



STAFF REPORT

Planning Commission Meeting: July 13, 2026

Application:	MP26-0005: Minor Plat of Hidden Lake Estates, Replat of Lots 106 and 107
Location:	25384 and 25385 W. 107 th Terrace
Owners:	Valley Ridge, LLC; Austin and Michelle Roeser
Applicant/Engineer:	Dave Gamber, Phelps Engineering
Staff Contact:	Bradley Hocevar, Planner I

Site Area:	<u>1.61 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>2</u>	Existing Zoning:	<u>RP-1 (Planned Single-Family Residential)</u>
Tracts:	<u>0</u>	Plat:	<u>Hidden Lake Estates Fourth Plat</u>

1. Introduction

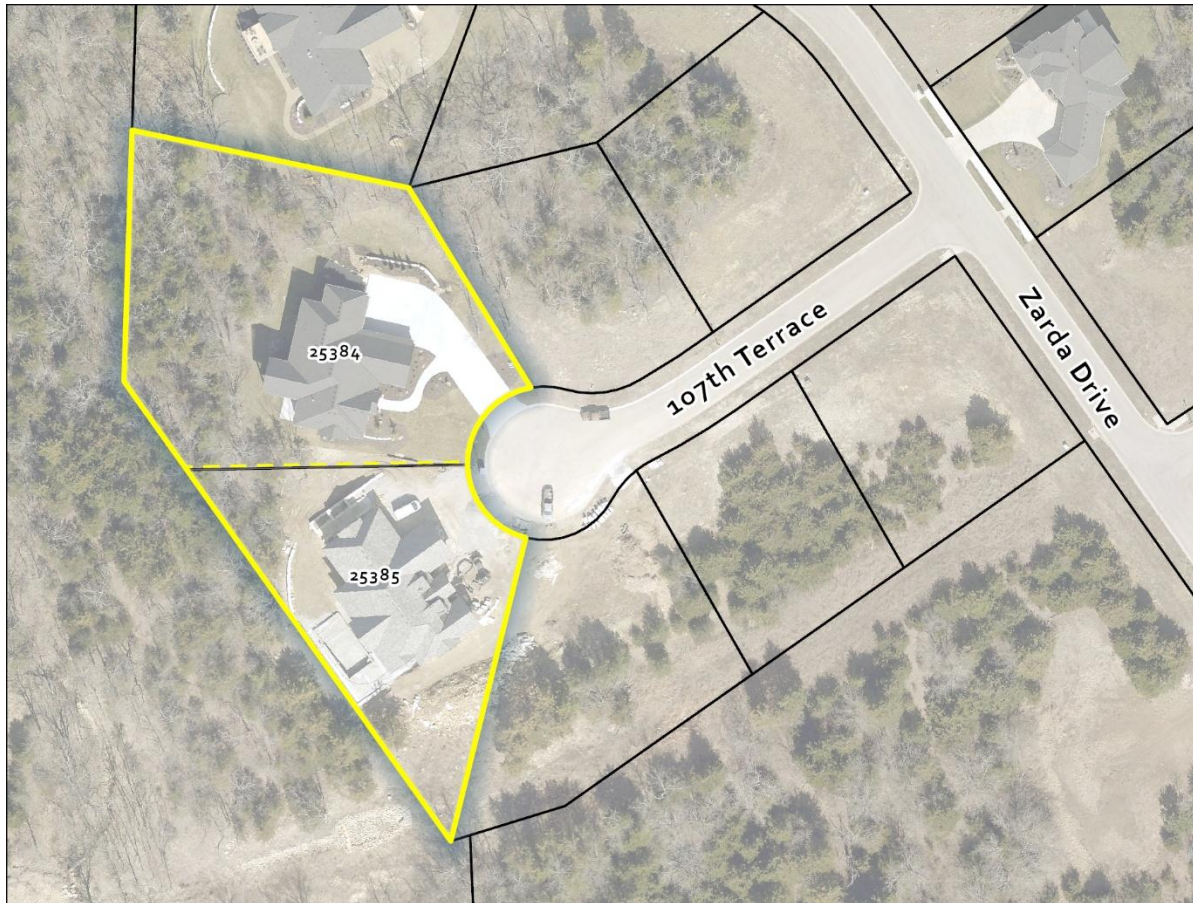
This is a request for approval of a minor plat for Hidden Lake Estates, Replat of Lots 106 and 107, containing two (2) lots on approximately 1.61 acres, located at 25384 and 25385 W. 107th Terrace within the RP-1 (Planned Single-Family Residential) District. The property was platted in 2020 as Lots 106 and 107 of Hidden Lake Estates, Fourth Plat. This replat adjusts the common lot line between the two lots to accommodate an existing retaining wall associated with the driveway and foundation of the residence at 25385 W. 107th Terrace. Both property owners are in agreement with the location of the adjusted lot line.

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

2. Plat Review

- Lots/Tracts** – The replat adjusts the common lot line between two (2) existing residential lots. Each lot will remain consistent with the dimensional standards of the RP-1 District and continue to comply with the building setback requirements.
- Streets/Right-of-Way** – Primary access to each lot will remain via the existing driveways from W. 107th Terrace. No additional right-of-way dedication is required or proposed with this plat.
- Public Utilities** – The properties are located within the City of Olathe sanitary sewer and water service areas and are served by existing public utilities. No new public easements are required or proposed with this plat.

- d. **Stormwater** – The lot line adjustment does not modify the existing drainage pattern or require additional stormwater improvements or easements.



Aerial view of subject property outline in yellow.

3. Staff Recommendation

- A. Staff recommends approval of MP26-0005, the minor plat of Minor Plat of Hidden Lake Estates, Replat of Lots 106 and 107, with no stipulations.