



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.



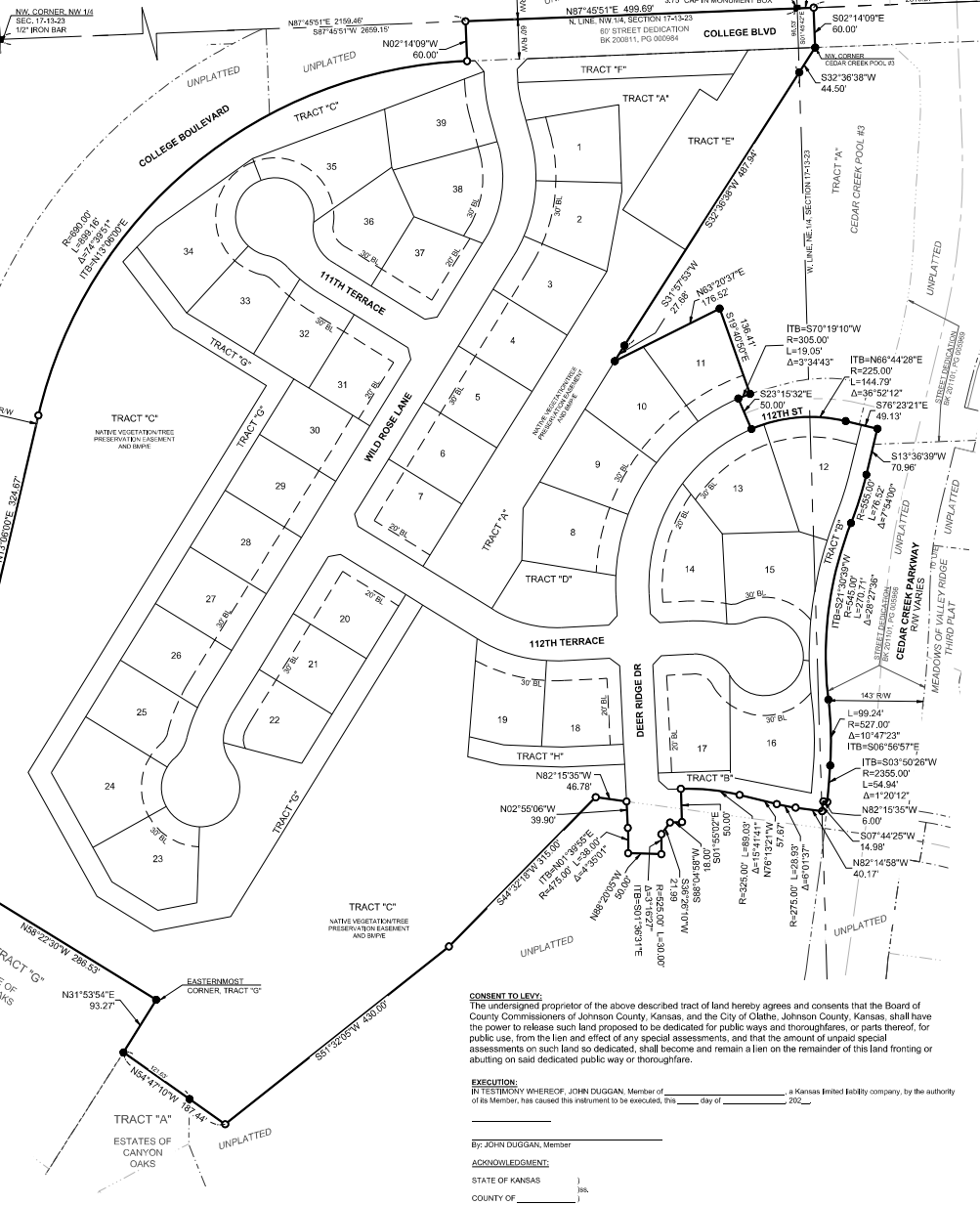
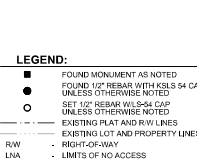
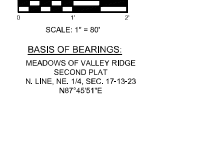
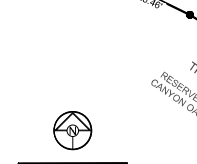
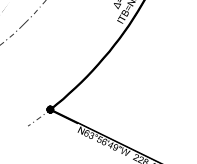
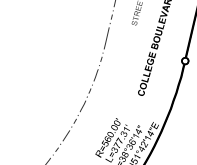
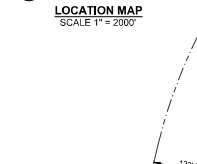
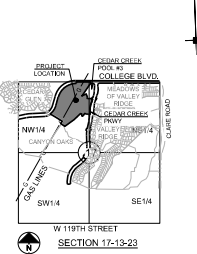
Aerial view of subject property outlined in blue.

