

STAFF REPORT

Planning Commission Meeting: April 13, 2020

Application:	<u>VAC20-0001</u>: Request for a Vacation of Waterline Easement at Prairie Trails West II
Location:	14924 S. Black Bob Road
Owner/Applicant:	Michael Howell, AAW Properties, LLC
Engineer:	Daniel Finn, Phelps Engineering
Staff Contact:	Jessica Schuller, AICP, Senior Planner

1. Introduction:

The applicant is requesting to vacate a portion of an existing, 15-foot-wide waterline easement at 14924 S. Black Bob Road. The existing fire hydrant will be relocated further west due to the future construction of Howell Family Dentistry, therefore, the portion to be vacated is no longer necessary. A final site development plan for Howell Family Dentistry is currently under staff review (PAR20-0008).



Site Aerial



View looking southwest from Black Bob Road

2. **Public Notice:**

Public notice is required to surrounding properties within 200 feet of the subject property, per Unified Development Ordinance (UDO) requirements. There is no effect on public utilities for the surrounding properties and staff has not received any inquiries regarding the proposed vacation for the waterline easement.

3. **Utilities**

The site is located within the City of Olathe water and sewer service areas. The easements are dedicated exclusively for public utilities so private utility sign-off letters are not required. The Public Works Department has reviewed the exhibits for the proposed easement vacation and recommends approval as proposed.

4. **Staff Recommendation:**

Staff recommends approval of VAC20-0001 as proposed.