



CALL TO ORDER

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- A. MN24-0108:** Approval of the minutes as written from the January 8, 2024 Planning Commission meeting.
- B. MP23-0018:** Request for approval of a minor plat of Woodland Hills, Replat of Lot 95, containing one (1) lot on approximately 0.25 acres, located at 19213 W. 114th Terrace.
Owner: Greg Prieb, Woodland Partners, LLC
Applicant/Engineer: Tim Tucker, Phelps Engineering, Inc.
Staff Contact: Lauren Winter and Kim Hollingsworth
- C. MP24-0001:** Request for approval of a minor plat for Olathe Entertainment District, Seventh Plat, containing four (4) lots on approximately 4.80 acres, located southeast of W. 119th Street and N. Renner Boulevard.
Owner: Jake Shemano, UG3 Olathe KS, LP c/o United Growth
Applicant/Engineer: Michael Bogina, Olsson
Staff Contact: Luke Bertram and Kim Hollingsworth
- D. MP24-0002:** Request for approval of a minor plat for Schoonover, containing one (1) lot on approximately 0.55 acres, located at 443 and 457 E. Loula Street.
Owner: Michael Schoonover
Surveyor: Robert Layton, Allenbrand-Drews & Associates
Staff Contact: Lauren Winter and Kim Hollingsworth
- E. MP24-0003:** Request for approval of a minor plat for Coffee Creek Meadows, 9th Plat, containing two (2) lots on approximately 0.35 acres, located northeast of S. Laurelwood and W. 164th Terrace.
Owner: Philip Martens, Martens Family Enterprises, Inc.
Applicant: Todd Allenbrand, Payne & Brockway, P.A.
Staff Contact: Lauren Winter and Kim Hollingsworth

- F.** **MP24-0004:** Request for approval of a minor plat for Coffee Creek Meadows, 10th Plat, containing four (4) lots on approximately 0.50 acres, located at the northeast corner of W. 165th Street and S. Britton Street.
Owner: Philip Martens, Martens Family Enterprises, Inc.
Applicant: Todd Allenbrand, Payne & Brockway, P.A.
Staff Contact: Luke Bertram and Kim Hollingsworth
- G.** **MP24-0005:** Request for approval of a minor plat for Coffee Creek Meadows, 11th Plat, containing two (2) lots on approximately 0.24 acres, located northwest of S. Laurelwood and W. 164th Terrace.
Owner: Philip Martens, Martens Family Enterprises, Inc.
Applicant: Todd Allenbrand, Payne & Brockway, P.A.
Staff Contact: Lauren Winter and Kim Hollingsworth
- H.** **FP23-0033:** Request for approval of a final plat of Heather Ridge South, 5th Plat, containing 41 lots and six (6) tracts on approximately 14.84 acres, located southwest of W. 169th Terrace and S. Ridgeview Road.
Owner/Applicant: Philip Martens, Martens Family Enterprises
Engineer: Todd Allenbrand, Payne & Brockway
Staff Contact: Emily Carrillo and Kim Hollingsworth
- I.** **PP23-0004:** Request for approval of a preliminary plat of Stonebridge South Addition, containing 49 lots and three (3) tracts on approximately 38.39 acres, located east of S. Ridgeview Road and W. 169th Terrace.
Owner/Applicant: Dan Himmelberg, Roman Catholic Archdiocese of Kansas City in Kansas
Engineer: Tim Tucker, Phelps Engineering, Inc.
Staff Contact: Nathan Jurey and Kim Hollingsworth
- J.** **PP23-0005:** Request for approval of a revised preliminary plat of Stonebridge South, containing 69 lots and seven (7) tracts on approximately 25.09 acres, located southeast of W. 167th Street and S. Ridgeview Road.
Owner/Applicant: Brian Rodrock, Stonebridge Land & Cattle, LLC
Engineer: Tim Tucker, Phelps Engineering, Inc.
Staff Contact: Nathan Jurey and Kim Hollingsworth

REGULAR BUSINESS

REGULAR AGENDA-PUBLIC HEARING

A. PUBLIC HEARING

SU23-0014: Request for approval of a special use permit for a Telecommunications Facility for SBA Towers V LLC on approximately 0.06 acres; located at 395 N. K-7 Highway.

Request continuance to a future Planning Commission meeting.

Owner: Jimmy Buchanan, Wal-Mart Real Estate Business Trust
Applicant: Scott Goble, Terra Consulting Group Ltd
Engineer: Dan Szlaga, Terra Consulting Group, Ltd

Staff Contact: Jessica Schuller and Kim Hollingsworth

B. PUBLIC HEARING

RZ23-0015: Request for 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 20.00 acres; located northeast of W. 167th Street and S. Ridgeview Road.

Owner: Dan Himmelberg, Roman Catholic Archdioceses of Kansas City in Kansas
Applicant: Jib Felter, AAG Investments, Inc.
Engineer: Doug Ubben, Jr., Phelps Engineering

Staff Contact: Andrea Fair and Kim Hollingsworth

ANNOUNCEMENTS

ADJOURNMENT

The City of Olathe offers public meeting accommodations. Olathe City Hall is wheelchair accessible. Assistive listening devices as well as iPads with closed captioning are available at each meeting. To request an ASL interpreter, or other accommodations, please contact the City Clerk's office at 913-971-8521. Two (2) business days notice is required to ensure availability.



MINUTES – Opening Remarks

Planning Commission Meeting: January 8, 2024

The Planning Commission convened at 7:00 p.m. to meet in regular session with **Chairman Wayne Janner** presiding. Commissioners Taylor Breen, Tony Bergida, Keith Brown, Ken Chapman, Chip Corcoran, Jeffrey Creighton, Megan Lynn and Jim Terrones were present.

Recited Pledge of Allegiance.

Chair Janner made introductory comments. Chair Janner directed commissioners to report if they have had ex parte communication when that item is reached in the agenda.

Chair Janner referenced the Planning Commission Consent Agenda, which includes three items. Chair Janner asked if any items need to be removed for separate discussion or additional information. Seeing none, Chair Janner asked for a motion on the consent agenda.

A motion to approve MN23-1211, Planning Commission meeting minutes of December 11, 2023, was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed 9 to 0.



MINUTES

Planning Commission Meeting: January 8, 2024

Application:	<u>MP23-0017:</u> Request for approval of a minor plat of Olathe Pointe, Third Plat, containing two (2) lots on approximately 12.77 acres, located at 14635 W. 119th Street.
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A motion to approve MP23-0017 was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed with a vote of 9 to 0 with no stipulations.



MINUTES

Planning Commission Meeting: January 8, 2024

Application:	<u>FP23-0032:</u> Request for approval of a replat of Millcreek Center II, Fourth Plat, containing one (1) lot and two (2) tracts on approximately 3.32 acres, located at 1875 N. Ridgeview Road.
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A motion to approve FP23-0032 as stipulated by staff was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed with a vote of 9 to 0 with the following stipulation:

1. A Stream Corridor and a Stormwater Treatment Facility Maintenance Agreement must be submitted and approved prior to recording a final plat for this development.



MINUTES

Planning Commission Meeting: January 8, 2024

Application:	<u>PR23-0022:</u> Request for an exception to the NC (Neighborhood Center) District for the maximum tenant size for Arbor Creek Building H, located at 16509 - 16529 W. 159th Terrace.
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Jessica Schuller, Senior Planner, for Andrea Fair, Planner II, presented PR23-0022, which is a unique request for an exception to a specific requirement of the Neighborhood District. Arbor Creek Neighborhood, located southeast of 159th Street and Mur-Len Road, is a mix of both commercial and residential uses. Tonight's application only applies to one building in Arbor Creek, Building H. Building H is a single-owned property with two tenants: Casa Amigos and Kinsale Wine and Spirits. This application is a request for an exception to the maximum tenant size for these two tenants only.

The NC (Neighborhood Center) District was established in 1998 and then retired from the UDO in 2014. The intent of the NC District was to replicate a small town main street by establishing small-scale, low intensity business, retail, civic uses or offices with mixed residential uses where all basic needs could be met within the neighborhood. The NC District established maximum tenant sizes of 5,000 square feet, with exceptions for food or hardware stores which are allowed up to 15,000 square feet.

When the Arbor Creek public hearing took place in 1999 and as recorded in the meeting minutes, the Commission emphasized the importance of capping tenant sizes to maintain the type and scale of businesses in line with the intended NC District. Since the NC District is a Planned District, any substantial changes to the approved 1999 plan require public hearing and Planning Commission approval.

Ms. Schuller presented the history of Building H specifically: It was zoned to NC District in 1999 and then constructed in 2003 with six tenant spaces. In 2022, Casa Amigos' building permit was approved, to expand their corner tenant space into another tenant space for a total of 6,019 square feet. In 2023, Kinsale applied for a building permit to expand their tenant space to 6,364 square feet. Although the building permit is still pending, Kinsale's expansion has been completed. Thus, the request before the Commission tonight is to allow the two tenants to continue to occupy their expanded tenant spaces.

All public notice requirements have been met. Approximately six (6) residents attended the neighborhood meeting in support of the application, with discussion about expansion

details, building upgrades and repairs, and business operations. One resident provided correspondence with concerns about parking, and staff confirmed the parking numbers will still meet UDO requirements with the expanded tenants.

This application does not require City Council approval, and Planning Commission is the approving body. Because of the unique nature of the Neighborhood District, staff recommends approval of the application with the following stipulations:

1. An exception is granted from UDO 18.31.030 permitting the two existing tenants (Casa Amigos and Kinsale Wine & Spirits) within Building H to expand beyond the maximum tenant size of 5,000 square feet as shown on the floorplans provided as Attachment A.
2. Should either the existing tenants (Casa Amigos or Kinsale Wine & Spirits) cease to exist within Building H, each respective tenant space must be divided into a minimum of two separate tenant spaces of 5,000 square feet or less.

Commissioner Breen asked for clarification on what would happen if either tenant ceased operating.

Ms. Schuller answered the Commission's action this evening is whether to allow the current tenants to continue operating in their already expanded spaces. If the current tenants leave the spaces, new tenants would be required to erect new dividing walls, so the tenant spaces revert back to the original square footage. Tonight's action is intended to rectify the current situation while still keeping in mind the overall intention of the Neighborhood District requirements.

Commissioner Corcoran asked how long Arbor Creek has been developed, whether there are any remaining vacancies, and how long Casa Amigos and Kinsale Wine have been tenants. **Ms. Schuller** answered the property was zoned in 1999, Building H was constructed in 2003, and one pad site remains undeveloped. Ms. Schuller answered generally, Casa Amigos has been a tenant for a few years and Kinsale for longer, but the applicant will need to answer more specifically.

Commissioner Corcoran expressed concern about the second stipulation that staff recommended, because he believes Arbor Creek has generally struggled and fallen short of the NC District ideal. Since there is resident support, he wants to encourage businesses to be able to operate in Arbor Creek without returning back to the Commission.

Commissioner Breen agreed that he would support eliminating the second stipulation.

Ms. Schuller stated that this application is limited to Building H, to rectify a tenant that is currently not in compliance with the District's requirements. She expressed concern about setting precedent for individual tenant spaces. If there is a larger conversation about the overall development's tenant size caps, that is a different process that would affect multiple property owners and could involve a zoning amendment.

Commissioner Corcoran asked if another Arbor Creek tenant (not in Building H) wanted to expand beyond the allotted maximum size, whether that tenant would have to follow this same process.

Ms. Kim Hollingsworth, Planning & Development Manager, answered that tonight's application is intended to address a situation that already happened. To re-evaluate Arbor Creek overall, that would be a zoning amendment process which would involve all the property owners. There are too many different scenarios to answer definitively whether staff would support a zoning amendment without having a specific application request.

Commissioner Corcoran asked if Stipulation #2 is absolutely necessary, and **Ms. Hollingsworth** answered the stipulations were recommended intentionally to return the site to the original NC District Arbor Creek requirements and vision.

Chair Janner summarized the Commission needs to follow the current NC District requirements, but he asked about the procedure for initiating a zoning amendment. **Ms. Hollingsworth** answered that the applicant would have to initiate a zoning amendment. Since this District has been retired from the Code, staff cannot amend a zoning district that is currently retired.

Commissioner Creighton asked how staff will flag and prevent a similar situation from happening in the future. **Ms. Schuller** confirmed staff is utilizing software in a new and better manner and infilling information in these unique properties to better catch this going forward.

Commissioner Brown asked for clarification about the meaning in Stipulation #2 of "cease to exist," and **Ms. Schuller** confirmed that a change in ownership would meet that criteria, even if it remained a restaurant or liquor store. A new tenant would have to revert to the original tenant size. For any situations going forward, a different process would be required for Arbor Creek, i.e. zoning amendment. **Ms. Hollingsworth** added that a zoning amendment process also requires City Council approval.

