

## STAFF REPORT

**Planning Commission Meeting: March 08, 2021**

<b>Application:</b>	<b>FP21-0001: KCAS-Olathe</b>		
<b>Location:</b>	10800 Clay Blair Boulevard		
<b>Applicant:</b>	John Bucksath, KCAS Bioanalytical and Biomarker Services		
<b>Owner:</b>	City of Olathe, Kansas		
<b>Engineer:</b>	Mark Breuer, P.E.; Schlagel & Associates		
<b>Staff Contact:</b>	Emily Carrillo, Senior Planner		
<b>Site Area:</b>	<u>6.00 acres</u>	<b>Proposed Use:</b>	<u>Laboratory/Office Facility</u>
<b>Lots:</b>	<u>1</u>	<b>Current Zoning:</b>	<u>BP (Business Park)</u>

### 1. Introduction:

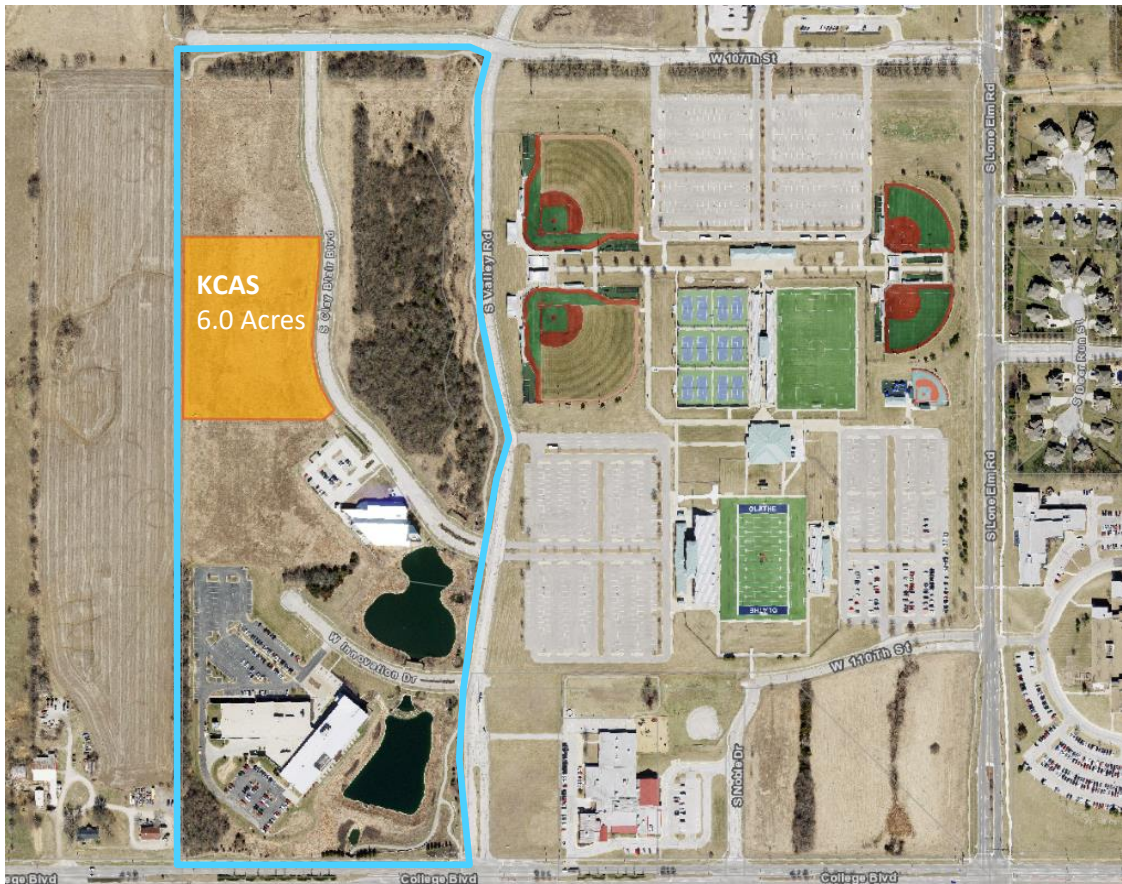
The following item is a request for a final plat for KCAS-Olathe. This replat will establish lot lines and dedicate public easements and right-of-way within this portion of the Kansas Bioscience business park located on S. Clay Blair Blvd.

The applicant is replatting a portion of Lot 1 in the Kansas Bioscience Park Addition 1<sup>st</sup> Plat to allow for the construction of a 67,950 square foot laboratory and office facility. The subject property was rezoned from to BP (RZ-07-023) and was previously platted in 2008 (P-08-017). Three plats have since been approved in the Bioscience Park for the K-State Innovation Campus (P-09-008) and a lot split associated with the Bioscience Authority Venture Accelerator (LS-08-0019).

A corresponding application (PR21-0001) for revised preliminary site development plans are also included on this agenda for consideration.

### 2. Plat Review:

- a. **Lots/Tracts** -- The final plat includes 1 lot on 6.00± acres intended for future development of laboratory and office facilities.
- b. **Public Utilities** -- The property is in the City of Olathe sewer and WaterOne service areas. Public Utility Easements (U/E), Sanitary Sewer Easements (S/E), Drainage Easements (D/E) and Sidewalk Easements (SW/E) are being dedicated with this final plat.
- c. **Streets/Right-of-Way** -- No new right-of-way is being dedicated with this plat. The development will have roadway access from S. Clay Blair Boulevard.



*Aerial view of overall Kansas Bioscience Park with subject property in orange.*



*View of subject property looking south along Clay Blair Blvd.*

### **3. Staff Recommendation:**

Staff recommends approval of FP21-0001 with the following stipulations:

1. All new on-site wiring and cables must be placed underground.
2. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.
3. 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.

W 107th St

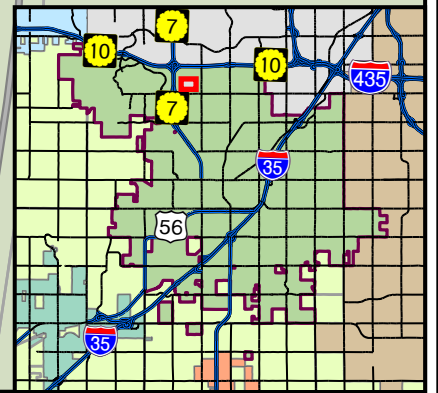
FP21-0001

S Clay Blair Blvd

S Valley Rd



0 250 500 Feet



KCAS-OLATHE  
FP21-0001



User: jaredmd  
Date: 3/2/2021



## Print Name \_\_\_\_\_

DATE 1-07-2021	FINAL PLAT OF KCAS - OLATHE
DRAWN BY SCH	
CHECKED BY AR	
PROJ. NO. 20-295	SHEET NO. 1

