



STAFF REPORT

Planning Commission Meeting: May 13, 2024

Application:	FP24-0010: Final Plat of Abbey Valley
Location:	Northeast of W. 167 th 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: 51 **Existing Zoning:** R-1 (Single-Family Residential)

Tracts: 6 **Plat:** Unplatted

1. Introduction

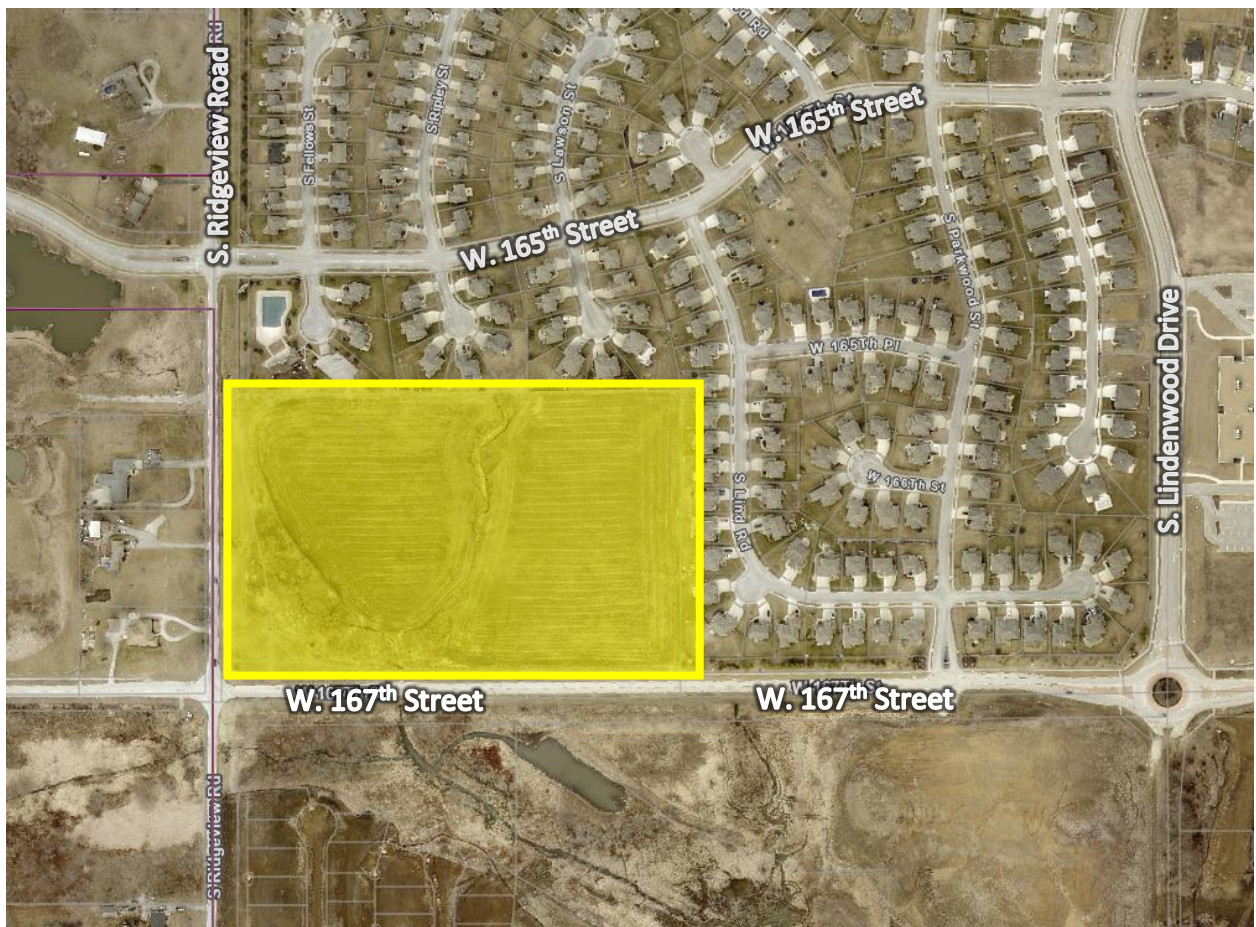
The following application is a request for a final plat of Abbey Valley which will establish lot lines and dedicate public easements for 51 single-family lots and six (6) tracts in the Abbey Valley Subdivision.

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. **Lots/Tracts** – 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. **Streets/Right-of-Way** – 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. **Public Utilities** – 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. **Landscaping/Open Space** – 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. **Tree Preservation** – A 100-foot wide Tree Preservation Easement (TP/E) is dedicated in the southwest corner of the property located within Tract C.
- f. **Stormwater** – 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.

FP24-0010

May 13, 2024

Page 3

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.

