



Planning Commission Meeting

May 14, 2018

FINAL AGENDA

REVISED

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

<p>1. Standing approval of the Minutes as written from the April 9, 2018 Planning Commission meeting.</p>
<p>2. <b>MP18-0005</b>: Request approval for a minor plat for <b>Covington Creek, Replat of Lot 28 and 29</b> on 0.63± acres; located at 11533 and 11545 S. Roundtree Street.</p> <p>Owner: Tom French, Heartland Development, L.P.  Applicant: Stacy Breaker, Phelps Engineering  Engineer: Tim Tucker, P.E., Phelps Engineering</p>
<p>3. <b>MP18-0006</b>: Request approval for a minor plat for <b>The Landings at Stone Creek, Fourth Plat</b> on 0.29± acres; located north of the intersection of W. 123<sup>rd</sup> Terrace and S. Sagebrush Drive.</p> <p>Owner / Applicant: Thane Brethour, Remington Development Group, LLC  Engineer: Jerald W. Pruitt, PLS, PS, Pruitt and Dooley Surveying, LLC</p>
<p>4. <b>FP18-0011</b>: Request approval for a final plat for <b>Townhomes at Fairfield Village, Forty-First Plat</b> on 0.68± acres; located in the vicinity of 167<sup>th</sup> Street and Mur-Len Road.</p> <p>Owner: Gary Jones, Fairfield Courts, LLC  Applicant: Tim Tucker, P.E., Phelps Engineering, LLC  Engineer: Tim Tucker, P.E., Phelps Engineering, LLC</p>
<p>5. <b>FP18-0013</b>: Request approval for a final plat for <b>Arbor Woods, Fifth Plat</b> containing 37 lots and 1 common tract on 11.37± acres; located approximately 500 feet north of the intersection at W. 127<sup>th</sup> Street and S. Meadow View Street.</p> <p>Owner / Applicant: Tom Langhofer, Arbor Woods Partners, LLC  Engineer: Todd Allenbrand, Payne &amp; Brockway, P.A.</p>



In compliance with the Americans with Disabilities Act, the City of Olathe will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's office at 913-971-8521 a minimum of 48 hours prior to the meeting.

6. **FP18-0014**: Request approval for a final plat for **Cedar Ridge Estates, Second Plat** containing 20 lots and 1 common tract on 8.86± acres; located along the north side of College Boulevard, approximately 1/3 mile west of its intersection with S. Woodland Road.

Owner / Applicant: Tom Bickimer, Bickimer Construction, Inc.  
Engineer: Harold A. Phelps, P.E., Phelps Engineering, Inc.

7. **FP18-0016**: Request approval for a final plat for **TVH Industrial Park** containing 1 lot on 40.43± acres; located approximately ¼ mile east of the intersection of W. 164<sup>th</sup> Street and S. Lone Elm Road.

Owner: Frank Carter, Fremato USA, Inc.  
Applicant: Austin Herndon, RMTA  
Engineer: Judd D. Claussen, P.E., Phelps Engineering, Inc.

8. **PR18-0021**: Request approval for a revised preliminary site development plan for **TVH Industrial** on 40.42± acres; located approximately ¼ mile east of the intersection of W. 164<sup>th</sup> Street and S. Lone Elm Road.

Owner: Frank Carter, Fremato USA, Inc.  
Applicant: Kenny Miller, RMTA  
Engineer: Matt Masilionis, RMTA

9. **PR18-0014**: Request approval for a revised preliminary site development plan for **Dale's Automotive Building Addition** on .99± acres; located at 15345 S. Keeler Street.

Owner / Applicant: Troy Allenbrand, Dale's Collision  
Architect: Jeff Schroeder, Scharhag Architects

## REGULAR AGENDA

### New Business

1. **RZ18-0003**: Request approval for a rezoning from C-2 and M-1 district to PD (Planned District) on 50.93± acres, and preliminary development plan for **Olathe Gateway II**; located at the southwest corner of 119<sup>th</sup> Street and Renner Boulevard.

