



STAFF REPORT

Planning Commission Meeting: November 18, 2024

Application:	FP24-0029: Final Plat of Palmer View, Second Plat
Location:	South of W. Dennis Avenue and west of S. Palmer Lane
Owner:	David Collis, Collis CraneWorks
Engineer/Applicant:	Judd Claussen, P.E.; Phelps Engineering Inc.
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area:	<u>0.77 ± acres</u>	Proposed Use:	<u>Residential, Single Family Detached</u>
Lots:	<u>0</u>	Existing Zoning:	<u>AG (Agricultural)</u>
Tracts:	<u>6</u>	Plat:	<u>Unplatted</u>

1. Introduction

This is a request for approval of a final plat for Palmer View, Second Plat, containing six (6) tracts on approximately 0.77 acres, located south of W. Dennis Avenue and west of S. Palmer Lane, directly behind lots 23 through 28 of the Plamer View subdivision. These tracts will be deeded to the adjacent lot owners and be used as additional outdoor space. Palmer View was platted in 1960 and zoned to the R-1 (Single Family) District in June 1970 per Ord. 346-C.

The subject property was rezoned (RZ-11-006) to the AG (Agricultural) District in October 2011 per Ord. 11-37. The subject property is currently part of a large 85-acre tract with one single family home and two outbuildings or accessory structures.

2. Plat Review

- a. **Lots/Tracts** – The plan includes six (6) tracts intended for residential single-family uses.
- b. **Streets/Right-of-Way** – These tracts will be accessed from the corresponding residential lots, which take access from S. Palmer Lane.
- c. **Public Utilities** – The property is currently serviced by City of Olathe water and sewer. No new utility easements will be dedicated with this plat.



*Aerial view of subject property outlined in yellow.
A portion of the Collis property is outlined in red.*

3. Staff Recommendation

- A. Staff recommends approval of FP24-0029, the final plat of Palmer View, Second Plat, with the following stipulations:
 - 1. Prior to the construction of future accessory structures on Tracts 23A – 28A, rezoning of the tract to the R-1 (Residential Single-Family) District is required.