Commissioners Brown and Breen asked for further clarification if a new Building H tenant came in, whether the new tenant could go through a similar process as tonight, to keep the larger tenant space. **Ms. Schuller** clarified that tonight's action is solely to rectify an existing situation, and the option is not on the table to change the UDO requirement.

Commissioner Bergida asked whether the applicant is amenable to Stipulation #2. **Ms. Schuller** stated that the Applicant's counsel could make further statements during the public hearing portion. **Ms. Hollingsworth** further clarified that, from a phone conversation, staff had understood that the applicant was amenable to Stipulation #2.

Commissioner Bergida said although he sympathizes with the other Commissioners' concerns regarding the Stipulation #2 issues, he agrees with staff that this is a clean-up

request and doesn't want to set a precedent. Instead, could we broaden the wording of the second stipulation to reach an agreement?

Ms. Hollingsworth asked for clarification of what alternative language Commissioner Bergida had in mind.

Commissioner Bergida suggested modifying the language to address vacancy instead of occupancy, and he asked City Attorney, Ron Shaver, for input.

Ron Shaver, City Attorney, indicated that a "vacancy" can be subjective, as changing owners naturally causes a vacancy of some period. Mr. Shaver stated that staff intentionally made their recommendation, including Stipulation #2. However, if the Commission wants to deviate from that recommendation, the Commission needs to provide a little more guidance, and staff will try to help execute that amendment.

Chair Janner acknowledged staff, Mr. Shaver, and the Commissioners' viewpoints, but stated the situation seems rather circular. It seems this issue could resurface in the future without a true resolution. He asked if the upcoming Comprehensive Plan could address this zoning district. **Ms. Hollingsworth** stated the Comprehensive Plan generally is an overall visionary plan, but she was not familiar with that being addressed via the Comprehensive Plan. Staff could further explore if there's a way to address a retired zoning district through other means.

Mr. Shaver stated that the applicant could have, but did not submit an application for rezoning. Staff is attempting to resolve an isolated event.

Chair Janner stated it would be logical to assume the applicant wasn't aware there was an option to pursue rezoning.

Ms. Hollingsworth clarified that staff did present the option to pursue a zoning amendment to the applicant. The applicant chose not to pursue a zoning amendment, because it would involve adjacent landowners, and chose instead to pursue this exception request to correct the situation at hand.

Commissioner Creighton asked City Attorney, Ron Shaver, if the wording could be amended to "should the use of the existing tenant space cease to exist, each space would have to revert." The intention is if in the future the owners want to retire, they will still be able to sell the existing businesses.

Mr. Shaver answered in the affirmative.

Commissioner Lynn asked if the tenant is defined as the business or the owner.

Mr. Shaver answered, it would be the business.

Commissioner Brown asked for further clarification on the definition of “business.”

Mr. Shaver answered that if the Commission is ok with the uses – restaurant and liquor store – continuing in the size of space in this particular building, even if these particular lessees change, then staff understands the Planning Commission’s intent and the Commission could proceed with Commissioner Creighton’s suggestion.

Commissioner Brown further asked for clarification, since as presented, if Casa Amigos changed the name of their corporation (i.e. business), then they would “cease to exist.” Mr. Shaver further clarified that is hypothetical, but he believed staff would see that as a continuation of the tenancy.

Commissioner Chapman asked Mr. Shaver, whether Stipulation #1 and #2 can be changed independently, or must both be changed. **Mr. Shaver** answered and **Ms. Schuller** agreed that Stipulation #1 and Stipulation #2 can be modified independent of each other. Stipulation #1 is designed to address the present situation; Stipulation #2 is designed to prepare for the prospective situation.

Chair Janner introduced the public hearing.

Speaker #1, Larry Jordan, 16025 S. Wyandotte Drive, urged the Commission not to grant the request for the exception. Mr. Jordan shared that the applicant’s rationale that they had already done the work, was not a reason to approve an exception to the zoning code. Further, Mr. Jordan communicated that according to the code, in this district businesses are intended to blend with the neighborhood with an emphasis on pedestrian accessibility. Mr. Jordan shared a physical illustration to demonstrate how on Taco Tuesday, Friday or Saturday nights, parking spaces are all filled. He stated he is also concerned that customers will start parking in the narrow residential streets surrounding the neighborhood center. Additionally, truck loading and unloading is a concern. About once a week, semi-trucks park in the middle of Wyandotte Street to load or unload. If the stores are allowed to continue their expansion, conditions will worsen. He feels this will become a shopping center instead of the neighborhood center it was intended to be.

Speaker #2 Aaron March, Rouse Frets White Goss law firm [4510 Belleview, Kansas City, Missouri], for the applicant Murlen 159, LLC spoke. Mr. March first thanked City staff, stating they had bent over backwards to find a practical solution to a problem. Mr. March recounted the timeline of the tenant expansions with building permits and certificates of occupancy. All that to say, the businesses have been operating in expanded capacity so any issues are known, not future unknowns. Mr. March’s client had conversations with staff about Stipulation #2 and tried to change staff’s position. However, the most important outcome the applicant wants, is that the expanded businesses could remain. Mr. March stated the applicant would agree to Commissioner Creighton’s proposed amendment to Stipulation #2, to limit the use to a restaurant and liquor store. As long as the use remains, the exception would continue. For example, a barbeque restaurant could continue in the expanded space, but a bird seed store could not.

With no further comments, **Chair Janner** entertained a motion to close the public hearing.

A motion was made by **Commissioner Brown** to close the public hearing, seconded by **Commissioner Terrones**. The motion passed by a vote to 9 to 0.

Chair Janner asked if the commissioners had any additional comments or discussion.

Commissioner Creighton affirmed Mr. Jordan's argument against the applicant being allowed to remain simply because they already completed the expansion work. That is why Commissioner Creighton asked staff how this situation will be avoided in the future, and he feels comfortable with staff's corrective measures.

Commissioner Creighton moved to approve PR23-0022 as stipulated by staff with an amendment to Stipulation #2 to state, "Should the use of the existing tenant space cease to exist within Building H, each respective tenant space must be divided into a minimum of two separate tenant spaces of 5,000 square feet or less." Commissioner Creighton asked if Mr. Shaver and Planning Staff would be comfortable with that amendment.

Mr. Shaver confirmed this would be within Building H only, and Commissioner Creighton confirmed.

Ms. Hollingsworth agreed she understands the amendment and further suggested to include the specific language of "restaurant use or liquor store use" to be clear.

Commissioner Creighton confirmed his motion. He further asked if semi-truck parking continues to be an issue, whether residents may call the City.

Chet Belcher, Chief Community Development Officer, answered that the City monitors traffic, and work was done on Wyandotte Street to assign "No Parking" on the east side. Loading in the parallel parking is a consequence of the neighborhood commercial with the pedestrian scale; some deliveries try to target off-hours.

Commissioner Corcoran seconded the amended motion. The motion passed with a vote of 9 to 0 with the following amended stipulations as further clarified by staff:

1. An exception is granted from UDO 18.31.030 permitting the two existing tenants (Casa Amigos and Kinsale Wine & Spirits) within Building H to expand beyond the maximum tenant size of 5,000 square feet as shown on the floorplans provided as Attachment A.
2. Should the current use of either existing tenant space (restaurant and/or liquor store) cease to exist within Building H, such tenant space must be divided into a minimum of two separate tenant spaces of 5,000 square feet or less prior to issuance of a certificate of occupancy.



MINUTES

Planning Commission Meeting: January 8, 2024

Application:	<u>RZ23-0012:</u> Request for approval of a rezoning from the CTY RUR (County Rural) District to the R-1 (Residential Single-Family) District, preliminary plat, and preliminary site development plan for Heritage Ranch on approximately 128.98 acres; located southwest of 159th Street & Black Bob Road (Lackman Road).
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Taylor Vande Velde, Planner II, presented RZ23-0012, a request to approve a rezoning to from the County Rural District to the Residential Single-Family District, located southwest of 159th Street and Black Bob Road. This property was annexed in October 2023, and is surrounded on the north, south, and west sides by R-1 zoning. PlanOlathe designates this area as Conventional Neighborhood and Secondary Greenway, and rezoning aligns with the goals and policies of PlanOlathe.

Ms. Vande Velde also presented the preliminary plat and preliminary site development plan for a single-family subdivision, Heritage Ranch. One existing home will remain, and an existing barn will be repurposed as the subdivision clubhouse. Ms. Vande Velde also presented the four-phase plan and street access connections. On the west and south sides of Heritage Ranch, there will be five street connections to adjacent subdivisions. The subdivision will also have arterial access on the north to 159th Street and on the east to Black Bob Road (Lackman Road). Ms. Vande Velde provided that overall improvements to Black Bob Road and 159th Street are planned in 2024 and 2027 as part of CIP projects to expand the roads to 4-lane divided trafficways. Ms. Vande Velde also presented the planned amenities and tree preservation plan.

Ms. Vande Velde noted the applicant is requesting a waiver to side yard setbacks, which staff supports because open space is provided in excess of UDO requirements. Staff review will be required for architectural plans on lots smaller than 7,200 square feet.

Ms. Vande Velde provided that all public notice requirements have been met. A neighborhood meeting was held with approximately 35 attendees. Main topics of discussion included amenities, traffic, existing ponds and detention, housing construction plans, and the impact on existing development. No additional correspondence was received.

Staff recommends approval of the rezoning with no stipulations.

Staff recommends approval of the preliminary plat with stipulations. However, the Applicant has requested to remove Stipulation #4:

4. Prior to building permit issuance for Phase 1, two points of access from arterial roadways must be constructed as shown on the phasing plan dated December 22nd, 2023.

Staff is supportive of removing Stipulation #4 to allow greater flexibility with phasing during housing market fluctuations.

Commissioner Terrones stated in the neighborhood meeting minutes, there was a comment about a traffic light signal at 159th and Brougham Drive, and he asked if that was still the case for 2027. **Ms. Vande Velde** confirmed those improvements will be part of the 159th Street Improvements and added Mr. Belcher may have more information if needed.

Commissioner Terrones asked about notification procedures and permitting should blasting become necessary.

Mr. Chet Belcher, Chief Community Development Officer, answered a permit from the Fire Department would be required, with notification (estimated within 1,500 feet) and a pre-blasting survey. Seismograph readings are then monitored daily. Mr. Belcher believes the permits must be renewed once per month but couldn't definitely say so.

Commissioner Creighton expressed concern that if projected timelines for 159th Street CIP improvements change, there could be significant traffic buildup and sight-line difficulty. He inquired if a stipulation could be added to require a left turn lane from westbound 159th Street.

Mr. Belcher confirmed left turn lanes are required with this project. If the CIP projects are delayed, temporary lights could be utilized.

Commissioner Breen asked for clarification on proposed Stipulation #4. **Ms. Vande Velde** reviewed the phasing plan. If Stipulation #4 remained, the applicant would be required to build the north and east arterial access points at the same time. However, the Applicant requests that requirement be removed, so they can construct the arterial access points separately if needed. Access will still follow life and safety requirements of the Olathe Fire Department.

Ms. Hollingsworth, Planning & Development Manager, added that the proposed Phase 1 has a higher number of lots than is typical, so removing stipulation #4 provides the applicant with more flexibility to piece this Phase together at different times.

Commissioner Creighton asked for clarification regarding a neighbor who lives in County zoning and does not wish to annex into the City. Commissioner Creighton asked

for confirmation that neighbor will be able to continue any activities on their property that the County allows, including brush burning and hunting. Ms. Vande Velde confirmed.

Chair Janner opened the public hearing and called the only speaker who had signed up.

Speaker #1, Stan Adell, 15712 W 158th Terrace, Olathe, Kansas lives in a small cul-de-sac to the north of this development. The traffic on 159th Street is dangerous, and improvements are needed. Currently, there are accidents, people drive down into the ditch, and it takes extended time to get out of the cul-de-sac in the morning. The surrounding development growth plus construction traffic in the meantime will add additional burden to 159th Street. Mr. Adell asked whether the berm (to the north of 159th Street) will be cut into to add the additional lanes and whether a benefit district or special assessment will be utilized. Mr. Adell also expressed concerns about blasting and the water load on the nearby creek.

With no further comments, **Chair Janner** entertained a motion to close the public hearing.

A motion to close the public hearing was made by **Commissioner Bergida** and seconded by **Commissioner Chapman**. The motion passed by a vote of 9 to 0.

Chair Janner opened discussion among the commissioners.

Commissioner Chapman asked, if Stipulation #4 is removed, will the single arterial access point come off 159th or Black Bob. **Mr. Belcher** deferred to the applicant, because he does not know whether applicant's construction will begin from the north or the east.

Chair Janner entertained a motion on RZ23-0012.

Commissioner Bergida moved to approve RZ23-0012 with all stipulations and recommendations as presented by staff, and **Commissioner Brown** seconded.

