



## STAFF REPORT

Planning Commission Meeting: February 12, 2024

<b>Application:</b>	<b>RZ23-0015 Request for a rezoning from the CTY RUR (County Rural) District to the R-1 (Residential Single-Family) District and a Preliminary Plat for Abbey Valley</b>
<b>Location:</b>	Northeast of 167 <sup>th</sup> Street and Ridgeview Road
<b>Owner:</b>	Dan Himmelberg, Roman Catholic Archdioceses of Kansas City in Kansas
<b>Applicant:</b>	Jib Felter; AAG Investments, Inc.
<b>Engineer:</b>	Doug Ubben, Jr.; Phelps Engineering Inc.
<b>Staff Contact:</b>	Andrea Fair, AICP ; Planner II

<b>Site Area:</b>	<u>20 acres</u>	<b>Proposed Use:</b> <u>Single-family residential</u>
<b>Proposed Density:</b>	<u>2.6 units/acre</u>	<b>Plat:</b> <u>Unplatted</u>
<b>Existing Zoning:</b>	<u>CTY-RUR (County Rural)</u>	<b>Proposed Zoning:</b> <u>R-1 (Single-Family Residential)</u>
<b>Lots:</b>	<u>51</u>	<b>Tracts:</b> <u>5</u>

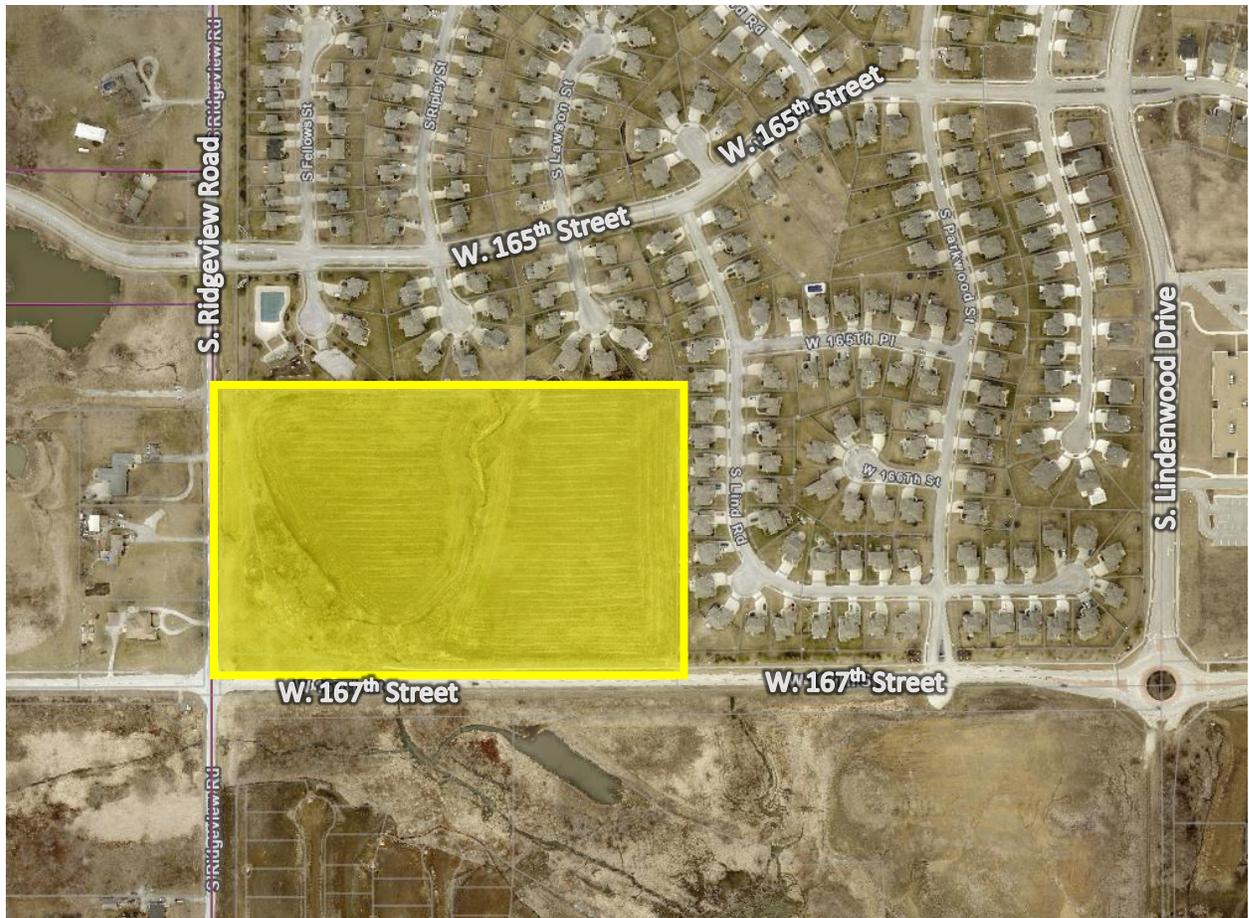
Plan Olathe Land Use Category			
Site	Conventional Neighborhood	Existing Use	Existing Zoning
		<b>Agriculture</b>	<b>CTY-RUR (County Rural)</b>
<b>North</b>	Conventional Neighborhood	Single-Family Residential	R-1 (Single-Family Residential)
<b>South</b>	Secondary Greenway	Vacant and Single-Family Residential	R-1 (Single-Family Residential)
<b>East</b>	Secondary Greenway	Single-Family Residential	R-1 (Single-Family Residential)
<b>West</b>	Secondary Greenway	Single-Family Residential	CTY-RUR (County Rural)

