



Planning Division

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:**

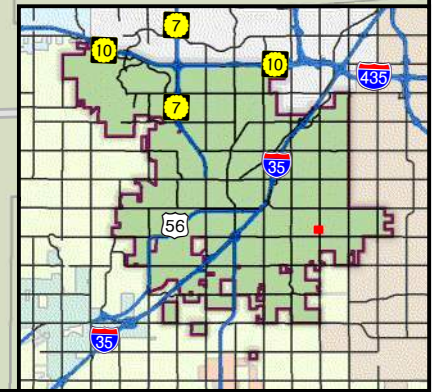
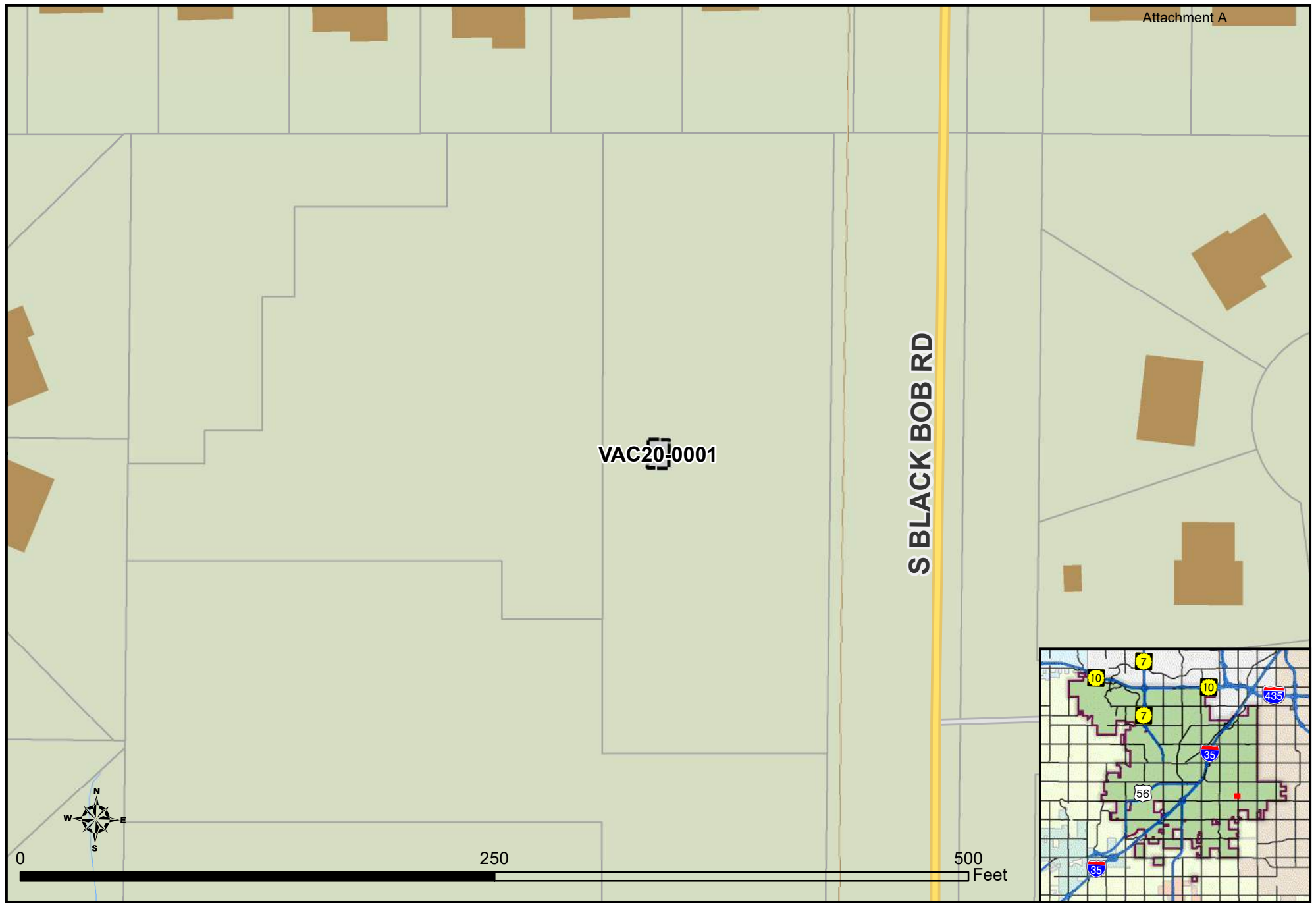
Public notice is required to surrounding properties within 200 feet of the subject property, per Unified Development Ordinance (UDO) requirements. There is no effect on public utilities for the surrounding properties and staff has not received any inquiries regarding the proposed vacation for the waterline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



VACATION OF EXISTING WATERLINE EASEMENT
VAC20-0001



User: jaredmd
Date: 03/18/2020



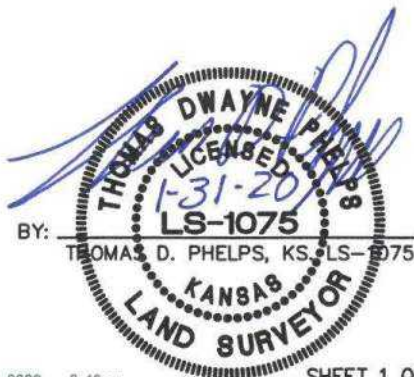
EXHIBIT "A"
WATERLINE EASEMENT VACATION
PART OF THE S.E. 1/4 SECTION 5, T. 14 S., R. 24 E.,
BEING PART OF LOT 3, PRAIRIE TRAILS WEST II
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

