



**STAFF REPORT**

**Planning Commission Meeting: January 12, 2026**

<b>Application:</b>	<b>FP25-0038: Final Plat of Cedar Creek Marketplace</b>
<b>Location:</b>	Northeast of S. Cedar Creek Parkway and W. Valley Parkway
<b>Owner:</b>	David Ball, Cedar Creek Equities, LLC
<b>Developer:</b>	Kurt Thuenemann, Associated Wholesale Grocers
<b>Engineer:</b>	Dustin Burton, Renaissance Infrastructure Consulting
<b>Staff Contact:</b>	Taylor Vande Velde; Planner II

<b>Site Area:</b>	<u>15.80 acres</u>	<b>Proposed Use:</b>	<u>Grocery Sales &amp; Future General Commercial Uses</u>
<b>Lots:</b>	<u>6</u>	<b>Existing Zoning:</b>	<u>C-2 (Community Center)</u>
<b>Tracts:</b>	<u>1</u>	<b>Plat:</b>	<u>Partially Platted (Cedar Creek Plaza Shops)</u>

**1. Introduction**

The following application is a request for a final plat of Cedar Creek Marketplace, located Northeast of S. Cedar Creek Parkway and W. Valley Parkway. The final plat will replat a portion of two (2) existing lots and will establish lot lines and dedicate public easements and right of way for six (6) commercial lots and one (1) tract on 15.80 acres.

The property was zoned C-2 (Community Center District) in 1988 as part of the larger Cedar Creek Plaza Shops plan for commercial, office, and residential development (Ord. 88-83). Two lots in this area have been platted, Cedar Creek Plaza Shops, First Plat (Tall Trellis) and Second Plat (undeveloped). The proposed final plat will replat these lots in conjunction with the associated preliminary site development plan (PR25-0023) on this agenda to construct 80,600 SF of commercial.

**2. Plat Review**

- a. **Lots/Tracts** – This plat reestablishes lot lines for six (6) commercial lots and one (1) tract to allow development of a 50,000 SF supermarket and 30,600 SF of future commercial uses. Tract A is intended for stormwater detention and will be owned and maintained by the Cedar Creek Marketplace Business Association.
- b. **Streets/Right-of-Way** – The development will have two (2) access points off W. Valley Parkway, which exist today. All streets within the development will be privately owned,

and shared access will be provided throughout the property with a Cross Access/Parking Easement (CA/PE). A small portion of the public right-of-way for W. Valley Parkway will be dedicated with this plat.

- c. **Public/Private Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas and will dedicate new Sanitary Sewer (SS/E), Drainage (D/E), Water Line (WL/E), Utility Easement (U/E), Water Quality & Quantity Drainage Easement (WQQD/E) easements. There are several existing utilities on the property, including water, sewer, and drainage easements, which the proposed development will tie into. The site also has an existing radio tower structure that will remain; however, the antenna area and old support structures will be removed as they interfere with the proposed project.
- d. **Stormwater & Tree Preservation** – Stormwater detention (BMP) will be managed on site through Tract A, which will be owned and maintained by the Cedar Creek Marketplace Business Association. Additionally, Water Quality & Quantity Drainage Easement (WQQD/E) and Tree Preservation (TP/E) easements are located on the east, south, and northwestern corners of the property to help manage stormwater runoff and preserve existing vegetation. These areas will also be owned and maintained by the Cedar Creek Marketplace Business Association.



*Aerial view of subject property shaded blue.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP25-0038, the final plat of Cedar Creek Marketplace with the following stipulation(s):
  - 1. The existing Antenna Site Easement must be vacated by a separate instrument prior to issuance of site or building permits.
  - 2. All existing easements must include a book and page prior to recording the final plat.