## 1. Introduction

The applicant is requesting a rezoning from the CTY RUR (County Rural) District to the R-1 (Residential Single-Family) District for the Abbey Valley subdivision. The property is located at the northeast corner of 167th Street and Ridgeview Road. The proposed rezoning to the R-1 District is required to allow the development of a single-family home subdivision. A preliminary plat with 51 single-family lots and 5 tracts accompanies this rezoning request. The 20-acre site will be constructed in one phase with a pickleball court located in the center of the subdivision in Tract E.

## 2. History

The property was annexed into the City of Olathe in March 2002 (ANX-01-02) with the Coffee Creek Annexation and has historically been used for agricultural purposes. There are no existing structures on the property.



*Site location map – outlined in yellow.*

## 3. Existing Conditions

The existing site is undeveloped farmland. The property gently slopes to the south and is bisected by a stream central to the property, and at the southwest perimeter of the property. Both streamways drain into a box culvert near the south property line. Most of the existing

tree canopy is located at the southwest perimeter of the property and will be preserved with this application.



*View of the subject property looking north.*

#### 4. Zoning Standards

- a. **Land Use** – The applicant is seeking a change of zoning to allow for the construction of detached single-family homes within the R-1 District. Permitted uses in the R-1 District include uses such as, but not limited to, single-family homes, assisted living facilities, schools, and religious facilities. The site is designated as Conventional Neighborhood on the PlanOlathe Future Land Use Map and the requested R-1 District directly aligns with this future land use designation.
- b. **Lot Standards** – The preliminary plat includes 51 single-family residential lots. All lots exceed the minimum lot size requirement of 7,200 square feet, and comply with the minimum lot width requirement of 60 feet, as required by Unified Development Ordinance (UDO) 18.20.070. Lots range in size between 7,800 square feet and 17,800 square feet, with an average lot size of 15,000 square feet.
- c. **Building Height** – Building heights within the R-1 District are limited to 2 ½ stories and 35 feet for residential homes. The proposed single-family homes will comply with this requirement.

- d. **Setbacks** – The R-1 District requires a front yard setback of 30 feet, a side yard setback of seven (7) feet, and a rear yard setback of 25 feet. The proposed preliminary plat complies with the minimum setbacks.
- e. **Open Space** – The applicant is providing 2.48 acres of open space, which is approximately 13% of the overall site.