The motion passed with a vote of 9 to 0 as follows:

- A. Staff recommends approval of RZ23-0012, Heritage Ranch, 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.
- B. Staff recommends approval of the rezoning to the R-1 District with no stipulations.
- C. Staff recommends approval of the preliminary plat and preliminary site development plan with the following stipulations:

1. A waiver is granted from UDO 18.20.070.b allowing the side yard setback to be reduced from 7 feet to 5 feet and corner side yard from 20 feet to 15 feet for Lots 15-31 and 34-44, as shown on the preliminary plat dated January 2nd, 2024.
2. Homes constructed on lots less than 7,200 square feet in size are subject to the building design standards for single-family homes as outlined in UDO, Section 18.15.020.G.2.
3. Tract L and adjacent right-of-way to the south may be developed as a single-family lot at the time the unplatted ground to the east is sold to an adjacent property owner, or has access to Lackman Road.
4. Prior to building permit issuance for Phase 1, two points of access from arterial roadways must be constructed as shown on the phasing plan dated December 22nd, 2023.
5. The following criteria apply to the Amenity Tract (Tract D):
 - i. Locations of all structures must be shown with the final site development plan.
 - ii. Adequate parking must be provided for amenities.
 - iii. A final site development plan must be approved prior to issuance of building permits for amenities and structures located within the subdivision.
6. All new on-site wiring and cables must be placed underground.
7. 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.
8. 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.



MINUTES

Planning Commission Meeting: January 8, 2024

Application:	<u>RZ23-0014:</u> Request for approval of a rezoning from the C-2 (Community Center) District to the D (Downtown, Mixed-Use) District and a preliminary site development plan for The Olathe Group addition, located at 222 S. Kansas Avenue.
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Ms. Kim Hollingsworth, Planning & Development Manager, on behalf of Senior Planner Emily Carrillo, presented RZ23-0014, a request to approve a rezoning from C-2 (Community Center) to the D (Downtown Mixed-Use) District, located at 222 S. Kansas Avenue. The existing building been used as a meeting space for the Olathe Group of Alcoholics Anonymous since 2003, and they have outgrown their building. Since the 2014 UDO update, this use is no longer allowed by right in the C-2 District, and as such, the applicant is requesting to rezone the property to the Downtown Mixed-Use District. Ms. Hollingsworth demonstrated all the neighboring and regional properties that have recently also rezoned to Downtown District. PlanOlathe designates this area as Urban Center/Downtown. The rezoning request also aligns with goals and policies of PlanOlathe and meets all Golden Criteria.

Ms. Hollingsworth presented the preliminary site development plan. The 800 square foot building addition would extend behind the existing building to the east and be designed to blend with the existing and surrounding properties. Parking would be added to the east, and landscaping would enhance the property.

Ms. Hollingsworth provided that all public notice requirements have been met. A neighborhood meeting was held, and the applicant responded to questions.

Staff recommends approval of the rezoning with no stipulations. Staff recommended approval of the preliminary site development plan with one parking stipulation.

Chair Janner opened the public hearing, but no one was signed up to speak.

With no further comments, **Chair Janner** moved to close the public hearing and took a voice, which passed 9 to 0.

With no further discussion, Chair Janner entertained a motion on the item.

Commissioner Breen moved to approve RZ23-0014 as stipulated by staff, and **Commissioner Chapman** seconded.

The motion passed with a vote of 9 to 0 as follows:

- A. Staff recommends approval of RZ23-0014, 222 S. Kansas Avenue, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Comprehensive Plan for Land Use (LUCC) and Original Town (OT).
 - 2. The requested rezoning to the D (Downtown Mixed Use) District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the D (Downtown Mixed-Use) District as presented with no stipulations.
- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
 - 1. On-site parking must occur in striped and designated parking stalls only and must not block alleyways or access drives.



MINUTES – Closing Remarks

Planning Commission Meeting: January 8, 2024

Kim Hollingsworth, Planning and Development Manager, reminded the Commission there will be a joint meeting with City Council on Thursday, February 15, 2024 from 6:00 pm to 8:00 pm. The location may be changed from City Hall; details will follow.

Meeting adjourned.



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	<u>MP23-0018: Minor Plat of Woodland Hills, Replat of Lot 95</u>		
Location:	19213 W 114 th Terrace		
Owner:	Gregory Prieb II, Woodland Partners, LLC		
Applicant/Engineer:	Tim Tucker, Phelps Engineering, Inc.		
Staff Contact:	Lauren Winter, Planner I		
Total Area:	<u>0.25 Acres</u>	Current Zoning:	<u>R-1 (Single-Family) District</u>
Units/Lots:	<u>1</u>	Proposed Use:	<u>Single Family Residential</u>
Tracts:	<u>0</u>		

1. Introduction:

This is a request for approval of a minor plat for Woodland Hills, Replat of Lot 95, containing one (1) lot on approximately 0.25 acres, located at 19213 W. 114th Terrace. The applicant is replatting the property to extend the rear property line and accommodate a larger single-family home than originally anticipated. A map exhibit is provided for reference on page 2 of this report.

The subject property was rezoned to the R-1 (Single-Family) District in April 2021 (RZ21-0001). This lot was previously platted as part of case FP21-0022, Woodland Hills 4th Plat, which was approved in June 2021.

No public easement or right-of-way will be dedicated with this replat; therefore the plat will not require City Council acceptance.

2. Plat Review

- a. **Lots/Tracts** – The minor plat includes one (1) lot for the future development of a single-family home, which is consistent with the R-1 District zoning standards for minimum lot area and width. Future development on the lot will be required to meet the dimensional standards of the R-1 District, as provided in the Unified Development Ordinance.
- b. **Public Utilities** – The subject property is located within the Johnson County sewer and WaterOne service areas. No new public easements will be dedicated with this replat.

- c. **Streets/Access** – The lot will take driveway access from W. 114th Terrace and no new street right-of-way will be dedicated with this replat.

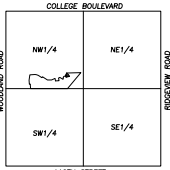


3. Staff Recommendation:

Staff recommends approval of MP23-0018 with no stipulations.

MINOR PLAT OF WOODLAND HILLS, REPLAT OF LOT 95

RESURVEY AND REPLAT OF LOT 95 AND PART OF TRACT M, WOODLAND HILLS, FOURTH PLAT, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



119TH STREET
VICINITY MAP
SEC. 13-13-23



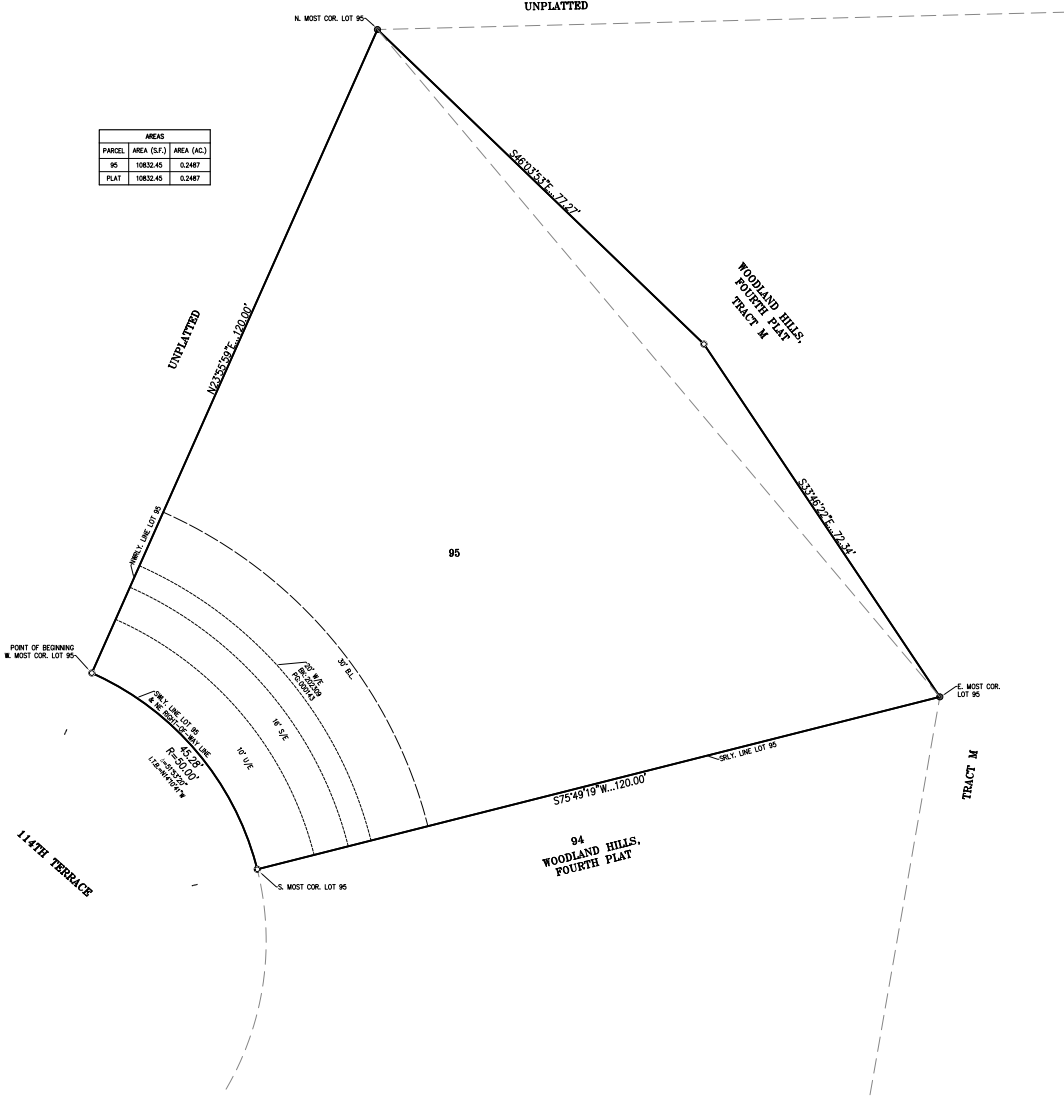
SCALE:
1"=2000'



SCALE: 1"=10'
0' 10' 20'

BEARING BASIS: RECORDED PLAT OF
"WOODLAND HILLS, FOURTH PLAT"

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
95	10825.45	0.2487
PLAT	10825.45	0.2487



- LEGEND**
- DENOTES SET 1/2" PLASTIC REBAR W/PHLEPS CORP. CLS-82 PLASTIC CAP
 - DENOTES FOUND 1/2" REBAR W/PHLEPS CORP. CLS-82 PLASTIC CAP UNLESS OTHERWISE NOTED
 - I DENOTES FOUND CURB ONHP ON THE PROLONGATION OF PROPERTY LINES FOR REFERENCE ONLY UNLESS OTHERWISE NOTED
 - U/E DENOTES UTILITY EASEMENT
 - B/L DENOTES BUILDING LINE
 - W/E DENOTES WATER LINE EASEMENT
 - S/E DENOTES SANITARY SEWER EASEMENT

NOTE:

- EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH 5'-0" SCREEN LANGUAGE OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
- ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR OR ON REAR BUILDING SIDEWALK YARDS. HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT OR CONDOM SUE YARDS ADJACENT TO STREET FRONT-OF-YARD YARD CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.
- ALL EASEMENTS SHOWN ARE FROM RECORDED PLAT OF "WOODLAND HILLS, FOURTH PLAT" AS RECORDED IN THE OFFICE OF RECORDS OF DEEDS, JOHNSON COUNTY, KANSAS, IN BOOK 202038 AT PAGE 02291E.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200373, JOHNSON COUNTY, KANSAS, MAP NO. 2008F00066, AND DATED AUGUST 3, 2008.

DESCRIPTION
This description was prepared by Phelps Engineering, Inc., KS CLS-82 on December 19, 2023, for Project No. 230988. All of Lot 95 and all that part of Tract M, WOODLAND HILLS, FOURTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at West most corner of said Lot 95, said point also being on the Northeasterly right-of-way line of 114th Terrace, as now established; thence N 23°52'50" E, along the Northerly line of said Lot 95, a distance of 120.00 feet to the North most corner of said Lot 95; thence S 46°02'53" E, a distance of 77.24 feet; thence S 33°44'22" E, a distance of 72.34 feet to the East most corner of said Lot 95; thence S 75°49'19" W, along the Southerly line of said Lot 95, a distance of 120.00 feet to the South most corner of said Lot 95, said point also being on the Northeasterly right-of-way of said 114th Terrace, thence Northerly along the Southerly line of said Lot 95 and the Northerly right-of-way line of said 114th Terrace and on a curve to the left, said curve having an initial tangent bearing of N 14°10'41" W and a radius of 50.00 feet on an arc distance of 45.28 feet to the Point of Beginning, containing 10,812 square feet or 0.2487 acres, more or less, replatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "WOODLAND HILLS, REPLAT OF LOT 95".