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.

FINAL PLAT OF DEER COVE

THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



DESCRIPTION:
Part of the North One-Half of Section 17, Township 13 South, Range 23 East in the City of Olathe, Johnson County, Kansas, as described by Aaron T. Reuter, Kansas PS-1429, of Schagel, Kansas LS-54, on May 19, 2026, as follows:

[illegible]

DEDICATIONS: The undersigned, owner(s) of the described tract of land has caused the same to be subdivided in the manner as shown on the attached plat.

RESTRICTIONS: All landscaping and related materials that are planted or

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and

roadways shown hereon, together with all other areas and parts of land indicated on this plat, and not heretofore dedicated, as streets, terraces, roads, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares, subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, lines, poles, wires, surface

drainage facilities, ducts and cables, sidewalks, etc. upon, over and under the areas outlined and designated on this plat as "Utility Easement" or "UE".

An easement or license to enter upon, located, construct and maintain or authorize the location, construction of

The use of all lots, units and properties in this subdivision shall

hereby subject to the Declaration, covenants, conditions and restrictions hereinafter set forth, shall be subject to the Declaration, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though

adjacent to the proposed right-of-way. The minimum width shall be at least ten (10) feet and dedicated to the City of Olathe for the purpose of placing water and sanitary lines.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain

The architectural and site design standards shall comply with the requirements of Cedar Creek Overlay District 18.51.130.

maintain pipes, inlets, manholes, surface drainage facilities relative to storm water drainage and sidewalks upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "D/E".

AI on-site wiring and cables must be placed underground.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain lines, dells, manholes, surface drainage facilities, drainage ditches, drainage channels or water

courses, other drainage facility tributary connections and appurtenant work relative to storm water drainage upon, over, or under the areas outlined and designated on this plat as "Stormwater Quality / Quantity Easement" or "BMP/E". Tracts "A" and "C" are hereby designated as "Stormwater Quality / Quantity Easement" or "BMP/E".

An easement or license is hereby dedicated to the City of Olmsted, to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "T/P/E". Trees shall not be removed from a tree preservation easement without the City of Olmsted's permission, unless such trees are dead, diseased or pose a

The undersigned, secretary of said society, shows on this list hereby certifies that all prior existing easement rights on land

to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absorbed except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20____.

_____ 202_____

Chairman, WAYNE JANNER

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this ____ day of _____.

_____ *2022*

Mayor, JOHN BACON

PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 12-10-2025. THE DETAILS

Rev. 1: 05/20/2026. City Comments dated: May 13, 2026
Rev. 2: 06/08/2026. City Comments dated: June 3, 2026

SHOWING ARE TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

SCHLAGE



CONLEY & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
 14920 West 107th Street • Lenexa, Kansas 66215

Ph: (913) 492-5156 • Fax: (913) 492-0420 • WWW.KCFLAELASOCIATES.COM
 Kansas State Certificates of Authority
 #E-295 #A-29 #LS-64


 Aaron T. Reuter - Land Surveyor
 KSA# 9-1429

DATE	04/27/2026
DRAWN BY	JWT
CHECKED BY	SCH

 FINAL PLAT OF
 DEER COVE

PROJ. NO. 26-040	CHECKED BY SCH	SHEET NO. 1 of 2
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FINAL PLAT OF
DEER COVE
PART OF THE NORTH 1/2 OF SEC. 17-13-23
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "DEER COVE".