## 5. Coffee Creek Master Plan

Adopted in 2005, The Coffee Creek Master Plan provides a guide for future development generally located between 159<sup>th</sup> Street in the north and 175<sup>th</sup> Street in the south, and between Ridgeview Road in the west and Pflumm Road in the east. The Coffee Creek Master Plan designates this property for Neighborhood Residential land uses with a density between 2-4 dwelling units per acre. New development within this study area should be high-quality and offer a range of housing options with amenities, which this proposal provides. The proposed subdivision provides 2.6 dwelling units per acre and addresses several goals from the plan including promoting quality of life through walkable and pedestrian-friendly development with sidewalks and dedicated open space. As such, the proposed plan meets the requirements for the Coffee Creek Master Plan.

## 6. Development Standards

- a. **Access/Streets** – The proposed layout of streets and access points into the subdivision were reviewed against, and are compliant with, the City's Access Management Plan and requirements of the UDO. One (1) new street connection will be provided to 167<sup>th</sup> Street to the south, which will have separated entrance and exit lanes with a landscaped median. No residential lot will have direct access to an arterial street.
- b. **Landscaping/Screening** – Master Landscaping is provided along both 167<sup>th</sup> Street and Ridgeview Road within areas at least 25 feet in width as required by UDO Section 18.30.130.H. Street trees will also be provided along all streets within the development.
- c. **Tree Preservation** – The property includes approximately 0.94 acres of woodland area in the southwest corner of the property. The UDO requires that at least 20% of the woodland area be preserved, or approximately 0.19 acres for this property. The applicant provided a tree preservation plan, included in this packet, depicting approximately 0.53 (56%) acres of woodland area to be preserved on site.
- d. **Stormwater/Detention** – The site is served by the Coffee Creek Regional Detention basin. The applicant submitted a stormwater study demonstrating that additional onsite detention is not necessary. The applicant will provide stormwater BMP's on site, located in Tract C, and comply with all Title 17 requirements. A small portion of the southwest corner of the site located in Tract C is designated as FEMA Floodplain and will remain preserved.
- e. **Public Utilities** – The property is located in the WaterOne and Johnson County Wastewater (JCW) service areas. There is an existing water main and sanitary sewer along the west and south property lines. Utilities will be extended to serve the development.

## 7. Site Design Standards

The property is subject to Site Design Category 1 (UDO 18.15.105) based on the Conventional Neighborhood designation on the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirement:

- a. **Pedestrian & Street Connectivity** – Sidewalks will be provided on one side of all internal local streets as required by the UDO with connections to pedestrian ways along arterial street rights-of-way provided. There is an existing sidewalk along 167<sup>th</sup> street. The City will be constructing sidewalks along 167<sup>th</sup> Street and Ridgeview Road as part of a 2024 Capital Improvements Project.

The proposed street and pedestrian layout provide for an internal connectivity ratio of 1.25, exceeding the minimum required ratio of 1.2 for R-1 Districts.

## 8. Public Notification and Neighborhood Meeting

The applicant mailed the required certified public notification letters to surrounding properties within 200 feet, and 1,000 feet within unincorporated land areas, and posted public notice signs on the property per UDO requirements.

A Neighborhood Meeting was also held in accordance with the UDO on January 16th, 2024 with approximately 12 attendees. All property owners and HOAs within 500 feet of the subject property were invited, as required by UDO, Section 18.40.030. Primary topics discussed at the Neighborhood Meeting included regional detention, tree preservation along the southwestern property line, and amenities. The applicant responded to each of the questions asked during the meeting and a copy of the meeting minutes is included within this packet. Staff has received correspondence from two individuals regarding overall site layout and public improvements, which were responded to.

## 9. UDO Rezoning Criteria

The proposed zoning request meets the following policy elements of the Comprehensive Plan:

**LUCC-1.1: Consistency with the Comprehensive Plan.** Land use proposals should be consistent with the vision of the Comprehensive Plan, as well as applicable local ordinances and resolutions.