DEDICATION
The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, phases, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolve and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

CONSENT TO LEVY
The undersigned proprietors of the above described land hereby agree and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION
IN TESTIMONY WHEREOF, Woodland Partners, LLC, has caused this instrument to be executed on this _____ day of _____, 20____.

By: _____
Greg Prieb, Managing Member

ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Greg Prieb, Managing Member of Woodland Partners, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

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

Chairman: Wayne Janner

I, JOHNNY B. RAY, HEREBY CERTIFY THAT IN DECEMBER 2023, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



CERTIFICATE OF AUTHORIZATION
KANSAS
EXPIRES 12-31-24
CERTIFICATE OF AUTHORIZATION
KANSAS
EXPIRES 08-20-2028

PEI	PLANNING	PHILIPS ENGINEERING, INC.
	ENGINEERING	1275 N. Winthrop Ave.
	CONSULTANTS	Olathe, Kansas 66061
	(913) 938-1188	Fax: (913) 938-1100



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	MP24-0001: Minor Plat of Olathe Entertainment District, Seventh Plat
Location:	Southeast of W. 119 th Street and N. Renner Boulevard
Owner:	Jake Shemano, UG3 Olathe, LP C/O United Growth
Engineer/Applicant:	Michael Bogina, Olsson
Staff Contact:	Luke Bertram; Planner I

Site Area:	<u>4.80 acres</u>	Existing Use:	<u>General Commercial</u>
Lots:	<u>4</u>	Current Zoning:	<u>CP-2 (Planned General Business) District</u>
Tracts:	<u>0</u>	Plat:	<u>Olathe Entertainment District, Fourth Plat</u>

1. Introduction

This is a request for approval of a minor plat of Olathe Entertainment District Seventh Plat, which re-divides Lots 7 and 8 of Olathe Entertainment District, Fourth Plat into four lots on approximately 4.80 acres located southwest of W. 119th Street and N. Renner Boulevard. The applicant is replatting the two (2) existing properties as four (4) proposed lots to allow for separate ownership.

The subject property was rezoned to the CP-2 (Planned General Business) District as part of the Olathe Arena Project in 2004 (RZ-04-31) and the zoning ordinance was amended in 2008 for Olathe Gateway (RZ-08-015). This property was platted as part of Olathe Entertainment District, Second Plat in 2006 (P-06-0025) and replatted in 2008 as part of Olathe Entertainment District, Fourth Plat (P-07-090). Preliminary and final site development plans for Olathe Entertainment District were approved in 2006 (PR-06-007 and PR-06-016).

No public easements or right-of-way will be dedicated with this replat, and therefore the plat does not require City Council approval.

2. Plat Review

- a. **Lots** – The replat includes four (4) lots to allow for individual ownership of the existing buildings.
- b. **Public Utilities** – The subject property is located in the City of Olathe Water and Sewer service areas. No new easements are dedicated with this replat.

- c. **Streets/Right-of-Way** – All four lots maintain access to Bass Pro Shops Drive, Renner Boulevard and 119th Street via the existing access easements dedicated on this property. No additional right-of-way is dedicated with this plat.



Aerial view of the subject properties outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of MP24-0001 with no stipulations.



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	<u>MP24-0002: Minor Plat of Schoonover</u>		
Location:	443 and 457 E. Loula Street		
Applicant/Owner:	Matthew Schoonover		
Engineer:	Robert Layton, Allenbrand-Drews & Associates		
Staff Contact:	Lauren Winter, Planner I		
Total Area:	<u>0.55 Acres</u>	Current Zoning	<u>R-2 (Two-Family) District</u>
Units/Lots:	<u>1</u>	Proposed Use:	<u>Single-Family Residence</u>
Tracts:	<u>0</u>		

1. Introduction

This is a request for approval of a minor plat for Schoonover containing one (1) lot on approximately 0.55 acres, located at 443 and 457 E. Loula Street. This is a replat of a portion of Lot 4, Block 2 of the Hayes Addition, which will remove an existing lot line to combine two lots. A map exhibit is provided for reference on page 2 of this report.

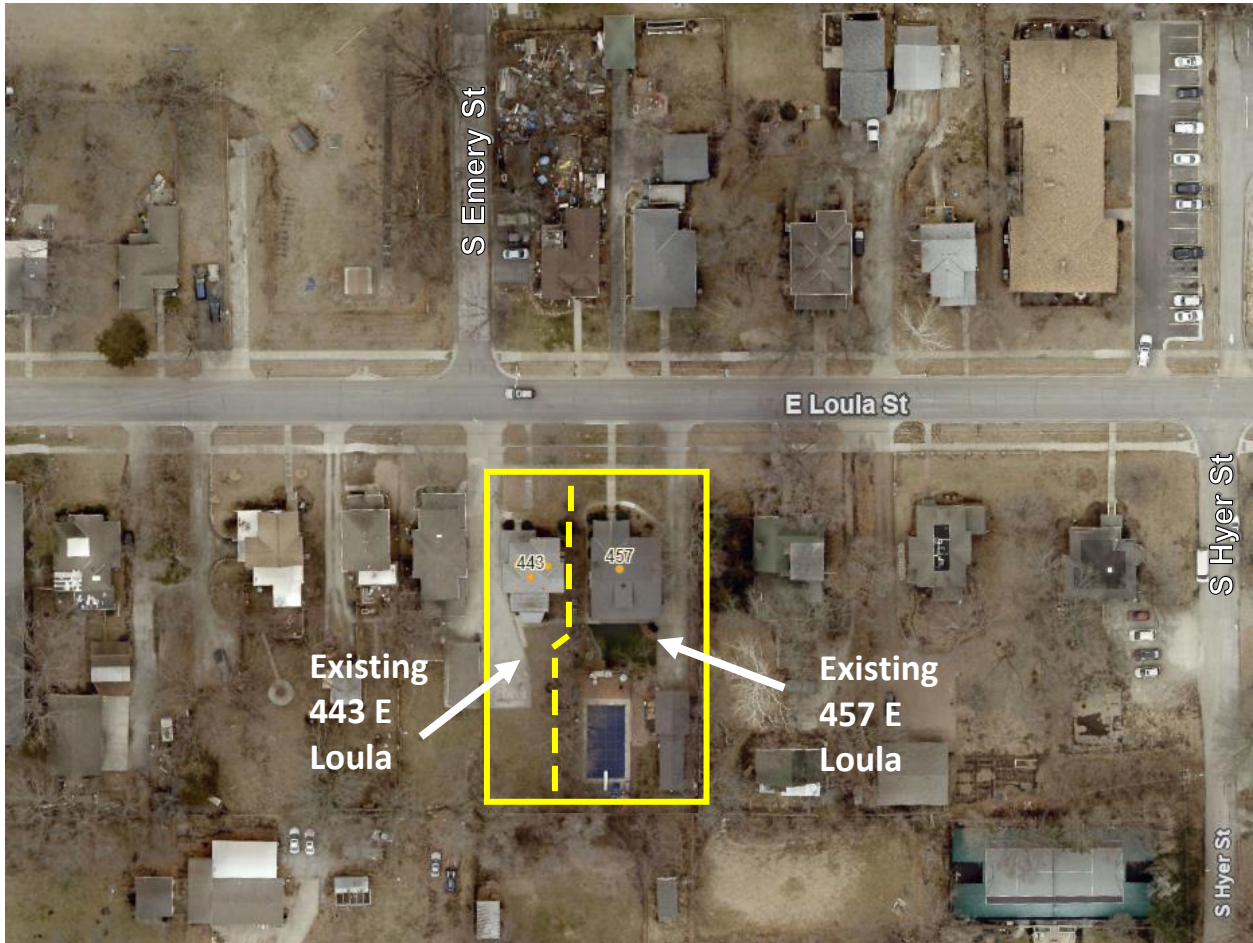
The subject property was rezoned to the R-2 (Two-Family) District in 1970 (Ord. 346-C) and is located within the Original Town Overlay District and therefore subject to the requirements outlined in UDO 18.20.280. Both properties were originally platted in 1866 as part of the Hayes Addition and the existing single-family homes located at 443 and 457 E. Loula were constructed in 1900 and 1910 respectively. The applicant intends to retain the existing residential home at 457 E. Loula and demolish the home at 443 E. Loula to construct an ADU (Accessory Dwelling Unit) on the property.

No public easement or right-of-way will be dedicated with this replat; therefore, the plat will not require City Council acceptance.

2. Plat Review

- a. **Lots/Tracts** – The minor plat includes one (1) lot that is in compliance with the minimum lot area and width standards of the R-2 (Two-Family) District.
- b. **Public Utilities** – The subject property is located within the City of Olathe sewer and water service areas. No new public easements will be dedicated with this minor plat.

- c. **Streets/Access** – Access is provided from existing E. Loula Street, and no right-of-way will be dedicated with this minor plat.



Aerial view of subject property in yellow.

3. Historic Preservation

The subject property is located within the eligible *East Loula Street Historic District* which is locally significant under Criterion C for the area of Architecture. The subject property is not currently designated to a historic register. The applicant is currently working with Planning and the Olathe Historic Preservation Board to provide photos and documentation of the property to be archived prior to demolition permitting.

4. Staff Recommendation:

Staff recommends approval of MP24-0002 with no stipulations.



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	<u>MP24-0003: Minor Plat of Coffee Creek Meadows, 9th Plat</u>		
Location:	Northeast of S. Laurelwood and W. 164 th Terrace		
Owner:	Philip Martens, Martens Family Enterprises, Inc.		
Applicant/Engineer	Todd Allenbrand, Payne & Brockway, PA		
Staff Contact:	Lauren Winter, Planner I		

Total Area:	<u>0.35 Acres</u>	Proposed Use:	<u>Residential, Two-Family</u>
Units/Lots:	<u>2</u>	Current Zoning:	<u>RP-2 (Planned Two Family)</u>
Tracts:	<u>0</u>	Plat:	<u>Coffee Creek Meadows, 2nd Plat</u>

1. Introduction:

This is a request for approval of a minor plat for Coffee Creek Meadows 9th Plat, containing two (2) lots on 0.35 acres, located at 16491 and 16495 S. Laurel Street. The applicant is replating a portion of Lot 90 into 90-2A and 90-2B for the individual duplex units to be sold separately. A map exhibit is provided on page 2 of this report.

The subject property was annexed into the City of Olathe (Ordinance 05-01) in January 2005 as part of the Coffee Creek Annexation and was zoned to the RP-2 (Two-Family) District with an associated Preliminary Plat in December 2005 (RZ-05-0048). A final plat for Coffee Creek Meadows, 2nd Plat (FP06-0035) was approved in 2006.

No public easement or right-of-way will be dedicated with this replat; therefore, the plat will not require City Council acceptance.

2. Plat Review:

- a. **Lots/Tracts** – This replat of one (1) existing lot results in two (2) reconfigured lots for separately-owned two-family residences.
- b. **Public Utilities** – The subject property is located within the Johnson Counter sewer and WaterOne service areas. No new public easements will be dedicated with this minor plat.
- c. **Streets/Access** – Each lot will have access to S. Laurelwood Street through the existing private street network. No new right-of-way will be dedicated with this plat.



3. Staff Recommendation:

Staff recommends approval of MP24-0003 with no stipulations.



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	<u>MP24-0003: Minor Plat of Coffee Creek Meadows, 9th Plat</u>
Location:	Northeast of S. Laurelwood and W. 164 th Terrace
Owner:	Philip Martens, Martens Family Enterprises, Inc.
Applicant/Engineer	Todd Allenbrand, Payne & Brockway, PA
Staff Contact:	Lauren Winter, Planner I

Total Area:	<u>0.35 Acres</u>	Proposed Use:	<u>Residential, Two-Family</u>
Units/Lots:	<u>2</u>	Current Zoning:	<u>RP-2 (Planned Two Family)</u>
Tracts:	<u>0</u>	Plat:	<u>Coffee Creek Meadows, 2nd Plat</u>

1. Introduction:

This is a request for approval of a minor plat for Coffee Creek Meadows 9th Plat, containing two (2) lots on 0.35 acres, located at 16491 and 16495 S. Laurel Street. The applicant is replating a portion of Lot 90 into 90-2A and 90-2B for the individual duplex units to be sold separately. A map exhibit is provided on page 2 of this report.

The subject property was annexed into the City of Olathe (Ordinance 05-01) in January 2005 as part of the Coffee Creek Annexation and was zoned to the RP-2 (Two-Family) District with an associated Preliminary Plat in December 2005 (RZ-05-0048). A final plat for Coffee Creek Meadows, 2nd Plat (FP06-0035) was approved in 2006.

No public easement or right-of-way will be dedicated with this replat; therefore, the plat will not require City Council acceptance.

