

STAFF REPORT

Planning Commission Meeting: May 13, 2024

Application: FP24-0010: Final Plat of Abbey Valley

Location: Northeast of W. 167th Street and S. Ridgeview Road

Owner: Jib Felter, Abbey Valley Development Company, LLC

Engineer/Applicant: Doug Ubben, Jr.; Phelps Engineering, Inc.

Staff Contact: Andrea Fair, AICP; Planner II

Site Area: 20 ± acres Proposed Use: Detached Single-Family Residence

Lots: <u>51</u> Existing Zoning: <u>R-1 (Single-Family Residential)</u>

Tracts: 6 Plat: Unplatted

1. Introduction

The following application is a request for a final plat of Abbey Valley which will establish lot lines and dedicate public easements for 51 single-family lots and six (6) tracts in the Abbey Valley Subdivision.

The subject 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 agriculture. In February of 2023, the subject property was rezoned from County Rural Residential (CTY-RUR) to the R-1 (Single-Family Residential) District with an approved preliminary plat (RZ23-0015). This development will be constructed in one (1) phase.

2. Plat Review

- a. <u>Lots/Tracts</u> The final plat will establish lot lines for 51 single-family residential lots and six (6) tracts. Common tracts are intended to be used for open space, homeowner amenities, and landscaping. All tracts will be owned and maintained by the Abbey Valley. Lots range in size between 7,800 square feet and 17,800 square feet, with an average lot size of 15,000 square feet. Each lot exceeds the 7,200 square foot minimum lot area and the 60-foot minimum lot width requirements of the R-1 District.
- b. <u>Streets/Right-of-Way</u> Roadways within the development are being dedicated with this plat. Access to the site will be provided by one (1) new street connection to 167th 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. The public right-of-way for W. 167th Street and W. Ridgeview Road shown on the plat was previously deeded.

- c. <u>Public Utilities</u> The subject property is located in the WaterOne and Johnson County Wastewater service areas. New utility and sanitary sewer easements (U/E & S/E) are being dedicated with this plat.
- d. <u>Landscaping/Open Space</u> Tract A, Tract B, Tract D, Tract E are being dedicated as Landscape Easements (L/E) and Street Easements (ST/E). This landscaping fulfills the 25-foot master landscaping requirement of UDO 18.30.130.H along arterial roadways. Street trees will be provided along all local streets per UDO requirements.
- e. <u>Tree Preservation</u> A 100-foot wide Tree Preservation Easement (TP/E) is dedicated in the southwest corner of the property located within Tract C.
- f. <u>Stormwater</u> The plat is subject to all Title 17 requirements. A stormwater BMP will be provided in Tract C and an existing Drainage Easement (D/E) is also located within Tract C. No stormwater detention is required due to the existing stream corridor.



Site location map – outlined in yellow.

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3. Staff Recommendation

Staff recommends approval of the final plat (FP24-0010) with the following stipulation:

1. Prior to issuance of a land disturbance permit or building permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.

FINAL PLAT OF ABBEY VALLEY DESCRIPTION This description was prepared by Phelps Engineering, Inc., KS CLS-82 on March 15, 2024, for Project No. 230741. All that part of the Southwest Quarter of Section 18, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows: A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, Beginning of the Southwest corner of the Southwest Quorter of sold Soction 18, thence in 1°54.4° % upon the West line of the Southwest Quorter of sold Soction 18, thence in 1°54.4° % upon the West line of the Southwest Quorter of sold Soction 18, thence in 1°54.4° % upon the West line of the Southwest Quorter of sold Soction 18, thence Coulty for the Southwest Quorter of Southwest Quorter of sold SOUTEDONC OF GODER RIDER, PARK, FIRST FLAT, a pletted subdivision of lead in 1°54. The part of the Southwest Quorter of sold SOUTEDONC OF GODER RIDER, FIRST FLAT and post of the South pict line of sold SOUTEDONC OF GODER RIDER, FIRST FLAT, thence is 1°54.5° £, doing the South pict line of sold SOUTEDONC OF GODER RIDER, FIRST FLAT, sold point dobs being on the South pict line of sold SOUTEDONC OF GODER RIDER, FIRST FLAT, sold point dobs being on the South pict line of the Southwest Quorter of sold Section 18, thence is 1°57.4°2 ft, doing the South pict line of the Southwest Quorter of sold Section 18, and sold NW COR. SW 1/4, SEC. 18-14-24 FOUND 3 1/4" ALUMNUM CAP W/PUNCH MARK IN MONUMENT BOX RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS 27 100 19 18 SADDLEBROOK OF CEDAR RIDGE PARK, FIRST PLAT 11 -ANGLE POINT ON SOUTH PLAT LINE FND. 1/2" RFRAR SE PLAT COR. P 9 | SW PLAT COR. 29 An externant to log, construct, mortisals, other, repoir, replace and operate one or more sever lines and all apportaneous convenient for the collection of southery severys, together with the right of layers and express, one and through those areas designated as "Sorthary Sever Essential" or "SOF" on this pict, together with the right of layers and express one and through diploting lond as may be responsibly necessary to access soil exernant and is harring copyroid of LOK key picking of improvements or prosting of trees on soils permanent implications, and the risk of subsequent damage thereto 10 AREA (S.F.) AREA (AC. 9000.64 0.2066 7800.55 0.1791 PARCEL 13 12 11 16 18 20 2 780.0.55 0.1796
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TRACT F 1379.42 0.0317 POINT OF BEGINNING SW COR, SW 1/4, SEC 18-14-24 FIND. 2" ALUML CAP STAMPED "JOHNSON COUNTY SECTION CORNER" Mayor: John W. Bacon City Clark: Brenda Swearinglan NW1/4 NF1/4 THE REMANDER OF THE PROPERTY LES WITHIN ZONE X, DETNED AS AREAS DETERMINED TO BE OUTSIDE THE 0.23 AMUNUL CHANGE FLOODPLINA, AS SHOWN ON THE FLOOD INSERINGE RATE MAP PREPARED BY THE FEDERAL EMPERICAN PRAMAGEMENT ABOUT FOR THE CITY OF GLATHE, COMMANITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 2009100109G, AND DATED AUGUST 3, 2009. O DENOTES SET 1/2"x24" REBAR W/PHELPS CORF CLS-82 PLASTIC CAP DENOTES FOUND MONUMENT AS DESCRIBED SW1/4 SE1/4 2. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABRETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SCHBACK YARDS. HOWEVER, SUCH UNITURY CABRETS WAY BE PERMITTED WITHIN FRONT OR CARRIES SIDE YARDS ADJACENT TO STREET ROHT—OF—WAY IF CABRETS ARE STREEMED WITH JAMPSCEVER METHANS, SUBJECT TO JUD OI BLOOLIS. BLL DENOTES BOUDANG UNE.

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ENGINEERING—2007001058 TO BURY BY: SCOTT C. CHRISMAN, KS. LS-1306 PEI #230741 - 4/9/2024 Error Closure: 0.003036" North: -0.0008714" East: -0.0029084" Perimeter: 3819.010" Precision 1:1257908