**LUCC-3.3: Residential Zoning Standards.** Ensure that zoning allows for a variety of home types and lot sizes.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

### ***A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.***

The proposed single-family use directly aligns with the PlanOlathe Future Land Use Map designation for Conventional Neighborhood. The request also meets several policies of the Comprehensive Plan pertaining to land use and community character, housing and neighborhoods. Additionally, the proposed subdivision also aligns with the Coffee Creek Master Plan as previously identified.

***B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

The character of the surrounding area is almost entirely residential in nature, with two-story single-family detached homes to the north, south, east, and west. Residential densities and architectural style of the surrounding single-family developments are generally consistent with this development proposal. Homes consist of pitched roofs, attached garages and traditional architectural style.

***C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.***

Surrounding properties are zoned to the R-1 (Residential Single-Family) and CTY RUR (County Rural) Districts. The rezoning as proposed is in harmony with these surrounding residential districts and existing land uses.

***D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.***

The property was annexed into the City in March 2002 and requires zoning to a City zoning designation to accommodate development of a subdivision. The property currently retains CTY RUR zoning, primarily for agricultural uses.

***E. The length of time the property has remained vacant as zoned.***

The property was annexed into the City in March 2002 and has retained the same agricultural uses and activities since.

***F. The extent to which approval of the application would detrimentally affect nearby properties.***

The proposed rezoning will not have a detrimental effect on surrounding properties. The R-1 District promotes uses and activities that are already occurring on surrounding properties within the neighborhood.

***G. The extent to which development under the proposed district would substantially harm the value of nearby properties.***

The proposed rezoning will not substantially harm the value of nearby properties, which are zoned for similar uses and densities.

***H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.***

This zoning proposal will not cause any adverse effect on traffic and safety of the road network which complies with the City's Access Management Plan. The subject property is situated at the corner of two arterial streets (167th Street and Ridgeview Road) and will access onto 167<sup>th</sup> Street. Garages and driveways will be provided with each single-family home.

***I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.***

Future development is not anticipated to create air pollution, water pollution, noise pollution, or other environmental harm. The proposed development will preserve trees per UDO requirements and will follow best management practices for stormwater and detention.

***J. The economic impact of the proposed use on the community.***

Future development would provide increased property tax revenue to benefit the Olathe community.

***K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.***

The proposed rezoning does not negatively impact the public health, safety or welfare of the community as presented. If the application were denied, development of the property would be limited to low density rural residential and agricultural uses.

## **10. Staff Recommendation**

Staff recommends approval of RZ23-0015, Abbey Valley, for the following reasons:

1. The proposed development complies with the policies and goals of the Comprehensive Plan.
  2. The requested rezoning to the R-1 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- A. Staff recommends approval of the rezoning to the R-1 District as presented with no stipulations.
- B. Staff recommends approval of the preliminary plat with the following stipulations:
1. A final site development plan must be approved prior to issuance of building permits for amenities and structures located within the subdivision.
  2. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
  3. Tree protection fencing per UDO 18.30.240.E must be installed around all areas of tree preservation and is required to be maintained throughout construction activities. Grading is not permitted within areas designated for tree protection.



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**

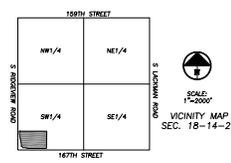
The purpose for this rezoning request is to allow for single family residential development to be constructed on this property. The residential development consists of 51 single family lots. Currently the property is zoned CTY RUR, which does not allow for a residential subdivision. The proposed zoning 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 (167<sup>th</sup> Street).

According to the Olathe Comprehensive plan ([www.planolathe.org](http://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.

PHELPS ENGINEERING, INC.

