



PLANNING
ENGINEERING
IMPLEMENTATION

MEMORANDUM

Date: December 20, 2023

To: Taylor Vande Velde
Olathe Planning Dept.

From: Doug Ubben, Jr., P.E.
Phelps Engineering, Inc.

Re: Purpose For Rezoning Request
Abbey Valley (Rezoning and preliminary plat)
PEI #230741

The purpose for this rezoning request is to allow for single family residential development to be constructed on this property. The residential development consists of 51 single family lots. Currently the property is zoned CTY RUR, which does not allow for a residential subdivision. The proposed zoning being requested is R-1 (Residential Single Family), which would allow for these types of residential lots. There is existing single family residential zoning to the north, south, and east (R-1) and existing rural residential district zoning to the west (RUR, county zoning). The site is bounded on the west side by a major street arterial (Ridgeview Road) and the south side by a major street arterial (167th Street).

According to the Olathe Comprehensive plan (www.planolathe.org) the property is designated as Conventional Neighborhood. The proposed R-1 Residential Single Family zoning would be consistent with the Conventional Neighborhood designation on the Olathe Comprehensive Plan.