



## STAFF REPORT

Planning Commission Meeting: April 27, 2026

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<b>Application:</b>	<b>MP26-0002: Minor Plat of Salvation Army, Lot 1</b>
<b>Location:</b>	420 E Santa Fe Street
<b>Owner:</b>	Lt. Nate Woodard, The Salvation Army
<b>Applicant/Engineer:</b>	Matt Schlicht; Engineering Solutions
<b>Staff Contact:</b>	Bradley Hocevar, Planner I

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<b>Site Area:</b>	<u>1.25 ± acres</u>	<b>Proposed Use:</b>	<u>Homeless Shelter</u>
<b>Lots:</b>	<u>1</u>	<b>Existing Zoning:</b>	<u>R-4 (Medium Density Multifamily)</u>
<b>Tracts:</b>	<u>0</u>	<b>Plat:</b>	<u>Cornwall &amp; Barton's Addition to Olathe</u>

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### 1. Introduction

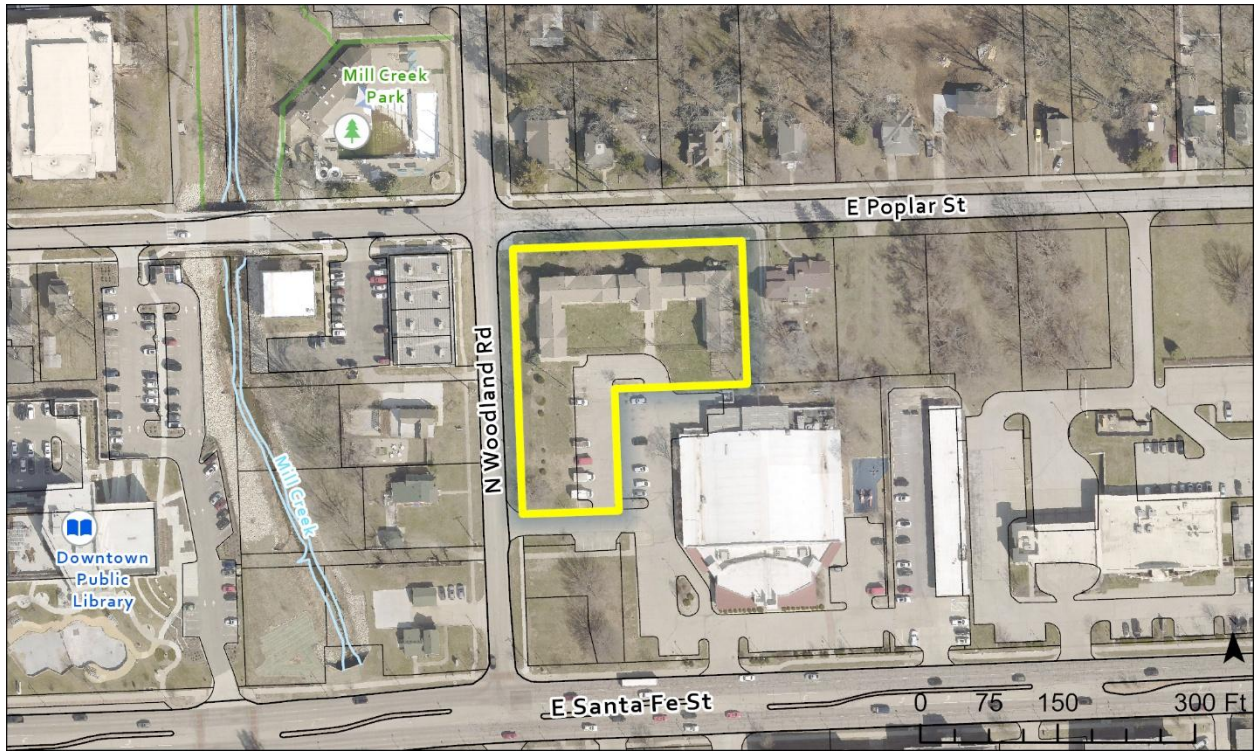
This is a request for approval of a minor plat for Salvation Army, Lot 1, containing one (1) lot on approximately 1.25 acres, located northeast of E. Santa Fe Street and N. Woodland Road within the R-4 (Residential Medium-Density Multifamily) District and the Original Town Overlay District. The property was platted in 1883 as part of the Cornwall & Barton's Addition to Olathe subdivision. This replat establishes lot boundaries to accommodate the expansion of the existing Salvation Army Family Lodge and is consistent with the approved rezoning (RZ25-0006) and special use permit (SU25-0002).

No public easements or right-of-way are dedicated with this plat; therefore, the plat does not require City Council acceptance.

### 2. Plat Review

- a. **Lots/Tracts** – The plat includes one (1) lot, which is consistent with the dimensional standards of the R-4 District.
- b. **Streets/Right-of-Way** – The lot fronts N. Woodland Road and E. Poplar Street. Primary access to the site will remain via the existing driveway off N. Woodland Road. No additional right-of-way dedication is required or proposed with this plat.
- c. **Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas and is served by existing public utilities. No new public easements are required or proposed with this plat.

- d. **Stormwater** – The property is located outside of the 100-year floodplain per FEMA mapping. No additional stormwater improvements or easements are required with this plat.



*Aerial view of subject property outlined in yellow.*

### 3. Staff Recommendation

- A. Staff recommends approval of MP26-0002, the minor plat of Salvation Army, Lot 1, with no stipulations.