1270 N. Winchester - Olathe, Kansas 66061 - (913) 393-1155 - Fax (913) 393-1166 - [www.phelpsengineering.com](http://www.phelpsengineering.com)

PARCEL	AREA (SQ. FT.)	AREA (AC.)
1	9003.96	0.2067
2	7803.53	0.1796
3	7796.69	0.1793
4	7796.69	0.1793
5	7804.91	0.1792
6	8238.05	0.1889
7	8334.04	0.2143
8	11016.76	0.2540
9	11833.73	0.4092
10	9544.03	0.2191
11	9534.32	0.2189
12	8201.28	0.1890
13	8225.00	0.1885
14	8225.00	0.1885
15	8225.00	0.1885
16	8225.00	0.1885
17	8225.00	0.1885
18	8225.00	0.1885
19	8225.00	0.1885
20	8225.00	0.1885
21	8225.00	0.1885
22	8225.00	0.1885
23	8225.00	0.1885
24	12320.29	0.2814
25	10077.68	0.2309
26	10084.38	0.2322
27	9895.90	0.2289
28	8246.32	0.1893
29	10088.28	0.2333
30	8200.17	0.1882
31	11230.44	0.2574
32	10879.15	0.2483
33	8759.82	0.2009
34	7800.00	0.1791
35	7800.00	0.1791
36	10041.98	0.2305
37	9274.78	0.2138
38	11977.82	0.2738
39	11321.21	0.2599
40	10379.87	0.2383
41	7800.00	0.1791
42	9539.17	0.2192
43	10343.43	0.2373
44	14026.90	0.3227
45	10084.78	0.2309
46	9488.25	0.2178
47	8578.42	0.1970
48	8225.00	0.1885
49	8225.00	0.1885
50	8225.00	0.1885
51	13303.62	0.3044
PLAT	87170.39	2.0002
TRACT A	2988.84	0.0689
TRACT B	10369.40	0.2380
TRACT C	74143.59	1.7020
TRACT D	9950.38	0.2284
TRACT E	13228.89	0.3044



- LEGEND**
- L/E DONOR LANDSCAPE EASEMENT
  - S/E DONOR STREET EASEMENT
  - BL DONOR BUILDING LINE
  - U/E DONOR UTILITY EASEMENT
  - D/E DONOR DRAINAGE EASEMENT
  - SE DONOR EXISTING SIDEWALK
  - PS DONOR PROPOSED SIDEWALK
  - SS DONOR EXISTING STORM SEWER
  - PS DONOR PROPOSED STORM SEWER
  - SW DONOR EXISTING SANITARY SEWER LINE
  - PS DONOR PROPOSED SANITARY SEWER LINE
  - W/E DONOR EXISTING WATER LINE
  - PS DONOR PROPOSED WATER LINE
  - TE DONOR EXISTING TREE LINE

**DESCRIPTION:**  
 THE SOUTH 7540 FEET OF THE WEST 1,554 FEET OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 14N, RANGE 24E OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 14N, RANGE 24E OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS, THENCE NORTH 67°54'21" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 7540 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 7540 FEET OF SAID SOUTHWEST 1/4, THENCE NORTH 67°54'21" EAST, ALONG SAID NORTH LINE AND PARALLEL WITH THE SOUTH LINE OF THE EAST LINE OF THE WEST 1,554 FEET OF SAID SOUTHWEST 1/4, A DISTANCE OF 1,554 FEET TO A POINT ON THE EAST LINE OF THE WEST 1,554 FEET OF SAID SOUTHWEST 1/4, THENCE SOUTH 67°54'21" WEST ALONG SAID EAST LINE AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 7540 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4, THENCE SOUTH 67°54'21" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,554 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.  
 GROSS AREA = 430,000 ACRES / 871,200 SQ.FT.  
 NET AREA = 410,048 ACRES / 871,049 SQ.FT.

**SITE DATA TABLE:**

GROSS AREA	30.00 ACRES
CREATING	CT# 18
PROPOSED ZONING	R-1
PROPOSED NUMBER OF LOTS	51
PROPOSED NUMBER OF TRACTS	5
PROPOSED LAND USE	254 ACRES SINGLE FAMILY RESIDENTIAL 2.84 LOTS PER ACRE
DENSITY	

- PROJECT NOTES:**
- THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NA8308 DATUM.
  - TRACTS A, B, C AND D AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE. COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, DIVISIONS, MONUMENTS, STORM WATER DETENTION AND INFILTRATION AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.
  - TRACT E SHALL DEDICATED AS AMENITY TRACT BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.
  - EXTERIOR GROUND MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES WATER METER BANKS AND COULERS MUST BE CONCEALED FROM PUBLIC VIEW WITH THREE (3) FEET LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
  - ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OF NEAR BUILDING SETBACK YARD.
  - ALL NEW UTILITY WIRES OR CABLES MUST BE PLACED UNDERGROUND.

