City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 4/16/2019

DEPARTMENT: Public Works, Planning Division
STAFF CONTACT: Dan Fernandez, Planner II
SUBJECT: FP19-0004: Olathe Station Four, Applicant: Eric Gonsher

ITEM DESCRIPTION:
Request for the acceptance of the dedication of land for public easements for a final plat for Olathe Station Four (a replat of all of Lot 1A, Olathe Station Three) (FP19-0004), containing 3 commercial lots and 1 common tract on 14.59± acres; located at the southwest corner of Strang Line Road and Strang Line Court. Planning Commission recommends approval 7-0

SUMMARY:
This is a request for approval of a final plat for Olathe Station Four, a replat of 14.59± acres, located in Olathe Station shopping center. A portion of the subject property was rezoned (RZ-47-86) from M-1 and RP-3 to C-2 in January 1987. The remaining area was rezoned (RZ-11-98) from C-2 to CP-2 in June 1998. The subject site was originally platted in 1997. The proposed replat will create new lots for a future hotel and future commercial pad site.

The replat includes 3 lots and 1 tract and all lots meet the requirements for the CP-2 and C-2 zoning districts. One tract is being dedicated with this replat which is being dedicated for signage and landscaping. All signage requires separate sign permits and all signs and landscaping shall be located outside of the sight-distance-triangle.

The property is located in the City of Olathe water and sewer service areas and the required utility and sanitary sewer easements are being dedicated with this replat. The subject site is part of the Olathe Station commercial development which has access points onto Strang Line Road, Strang Line Court and interior drives. There are no proposed changes to the access or interior drives with this replat. The property is already platted and therefore exempt from street and signal excise taxes.

On April 8, 2019, the Planning Commission voted 7-0 to approve the final plat for Olathe Station Four with stipulations as shown in the meeting minutes, and recommended approval of the dedication of land for public purposes.

FINANCIAL IMPACT:
None

ACTION NEEDED:
1. Accept the dedication of easements and vacation of public right-of-way for Olathe Station Four.

2. Reject the easements and vacation of public right-of-way and return the final plat to the Planning Commission for further consideration, advising the Commission of the reasons for the rejection.

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ATTACHMENT(S):
A. Planning Commission Packet
B. Planning Commission Minutes