



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 5/21/2019

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**DEPARTMENT:** Public Works, Planning Division

**STAFF CONTACT:** Sean Pendley, AICP, Senior Planner

**SUBJECT:** FP19-0001 Final plat for Mentum; Applicant: Lynn Woodbury; Woodbury Corporation

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### ITEM DESCRIPTION:

Request for the acceptance of the dedication of land for public easements and vacation of existing public easements for a final plat for **Mentum** (FP19-0001) including 16 commercial lots, 2 lots for apartments, and 1 common tract on 105.5± acres; located west of Harrison Street, between 151<sup>st</sup> Street and Southpark Boulevard. Planning Commission recommends approval 7 to 0

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### SUMMARY:

The following application is a final plat and vacation of public utility easements for Mentum, including 16 commercial lots and two lots for apartments on 105.5± acres. The final plat for Mentum is a replat of part of The Great Mall property. A rezoning to Planned District and preliminary development plan for Mentum was approved on February 5, 2019. The proposed final plat will establish new lots, internal streets and easements for utilities and access.

The easements for water lines, sanitary sewer, and utilities to be vacated are identified on Sheet 2 of the final plat. There are other easements that will need to be vacated in the future by separate instrument following relocation of utilities. No existing drainage easements will be vacated with this final plat. The plat includes language for Drainage Easements (D/E) and stormwater treatment facilities per UDO requirements. The applicant mailed public notice letters to surrounding property owners for the easements to be vacated according to Unified Development Ordinance (UDO) requirements.

There is no new public street right-of-way to be dedicated with the plat. The existing private road around the site (Tract A) will remain and Access Easements (A/E) are identified for the proposed internal private street serving the residential and commercial lots. The property is currently platted; therefore, the final plat is exempt from street and traffic signal excise taxes.

On April 22, 2019, the Planning Commission considered the application for final plat for Mentum and held a public hearing for the public easements to be vacated. Nobody spoke at the hearing and the Commission voted 7-0 to approve the final plat for Mentum with stipulations as shown in the meeting minutes.

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### FINANCIAL IMPACT:

None

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### ACTION NEEDED:

1. Accept the dedication of public easements and vacation of public utility easements for Mentum as stipulated.
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2. Reject the easements and vacation of public utility easements 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