**FLOOD NOTE:**  
 A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE (SHADED) DESIGNATED AS AREAS OF 100 ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WATER SHADDED AREA LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEASES FROM THE ANNUAL CHANCE FLOOD.  
 THE REMAINDER OF THE PROPERTY LIES WITHIN FLOOD ZONE X, DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 100 ANNUAL CHANCE FLOODING AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, MO. 200705, JOHNSON COUNTY, KANSAS, MAP NO. 200705000500, AND DATED ABOUT 5, 2008.

**ZONING:**  
 THIS PROPERTY IS ZONED CITY RURAL (RURAL DISTRICT) FOR JOHNSON COUNTY AMES WEBSITE.

**PRELIMINARY PLAT**  
 ABBEY VALLEY  
 PART OF THE SOUTHWEST QUARTER OF SECTION 18-14-24, OLATHE, JOHNSON COUNTY, KANSAS  
 NORTHEAST CORNER 167TH STREET & SOUTH RIDGEVIEW ROAD

PROJECT NO. 237243  
 DATE 11/27/24  
 SHEET 1 OF 1

PREPARED FOR:  
 SABATINI ARCHITECTS  
 233 WEST HARRISON STREET  
 SUITE 232  
 LAWRENCE, KANSAS 66044  
 (785) 331-3890 / (785) 978-1340

ENGINEER/APPLICANT:  
 PHELPS ENGINEERING, INC.  
 1770 N. WINDHESTER  
 OLATHE, KS, 66061  
 (913) 384-1100  
 (913) 384-1106 FAX



### Landscape Calculations

**Street Trees:** One tree per 40 feet of public or private street frontage. (Totals shown below combine both sides of the road)  
**REQUIREMENTS MET.**

**Buffer Plantings:** A minimum for each 100 linear feet or portion thereof of thoroughfare or super-collector frontage.  
 a) Eight (8) evergreen (conifers) trees with a minimum size of six (6) feet in height;  
 b) Two (2) shade trees with a minimum caliper of two (2) inches as measured six (6) inches above the ground;  
 c) One (1) ornamental tree with a minimum size of 10 feet in height.

**396 LF of road along Ridgeview Road**  
 32 Evergreens Required - 32 Provided (Some Existing Trees Preserved)  
 8 Shade trees required - 8 Provided  
 4 Ornamental trees required - 4 Provided

**529 LF of road along 167th Street**  
 42 Evergreens Required - 42 Provided (Some Existing Trees Preserved)  
 11 Shade trees required - 11 Provided  
 6 Ornamental trees required - 6 Provided  
**REQUIREMENTS MET.**

**SITE DISTANCE TRIANGLES:** Triangles are shown on the plan. There are no shrubs located in these areas. Trees shall be limbed up to 6' height for visibility.

**STREET TREE PLANTING LOCATION REQUIREMENTS:**  
 1. Not located in the site distance triangle.  
 2. 10 feet from box culverts.  
 3. 15 feet in front of regulatory signs.  
 4. 10 feet behind regulatory signs.  
 5. No trees will be planted within 15 feet of a streetlight.  
 6. No trees, shrub, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDC).

### Olathe Required Notes

- No tree, shrub, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDC).
- No trees will be planted within 15 feet of a streetlight.
- Any landscape materials to be used for screening must be at least the height of the material that it is intended to screen.
- All disturbed lawn areas will be sodded.
- All lawns shall be sodded with home construction for each individual lot.
- The required minimum landscape area must not be located within a utility easement.
- Exterior ground-mounted or building-mounted utilities must be screened on three sides with plantings at least as tall as the utility box at the time of planting, or an architectural treatment compatible with the building.