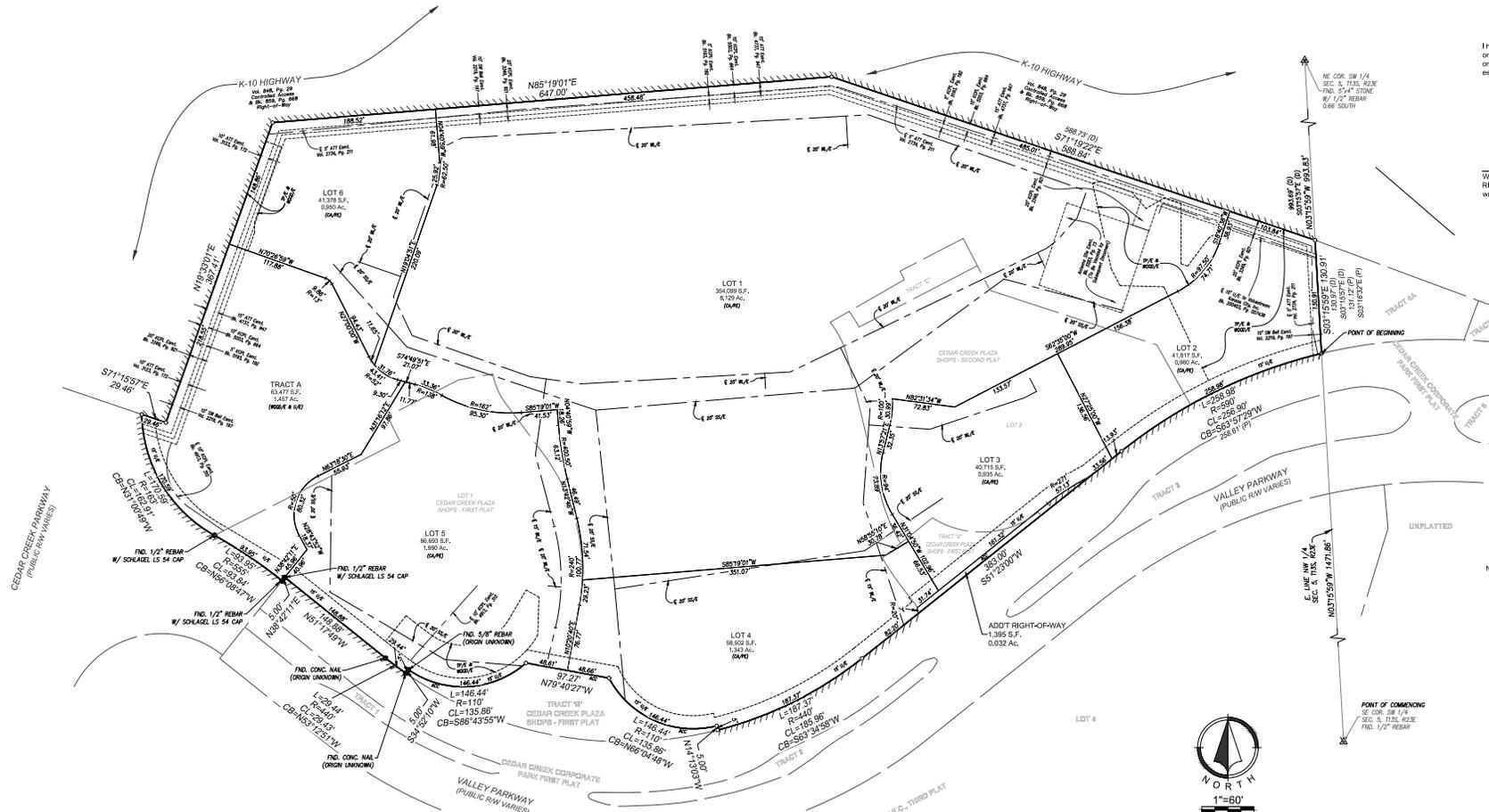
# FINAL PLAT CEDAR CREEK MARKETPLACE

PART OF THE SW QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 23,  
A REPLAT OF ALL OF LOT 1 AND TRACT "A", CEDAR CREEK PLAZA SHOPS - FIRST PLAT  
AND A REPLAT OF ALL OF CEDAR CREEK PLAZA SHOPS - SECOND PLAT  
ALL IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

I hereby certify that during month of March 2025, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.



Wayne E. Malnicof, Kansas PS-1239  
R/C 103 CLS-204  
wmalnicof@rc-consult.com



**NOTES:**

Basis of Bearings: North 03°15'59\"/>

Lots 2, 3, 4, 5, and Tract A shall have No Vehicular Access to Valley Parkway, except as shown on the plat.

Lots 1, 2, 6, and Tract A shall have No Vehicular Access to K-10 Highway.

Tract A shall have No Vehicular Access to Cedar Creek Parkway.

Lots 1, 2, 3, 4, 5 and 6 shall have a blanket Cross Access/Parking Easement.

In approving this Plat by the City of Olathe and recording this Plat with the Office of the Register of Deeds, all assessments, restrictions and covenants, building lines, right-of-ways and lot lines that lie within those parts of CEDAR CREEK PLAZA SHOPS - FIRST PLAT, Plat Book 93, Page 23 and CEDAR CREEK PLAZA SHOPS - SECOND PLAT, Plat Book 121, Page 46 being replatted, are hereby now vacated.

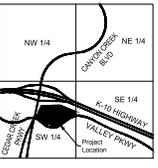
Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 200910D0463, revised August 3, 2009, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

3,440.96' (plat boundary distance) / 0.0024' (closing distance) = unadjusted error of closure 1 in 1,420,220.83



Plat Areas	
Lot No.	Sq. Ft.
ADD'T RIGHT-OF-WAY	1,385
LOT 1	304,099
LOT 2	41,817
LOT 3	40,715
LOT 4	30,902
LOT 5	30,673
LOT 6	41,376
TRACT A	63,477

- LEGEND:**
- ▲ FOUND SECTION CORNER AS NOTED
  - FOUND MONUMENT AS NOTED
  - SET 1/2\"/>
  - LENGTH OF CURVE
  - R- RADIUS OF CURVE
  - CL- CHORD LENGTH
  - CB- CHORD BEARING
  - (D)- DISTANCE
  - (P)- PLATTED
  - (G)- GREENED
  - UTILITY EASEMENT
  - STORAGE EASEMENT
  - SANITARY SEWER EASEMENT
  - WATERLINE EASEMENT
  - CROSS ACCESS/PARKING EASEMENT
  - TREE PRESERVATION EASEMENT
  - ACCESS POINT
  - RESTRICTED ACCESS



**LOCATION MAP**  
SECTION 5, T13S, R23E  
Scale 1\"/>

**CEDAR CREEK MARKETPLACE**

Prepared For:  
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Date of Preparation: August, 2025  
Revised: December, 2025

Certificate of Authorization:  
Missouri CLS-2011003572, Kansas CLS-234

