



STAFF REPORT

Planning Commission Meeting: July 13, 2026

Application:	MP26-0004: Minor Plat of Veloria Estates
Location:	14222 S. Pickering Street
Owner/Applicant:	Hellen Tanui
Engineer/Architect:	Joel Perry, Indwell Architecture
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>0.44 ± acres</u>	Proposed Use:	<u>Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities</u>
Lots:	<u>1</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>0</u>	Plat:	<u>Lakeshore Meadows 2nd Plat (Lots 60 & 61)</u>

1. Introduction

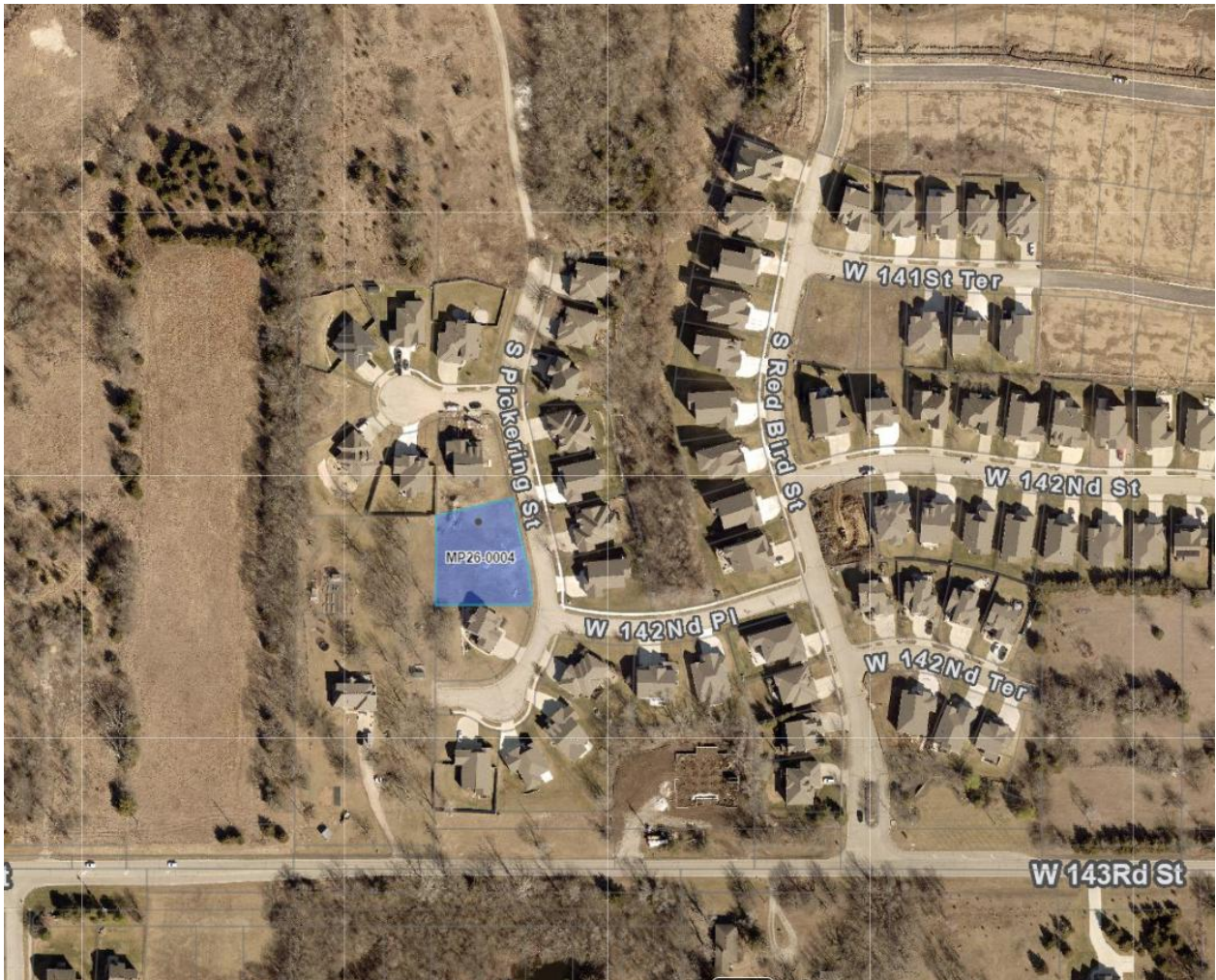
This is a request for approval of a minor plat for Veloria Estates, Lot 1, containing one (1) lot on approximately 0.44 acres, located at 14222 S. Pickering Street within the R-1 (Residential Single Family) District. The property was platted in 2008 as Lots 60 & 61 of the Lakeshore Meadows 2nd Plat. This replat combines the two (2) lots into one (1) 19,218-square-foot lot to allow the property owner to construct a single-family home that will operate as a HomePlus facility which is licensed by the State of Kansas. .

The replatted property meets all UDO requirements. No public easements or right-of-way are dedicated with this plat; therefore, the plat does not require City Council acceptance.

2. Plat Review

- Lots/Tracts** – The replat creates one (1) 19,218-square-foot residential lot.
- Streets/Right-of-Way** – The proposed residential lot will take access from S. Pickering Street. 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 sanitary sewer and both Johnson County Rural Water District 7 & City of Olathe water services areas. No new public easements are required or proposed with this plat.
- d. **Landscaping**– Existing conditions satisfy minimum tree requirements for single-family homes, including a minimum of three (3) total trees on the property, including at least one street tree.



Aerial view of subject property outline in blue.

3. Staff Recommendation

- A. Staff recommends approval of MP26-0004, the minor plat of Veloria Estates, with no stipulations.