



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 6/4/2019

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Dan Fernandez, Planner II

SUBJECT: FP19-0010: Legacy Senior Residences II Applicant: Bobbi Jo Lucas; Cornerstone Associates

ITEM DESCRIPTION:

Request for the acceptance of the dedication of land for public easements and right-of-way for a final plat for **Legacy Senior Residences II** (FP19-0010) containing 1 lot 5.39± acres; located at the southwest corner of W. Harold Street and N. Parker Street. Planning Commission recommends approval 7 to 0

SUMMARY:

This is a request for approval of a final plat/replat for Legacy Senior Residences II on 5.39± acres, located at the southwest corner of Harold Street and Parker Street. The majority of the property was platted in 1987 with approximately 0.58 acres of the site remaining unplatted. The site is being replatted to accommodate a proposed rezoning and preliminary site development plan for a senior housing facility under case RZ19-0005 before you this evening for consideration.

The final plat will combine 2 platted lots and approximately 0.58 acres of unplatted land into single 5.39 tract meeting all requirements for the R-3 District. No tracts are being dedicated with this plat, however, easements are being dedicated for stormwater quality and detention as well as for utilities. A tree preservation easement is also included on the western side of the property.

The property is located in the City of Olathe water and sewer service areas. The subject site will have one access drive onto Parker Street which is located a sufficient distance from the Harold Street and Parker Street intersection. Two existing curb cuts on Harold Street and Parker Street will be removed as part of this project. Additional right-of-way is being dedicated along Harold Street and at the Harold Street and Parker Street intersection.

The property that is already platted is exempt from street and signal excise taxes. The remaining area that is unplatted, approximately 0.58 acres, is subject to the required street excise tax of \$0.215 per square foot of land which comes to a required street excise fee of \$5,431.93. The final plat is also subject to a traffic signal excise tax of \$0.0037 per square foot of land area. Based on the unplatted area, the required traffic signal excise tax is \$93.48. The required excise fees shall be submitted to the City Planning Division prior to recording the final plat.

On May 13, 2019, the Planning Commission voted 7-0 to approve the final plat for Legacy Senior Residences II with stipulations as shown in the meeting minutes, and recommended approval of the dedication of land for public purposes.

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FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Accept the dedication of easements and vacation of public right-of-way for Legacy Senior Residences II.
 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