



STAFF REPORT

Planning Commission Meeting: January 12, 2026

Application:	FP25-0038: Final Plat of Cedar Creek Marketplace		
Location:	Northeast of S. Cedar Creek Parkway and W. Valley Parkway		
Owner:	David Ball, Cedar Creek Equities, LLC		
Developer:	Kurt Thuenemann, Associated Wholesale Grocers		
Engineer:	Dustin Burton, Renaissance Infrastructure Consulting		
Staff Contact:	Taylor Vande Velde; Planner II		
Site Area:	<u>15.80 acres</u>	Proposed Use:	<u>Grocery Sales & Future General Commercial Uses</u>
Lots:	<u>6</u>	Existing Zoning:	<u>C-2 (Community Center)</u>
Tracts:	<u>1</u>	Plat:	<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.

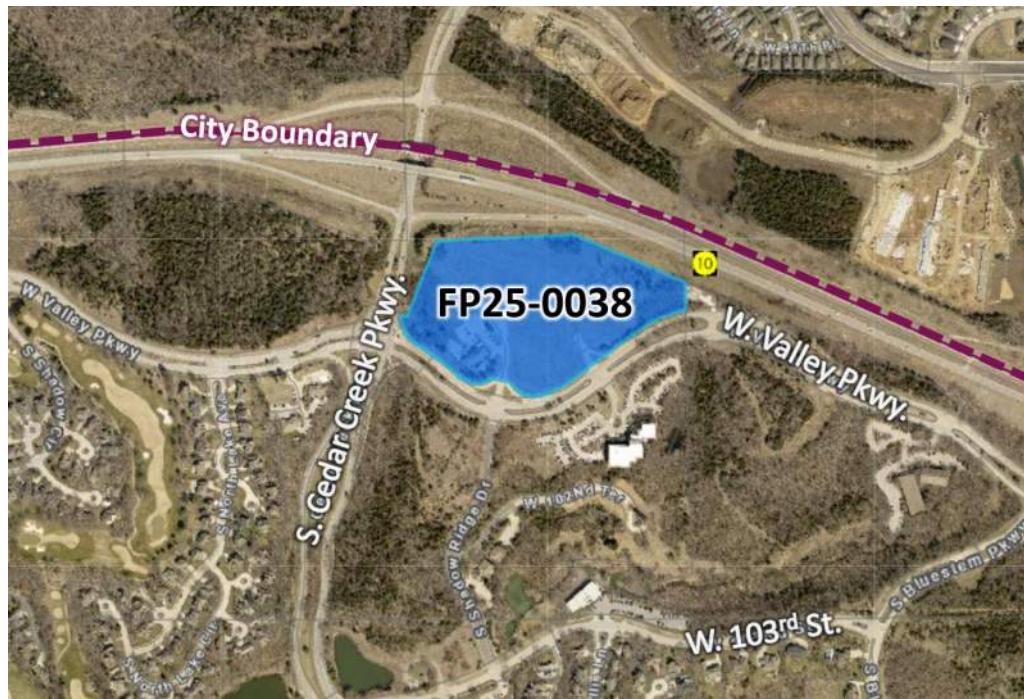
The property was zoned C-2 (Community Center District) in 1988 as part of the larger Cedar Creek Plaza Shops plan for commercial, office, and residential development (Ord. 88-83). Two lots in this area have been platted, Cedar Creek Plaza Shops, First Plat (Tall Trellis) and Second Plat (undeveloped). 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 (WQDD/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 (WQDD/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.