS F
SHEET NO. 1