



STAFF REPORT

Planning Commission Meeting: July 13, 2026

Application:	FP26-0008: Final Plat of Villas at Deer Cove
Location:	Southwest of College Boulevard and Cedar Creek Parkway
Owner/Applicant:	John Duggan, CCV (Tract 7 North Remainder), LLC
Engineer/Architect:	Jake Hattock, P.E., Schlagel Associates
Staff Contact:	Jessica Schuller; Senior Planner

Site Area:	<u>34.69 ± acres</u>	Proposed Use:	<u>Residential, Attached Villas</u>
Lots:	<u>39</u>	Existing Zoning:	<u>CC (Cedar Creek) District - Mixed Use</u>
Tracts:	<u>8</u>	Plat:	Unplatted

1. Introduction

The following item is a request for a final plat of Villas at Deer Cove, located southwest of College Boulevard and Cedar Creek Parkway. The applicant is seeking approval of the final plat to establish 39 lots and 8 common tracts for a 78-unit duplex development with a clubhouse amenity. The property was rezoned to the CC (Cedar Creek) District in February 2026 (RZ25-0017) and is categorized under the Mixed Use – Suburban Center subdistrict of the Cedar Creek Area Plan. A preliminary site development plan (PR26-0010) is also on this meeting agenda, and this final plat is consistent with the preliminary plans.

2. Plat Review

- Lots/Tracts** – The plat will establish lot lines for 39 lots for duplex homes (attached villas), and eight (8) common Tracts for the use of landscaping, stormwater quality and treatment, and tree preservation. All lots exceed the minimum size of 2,500 square feet as required by the Cedar Creek Area Plan (CCAP).
- Streets/Right-of-Way** – 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.
- Public Utilities** – The property is located within the City of Olathe water and sewer service areas. Utility Easements (U/E), Public Utility Easements (PUB/E), Drainage Easements (D/E), are being dedicated with this final plat.

- d. **Landscaping/Tree Preservation** – The plat establishes landscape tracts along College Boulevard and Cedar Creek Parkway for buffering and screening, as required by the CCAP. Tract B provides landscape buffers adjacent to the future 113th Terrace, and Tract C will be preserved as natural open space with the protection of existing trees. The development will preserve 38% of the existing tree canopy area, exceeding the requirement of 30% as provided by the CCAP.
- e. **Stormwater** – The project is subject to Title 17 for stormwater detention and quality. Tracts A and C are designated as Stormwater Quality / Quantity Easements. A Stormwater Facilities Maintenance agreement is required to be filed with Johnson County at the time of plat recording.



Aerial view of subject property outlined in blue.

3. Staff Recommendation

- A. Staff recommends approval of FP26-0008, the final plat of Villas at Deer Cove, Error! Reference source not found. with no stipulations.