Owner: Mark Siffin – Maegrace, LLC  
Applicant: John Petersen – Polsinelli PC  
Engineer: Brad Sonner – Olsson Associates  
Architect: Scott Slaggie – Slaggie Architecture

***Applicant has requested a continuance to a future Planning Commission meeting.***

2. **VAC18-0003**: Request approval for vacation of existing waterline easement to allow for redevelopment of the site at **Santa Rosa Shopping Center**; located in the vicinity of Strang Line Road and W. 120<sup>th</sup> Place.

Owner: Falcon Hospitality Group, LLC  
Owner / Engineer: Judd D. Claussen, P.E., Phelps Engineering, Inc.

***Applicant has requested a continuance to a future Planning Commission meeting.***

**PUBLIC HEARING**

3. **SU18-0002**: Request approval for the renewal of a Special Use Permit for trailer sales and storage at **Smitty's Lawn & Garden Equipment** on 1.82± acres; located at 2300 N. Rogers Road.

Owners: David & Christin Wood, Magic Wood, Inc.  
Applicant: David Wood, Magic Wood, Inc.

4. **SU18-0003**: Request for a renewal of a Special Use Permit to allow sales of new and used motorcycles in the C-3 District at **Letko Cycle Services**; specifically located at 12535 S. Rogers Road.

Owner / Applicant: Gary Dick – Letko Cycle Services

***Applicant has requested a continuance to a future Planning Commission meeting.***

**PUBLIC HEARING**

5. **RZ18-0004**: Request approval for a rezoning from R-3 to C-3 District and preliminary plat for **Sam's Tastee Treat** on .35± acres; located at 435 S. Parker Street.

Owners: Sueko and Hulet Silvernale, Sam's Tastee Treat  
Applicant: Margie Stark, Reece Nichols Premier  
Engineer: Chad Porter – Payne & Brockway

**PUBLIC HEARING**

6. **RZ18-0005**: Request approval for a rezoning from County RN-1 to City R-1 District for **12120 S. Nelson Road**.

Owner / Applicant: Diana and Jeffrey Francis

**PUBLIC HEARING**

7. **RZ18-0006**: Request approval for a rezoning from AG to R-1 District and preliminary plat for **Village Cooperative of Olathe North** containing 10 lots on 4.24± acres; located west of W. 131<sup>st</sup> Street and north of W. 133<sup>rd</sup> Street.

Owner: Janice C. Claerhout, Trustee; Paul Schlagel Revocable Trust  
Applicants: Shane Wright and Andrew Schaefer, Real Estate Equities Development  
Engineer: Jeffrey Skidmore, P.E., Schlagel & Associates

**PUBLIC HEARING**

8. **RZ18-0007**: Request approval for a rezoning from AG to R-4 District and preliminary site development plan for **Village Cooperative of Olathe** on 4.87± acres; located at the northwest corner of W. 133<sup>rd</sup> Street and S. Greenwood Street.

Owner: Janice C. Claerhout, Trustee, Paul Schlagel Revocable Trust  
Applicants: Shane Wright and Andrew Schaefer, Real Estate Equities Development  
Engineer: Jeffrey Skidmore, PE, Schlagel & Associates

9. **VAC18-0002**: Request approval for vacation of public street right-of-way for **Poplar Street**; located on Poplar Street between Kansas Avenue and Cherry Street.

Owner: City of Olathe  
Applicant: Brad Reinhardt, Johnson County

***A continuance to the June 11, 2018 Planning Commission meeting is requested.***

10. **VAC18-0004**: Request approval for vacation of existing sanitary sewer easement to allow for relocation of the sanitary sewer line for **Archer Subdivision**; located at 215 and 301 S. Parker Street.

Owner / Applicant: 3 Parker Investments, LLC

Engineer: Judd D. Claussen, P.E., Phelps Engineering, Inc.

**ANNOUNCEMENTS**

**ADJOURNMENT**