



STAFF REPORT

Planning Commission Meeting: January 12, 2026

Application:	FP25-0040: Final Plat of Solomon's Porch		
Location:	Northeast of N. Mur-Len Road and W. Indian Creek Parkway		
Owner/Applicant:	Mark Boek; Prime Property Options LLC		
Engineer:	Mark Huggins; Payne & Brockway		
Staff Contact:	Taylor Vande Velde; Planner II		

Site Area:	<u>2.74 acres</u>	Proposed Use:	<u>Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities</u>
Lots:	<u>1</u>	Proposed Zoning:	<u>C-1 (Neighborhood Center)</u>
Tracts:	<u>1</u>	Plat:	<u>Platted; Indian Creek Office Park</u>

1. Introduction

The following application is a request for a final plat of Solomon's Porch located at 16560 Indian Creek Parkway, northeast of N. Mur-Len Road and W. Indian Creek Parkway within the C-O (Office) District. The replat will establish lot lines and dedicate public easements for one (1) commercial lot and vacate a portion of an existing public waterline easement to accommodate the construction of a proposed 19,772-square-foot facility, for Solomon's Porch Assisted Living.

The subject property is located within the existing Indian Creek Office Park and was zoned to the C-O (Office) District in 1987. The applicant has submitted an associated rezoning and revised preliminary site development plan (RZ25-0018) to change the zoning to C-1 (Neighborhood Center) to allow the assisted living use. The Planning Commission recommended approval on December 22, 2025, and the City Council will consider the request on January 20, 2026.

2. Plat Review

- a. **Lots/Tracts** – This plat reestablishes lot lines for one (1) commercial lot and one (1) tract to allow development of a proposed 19,772-square-foot assisted living facility. Tract A is intended for stormwater detention and will be owned and maintained by the property owner.
- b. **Streets/Right-of-Way** – No new public streets or right-of-way are proposed or required with this plat. Shared access to the site is provided through the adjacent lots to the west and south through an existing private access easement.
- c. **Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas. New sanitary sewer (SS/E), drainage (D/E), and Water Line Easement (U/E) easements will be dedicated with this plat.

There is an existing water main along the west side of the property, which will be vacated with this plat and realigned to serve a newly relocated fire hydrant.

- d. **Stormwater** – Stormwater detention will be managed through a water quality and quantity drainage easement (WQQD/E) on site through Tract A, which will be owned and maintained by the owner of Lot 1, Solomon's Porch. A public access easement (A/E) is also dedicated to allow access from the proposed parking lot to the BMP.

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.

Staff received email and phone correspondence from the adjacent property owner to the south (16500 W. Indian Creek Parkway) and the adjacent property owner to the north (12930 S. Brookfield Street) regarding the vacation process and the proposed project. Staff provided additional information regarding utility locations, vacation process, and project details.

Staff have not received further correspondence regarding the case. After review, city staff supports the requested vacation of the water easement. Consent from other private utility companies is not required as no other utility company is impacted by the request.



Aerial view of the subject property outlined in yellow.

4. Staff Recommendation

A. Staff recommends approval of FP25-0040, the final plat of Solomon's Porch with the following stipulation(s):

1. The water line must be relocated within one (1) year of the plat recording, or the property owner will re-dedicate the easement over the existing waterline by separate instrument.