DESCRIPTION:

ALL THAT PART OF A PLATTED 15' WIDE WATER LINE EASEMENT BEING PART OF LOT 3, PRAIRIE TRAILS WEST II, A PLATTED SUBDIVISION OF LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER SAID LOT 3; THENCE N 00°00'57" E ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 165.55 FEET; THENCE S 89°59'03" E, A DISTANCE OF 24.20 FEET TO A POINT ON THE NORTHERLY LINE OF A 15.00 FOOT WIDE WATERLINE EASEMENT AS SHOWN ON SAID PRAIRIE TRAILS WEST II, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 89°53'43" E A DISTANCE OF 11.00 FEET; THENCE S 00°06'17" W, A DISTANCE OF 15.00 FEET; THENCE N 89°53'43" W, A DISTANCE OF 11.00 FEET; THENCE N 00°06'17" E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 165 SQUARE FEET, MORE OR LESS, OF EXISTING WATERLINE EASEMENT TO BE VACATED.

I HEREBY CERTIFY THAT THIS REAL
 PROPERTY LEGAL DESCRIPTION HAS
 BEEN PREPARED BY ME OR UNDER
 MY DIRECT SUPERVISION.



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SHEET 1 OF 2



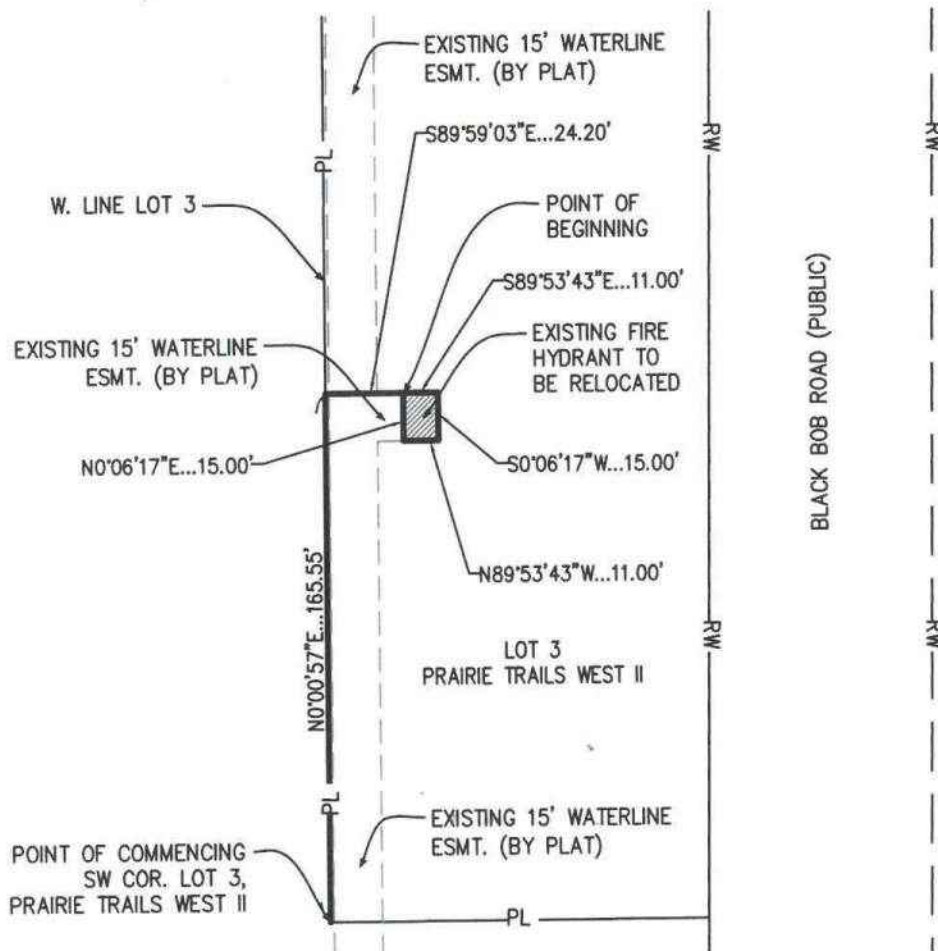
PLANNING
 ENGINEERING
 IMPLEMENTATION

PHELPS ENGINEERING, INC (913) 393-1155
 1270 N. Winchester Fax (913) 393-1166
 Olathe, Kansas 66061 www.phelpsenengineering.com

CERTIFICATE OF AUTHORIZATION KANSAS LAND
 SURVEYING - LS-82
 ENGINEERING - E-391
 CERTIFICATE OF AUTHORIZATION MISSOURI
 LAND SURVEYING-2007001128
 ENGINEERING-2007005058

PROJECT NO. 191034
 DATE: 1/30/2020
 BY: DAF

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SCALE: 1"=60'



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BY:  THOMAS D. PHELPS, KS, LS-1075

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SHEET 2 OF 2



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