

A. FINAL PLAT NO. 2009-13 - OVERLAND PARK COMMUNITY PARK SECOND PLAT - 13700 Switzer Road

---

1. APPLICANT: The City of Overland Park is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final plat approval to allow a condominium plat.
3. LOCATION: The subject property is located at 13700 Switzer Road.
4. EXISTING ZONING: This property is currently zoned R-1, Single-Family Residential District.
5. ANALYSIS: The applicant is requesting final plat approval for a condominium plat. This request is for the main building on the Overland Park Soccer Complex and would allow for the city to rent a portion of the building for outside users. Platting of the building is required based upon tax requirements. Staff has reviewed this plat and, except for some minor technical errors, all ordinance requirements have been met.

ENVIRONMENTAL IMPACT: A Revised Preliminary Stormwater Management Study was previously submitted, reviewed and approved for this project. Stream corridor does not exist on this portion of the Overland Park Community Park, but it does exist elsewhere on the soccer complex site. A Stream Corridor Maintenance Agreement was executed in 2008.

6. STAFF RECOMMENDATION: The staff recommends approval of Final Plat No. 2009-13, Overland Park Community Park Second Plat, subject to the following stipulation:
  - a. Prior to recording of the final plat, the additions and corrections outlined in the plat technical review memorandum shall be completed and approved by city staff.