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown herein, together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, avenues, alleys, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares, subject to the right heretofore reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ditches and culverts, sidewalks, etc., upon, over and under the areas outlined and designated on this plat as "Utility Easement" or "ULE".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ditches and culverts, sidewalks, etc., upon, over and under the areas outlined and designated on this plat as "Public or Public Utility Easement" or "PULE" is hereby granted to the City of Olathe, Johnson County, Kansas. Public utility easements shall be provided when necessary and be adjacent to the proposed right-of-way. The minimum width shall be at least ten (10) feet and dedicated to the City of Olathe for the purpose of placing water and sanitary lines.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of sanitary sewer pipes and structures upon, over and under the areas outlined and designated on this plat as "Sanitary Easement" or "SE".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain or authorize the location, construction or maintenance and use of conduits, water line, storm sewer pipes, sanitary sewer pipes and structures upon, over and under the areas outlined and designated on this plat as "Drainage Easement" or "DE".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct or maintain or authorize the location, construction or maintenance and use of sidewalks, upon and over these areas outlined and designated on this plat as "Sidewalk Easement" or "SWE" is hereby granted to the City of Olathe, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "ULE" that crosses or intersects with a "SWE".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, valves, manholes, surface drainage facilities relative to storm water drainage and designated on this plat as "Stormwater Quality" Quantity Easement" or "SQE". Tracts "A" and "C" are hereby designated as "Stormwater Quality" Quantity Easement" or "SQE".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, valves, manholes, surface drainage facilities relative to storm water drainage and designated on this plat as "Tree Preservation Easement" or "TPE". Trees shall not be removed from a tree preservation easement without the City of Olathe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The property owner, or their designees, shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead, diseased trees or trees posing a threat to the public or adjacent property.

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights in or to land is dedicated to public use and public ways and thoroughfares running to any person, utility or corporation have been obtained except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

EASEMENT NOTE:

The exact location of easements are subject to change prior to recording based on fieldwork and final design.

LOT #	AREA (SF)	LOT #	AREA (SF)
1	13,671.60	25	14,396.39
2	14,218.83	26	13,489.22
3	13,594.16	27	13,478.77
4	13,082.00	28	13,478.77
5	13,025.03	29	13,358.62
6	12,965.72	30	13,209.19
7	14,104.68	31	13,955.50
8	16,002.42	32	12,773.38
9	14,688.14	33	14,295.39
10	15,070.94	34	19,011.84
11	14,617.34	35	17,396.73
12	17,374.10	36	15,024.36
13	17,850.59	37	14,346.88
14	18,577.74	38	16,353.75
15	15,521.26	39	15,705.43
16	18,997.01	R/W	203,801.80
17	19,246.31	TRACT "A"	78,482.28
18	15,052.42	TRACT "B"	20,573.91
19	14,753.82	TRACT "C"	472,981.00
20	14,472.69	TRACT "D"	14,516.65
21	12,701.84	TRACT "E"	33,992.64
22	13,601.61	TRACT "F"	11,863.35
23	16,639.22	TRACT "G"	73,666.49
24	20,151.46	TRACT "H"	7,069.49
TOTAL			1,510,999.04

COLLEGE BLVD R/W 31,459.24 sf.
(Included in above table.)

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 12" REBAR WITH KLS 54 CAP UNLESS OTHERWISE NOTED
- SET 12" REBAR WITH 54 CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND R/W LINES
- EXISTING LOT AND PROPERTY LINES
- RIGHT-OF-WAY
- LIMITS OF NO ACCESS

AIRPORT NOTE:

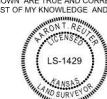
The Deer Cove subdivision is located in close proximity to the Cedar Air Park Airport and aircraft, including business jets, operating from the airport should be expected to overfly, be visible from and be heard from the property on a regular basis.

DEVELOPER:
CEDAR CREEK DEVELOPMENT COMPANY LLC
9101 W 110TH ST STE 200, OVERLAND PARK, KS 66210



BASES OF BEARINGS:
MEADOWS OF VALLEY RIDGE
SECOND PLAT
N. LINE, NE. 1/4, SEC. 17-13-23
N87°45'51"E

I HEREBY CERTIFY THIS PLAT WAS
PREPARED UNDER MY DIRECT
SUPERVISION BASED ON A FIELD SURVEY
PERFORMED ON 12-10-2025. THE DETAILS
SHOWN ARE TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Rauter - Land Surveyor
KSB LS-1429

Rev. 1: 06/20/2026. City Comments dated: May 13, 2026
Rev. 2: 06/08/2026. City Comments dated: June 3, 2026



DATE: 04/27/2026
DRAWN BY: JMT
CHECKED BY: SCH
PROJ. NO.: 26-040
SHEET NO.: 2 of 2