2. Plat Review:

- a. **Lots/Tracts** – This replat of one (1) existing lot results in two (2) reconfigured lots for separately-owned two-family residences.
- b. **Public Utilities** – The subject property is located within the Johnson Counter sewer and WaterOne service areas. No new public easements will be dedicated with this minor plat.
- c. **Streets/Access** – Each lot will have access to S. Laurelwood Street through the existing private street network. No new right-of-way will be dedicated with this plat.



3. Staff Recommendation:

Staff recommends approval of MP24-0003 with no stipulations.



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	MP24-0004: Minor Plat of Coffee Creek Meadows, 10th Plat
Location:	Northeast Corner of W. 165 th Street and S. Britton Street
Owner:	Philip Martens, Martens Family Enterprises, Inc.
Engineer/Applicant:	Todd Allenbrand, Payne & Brockway PA
Staff Contact:	Luke Bertram; Planner I

Site Area:	<u>0.50 acres</u>	Existing Use:	<u>Two-Family Residential</u>
Lots:	<u>4</u>	Current Zoning:	<u>RP-2 District (Planned Two-Family Residential)</u>
Tracts:	<u>0</u>	Plat:	<u>Coffee Creek Meadows 2nd Plat</u>

1. Introduction

This is a request for approval of a minor plat of Coffee Creek Meadows 10th Plat containing four (4) lots on 0.50 acres, located at the northeast corner of 165th Street and Britton Street. The applicant is replatting a portion of Lot 90 as four new lots along the south side of W. 164th Terrace to allow for individual ownership of each unit within two (2) existing duplex buildings. A map exhibit is provided on page 2 of this report.

The subject property was annexed into the City of Olathe (Ordinance 05-01) in January 2005 as part of the Coffee Creek annexation and was zoned to the RP-2 (Planned Two-Family) District with an associated preliminary plat in 2005 (RZ-05-048 & PP05-0157). A final plat for Coffee Creek Meadows 2nd Plat was approved in 2006 (FP06-0035).

No public easements or right-of-way will be dedicated with this replat, and therefore the plat does not require City Council approval.

2. Plat Review

- a. **Lots** – The replat of one (1) existing lot results in four (4) reconfigured lots to allow for individual ownership of each individual residential unit.
- b. **Public Utilities** – The subject property is located in the WaterOne and Johnson County Wastewater areas. No new easements are dedicated with this replat.

- c. **Streets/Right-of-Way** – All four lots have direct access to W. 164th Terrace. No new right-of-way will be dedicated with this replat.



Aerial view of the subject properties outlined in yellow.

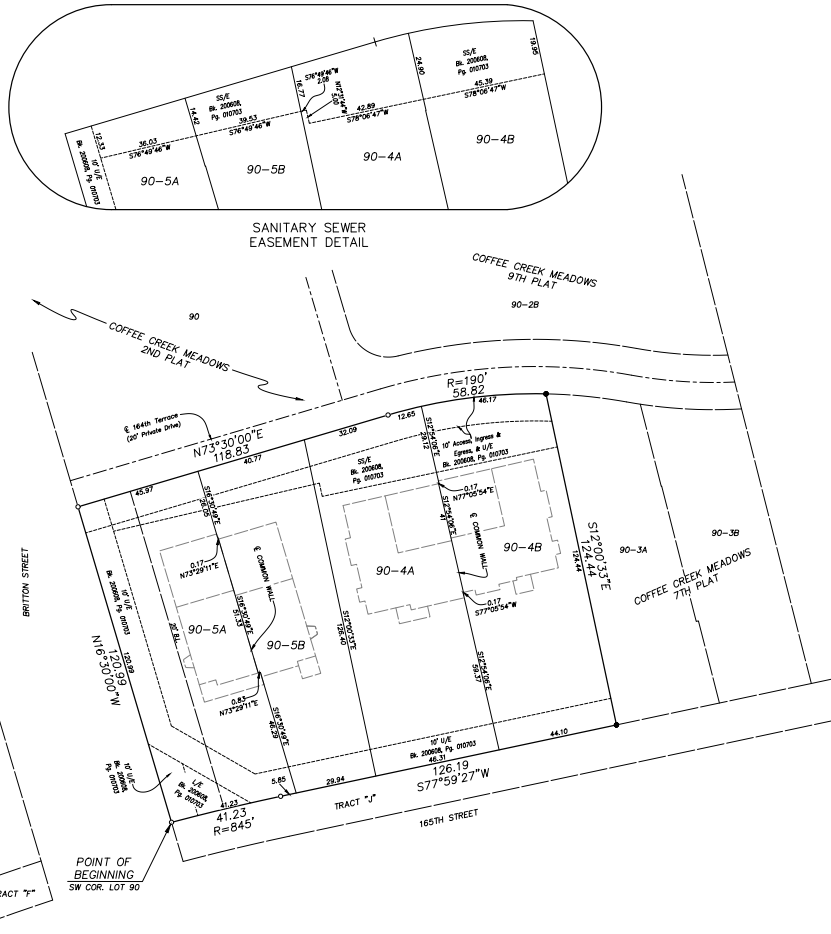
3. Staff Recommendation

- A. Staff recommends approval of MP24-0004 with no stipulations.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/24/24	completed	CTA
2	1/26/24	city comments	CTA

MINOR PLAT OF COFFEE CREEK MEADOWS, 10TH PLAT

A Replat of Part of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT



LOT AREAS

LOT 90-4A	5,621.0 Sq.Ft.
LOT 90-4B	5,751.7 Sq.Ft.
LOT 90-3A	5,466.4 Sq.Ft.
LOT 90-3B	4,420.6 Sq.Ft.
TOTAL	21,661.7 Sq.Ft.

NOTES:

The basis for bearings on this plot is Grid North, Kansas North Zone, Derived from Johnson County Survey Control Network 1998.

The plot is subject to the building lines and easements, that apply as shown on COFFEE CREEK MEADOWS, 2ND PLAT, Book 200608, Page 010703.

All interior lot lines on this plot are coincident with a common building wall.

Setbacks of buildings from private drives shall be no less than 20'.

Set monuments were established from original control and coordinates of the COFFEE CREEK MEADOWS, 2ND PLAT, recorded in Book 200608, Page 010703.

The common area outside of the lots will be maintained by Martens Family Enterprises, Inc. or their grantees, agents, successors and assigns.

According to F.I.R.M. Map No. 20091001090 Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.

590.50' (plot boundary distance) / 0.0070' (closing distance) = unadjusted error of closure 1 in 77,897.37

This is a re survey and replat of part of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, prepared by Gerald L. Conn P.S. No. 1128, December 11, 2023, more particularly described as follows:

Beginning at the Southwest corner of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence N 10°30'00" W along the Westerly line of said Lot 90, a distance of 120.39 feet; thence N 73°30'00" E a distance of 118.83 feet; thence Eastery on a curve to the right, having a radius of 58.82 feet, for a distance of 58.82 feet to the Northeast corner of Lot 90-3A, COFFEE CREEK MEADOWS, 7TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 12°00'33" E along the Westerly line of said Lot 90-3A, a distance of 124.44 feet to the Southwest corner of said Lot 90-3A, said corner also being on the Southerly line of said Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT; thence S 77°59'27" W along the Southerly line of said Lot 90, a distance of 126.19 feet; thence Westery continuing along the Southerly line of said Lot 90, on a curve to the left, having a radius of 845.00 feet, for a distance of 41.23 feet to the Point of Beginning, containing 21,662 square feet more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "COFFEE CREEK MEADOWS, 10TH PLAT".

The undersigned proprietor reserves unto itself, its grantees, agents, successors and assigns, a permanent easement for the purpose of locating, constructing and maintaining or authorizing the location, construction and maintenance of underground conduits for water, electricity, sewer and gas mains, or oil or any of them under or upon all lots in this plat. This easement is designed to allow for the placement of a single main for each of the aforesaid utilities to service all dwelling units in the building constructed on this plat. Said easement shall be in gross and shall be permanent in nature and duration, and the owner of any dwelling unit shall commit no act or omission that will preclude the making and maintenance of the aforesaid improvements.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.6018, Lot Splits, of Unified Development Ordinance or by replat.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares or parts thereof, for public use, from the lien and effect of any special assessments and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2024.

MARTENS FAMILY ENTERPRISES, INC.

PHILIP W. MARTENS, President

STATE OF KANSAS SS
COUNTY OF JOHNSON

BE IT REMEMBERED, that on this _____ day of _____, 2024, before me a Notary Public in and for said County and State, came PHILIP W. MARTENS, President of MARTENS FAMILY ENTERPRISES, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and she duly acknowledged the execution of the same to be the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public

My Appointment Expires: _____

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this _____ day of _____, 2024.

By: WAYNE JANIKER, Chairman

I hereby certify that on October 18, 2023, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plat of said survey, on this _____ day of _____, 2024.

Gerald L. Conn
Kansas P.S. No. 1128



- LEGEND:**
- DENOTES 1/2" REBAR SET w/PAB PLASTIC CAP CLS-49
 - DENOTES 1/2" REBAR FOUND w/PAB PLASTIC CAP CLS-49 (UNLESS NOTED)
 - B.L. DENOTES BUILDING LINE
 - U/E DENOTES UTILITY EASEMENT
 - SS/E DENOTES SANITARY SEWER EASEMENT



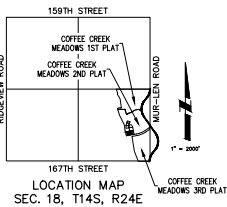
Prepared By: Payne & Brockway Engineers, P.A.
P.O. Box 128
Olathe, Kansas 66001
913-782-4800

Developed By: Martens Family Enterprises, Inc.
c/o Philip W. Martens
10000 W. 158th Street, Suite C
Olathe, Kansas 66062
913-782-2276

Date Prepared: January 4, 2024

**COFFEE CREEK MEADOWS
10TH PLAT
SEC. 18, T14S, R24E
JOHNSON COUNTY, KANSAS**

Payne & Brockway P.A.
CIVIL ENGINEERS & LAND SURVEYORS
408 SOUTH KANSAS AVE., OLAHE, KANSAS 66001
PH: 913.782.4800 FAX: 913.782.2997
WWW.PAYNE&BROCKWAY.COM





STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	<u>MP24-0005: Minor Plat of Coffee Creek Meadows, 11th Plat</u>		
Location:	16490 & 16494 S. Laurelwood Street		
Owner:	Philip Martens, Martens Family Enterprises, Inc		
Applicant/Engineer	Todd Allenbrand, Payne & Brockway, PA		
Staff Contact:	Lauren Winter, Planner I		

Total Area:	<u>0.24 Acres</u>	Proposed Use:	<u>Residential, Two-Family</u>
Units/Lots:	<u>2</u>	Current Zoning:	<u>RP-2 (Planned Two Family)</u>
Tracts:	<u>0</u>	Plat:	<u>Coffee Creek Meadows, 2nd Plat</u>

