



STAFF REPORT

Planning Commission Meeting: May 12, 2025

Application:	MP25-0002: Minor Plat of Oak Lawn Memorial Gardens 2nd Plat
Location:	13901 S. Black Bob Rd.
Owner:	D.W Newcomer's Sons, Inc.
Applicant/Engineer	John B. Young; J & J Survey
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>0.89 ± acres</u>	Existing Use:	<u>Cemetery</u>
Lots:	<u>0</u>	Existing Zoning:	<u>AG (Agricultural)</u>
Tracts:	<u>1</u>	Plat:	<u>Oak Lawn Cemetery</u>

1. Introduction

This is a request for approval of a minor plat for Oak Lawn Cemetery Gardens 2nd Plat, containing one (1) lot on 0.89 acres, located at 13901 Black Bob Rd. The property was originally platted in 1986 as Oak Lawn Memorial Gardens for a cemetery. The replat is consistent with the final site development plan approved in April 2024 (PAR24-0015) to construct a columbarium within the existing Oak Lawn Cemetery. This plat identifies the location of a cremation garden which allows spaces to be sold for individual ownership. The columbarium is located at least 64 feet away from the Meadow Ridge subdivision to the south.

2. Plat Review

- Lots/Tracts** – The plat includes one (1) tract for a privately owned cemetery, driveway, and landscaping.
- Streets/Right-of-Way** – The plat has direct access to a private driveway internal to the cemetery, which accesses S. Black Bob Rd. No additional right-of-way will be dedicated with this plat.
- Public Utilities** – The property is located in the City of Olathe water service area and does not have sewer service. No new public easements will be dedicated with this plat.



Aerial view of the subject property shaded in blue, and the Oak Lawn Cemetery is dashed in black.

3. Staff Recommendation

A. Staff recommends approval of MP25-0002, the minor plat of **Oak Lawn Memorial Gardens 2nd Plat** with the following stipulation(s):

1. The title block must be revised to "Minor Plat" on sheet 2 prior to recording.