

STAFF REPORT

Planning Commission Meeting: August 10, 2020

Application:	FP20-0016: Final Plat for Olathe Fire Academy		
Location:	1100 N. Hedge Lane		
Owner/Applicant:	Chad Foster; City of Olathe		
Engineer:	Kenneth J. Dedrick, PS; Kaw Valley Engineering		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>23.05 acres</u>	Use:	<u>Public Safety Services (Fire Training Center)</u>
Lots:	<u>1</u>		
Tracts:	<u>1</u>	Current Zoning:	<u>AG (Agricultural)</u>

1. Comments:

The following item is a request for a final plat for the Olathe Fire Academy. This plat will establish lot lines, a common tract, and dedicate public and easements. The subject property was zoned to the AG District in June 1970 when conventional zoning was first established in the City. A preliminary site development plan for the site was approved in January 2020, and the related final site development plan was approved in June 2020.

The property has never been platted previously, and this plat must be approved prior to the issuance of building permits.

2. Plat Review:

- Lots/Tracts** – The plat includes one (1) lot and one (1) common tract and is consistent with the layout of the preliminary site development plan. The common tract is intended to be used for stormwater detention, water quality BMPs, amenities, landscaping, monuments, and private open space.
- Public Utilities** – The subject property is located within the City of Olathe Sewer and Water service areas. There are existing Sanitary Sewer Easements (SS/E) and a Water Main Easement on the property, and a new Utility Easement (U/E) will be dedicated with this final plat.
- Streets/Right-of-Way** – Fifty (50) feet of previously dedicated right-of-way for Hedge Lane is included with this plat, and no new public right-of-way will be dedicated. The site will be accessed via a driveway along Hedge Lane.



View of the subject property, looking northeast



Aerial view of site outlined in red

3. Staff Recommendation:

Staff recommends approval of FP20-0016, final plat for Olathe Fire Academy with no stipulations.