



STAFF REPORT

Planning Commission Meeting: January 12, 2026

Application:	FP25-0040: Final Plat of Solomon's Porch		
Location:	Northeast of N. Mur-Len Road and W. Indian Creek Parkway		
Owner/Applicant:	Mark Boek; Prime Property Options LLC		
Engineer:	Mark Huggins; Payne & Brockway		
Staff Contact:	Taylor Vande Velde; Planner II		

Site Area:	<u>2.74 acres</u>	Proposed Use:	<u>Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities</u>
Lots:	<u>1</u>	Proposed Zoning:	<u>C-1 (Neighborhood Center)</u>
Tracts:	<u>1</u>	Plat:	<u>Platted; Indian Creek Office Park</u>

1. Introduction

The following application is a request for a final plat of Solomon's Porch located at 16560 Indian Creek Parkway, northeast of N. Mur-Len Road and W. Indian Creek Parkway within the C-O (Office) District. The replat will establish lot lines and dedicate public easements for one (1) commercial lot and vacate a portion of an existing public waterline easement to accommodate the construction of a proposed 19,772-square-foot facility, for Solomon's Porch Assisted Living.

The subject property is located within the existing Indian Creek Office Park and was zoned to the C-O (Office) District in 1987. The applicant has submitted an associated rezoning and revised preliminary site development plan (RZ25-0018) to change the zoning to C-1 (Neighborhood Center) to allow the assisted living use. The Planning Commission recommended approval on December 22, 2025, and the City Council will consider the request on January 20, 2026.

2. Plat Review

- a. **Lots/Tracts** – This plat reestablishes lot lines for one (1) commercial lot and one (1) tract to allow development of a proposed 19,772-square-foot assisted living facility. Tract A is intended for stormwater detention and will be owned and maintained by the property owner.
- b. **Streets/Right-of-Way** – No new public streets or right-of-way are proposed or required with this plat. Shared access to the site is provided through the adjacent lots to the west and south through an existing private access easement.
- c. **Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas. New sanitary sewer (SS/E), drainage (D/E), and Water Line Easement (U/E) easements will be dedicated with this plat.

There is an existing water main along the west side of the property, which will be vacated with this plat and realigned to serve a newly relocated fire hydrant.

- d. **Stormwater** – Stormwater detention will be managed through a water quality and quantity drainage easement (WQQD/E) on site through Tract A, which will be owned and maintained by the owner of Lot 1, Solomon's Porch. A public access easement (A/E) is also dedicated to allow access from the proposed parking lot to the BMP.

3. Public Notification

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation to be approved by the Planning Commission following mailed notification and a public hearing. The applicant mailed the required public notifications by certified mail to property owners within 200 feet of the project site.

Staff received email and phone correspondence from the adjacent property owner to the south (16500 W. Indian Creek Parkway) and the adjacent property owner to the north (12930 S. Brookfield Street) regarding the vacation process and the proposed project. Staff provided additional information regarding utility locations, vacation process, and project details.

Staff have not received further correspondence regarding the case. After review, city staff supports the requested vacation of the water easement. Consent from other private utility companies is not required as no other utility company is impacted by the request.



Aerial view of the subject property outlined in yellow.

4. Staff Recommendation

A. Staff recommends approval of FP25-0040, the final plat of Solomon's Porch with the following stipulation(s):

1. The water line must be relocated within one (1) year of the plat recording, or the property owner will re-dedicate the easement over the existing waterline by separate instrument.

25-0002-PLT.dwg

A Replat of Part of Lot 3A, LOT 3A, INDIAN CREEK OFFICE PARK,
A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

127TH STREET

MUR-LEN ROAD

135TH STREET

LOCATION MAP
SEC. 29, T13S, R24E

LEGEND:

O	DENOTES 1/2" REBAR SET w/P&B PLASTIC CAP CLS-49
●	DENOTES 1/2" REBAR FOUND w/ PLASTIC CAP, AS NOTED
SS/E	DENOTES SANITARY SEWER EASEMENT
D/E	DENOTES DRAINAGE EASEMENT
WQD/E	DENOTES WATER QUALITY & QUANTITY DRAINAGE EASEMENT
CA/P	DENOTES CROSS ACCESS & PARKING EASEMENT
A/E	DENOTES ACCESS EASEMENT
W/E	DENOTES WATERLINE EASEMENT

This is a resurvey and replat of Part of Lot 34, Lot 34, INDIAN CREEK OFFICE PARK, a subdivision in the City of Olathe, Johnson County, Kansas, prepared by Gerald L. Conn, Kansas P.S. No. 1128, November 29, 2025, more particularly described as follows:

[illegible]

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "SOLOMONS PORCH".

The undersigned proprietor of said property shown on this plat does hereby certify that all prior existing easement rights on land to be dedicated for public use running to any person, utility, or corporation have been absolved except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, manholes, etc., upon, over, and across those areas outlined and designated on this plat as "Sanitary Sewer Easement" or "SS/E".

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of water lines, fire hydrants, valves, etc., upon, over, and across those areas outlined and designated on this plat as "Water Line Easement" or "W. L. E."

A perpetual easement of access over, under, across, and upon the areas designed as "Access Easement" or "A/E" is hereby reserved to the undersigned proprietor, its heirs, assigns, etc., for ingress or egress of all owners and occupants of lots and parcels depicted on this plat, their guests and invitees, and the City of Olathe. Owners and occupants of adjoining land to the North, East, and West of the plat, as well as other properties within the development shall have the same right of ingress and egress as all owners and occupants of lots and parcels depicted on this plat. No obstacles or obstructions that would prohibit the free flow of traffic or pedestrians shall be allowed to be constructed or maintained within said "Access Easement".

NOTICE: The site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code, Section 17.16.080 C. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180, Lot Splits, or Unified Development Ordinance or by replat.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares or parts thereof, for public use, from the lien and effect of any special assessments and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2025.

PRIME PROPERTY OPTIONS, LLC

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

BE IT REMEMBERED, that on on this _____ day of _____, 2025, before me a Notary Public in and for said County and State, came JONATHAN "MARK" BOEK, Member of PRIME PROPERTY OPTIONS, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and he duly acknowledged the execution of the same to be the act and deed of said Corporation.

Notary Public

My Appointment Expires: _____

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this _____ day of _____, 2025.

By WAYNE JANNER, Chairman

APPROVED by the Governing Body of the City of Olathe, Kansas, on this _____ day of _____, 2025.

By JOHN W. BACON, Mayor ATTEST BRENDA SWEARINGIN, City Clerk

I hereby certify that on November 3, 2025, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plat of said survey on this _____ day of _____, 2025.

Gerald L. Conn
Kansas P.S. No. 1128

Prepared By: Payne & Brockway Engineers, P.A.
P.O. Box 128
Clothe, Kansas 66051
913-782-4800

Developed By: Prime Property Options, LLC
c/o Jonathan "Mark" Beck
108 13th Ave. N.
Greenwood, MO 64034
(816)401-3544

Date Prepared: November 17, 2025

TITLE INFORMATION FURNISHED BY
SECURITY 1ST TITLE INSURANCE COMPANY
COMMITMENT No. KC-C3109462-ES-2
DATED December 3rd, 2024

SOLOMONS PORCH
SEC. 29, T13S, R24E
OLATHE, JOHNSON COUNTY, KANSAS

 **Payne & Brockway P.A.**
Civil Engineers & Land Surveyors
426 South Kansas Ave. Olathe, Kansas 66061
Ph: 913.782.4800 Fax: 913.782.0907
www.Payne-Brockway.com