



STAFF REPORT

Planning Commission Meeting: July 13, 2026

Application:	PR26-0010: Preliminary Site Development Plan for Villas at Deer Cove
Location:	Southwest of College Boulevard and Cedar Creek Parkway
Owner:	John Duggan, CCV (Tract 7 North Remainder), LLC
Applicant:	Mark Breuer, Schlagel
Engineer/Architect:	Jake Hattock, Schlagel
Staff Contact:	Jessica Schuller; Senior Planner

Site Area:	<u>34.69 ± acres</u>	Current Use:	<u>Undeveloped</u>
Zoning:	<u>CC (Cedar Creek)</u>	Proposed Use:	<u>Attached Villas</u>
Subdistrict:	<u>Mixed Use – Suburban Center</u>	Plat:	<u>Unplatted</u>
Proposed Dwelling Units:	<u>78 Dwelling Units</u>		

1. Introduction

The following item is a preliminary site development plan for the Villas at Deer Cove located south of College Boulevard and west of Cedar Creek Parkway. The property was rezoned to the CC (Cedar Creek District) in February 2026 and the applicant is now requesting preliminary plan approval under the procedures and standards of the Cedar Creek Area Plan (CCAP). The applicant is seeking approval for 78 attached villa units on 39 lots within the approximately 35-acre property. Significant portions of the property will be retained as natural open space and the townhomes will be maintenance-provided with a combination of for-sale and for-rent units.

The CCAP provides architectural, site design, street access, landscaping and lot dimensional standards for all properties zoned to the Cedar Creek District. An associated final plat (FP26-0008) is on the agenda for Planning Commission consideration which outlines requirements related to lot dimensions, stormwater, utilities, easements and right-of-way.

2. History

The land area south of College Boulevard was annexed in 1983. The property was rezoned from the C-2 (Community Center), CTY RUR (County Rural), R-1 (Single Family), and RP-1

(Planned Single Family) Districts to the CC (Cedar Creek) District in February 2026. The property is contained within the Cedar Creek Overlay District, which was established in August 2012 through the Cedar Creek Area Plan (CCAP). Properties within this overlay area may request a rezoning to the CC (Cedar Creek) District or one of the other zoning districts established in the Unified Development Ordinance.



Aerial view of subject property outlined in blue.

3. Existing Conditions

The 35-acre property is undeveloped and contains areas of dense trees west of the KCP Pipeline, which intersects the property. Areas of significant terrain are located to the southwest. An amenity area for Cedar Creek residents, consisting of a swimming pool and sport courts, is constructed just east of the rezoning area, at the intersection of College Boulevard and Cedar Creek Parkway.



Looking west from 113th Terrace

4. Zoning Standards

- a. **Land Use** – The proposed Attached Villa use is permitted in the Mixed Use subdistrict of the Cedar Creek zoning district, as established through the rezoning of the property (Ordinance No. 26-07).
- b. **Building Height** – The proposed two-story villas will not exceed the maximum height of 35 feet permitted in the residential subdistrict.
- c. **Setbacks** – Building setbacks will follow the minimum requirements of CCAP Table 18.51.100.E, with 30-foot front yard setbacks, corner side yard setbacks of 20-feet and rear yard setbacks of 35-feet. Side yard setbacks of 10-feet will be maintained in order to provide 20-feet of building separation per the Attached Residential Use identified in Table 18.51.100.E (listed under “Town Center Attached Residential and Multifamily”).
- d. **Density** – The proposed density of 2.24 dwelling units per acre is less than the maximum 29 units per acre permitted in the Mixed Use subdistrict.
- e. **Open Space** – A minimum of 20% open space is required of the Suburban Center development type within the Mixed Use subdistrict. The development preserves 46% of the property as open space, located within Tracts A-D and F-H.

5. Development Standards

- a. **Access/Streets** – The development will be accessed from College Boulevard to the north and Cedar Creek Parkway to the east. New public street right-of-way will be dedicated for three cul-de-sac streets which are aligned with existing grade changes. 112th Street will be stubbed to the south until future development occurs.
- b. **Parking** – Each villa unit will provide four parking spaces, utilizing the attached two-car garages, and additional driveway space.
- c. **Landscaping/Screening** – The development is subject to the CCAP for on lot-landscaping, landscape buffers adjacent to roadways and adjacent development, and parking lot and open space landscaping. The development is meeting all requirements with greater than 15-foot planted buffers adjacent to College Boulevard and Cedar Creek Parkway and on-lot landscaping provided for all units. Additionally, Tract D contains a clubhouse amenity and parking lot, which will be screened as required.
- d. **Tree Preservation** – Tract C will be preserved as natural open space with the protection of existing trees in harmony with the natural setting established throughout Cedar Creek developments. The development will preserve 38% of the existing tree canopy area, exceeding the requirement of 30% as provided by the CCAP.
- e. **Stormwater/Detention** – The project is subject to Title 17 for stormwater detention and quality. Tracts A and C are designated as a Stormwater Quality / Quantity Easement. A Stormwater Facilities Maintenance agreement is required to be filed with Johnson County at the time of plat recording.
- f. **Public Utilities** – The property is located within the City of Olathe water and sewer service areas. The existing waterline adjacent to College Boulevard will be extended through this project. Sanitary sewer service will be extended via a low pressure sewer system.
- g. **Pedestrian Connectivity** – Sidewalks are located on both sides of roadways, providing connections to College Boulevard and Cedar Creek Parkway, and to the clubhouse amenity located in Tract D. A sidewalk connection will also be included between Lots 15 and 16 providing an additional connection to Cedar Creek Parkway.

6. Building Design Standards

The architecture standards for the Cedar Creek District are established in the CCAP and include an additional approval process through the Cedar Creek New Construction Committee. Three different duplex elevations were provided, and consist primarily of stone and stucco materials, with cement fiberboard used as an accent, in beige and white color tones. The residential homes in the surrounding area are designed with attention to distinct architectural features and are primarily constructed of masonry and similar durable building materials.

The proposed clubhouse consists of stone wainscotting and cement stucco siding in tan and gray tones, meeting the materials requirements of the CCAP.

7. Staff Recommendation

Staff recommends approval of PR26-0010, Villas at Deer Cove, with no stipulations.