1. Introduction:

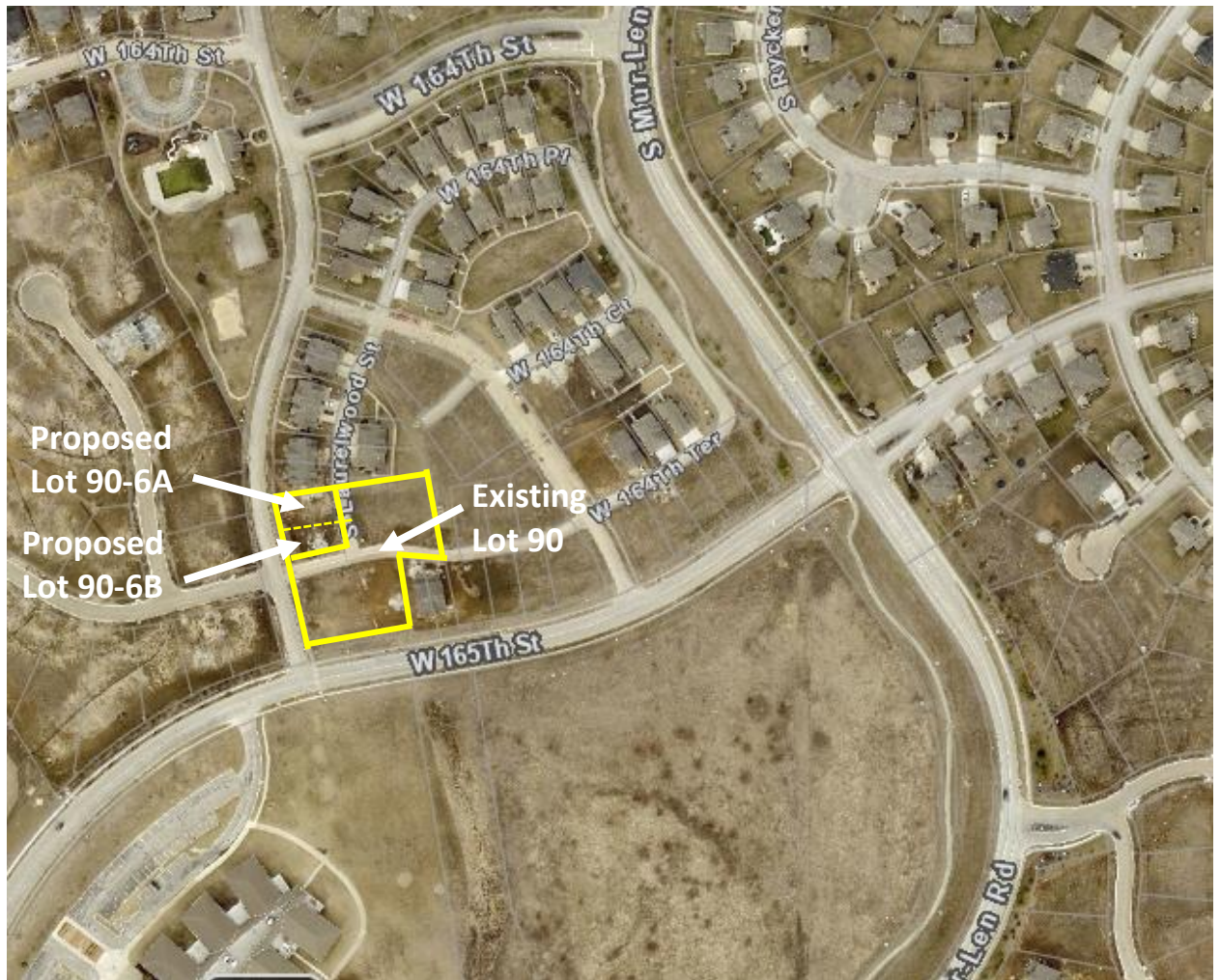
This is a request for approval of a minor plat for Coffee Creek Meadows 11th Plat, containing two (2) lots on 0.24 acres, located at 16490 and 16494 S. Laurel Street. The applicant is replating a portion of Lot 90 into 90-6A and 90-6B for the individual duplex units to be sold separately. A map exhibit is provided on page 2 of this report.

The subject property was annexed into the City of Olathe (Ordinance 05-01) in January 2005 as part of the Coffee Creek annexation and was zoned to the RP-2 (Planned Two-Family) District with an associated preliminary plat in December 2005 (RZ-05-0048 & PP05-0157). A final plat for Coffee Creek Meadows, 2nd Plat (FP06-0035), was approved in 2006.

No public easement or right-of-way will be dedicated with this replat; therefore, the plat will not require City Council acceptance.

2. Plat Review

- a. **Lots/Tracts** – This replat of one (1) existing lot results in two (2) reconfigured lots for separately-owned two-family residences.
- b. **Public Utilities** – The subject property is located within the Johnson Counter sewer and WaterOne service areas. No new public easements will be dedicated with this minor plat.
- c. **Streets/Access** – Each lot will have access to S. Laurelwood Street. No new right-of-way will be dedicated with this plat.



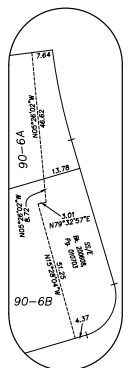
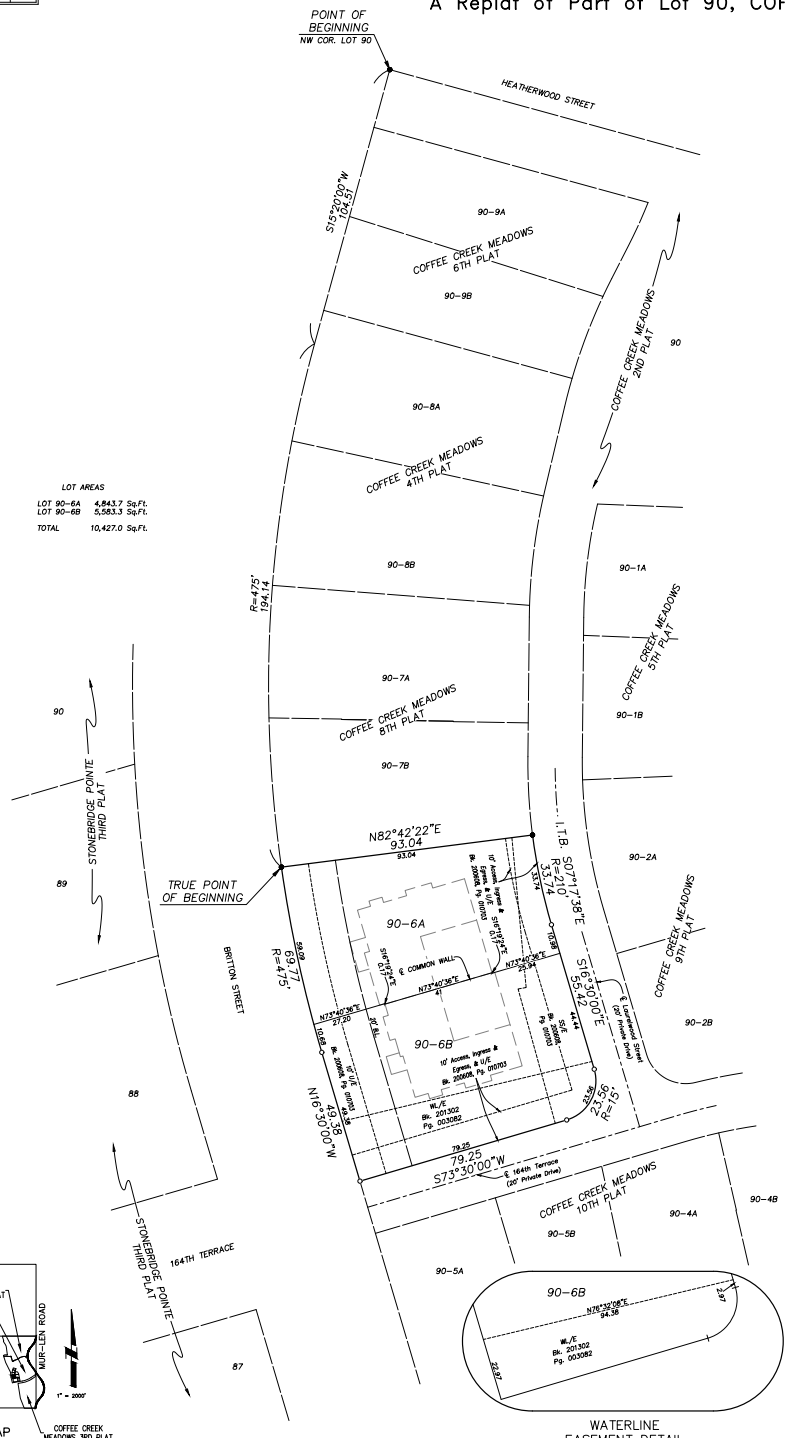
3. Staff Recommendation:

Staff recommends approval of MP24-0005 with no stipulations.

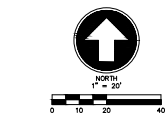
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/24/24	completed	CTA
1	1/26/24	city comments	CTA

MINOR PLAT OF COFFEE CREEK MEADOWS, 11TH PLAT

A Replat of Part of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT



SANITARY SEWER
EASEMENT DETAIL



- LEGEND:**
- DENOTES 1/2" REBAR SET w/PA8 PLASTIC CAP CLS-49
 - DENOTES 1/2" REBAR FOUND w/PA8 PLASTIC CAP CLS-49 (UNLESS NOTED)
 - DENOTES BUILDING LINE
 - DENOTES UTILITY EASEMENT
 - DENOTES SANITARY SEWER EASEMENT
 - DENOTES WATERLINE EASEMENT
 - DENOTES EXISTING AS-BUILT BUILDING FOOTPRINTS

This is a resurvey and replat of part of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, prepared by Gerald L. Conn, P.S. No. 1128, December 11, 2023, more particularly described as follows:

Beginning at Northeast corner of Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence S15°20'00" W, along the Western line of said Lot 90, and along Western line of Lots 90-9A and 90-9B, COFFEE CREEK MEADOWS, 4TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas and along the Western line of Lot 90-8A, COFFEE CREEK MEADOWS, 4TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, a distance of 104.51 feet; thence Southerly, continuing along the Western line of said Lot 90-8A and along the Western line of 90-8B, COFFEE CREEK MEADOWS, 4TH PLAT, and along the Western line of Lots 90-7A and 90-7B, COFFEE CREEK MEADOWS, 8TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, on a curve to the left, having a radius of 475.00 feet, for a distance of 194.14 feet to the Southwest corner of said Lot 90-7B, said corner also being the TRUE POINT OF BEGINNING; thence N82°42'22"E along the Southerly line of said Lot 90-7B, a distance of 93.04 feet to the Southeast corner of said Lot 90-7B; thence Southerly, on a curve to the left, having an initial tangent bearing of S07°17'38"E and a radius of 210.00 feet, for a distance of 33.74 feet; thence S16°30'00"E, a distance of 55.42 feet; thence Southwesterly, on a curve to the right, having a radius of 15.00 feet, for a distance of 23.56 feet; thence S73°30'00"W a distance of 79.25 feet to a point on the Western line of said Lot 90, COFFEE CREEK MEADOWS, 2ND PLAT; thence N18°02'00"W along the Western line of said Lot 90, a distance of 49.38 feet; thence Northerly, continuing along the Western line of said Lot 90, on a curve to the right, having a radius of 475.00 feet, for a distance of 69.77 feet to the TRUE POINT OF BEGINNING, containing 10,427 square feet more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "COFFEE CREEK MEADOWS, 11TH PLAT".

The undersigned proprietor reserves unto itself, its grantees, agents, successors and assigns, a permanent easement for the purpose of locating, constructing and maintaining or authorizing the location, construction and maintenance of underground conduits for water, electricity, sewer and gas mains, or all or any of them under or upon all lots in this plat. This easement is designed to allow for the placement of a single man for each of the aforesaid utilities to service all dwelling units in the building constructed on this plat. Said easement shall be in gross and shall be permanent in nature and duration, and the owner of any dwelling unit shall commit no act or omission that will preclude the making and maintenance of the aforesaid improvements.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.18, Lot Splits, of Unified Development Ordinance or by replat.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Registrar of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares or parts thereof, for public use, from the lien and effect of any special assessments and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2024.

MARTENS FAMILY ENTERPRISES, INC.

PHILIP W. MARTENS, President

STATE OF _____ (KANSAS) SS
COUNTY OF _____ (JOHNSON)

BE IT REMEMBERED, that on this _____ day of _____, 2024, before me a Notary Public in and for said County and State, came PHILIP W. MARTENS, President of MARTENS FAMILY ENTERPRISES, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and she duly acknowledged the execution of the same to be the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public
My Appointment Expires: _____

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this _____ day of _____, 2024.

By _____
WAYNE JANNER, Chairman

I hereby certify that on September 26, 2023, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plat of said survey, on this _____ day of _____, 2024.

Gerald L. Conn
Kansas P.S. No. 1128

NOTES:

The basis for bearings on this plat is Grid North, Kansas North Zone. Derived from Johnson County Survey Control Network 1998.

The plat is subject to the building lines and easements, that apply, as shown on COFFEE CREEK MEADOWS, 2ND PLAT, Book 200608, Page 010703.

All interior lot lines on this plat are coincident with a common building width.

Front setbacks of buildings from private drives shall be no less than 20' and side setbacks from private drives shall be no less than 15'.

Set monuments were established from original control and coordinates of the COFFEE CREEK MEADOWS, 2ND PLAT, recorded in Book 200608, Page 010703.

The common area outside of the lots will be maintained by Martens Family Enterprises, Inc. or their grantees, agents, successors and assigns.

According to F.I.R.M. Map No. 20091C01090 Johnson County, Kansas, dated August 3, 2009, this entire site is determined to be outside the 100-year floodplain.

404.17' (plot boundary distance) / 0.0019' (closing distance) = unadjusted error of closure 1 in 212,715.79

Prepared By: Payne & Brockway Engineers, P.A.
P.O. Box 128
Olathe, Kansas 66061
913-782-4800

Developed By: Martens Family Enterprises, Inc.
c/o Philip W. Martens
19000 W. 15th Street, Suite C
Olathe, Kansas 66062
913-782-2276

Date Prepared: January 4, 2024

**COFFEE CREEK MEADOWS
11TH PLAT
SEC. 18, T14S, R24E
JOHNSON COUNTY, KANSAS**





STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application	FP23-0033: Final Plat for Heather Ridge South, Fifth Plat
Location	Southwest of W. 169 th Terrace and S. Ridgeview Road
Owner	Phil Martens, Martens Family Enterprises
Applicant/Engineer	Todd Allenbrand, Payne & Brockway
Staff Contact	Emily Carrillo, Senior Planner

Site Area:	<u>14.84± acres</u>	Proposed Use:	<u>Single-Family Residences</u>
Lots:	<u>41</u>	Existing Zoning:	<u>R-1 (Single Family) District</u>
Tracts:	<u>6</u>	Existing Plat:	<u>Unplatted</u>

1. Introduction

The following application is a final plat for Heather Ridge South, Fifth Plat, which will establish lot lines, dedicate public easements and right-of-way for 41 lots and six (6) tracts within the Heather Ridge South residential development.

