



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	MP24-0004: Minor Plat of Coffee Creek Meadows, 10th Plat		
Location:	Northeast Corner of W. 165 th Street and S. Britton Street		
Owner:	Philip Martens, Martens Family Enterprises, Inc.		
Engineer/Applicant:	Todd Allenbrand, Payne & Brockway PA		
Staff Contact:	Luke Bertram; Planner I		

Site Area:	<u>0.50 acres</u>	Existing Use:	<u>Two-Family Residential</u>
Lots:	<u>4</u>	Current Zoning:	<u>RP-2 District (Planned Two-Family Residential)</u>
Tracts:	<u>0</u>	Plat:	<u>Coffee Creek Meadows 2nd Plat</u>

1. Introduction

This is a request for approval of a minor plat of Coffee Creek Meadows 10th Plat containing four (4) lots on 0.50 acres, located at the northeast corner of 165th Street and Britton Street. The applicant is replatting a portion of Lot 90 as four new lots along the south side of W. 164th Terrace to allow for individual ownership of each unit within two (2) existing duplex buildings. A map exhibit is provided on page 2 of this report.

The subject property was annexed into the City of Olathe (Ordinance 05-01) in January 2005 as part of the Coffee Creek annexation and was zoned to the RP-2 (Planned Two-Family) District with an associated preliminary plat in 2005 (RZ-05-048 & PP05-0157). A final plat for Coffee Creek Meadows 2nd Plat was approved in 2006 (FP06-0035).

No public easements or right-of-way will be dedicated with this replat, and therefore the plat does not require City Council approval.

2. Plat Review

- a. **Lots** – The replat of one (1) existing lot results in four (4) reconfigured lots to allow for individual ownership of each individual residential unit.
- b. **Public Utilities** – The subject property is located in the WaterOne and Johnson County Wastewater areas. No new easements are dedicated with this replat.

- c. **Streets/Right-of-Way** – All four lots have direct access to W. 164th Terrace. No new right-of-way will be dedicated with this replat.



Aerial view of the subject properties outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of MP24-0004 with no stipulations.