



STAFF REPORT

Planning Commission Meeting: March 24, 2025

Application:	FP25-0005: Final Plat of Lyonz Den Townhomes
Location:	Southwest of E. Spruce and E. Kanas City Road
Owner:	Andree Saad; Lyonz, LLC
Applicant:	Tania Goncalves; Avalon Properties, LLC
Engineer/Architect:	Gerald Conn; Payne & Brockway P.A.
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>0.89 ± acres</u>	Proposed Use:	<u>Townhomes</u>
Lots:	<u>1</u>	Existing Zoning:	<u>RP-3 (Planned Low Density Multifamily)</u>
Tracts:	<u>0</u>	Existing Plat:	<u>Cornwall & Barton's Addition</u>

1. Introduction

The following application is a request for a final plat of Lyonz Den Townhomes. This plat will establish lot lines, dedicate public easements for one (1) residential lot, and vacate a portion of existing sanitary sewer easement (SS/E) within the Lyonz Den Townhome multifamily development.

The subject property was rezoned to the RP-3 District in 2006, with amendments in 2008. The replat aligns with the revised preliminary site development plan.

In 2008, a revised site development plan for McBride Townhomes (PR-08-030) was approved, allowing the construction of four (4) two-unit townhome buildings. A final plat (P-11-001) was approved in 2011 but was never recorded and has since expired, requiring a new final plat application. A final site development plan application (PAR25-0001) is currently under staff review, which includes the remaining two townhome buildings.

2. Plat Review

- a. **Lots/Tracts** – The final plat includes one (1) multifamily residential lot. This residential lot is intended for the construction of two (2) remaining townhome buildings.

- b. **Streets/Right-of-Way** – This lot currently takes access from E. Spruce Street that will be retained.
- c. **Public Utilities** – The project is within the City of Olathe water and sanitary sewer service areas and will connect to existing utilities currently servicing the two (2) existing townhome structures located on the subject property. A portion of the existing 10-foot sanitary sewer easement (SS/E) is being vacated with this plat. A new SS/E has been relocated and is being dedicated with this plat.
- d. **Stormwater** – The preliminary development plan for the subject property was approved prior to Title 17 requirements for the City of Olathe, so no stormwater quality or quantity improvements are required.

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. No correspondence from surrounding property owners has been received by the applicant or Staff.



Aerial view of subject property outlined in yellow.

4. Staff Recommendation

- A. Staff recommends approval of F25-0005, the final plat of Lyonz Den Townhomes, with no stipulations.