



STAFF REPORT

Planning Commission Meeting: June 22, 2026

Application:	MP26-0003: Minor Plat of the Funk Addition, Lot 1
Location:	515 S Chestnut Street
Owner/Applicant:	Byron & Deana Funk
Engineer:	Robert M. Layton, Allenbrand-Drews & Associates
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>0.29 ± acres</u>	Proposed Use:	<u>Single-Family Residence</u>
Lots:	<u>1</u>	Existing Zoning:	<u>R-2 (Two-Family Residential)</u>
Tracts:	<u>0</u>	Plat:	<u>Keepers' Addition, Lots 14 & 15</u>

1. Introduction

This is a request for approval of a minor plat for the Funk Addition, Lot 1, containing one (1) lot on approximately 0.29 acres, located at 515 S Chestnut Street within the R-2 (Residential Two-Family) District and the Original Town Overlay District. The property was platted in 1996 as Lots 14 & 15 of the Keepers' Addition to Olathe, Kansas plat. This replat combines the two (2) lots into one (1) 12,608-square-foot lot to allow the property owners to construct a garage with an Accessory Dwelling Unit (ADU) in the rear yard.

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 creates one (1) 12,608-square-foot residential lot, which is consistent with the dimensional standards of the R-2 District. The existing house and proposed garage/ADU also comply with building setback requirements.
- Streets/Right-of-Way** – The lot fronts S. Chestnut Street, and access to the home and ADU will remain via the existing driveway. Additionally, an existing 12-foot-wide public alley wraps around the west and southern property lines and extends to the north towards Grace Street. No additional right-of-way dedication is required or proposed with this plat.
- Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas and is served by existing public utilities. The proposed ADU is permitted to use the existing water and sewer utilities serving the site. No new public easements are required or proposed with this plat.

- d. **Landscaping/Tree Preservation** – Existing conditions satisfy minimum tree requirements for single-family homes, including a minimum of three (3) total trees on the property, including at least one street tree.



Aerial view of the subject property outline in blue.

3. Staff Recommendation

- A. Staff recommends approval of MP26-0003, the minor plat of the Funk Addition, with no stipulations.