



# City of Olathe

## Legislation Details (With Text)

**File #:** G19-750  
**Type:** Council Consent **Status:** Agenda Ready  
**File created:** 4/18/2019 **In control:** City Council  
**On agenda:** 5/7/2019 **Final action:**  
**Title:** Request for the acceptance of the dedication of land for public easements and right-of-way for a final plat for Black Bob 151 Shops Lot 8 Replat (FP19-0006) containing 2 commercial lots and 1 common tract on 0.89± acres; located at 15205 S. Black Bob Road. Planning Commission recommends approval 7 to 0.  
**Sponsors:** Aimee Nassif, Zachary Moore  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. A Planning Commission Packet, 2. B Planning Commission Minutes

Date	Ver.	Action By	Action	Result
5/7/2019	1	City Council		

**DEPARTMENT:** Public Works, Planning Division

**STAFF CONTACT:** Zach Moore, Planner II

**SUBJECT:** FP19-0006: Black Bob 151 Shops Lot 8 Replat Applicant: Toby Scott & Dave Meats; Adio Ventures LLC & Meat & McDonald, LLC

### ITEM DESCRIPTION:

Request for the acceptance of the dedication of land for public easements and right-of-way for a final plat for **Black Bob 151 Shops Lot 8 Replat** (FP19-0006) containing 2 commercial lots and 1 common tract on 0.89± acres; located at 15205 S. Black Bob Road. Planning Commission recommends approval 7 to 0

### SUMMARY:

This final plat application is to replat the existing lot 8 of Black Bob 151 Shops, which was platted in 2011. A preliminary site development plan was approved for the Black Bob 151 Shops in 2007 and a final site development plan (PR18-0012) was approved for the subject property in March 2018. An office building was recently constructed on this lot. This replat will divide the existing building into two separate units and will establish a common tract to be used for amenities, landscaping, monuments, access and parking.

The subject property is located within the City of Olathe water service area and the Johnson County Wastewater service area. Utility easements, waterline easements, and sanitary sewer easements will be dedicated with this final plat.

Chapter 3.35.050(B) of the Olathe Municipal Code states that any replat of previously platted land that was approved by the City is exempt from paying street and traffic signal excise taxes. Since this application is for a replat of previously platted property, no street or traffic signal excise taxes are required.

On April 22, 2019, the Planning Commission voted 7-0 to approve the final plat for Black Bob 151 Shops Lot 8 Replat with stipulations as shown in the minutes.

---

**FINANCIAL IMPACT:**

None.

---

**ACTION NEEDED:**

1. Accept the dedication of land for public purposes for Black Bob 151 Shops Lot 8 Replat (FP19-0006).
2. Reject the dedication of land for public purposes for Black Bob 151 Shops Lot 8 Replat and return the plat to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to accept the dedication.

---

**ATTACHMENT(S):**

- A. Planning Commission Packet
- B. Planning Commission Minutes