



## STAFF REPORT

Planning Commission Meeting: April 8, 2024

<b>Application:</b>	<b>MP24-0010: Minor Plat of Everest</b>		
<b>Location:</b>	16129 S. Lone Elm Road		
<b>Applicant/Engineer:</b>	Todd Allenbrand, Payne & Brockway, P.A.		
<b>Owner:</b>	Harwinder Sandhu, Everest Holdings, LLC		
<b>Staff Contact:</b>	Luke Bertram, Planner I		
<b>Site Area:</b>	<u>9.67 ± acres</u>	<b>Proposed Use:</b>	<u>Animal Care – Indoor or Outdoor Kennel</u>
<b>Lots:</b>	<u>2</u>	<b>Current Zoning:</b>	<u>M-2 (General Industrial)</u>
<b>Tracts:</b>	<u>0</u>	<b>Plat:</b>	<u>M.G.A. Estates</u>

### 1. Introduction

This is a request for approval of a minor plat for Everest, containing two (2) lots on approximately 9.67 acres, located at 16129 S. Lone Elm Road. The applicant is replatting M.G.A. Estates to allow for future development of a new lot on the east side. A map exhibit is provided for reference on page 2 of this report.

The subject property was platted in 1996 as M.G.A. Estates, Lot 2 under the jurisdiction of Olathe Township. It was annexed to the city in 2020 (ANX20-0001) and rezoned the same year (RZ20-0004) from CTY-RUR (County Rural) to M-2 (General Industrial) zoning with no stipulations. There is also an existing Special Use Permit that was issued in 2020 (SU20-0001) for the Animal Care – Indoor or Outdoor Kennel use.

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

### 2. Plat Review

- Lots** – This replat will result in two (2) reconfigured lots for individual ownership.
- Public Utilities** – The subject property is located within the WaterOne sewer and water service areas. No new public easements will be dedicated with this minor plat.
- Streets/Access** – Each lot will have access to a shared concrete driveway, which provides access to S. Lone Elm Road. No new street right-of-way will be dedicated with this replat.



*Aerial View of the Subject Property (Yellow).*

### **3. Staff Recommendation**

Staff recommends approval of MP24-0010 with no stipulations.