



# City of Olathe

## Legislation Details (With Text)

**File #:** G24-4238

**Type:** New Business **Status:** Passed

**File created:** 2/21/2024 **In control:** City Council

**On agenda:** 3/5/2024 **Final action:** 3/5/2024

**Title:** Consideration of Ordinance No. 24-07 (RZ23-0015), requesting approval of a rezoning from the CTY RUR (County Rural) District to the R-1 (Residential Single-Family) District and a preliminary plat for Abbey Valley on approximately 20 acres; located northeast of W. 167th Street and S. Ridgeview Road. Planning Commission recommended approval 8 to 0.

**Sponsors:** Chet Belcher, Andrea Fair

**Indexes:**

**Code sections:**

**Attachments:** 1. A. Planning Commission Packet, 2. B. Planning Commission Minutes, 3. C. Ordinance No. 24-07

Date	Ver.	Action By	Action	Result
3/5/2024	1	City Council	approved	Pass

**FOCUS AREA:** Economy, Community Development

**STAFF CONTACT:** Andrea Fair, Planner II

**SUBJECT:** RZ23-0015: Rezoning and Preliminary Plat for Abbey Valley; Applicant: Jib Felter, AAG Investments, Inc.

### TITLE:

Consideration of Ordinance No. 24-07 (RZ23-0015), requesting approval of a rezoning from the CTY RUR (County Rural) District to the R-1 (Residential Single-Family) District and a preliminary plat for Abbey Valley on approximately 20 acres; located northeast of W. 167th Street and S. Ridgeview Road. Planning Commission recommended approval 8 to 0.

### SUMMARY:

The applicant is requesting approval of a rezoning to the R-1 (Residential Single-Family) District and a preliminary plat for Abbey Valley. The preliminary plat includes 51 single-family lots and five (5) tracts. The lots range in size from 7,800 square feet to 17,800 square feet with an average size of 15,000 square feet. Amenities include a pickleball court and landscape area located in the center of the development. Trees will be preserved at the southwest corner of the property in excess of UDO requirements.

The R-1 District directly aligns with the future land use map of the PlanOlathe Comprehensive Plan which designates the property as Conventional Neighborhood. The proposal also aligns with several policies of the PlanOlathe Comprehensive Plan and meets the Golden Criteria as outlined in the Planning Commission Packet.

The public hearing was held on February 12, 2024 and no members of the public spoke. The Planning Commission voted 8-0 to recommend approval of RZ23-0015 as presented in the meeting minutes.

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**FINANCIAL IMPACT:**

None

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**ACTION NEEDED:**

1. Approve Ordinance No. 24-07 for a rezoning to the R-1 District as recommended by the Planning Commission (4 positive votes required).
  2. Deny Ordinance No. 24-07 for a rezoning to the R-1 District (5 positive votes required).
  3. Return the application to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to approve or disapprove (4 positive votes required).
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**ATTACHMENT(S):**

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 24-07