

STAFF REPORT

Planning Commission Meeting: February 26, 2024

Application:	MP24-0006: Minor Plat for Wild Rose Addition
Location:	314 & 317 S. Wabash Circle
Owners:	Michael and Emily Paton (314 S. Wabash Circle) Sheila Carr (317 S. Wabash Circle)
Engineer/Applicant	Todd Allenbrand; Payne & Brockway, P.A.
Staff Contact:	Luke Bertram; Planner I

Site Area:	<u>0.89 ± Acres</u>	Existing Uses:	<u>Single-Family Residences</u>
Lots:	<u>2</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>0</u>	Plat:	<u>Rose Third Addition</u>

1. Introduction

This is a request for approval of a minor plat for Wild Rose Addition containing two (2) lots on approximately 0.89 acres that replats the existing Lots 3, 4 and 5A of Rose Third Addition as Lots 1 and 2 of Wild Rose Addition. The owner of the existing Lot 3 intends to sell the northern portion of their property to the owner of Lots 4 and 5A to provide them with additional yard area.



Existing lot lines



Proposed lot lines

2. History

The subject property was rezoned to the R-1 (Single-Family Residential) District in 1970 (Ord. 346-C) and is located within the Original Town Overlay District and therefore subject to the requirements outlined in Unified Development Ordinance (UDO) 18.20.280. The property was originally platted in 1963 as Lots 3, 4 & 5 of Rose Third Addition. In 2015, Lot 5A was split from Lot 5 through the lot split process (LS15-0011).

3. Plat Review

- A. **Lots/Tracts** – The minor plat includes two (2) lots that comply with the minimum area and width standards of the R-1 (Single-Family Residential) District and the Original Town Overlay District.
- B. **Public Utilities** – The subject property is located within the City of Olathe sewer and water service areas. No new public easements will be dedicated with this minor plat.
- C. **Streets/Access** – Existing access is provided from S. Wabash Circle, and no right-of-way will be dedicated with this minor plat.

4. Staff Recommendation

- A. Staff recommends approval of MP24-0006 with no stipulations.