### Planting Notes

- Location of an existing utility needs to be known before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:  
 a. Creeping groundcover shall be a minimum of 6" from paving edge.  
 b. All trees shall be a minimum of 3' from paving edge.  
 c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.  
 d. All shrubs shall be a minimum of 2' from paved edge.  
 e. Much all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".  
 f. Note: If plants are not labelled - they are existing and shall remain.  
 5. In the event of work in or on a JGW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City.  
 6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

**Materials:**  
 1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.  
 2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting beds shall be free of all other foreign substances.

- Installation:**
- All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
  - After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
  - Plant pH backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
  - Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
  - Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

## 1 SITE LAYOUT PLAN

SCALE: 1"=60'-0"

### Landscape Schedule

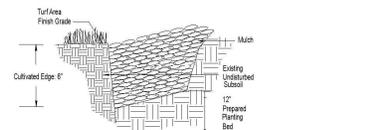
Symbol	Qty	Botanical Name	Common Name	Max Root	Min Size	Caliper	Remarks
<b>OVERSEEDING TREES</b>							
	40	<i>Acor rubrum</i> "October Glory"	October Glory Maple	2.5"	6"	min. clear, ground to canopy	
	46	<i>Quercus rubra</i>	Northern Red Oak	2.5"	6"	min. clear, ground to canopy	
	3	<i>Nyctax glabris</i>	Black Tupelo	2.5"	6"	min. clear, ground to canopy	
	4	<i>Platanus x occidentalis</i>	London Plane Tree	2.5"	6"	min. clear, ground to canopy	
	36	<i>Acer x fraxinatum</i> "Heritage"	Florida Sweet Maple	2.5"	6"	min. clear, ground to canopy	
<b>EVERGREEN TREES</b>							
	30	<i>Sarbinera chinensis</i> "Nanahead"	Intersect Juniper	6"	18"	symmetrical pyramidal form	
	43	<i>Juniper chinensis</i>	Eastern Red Cedar	6"	18"	symmetrical pyramidal form	
	59	<i>Pinus strobus</i>	Norway Spruce	6"	18"	symmetrical pyramidal form	
<b>ORNAMENTAL TREES</b>							
	5	<i>Cercis canadensis</i> "Dorabrown"	Okonoma Redbud	1.5"	6"		
	5	<i>Cornus sp.</i>	Red And White Dogwood (RW)	1.5"	6"	min. clear	
<b>EXISTING TREES/SHRUBS TO BE PRESERVED</b>							

Groundcover or Shrub Plant	Inches Spacing Plants	Plant Quantities Per Square Foot
	12"	Square Feet x 1.50
	18"	Square Feet x 1.00
	18"	Square Feet x .44
	30"	Square Feet x .16
	36"	Square Feet x .11

**NOTES:**  
 1. SPACING FOR GROUNDCOVER, SHRUBS, AND PERENNIALS NOTED ON PLANS.  
 2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENITIES AS NOTED ON PLANS.

### 2 GROUNDCOVER/SHRUB DETAIL

SCALE: NTS

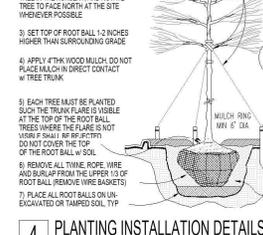


### 3 CULTIVATED EDGE DETAIL

SCALE: NTS

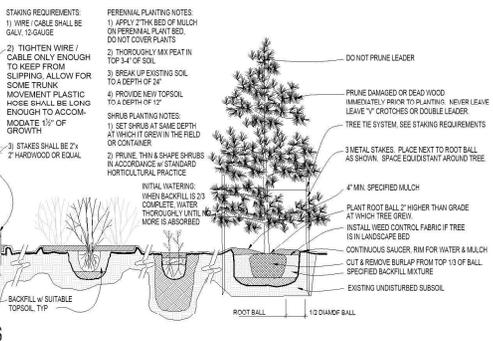


**TREE PLANTING NOTES:**  
 1. DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.  
 2. MARK THE NORTH SIDE OF THE TREE IN THE MAINSTEM, AND ROTATE TREE TO FACE NORTH AT THE SITE, WHENEVER POSSIBLE.  
 3. SET TOP OF ROOT BALL 1/2 INCHES HIGHER THAN SURROUNDING GRADE.  
 4. APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK.  
 5. EACH TREE MUST BE PLANTED SUCH THAT TRUNK PLANE IS VISIBLE AT TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT MORE THAN 10" IN CIRCUMFERENCE DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.  
 6. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL. REMOVE WIRE BASKETS.  
 7. PLACE ALL ROOT BALLS ON UNEXCAVATED OR TAMPED SOIL, TYP.