The subject property was rezoned from County CTY-RUR to R-1 with a preliminary plat for 78.99 acres in June 2006 (RZ-06-012). Due expiration of the approved preliminary plat, a new preliminary plat application was submitted and approved in December 2015 (P-15-050). This final plat is the fifth phase of six total phases approved on the preliminary plat for Heather Ridge South and is consistent with the approved preliminary plat.

2. Plat Review

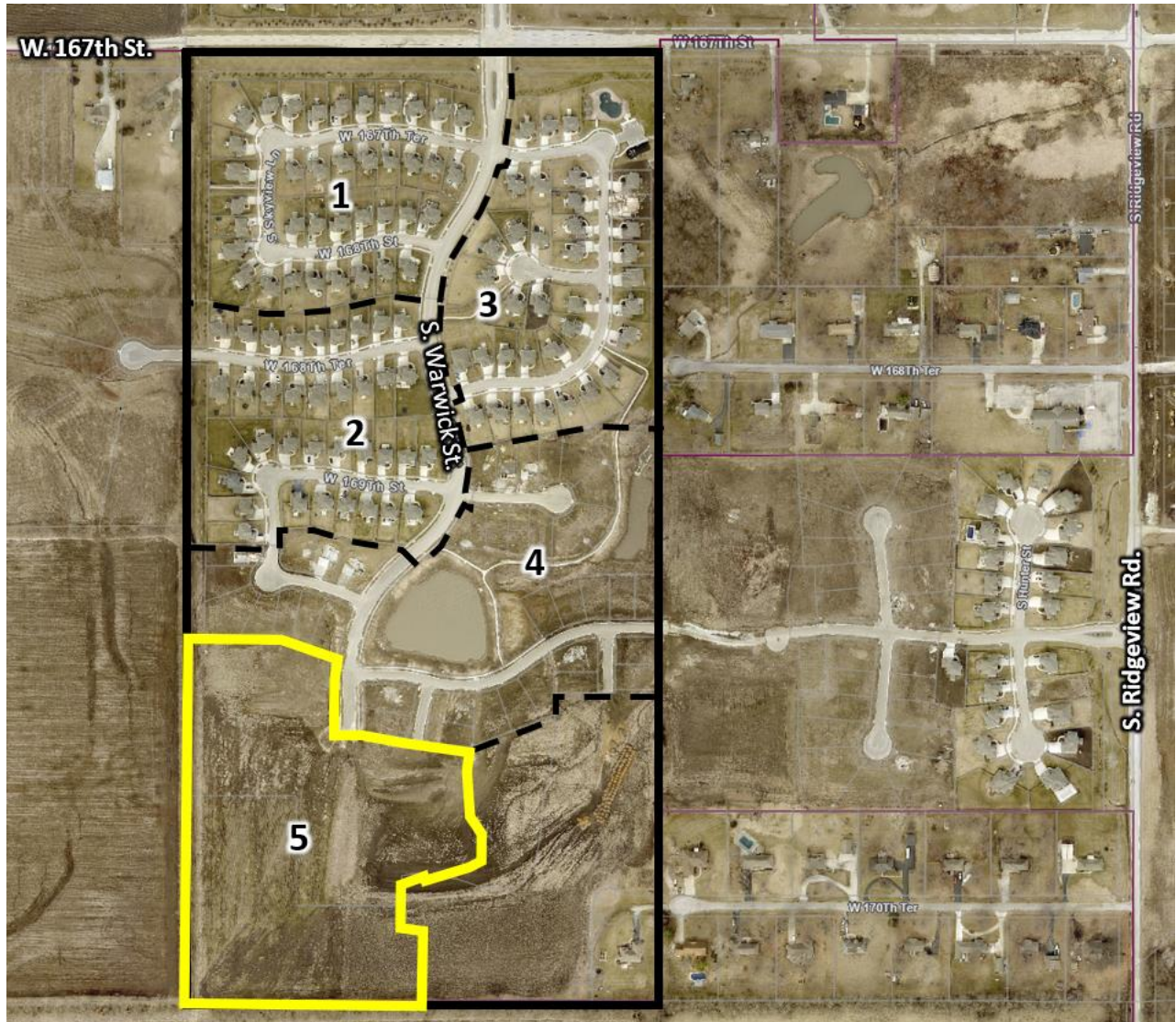
- a. **Lots/Tracts** – The final plat includes thirty-eight (38) single-family residential lots and three (3) common tracts. Common tracts are intended to be used for landscaping, monuments, private open space, stormwater drainage and detention amenities such as trail connections. All three tracts are intended to be owned and maintained by the Heather Ridge South/Estates Homes Association.

All lots in the proposed subdivision meet or exceed the R-1 standards for minimum lot size (7,200 square feet) and minimum lot widths (60 feet). Lot sizes in this plat range on from 7,880 square feet to 14,933 square feet with an average lot size of 10,831 square feet.

- b. **Public Utilities** – The property is in the City of Olathe sewer and WaterOne service areas. Public Utility Easements (U/E), Sanitary Sewer Easements (SS/E), Drainage Easements

(D/E), Waterline Easements (WL/E) and a Public Recreation Easement (PR/E) are being dedicated with this final plat.

- c. **Streets/Right-of-Way** – Roadways within the subdivision are being dedicated with this plat. The lots will have street access from S Warwick Street, south from W. 167th Street.



Aerial view of overall Heather Ridge South development, and subject property in yellow.

3. Staff Recommendation

Staff recommends approval of final plat (FP23-0033) with no stipulations.

NO.	DATE	DESCRIPTION	BY
1	10/1/23	complete	CTA
2	1/25/24	city comments	CTA

FINAL PLAT OF HEATHER RIDGE SOUTH, 5TH PLAT

Part of the NE 1/4, SEC. 24, T14S, R23E

This is a survey and plat of part of the NE 1/4 of Section 24, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, prepared by Gerald L. Conn, P.S. No. 1128, September 22, 2023, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 of Section 24, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, thence S 02°07'00" E, along the West line of said NE 1/4, a distance of 1,632.28 feet to the Southwest corner of Tract M, HEATHER RIDGE SOUTH, 4TH PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, said point also being the TRUE POINT OF BEGINNING, thence N 87°52'00" E, along the South line of said Tract M and Lots 143 through 141, HEATHER RIDGE SOUTH, 4TH PLAT, a distance of 281.82 feet to a corner on the Southerly line of said Lot 141; thence S 74°00'00" E, along the Southerly line of said Lot 141 and Lots 140 and 139, HEATHER RIDGE SOUTH, 4TH PLAT, a distance of 199.80 feet to the Southeast corner of said Lot 139, said corner also being on the Westerly right-of-way line of Warwick Street, as platted; thence Southerly along the Westerly right-of-way line of said Warwick Street on a curve to the left, having an initial tangent bearing of S 04°58'41" W and a radius of 430.00 feet for a distance of 53.25 feet; thence S 02°07'00" E, continuing along the Westerly right-of-way line of said Warwick Street, a distance of 157.75 feet to the Southwest corner of the right-of-way line of said Warwick Street; thence N 87°53'00" E, along the Southerly right-of-way line of said Warwick Street and Tract L, HEATHER RIDGE SOUTH, 4TH PLAT, a distance of 75.00 feet to the Southwest corner of said Tract L, said corner also being the Southwest corner of Lot 137, HEATHER RIDGE SOUTH, 4TH PLAT, said corner also being on the Westerly right-of-way line of Mahaffie Street, as platted; thence Southerly, along the Westerly right-of-way line of said Mahaffie Street on a curve to the left, having an initial tangent bearing of S 02°04'00" W and a radius of 525.00 feet, for a distance of 4.34 feet to the Southwest corner of the right-of-way of said Mahaffie Street; thence S 84°58'11" E, along the Southerly right-of-way line of said Mahaffie Street and Lot 136, HEATHER RIDGE SOUTH, 4TH PLAT, a distance of 188.03 feet to the Southeast corner of said Lot 136; thence S 03°01'00" W, a distance of 56.49 feet; thence S 08°40'00" E, a distance of 120.66 feet; thence S 37°40'00" E, a distance of 56.69 feet; thence S 00°45'41" E, a distance of 74.63 feet; thence S 08°27'45" W, a distance of 39.66 feet; thence S 70°49'11" W, a distance of 126.57 feet; thence Northerly on a curve to the left, having an initial tangent bearing of N 19°10'49" W and a radius of 175.00 feet, for a distance of 15.14 feet; thence S 65°30'01" W, a distance of 71.73 feet; thence S 02°30'00" E, a distance of 119.73 feet; thence Easterly on a curve to the right, having an initial tangent bearing of S 89°04'21" E and a radius of 328.00 feet, for a distance of 28.30 feet; thence S 84°05'00" E, a distance of 34.17 feet; thence S 02°00'00" E, a distance of 207.61 feet to a point on the South line of said NE 1/4, thence S 88°01'16" E, along the South line of said NE 1/4, a distance of 673.51 feet to the Southwest corner of said NE 1/4, thence N 02°07'30" W, along the West line of said NE 1/4, a distance of 1,009.27 feet to the TRUE POINT OF BEGINNING, containing 14,847.44 acres more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HEATHER RIDGE SOUTH, 5TH PLAT".

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated.

The undersigned proprietor of said property shown on this plat does hereby certify that all prior existing easement rights on land to be dedicated for public use running to any person, utility, or corporation have been absorbed except that some person, utility or corporation shall retain whatever rights they would have as if located in a public street.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electric, sewer pipes, poles, wires, drainage facilities, and similar utility facilities, and sidewalks upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law for use pursuant to said easement for said purposes.

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress over and through those areas designated as "Sanitary Sewer Easement" or "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated High Sewer District of Johnson County, Kansas, or their assigns. Attention of land contours will be permitted only with the express written approval of JCSE. Any planting of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

An easement or license is hereby dedicated to the Water District No. 1 of Johnson County to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of water lines, fire hydrants, valves, etc., upon, over, and across those areas outlined and designated on this plat as "Water Line Easement" or "W/L".

An easement or license is hereby granted to the City of Olathe, Kansas, to enter upon, locate, construct and maintain or authorize the entry upon, location, construction or maintenance and use of a future public bicycle and pedestrian path for public recreation and transportation purposes upon, over and under the areas outlined as "Tract P" and "Q" and designated as "Public Recreation Easement" or "PRE". The bicycle and pedestrian path is to be owned and maintained by the City of Olathe, Kansas, or its designees.

NOTE: The site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code, Section 17.16.080.C. Restrictions on the use or alteration of the said facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

An easement is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and the Heather Ridge South/Estates Home Association to enter upon, plant, replace, repair, maintain, remove, and otherwise manage, repair, and otherwise maintain, and to authorize any such maintenance, of any and all grass, trees, shrubs, plants and other landscaping and all fences and monuments installed by the undersigned proprietor and by the Heather Ridge South/Estates Home Association upon, over, and under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

Tracts N, O, P, Q, R and S shall be owned and maintained by the Heather Ridge South/Estates Home Association. The tracts are intended to be used for landscaping, monuments, fencing, private open space, and/or Home Association Amenities.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180, Lot Splits, of Unified Development Ordinance or by writing.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of record and will be recorded in the Office of the Registrar of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares or parts thereof, for public use, from the lien and effect of any special assessments and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this _____ day of _____, 2024.

MARTENS FAMILY ENTERPRISES, INC.

PHILIP W. MARTENS, President

STATE OF _____ (KANSAS)
COUNTY OF _____ (JOHNSON) SS

BE IT REMEMBERED, that on this _____ day of _____, 2024, before me a Notary Public in and for said County and State, came PHILIP W. MARTENS, President of MARTENS FAMILY ENTERPRISES, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and she duly acknowledged the execution of the same to be the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

My Appointment Expires: _____

Notary Public

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this _____ day of _____, 2024.

By: WAYNE JANIER, Chairman

APPROVED by the Governing Body of the City of Olathe, Kansas, on this _____ day of _____, 2024.

By: JOHN W. BACON, Mayor ATTEST: BRENDA D. SWEARZINZ, City Clerk

I hereby certify that on August 30, 2022 and August 24, 2023, I or someone under my direct supervision conducted a final survey of the above described tract of land and this is an accurate and true plat of said survey, on this _____ day of _____, 2024.

