



STAFF REPORT

Planning Commission Meeting: April 13, 2026

Application:	FP26-0003: Final Plat of Her Shepherd's Estate
Location:	Southwest of W. 124 th Street and S. Parker Street
Owner:	Amanda Connealy
Engineer/Applicant:	Edward Dannewitz; Continental Consulting Engineers
Staff Contact:	Bradley Hocevar; Planner I

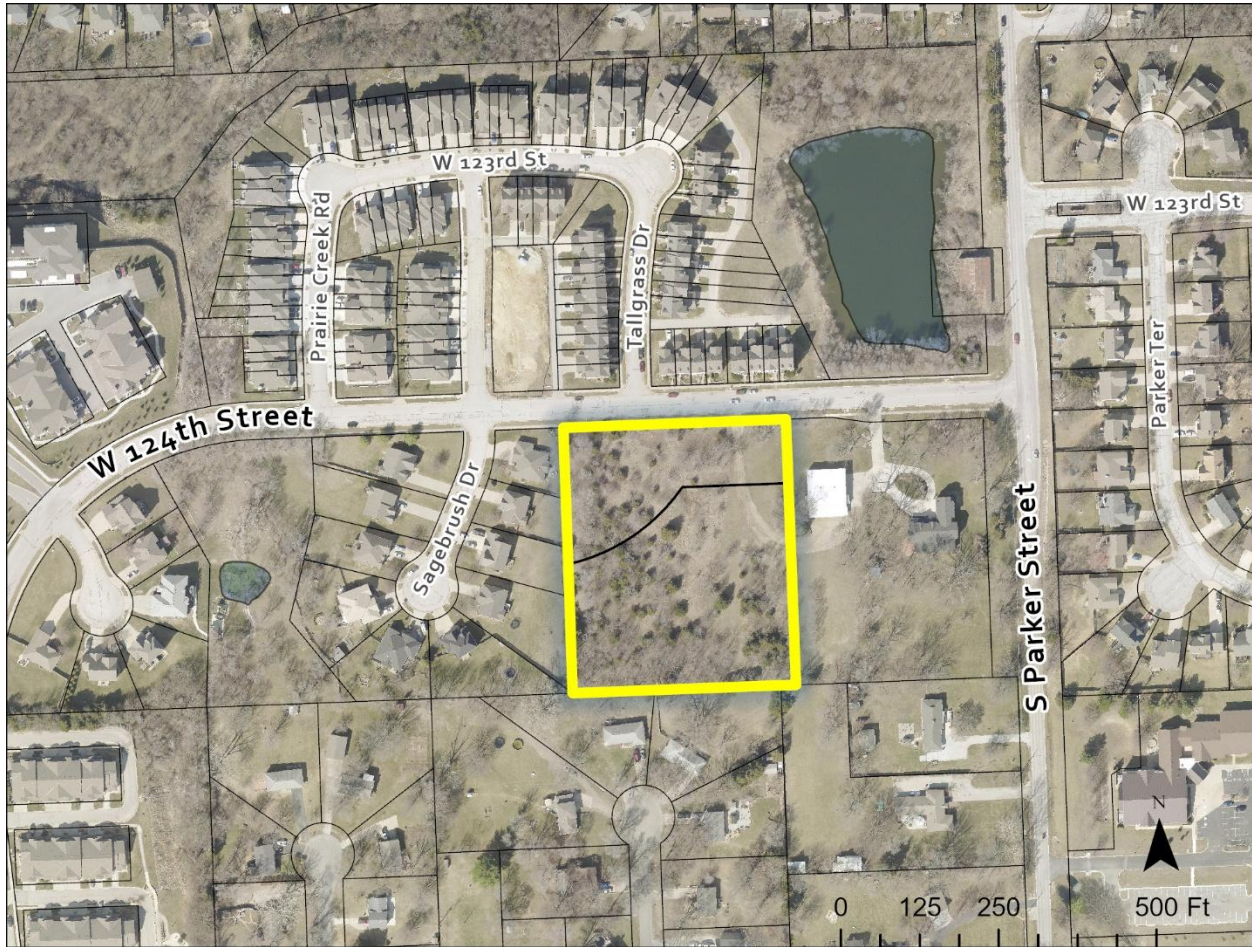
Site Area:	<u>3.4 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>1</u>	Existing Zoning:	<u>R-1 (Single-Family Residential)</u>
Tracts:	<u>0</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following item is a request for a final plat of Her Shepherd's Estate, a subdivision located southwest of W. 124th Street and S. Parker Street. The plat will establish lot lines and dedicate public easements for one (1) single family lot on approximately 3.4 acres. The property was previously rezoned to R-1 District (RZ18-0039) and included in an approved final plat (FP18-0039) that was not recorded and has since expired.

2. Plat Review

- a. **Lots/Tracts** – The final plat consists of one (1) lot intended to accommodate the construction of a sing-family home. The lot exceeds the R-1 District minimum lot size of 7,200 square feet and lot width of 60 feet.
- b. **Streets/Right-of-Way** – No additional right-of-way is proposed with this final plat. Access to the property will be provided from W. 124th Street. Driveway design and access will be reviewed for compliance with applicable City standards at the time of building permit.
- c. **Public Utilities** – The property is located within the City of Olathe water and sanitary service areas. A new 10-foot utility (U/E) easement is provided along W. 124th Street as required.
- d. **Landscaping/Tree Preservation** – A Tree Preservation Easement (TP/E) is provided on the final plat and aligns with existing preservation areas on adjacent property to the west and requirements of the UDO.
- e. **Stormwater** – The proposed development is exempt from Title 17 stormwater management requirements.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP26-0003, the final plat of Her Shepherd's Estate with no stipulations.