



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	<u>MP24-0003: Minor Plat of Coffee Creek Meadows, 9th Plat</u>		
Location:	Northeast of S. Laurelwood and W. 164 th Terrace		
Owner:	Philip Martens, Martens Family Enterprises, Inc.		
Applicant/Engineer	Todd Allenbrand, Payne & Brockway, PA		
Staff Contact:	Lauren Winter, Planner I		

Total Area:	<u>0.35 Acres</u>	Proposed Use:	<u>Residential, Two-Family</u>
Units/Lots:	<u>2</u>	Current Zoning:	<u>RP-2 (Planned Two Family)</u>
Tracts:	<u>0</u>	Plat:	<u>Coffee Creek Meadows, 2nd Plat</u>

1. Introduction:

This is a request for approval of a minor plat for Coffee Creek Meadows 9th Plat, containing two (2) lots on 0.35 acres, located at 16491 and 16495 S. Laurel Street. The applicant is replating a portion of Lot 90 into 90-2A and 90-2B for the individual duplex units to be sold separately. A map exhibit is provided on page 2 of this report.

The subject property was annexed into the City of Olathe (Ordinance 05-01) in January 2005 as part of the Coffee Creek Annexation and was zoned to the RP-2 (Two-Family) District with an associated Preliminary Plat in December 2005 (RZ-05-0048). A final plat for Coffee Creek Meadows, 2nd Plat (FP06-0035) was approved in 2006.

No public easement or right-of-way will be dedicated with this replat; therefore, the plat will not require City Council acceptance.

2. Plat Review:

- Lots/Tracts** – This replat of one (1) existing lot results in two (2) reconfigured lots for separately-owned two-family residences.
- Public Utilities** – The subject property is located within the Johnson Counter sewer and WaterOne service areas. No new public easements will be dedicated with this minor plat.
- Streets/Access** – Each lot will have access to S. Laurelwood Street through the existing private street network. No new right-of-way will be dedicated with this plat.



3. Staff Recommendation:

Staff recommends approval of MP24-0003 with no stipulations.