



STAFF REPORT

Planning Commission Meeting: September 8, 2025

Application:	FP25-0025: Final Plat of Villa Pointe, Second Plat		
Location:	Southwest of W. 167 th Street and S. Mur-Len Road		
Owner:	Monet Deshler, Sunwest Apartments, LLC		
Applicant/Engineer:	Doug Ubben, Phelps Engineering Inc		
Staff Contact:	Lauren Winter; Planner I		

Site Area:	<u>4.35± acres</u>	Proposed Use:	<u>Multifamily</u>
Lots:	<u>10</u>	Existing Zoning:	<u>RP-3 (Planned Low Density Multifamily)</u>
Tracts:	<u>2</u>	Plat:	<u>Villa Pointe</u>

1. Introduction

The following item is a request for a replat of Villa Pointe, located southwest of W 167th Street and S Mur-Len Road. The applicant is seeking approval to divide the property into 10 individual lots for a 10 multifamily building, 60-unit residential development. The property was rezoned to the RP-3 (Planned Low-Density Multifamily) district in 2005. A preliminary site development plan (PR22-0036) and final plat (FP22-0040) were approved together in 2023. This final plat is consistent with the previously approved preliminary site development plan and final plat.

2. Plat Review

- Lots/Tracts** – The final plat includes ten lots and two common tracts to accommodate the ten multifamily residential buildings (Lots 1-10), one common building (Tract B), and all common area (Tract A). The property owner intends to retain ownership of Lots 1-10, Tract A, and Tract B. The common tracts will be maintained in perpetuity for the purposes of landscaping, common amenities and buildings, and shared access.
- Streets/Right-of-Way** – Tract A accesses Britton Street through the existing drive shared with the Kiddi Kollege day care center to the north. This shared access easement was established with the previous final plat. Lots 1-10 and Tract B will take access through Tract A via a private access easement dedicated through a separate instrument that will be recorded with this plat. No street right-of-way will be dedicated with this final plat.

- c. **Public Utilities** – This property is located within the WaterOne and Johnson County Wastewater service areas and their consent to this plat is required prior to plat recording as they maintain existing utility lines serving this development. Utility and sanitary sewer easements were dedicated with the previous final plat and continue to be shown with this final plat. Lots 1-10 and Tract B will retain the ability to maintain their existing private utility service lines located in Tract A via a separate instrument that will be recorded with this plat.
- d. **Stormwater/Detention** – Stormwater from the property flows into the existing storm sewer system on Britton and 168th Terrace in the southern portion of the property. Stormwater detention and treatment for the property is provided by existing regional detention basins located off-site, and no additional easements are being dedicated with this final plat.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0025, the final plat of Villa Pointe, Second Plat, with the following stipulation(s):
 - 1. A separate instrument protecting access and utility service for Lots 1-10 and Tract B must be recorded with this plat.
 - 2. A utility consent sign-off is required from WaterOne and Johnson County Wastewater Services prior to recording of this plat.