

STAFF REPORT

Planning Commission Meeting: August 10, 2020

Application:	FP20-0013, Final Plat, Olathe Fire Station #8		
Location:	14700 S. Lakeshore Drive		
Applicant/Engineer:	Ellen Foster, Finkle + Williams		
Owner:	City of Olathe		
Staff Contact:	Jessica Schuller, AICP, Senior Planner		

Site Area:	<u>Approximately 12.17 acres</u>	Proposed Use:	<u>Public Safety Service (Fire Station)</u>
Lots:	<u>1</u>	Current Zoning:	<u>RP-1 (Planned Single-Family Residential District)</u>
Tracts:	<u>2</u>		

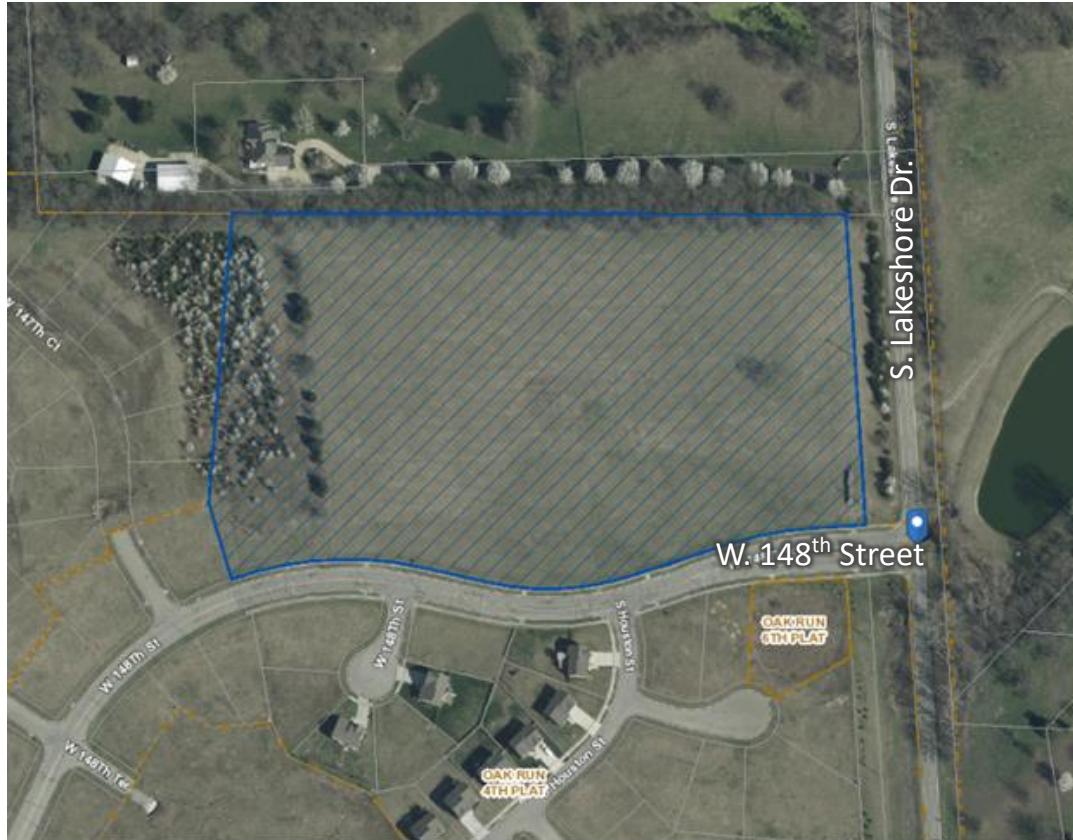
1. Introduction:

The following item is a request for a final plat for Olathe Fire Station #8. This plat will establish lot lines, common tracts, and dedicate public easements. The approximately 12.17-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in 2008 (RZ08-0007) and a revised preliminary development plan was approved in March 2020 (PR20-0007) for a 10,722 square foot City of Olathe fire station to be located at the northeast corner of the site.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes one (1) lot and two (2) common tracts and is consistent with the layout of the preliminary site development plan. The common tracts are intended to contain Stormwater detention areas that will be maintained by the City of Olathe.
- b. **Public Utilities** – The property is in the City of Olathe sewer and water service areas. Several easements are being dedicated with this final plat including a Utility Easement (U/E), Sanitary Easement (S/E), and Water Easement (W/E).
- c. **Streets/Right-of-Way** – Right-of-way along S. Lakeshore Drive and W. 148th Street is existing and no new right-of-way is being dedicated with this plat. The site will be accessed via a driveway off of Lakeshore Drive.

- d. **Stormwater/Detention** – Stormwater detention is proposed at the southeast corner of the site, and will meet Title 17 Stormwater Management requirements of the Olathe Municipal Code.



3. Staff Recommendation:

Staff recommends approval of FP20-0013 with the following stipulations:

1. All new on-site wiring and cables must be placed underground.
2. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.