



STAFF REPORT

Planning Commission Meeting: September 23, 2024

Application:	MP24-0019: Minor Plat of Canyon Ranch Villas, Second Plat		
Location:	Northwest of W. 116th Terrace and S. Olathe View Road		
Applicant/Engineer:	David A. Rinne, PS; Schlagel Engineering, Inc.		
Owners:	Raynard Brown, President, Inspired-Homes		
Staff Contact:	Logan Day, Planning Intern		
Site Area:	<u>0.66 ± acres</u>	Proposed Use:	<u>Residence, Two Family</u>
Lots:	<u>2</u>	Current Zoning:	<u>RP-2 (Planned Two Family District)</u>
Tracts:	<u>0</u>		

1. Introduction

This is a request for approval of a minor plat for Canyon Ranch Villas, L Second Plat, containing (2) lots on 0.66 acres, located at northwest of W. 116th Terrace and S. Olathe View Road. The applicant is replatting the property to allow for adjustment between Lots 9 and 10 for future construction of two-family villas.

The subject property was rezoned to the RP-2 (Planned Two Family) District in May 2007 (RZ-07-07) to allow for the construction of twin villas. A final plat (FP16-0043) for Canyon Ranch Villas was approved in December of 2016. The minor plat is consistent with both the preliminary development plans and final plat.

No public easements or right-of-way are dedicated with this replat; therefore, the plat does not require City Council acceptance.

2. Plat Review

- a. **Lots** – This replat includes two (2) lots for individual duplex units and no common tracts.
- b. **Public Utilities** – The subject property is located within the City of Olathe sewer and WaterOne service areas. No new public easements will be dedicated with this plat.
- c. **Streets/Access** – Each unit has access to a concrete driveway, which provides access to W. 119th Terrace. No new street right-of-way will be dedicated with this replat.



Aerial View of the Subject Property (Yellow)

3. Staff Recommendation

Staff recommends approval of MP24-0019 with no stipulations.