### 4 PLANTING INSTALLATION DETAILS

SCALE: NTS

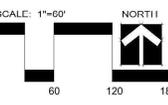


**MEIER**  
 LANDSCAPE ARCHITECTURE  
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 Overland Park, KS 66223  
 913.787.2817



**CLIENT**  
 AAG Investments  
 Jib Feller

**PROJECT**  
 Abby Valley  
 NE Cor of 167th and  
 Ridgeview Road  
 Olathe KS



Date: 1.19.2024  
 Project #: 1063  
 Landscape Plan

**L1**



**Abbey Valley Neighborhood Meeting Minutes**  
**01/16/2023**  
**Ascend Church (159<sup>th</sup> and Ridgeview)**  
**6-7pm**

The neighborhood meeting was held approximately 1 mile from the site at Ascend Church in front of approximately 12 individuals who came out to learn more about the project. The meeting began with a presentation by Doug Ubben with Phelps Engineering and Jib Felter with AAG Development. Jib started the presentation by welcoming everyone and letting them know some information about his company. Jib also informed the neighbors that he plans to put in the horizontal infrastructure and be one of the builders in the subdivision. Doug presented the subdivision layout and went over the details of the proposed subdivision including the rezoning associated with the applications. Details of the subdivision included number of lots, stormwater drainage, access, and turn lanes on 167<sup>th</sup> Street. After discussing the plan, the process of the rezoning and preliminary plat was discussed. Tentative dates which the applications would go before planning commission were presented to the neighbors. Following the presentation, the meeting was opened up to question and answer for the neighbors. The following is a summary of the main topic questions asked and the answers provided:

- Will the drainage swale along the east property line be preserved and who will maintain it?
  - As documented in the stormwater report, there is a reduction in drainage area and flow to the east property line. The swale will remain and be sodded by each lot owner as they construct on that lot. Each lot owner will then maintain their portion of the swale where it's in their back yard.
- Where has Jib developed and built houses in the past?
  - Jib pointed them to the area of 117<sup>th</sup> and Lone Elm where he has built houses in the past and also let them know he has another development under construction at 119<sup>th</sup> and Nelson.
- Will the subdivision have a pool?
  - Jib let the neighbors know that there would not be a pool, because there are not enough lots in the subdivision to support that type of amenity. Some neighbors thought that may encourage those in the subdivision to come use their pool. Jib said he couldn't control what people did and if any people are using their amenities they can report it have them removed.
- Will there be any disturbance to the trees along the stream?
  - The tract where the stream is located was shown and informed that there isn't any reason for the development to take the trees out unless for utilities.
- Will there be trees planted on the lots?
  - Yes, there will be street trees as shown on the plan that accompanies this preliminary plat. Each builder may also include additional trees for each lot. There are also landscape tracts along the two arterial roadways for landscaping.
- Will there be a fence constructed?
  - Each lot owner will have the ability construct their own fence if they desire, but there will not be a fence constructed by the development.
- Will there be covenants and restrictions by the development?
  - Yes, and they will be typical to most of the other subdivisions in the area.
- What are the sizes of the homes and what will they cost?
  - The homes will be 2,500 to 3,500 square feet and range from \$600,000 to \$800,000.

After all questions had been answered, the neighbors were thanked for coming out and learning about the project and the meeting concluded.

**Sign In Page:**


 CLIENT \_\_\_\_\_ Made By \_\_\_\_\_  
 JOB \_\_\_\_\_ Chkd. By \_\_\_\_\_

**SIGN IN**

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