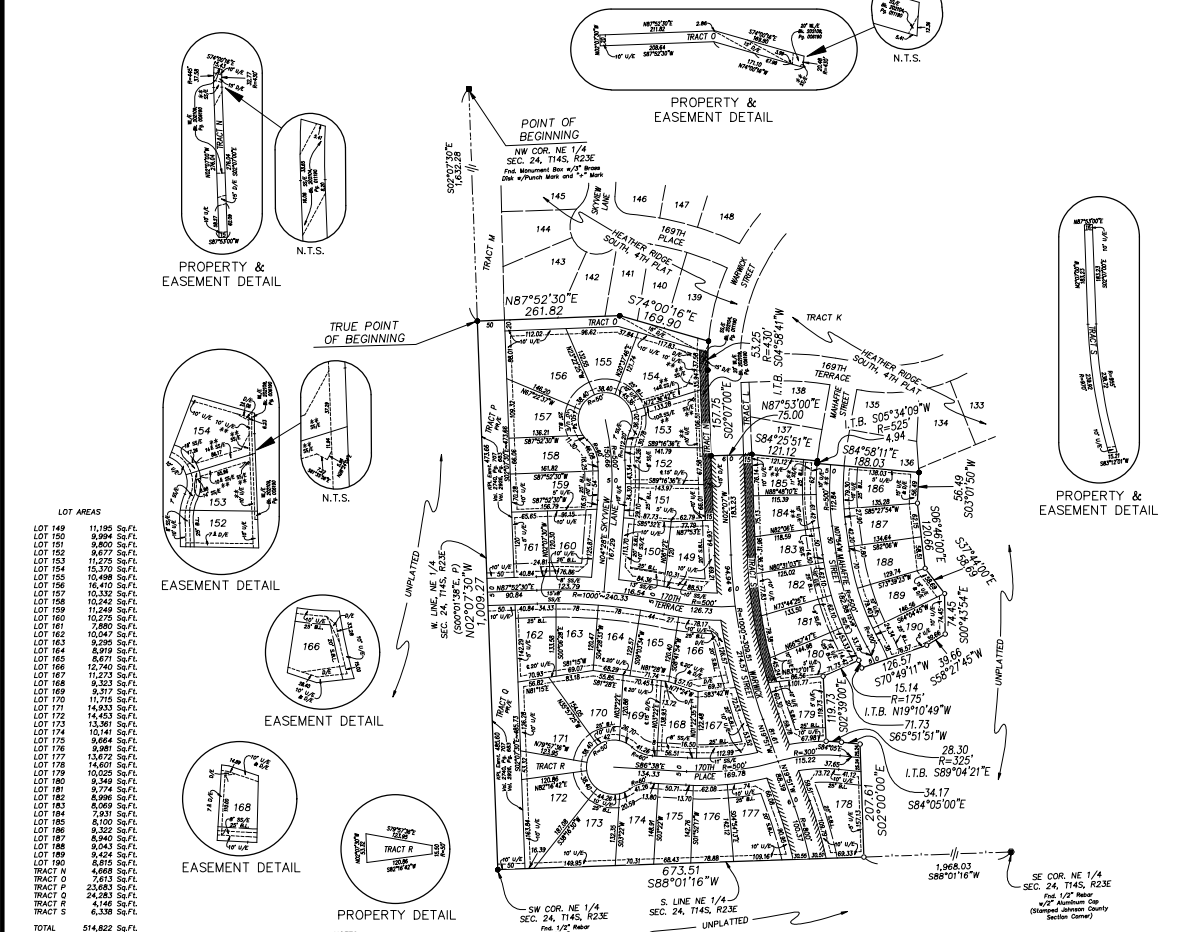
Prepared by: Payne & Brockway Engineers, P.A.
P. O. Box 128
Olathe, Kansas 66051
913-782-4800

Developed by: Martens Family Enterprises, Inc.
c/o Philip W. Martens
19000 W. 158th Street, Suite C
Olathe, Kansas 66062
913-782-2276

Date Prepared: October 11, 2023

TITLE INFORMATION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 739914
DATED NOVEMBER 16, 2015

HEATHER RIDGE SOUTH
5TH PLAT
SEC. 24, T14S, R23E
JOHNSON COUNTY, KANSAS



LOT AREAS

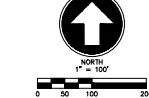
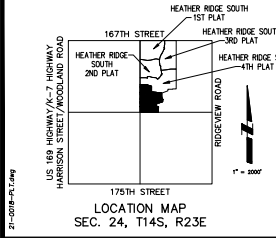
LOT 149	11,195	Sq.Ft.
LOT 150	9,994	Sq.Ft.
LOT 151	9,800	Sq.Ft.
LOT 152	8,677	Sq.Ft.
LOT 153	11,275	Sq.Ft.
LOT 154	15,570	Sq.Ft.
LOT 155	10,498	Sq.Ft.
LOT 156	10,410	Sq.Ft.
LOT 157	10,332	Sq.Ft.
LOT 158	10,243	Sq.Ft.
LOT 159	11,249	Sq.Ft.
LOT 160	10,575	Sq.Ft.
LOT 161	7,860	Sq.Ft.
LOT 162	10,041	Sq.Ft.
LOT 163	9,295	Sq.Ft.
LOT 164	8,915	Sq.Ft.
LOT 165	8,671	Sq.Ft.
LOT 166	12,740	Sq.Ft.
LOT 167	11,273	Sq.Ft.
LOT 168	9,323	Sq.Ft.
LOT 169	9,317	Sq.Ft.
LOT 170	11,715	Sq.Ft.
LOT 171	14,823	Sq.Ft.
LOT 172	14,453	Sq.Ft.
LOT 173	13,391	Sq.Ft.
LOT 174	14,651	Sq.Ft.
LOT 175	9,664	Sq.Ft.
LOT 176	10,025	Sq.Ft.
LOT 177	10,025	Sq.Ft.
LOT 178	9,344	Sq.Ft.
LOT 179	9,344	Sq.Ft.
LOT 180	9,344	Sq.Ft.
LOT 181	9,344	Sq.Ft.
LOT 182	9,344	Sq.Ft.
LOT 183	9,344	Sq.Ft.
LOT 184	9,344	Sq.Ft.
LOT 185	9,344	Sq.Ft.
LOT 186	9,344	Sq.Ft.
LOT 187	9,344	Sq.Ft.
LOT 188	9,344	Sq.Ft.
LOT 189	9,344	Sq.Ft.
LOT 190	9,344	Sq.Ft.
TRACT W	4,458	Sq.Ft.
TRACT Q	2,813	Sq.Ft.
TRACT V	23,668.20	Sq.Ft.
TRACT D	24,283	Sq.Ft.
TRACT F	4,446	Sq.Ft.
TRACT S	6,338	Sq.Ft.
TOTAL	514,822	Sq.Ft.

NOTES:

The minimum Front Yard Setback is as shown on this plat.
The minimum Rear Yard Setback is 15 feet.
The standards for these lots are Site Category 1 and Composite Building Design Category A. However, no lot shall have a Side Yard Setback less than 5'. In the event the Front Yard Setback from the right-of-way meets 30', the lot area or exceeds 2,200 sq.ft., Rear Yard Setback meets 25' and the Side Yard Setback meets 20% of the width of the lot at the building line, then the Composite Building Design Category A won't be required. However, for those conditions, no lot shall have a Side Yard Setback less than 7'.

The basis for bearings on this plat is Grid North, Kansas North Zone, Derived from Johnson County Survey Control Network 1988. Lots 149, 166, 167, 177, 178, 179 Tracts N and S shall have No Direct Vehicular Access to Warwick Street.
A portion of this site lies within the 167th Street West Benefit District. The site area within the 167th Street West Benefit District is 390,868.20 Sq.Ft. This area is not subject to street or traffic signal excise taxes.
Based on fieldwork and final engineering design, the exact location of easements are subject to change prior to the plat recording.
According to F.U.R.M. Map No. 200910109G Johnson County, Kansas, dated August 3, 2009 this entire site is determined to be outside the 100-year floodplain.
3,667.79 (lot boundary distance) / 0.0067 (closing distance) = unadjusted error of closure 1 in 547,431.34

ALL AREAS DESIGNATED ON THE PLAT AS DRAINAGE EASEMENT SHALL CONTAIN FREE FLOW OF FENCING SWAGS, AND OTHER OBSTACLES THAT WOULD RESTRICT THE FLOW OF DRAINAGE



- LEGEND:**
- DENOTES EXISTING MONUMENT (W/ PLUNGED BRASS CAP)
 - DENOTES FOUND 2" ALUMINUM CAP (AS NOTED)
 - DENOTES 1/2" REAR SET W/PAB PLASTIC CAP CLS-49
 - DENOTES 1/2" REAR FOUND W/PAB PLASTIC CAP CLS-49 (UNLESS NOTED)
 - BL — DENOTES BUILDING LINE
 - SBL — DENOTES SUBDIVISION LINE
 - U/E — DENOTES UTILITY EASEMENT
 - D/E — DENOTES DRAINAGE EASEMENT
 - W/L — DENOTES WATERLINE EASEMENT
 - P/R/E — DENOTES PUBLIC RECREATION EASEMENT
 - L/E — DENOTES LANDSCAPE EASEMENT
 - — — — — DENOTES LIMITS OF NO ACCESS



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	<u>PP23-0004: Preliminary Plat for Stonebridge South Addition</u>		
Location:	East of S. Ridgeview Road and W. 169 th Terrace		
Applicant/Owner:	Dan Himmelberg, Roman Catholic Archdiocese of Kansas City in Kansas		
Engineer:	Tim Tucker, Phelps Engineering Inc.		
Staff Contact:	Nathan Jurey, AICP, Senior Planner		
Site Area:	<u>38.39 ± acres</u>	Current Zoning:	<u>R-1 (Single-Family) District</u>
Lots:	<u>49 lots</u>	Proposed Use:	<u>Single-Family Residences & Religious Institution</u>
Tracts:	<u>3 tracts</u>	Proposed Density:	<u>2.84 units/acre (excl. Lot 1)</u>

1. Introduction

The applicant is requesting approval of a preliminary plat for the Stonebridge South Addition subdivision, located east of S. Ridgeview Road and W. 169th Terrace. The proposal consists of 48 single-family lots, one (1) lot intended for the development of a church, and three (3) common tracts on approximately 38.39 acres.

The applicant is requesting approval of a preliminary plat to coordinate street layout with the proposed preliminary plat on the property directly to the north, which is also on this agenda as PP23-0005 (Stonebridge South). This proposal requires Planning Commission approval in accordance with Unified Development Ordinance (UDO) Section 18.40.150.

2. History

The subject property was annexed into the City in 2005 (Ord. 05-02). In 2017, this site was rezoned from County zoning to the R-1 District (RZ17-0014) and a preliminary plat (PP17-0051) was approved for the Boulder Ridge subdivision, which included 125 single-family lots on the subject property. Since then, the Boulder Ridge preliminary plat has expired as no final plats were approved or recorded for the subdivision, and the property has remained undeveloped.



Aerial view of the subject property outlined in red.

3. Plat Review

- a. **Phasing** – This property will be final platted in two (2) phases. Phase 1 includes Lot 1 for the development of a church and improvements to Ridgeview Road. Approval of a preliminary site plan application for the proposed church is required prior to the development of Lot 1. Phase 2 includes Lots 2 through 49 for the development of 48 single-family homes and the construction of Lindenwood Drive.
- b. **Lots/Tracts** – This proposal includes one (1) lot intended for a church and 48 single-family lots ranging in size from 8,076 to 16,294 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. The proposal also includes three (3) tracts intended for open space, tree preservation, and use as a trail connection.

- c. **Streets/Right-of-Way** – Ridgeview Road will be improved and the required right-of-way dedicated with the development of Phase 1. Lindenwood Drive will be constructed to collector street standards with Phase 2. A stipulation is included in staff's recommendation requiring Lindenwood Drive to be constructed from the southern edge shown on this preliminary plat to the south boundary of Stonebridge South (PP23-0005) to provide a second point of access into the subdivision as required by Code. This stipulation aligns with the private agreement the property has with the property owner to the east (Boulder Creek Development Company) regarding the shared construction of Lindenwood Drive. Internally, all local roads provide driveway access to each single-family lot and will be constructed as required by UDO.
- d. **Public Utilities** – The property is within the WaterOne and Johnson County Wastewater service areas for water and sanitary sewer utilities, respectively. Utility and drainage easements are shown on the preliminary plat and will be dedicated with each final plat.
- e. **Stormwater/Detention** – No stormwater detention or treatment is required with this proposal as this development will utilize existing regional stormwater infrastructure.
- f. **Landscaping & Open Space** – The preliminary plat includes three (3) open space tracts. Tract A is intended for general open space to be owned and maintained by the homeowner's association. Tract B is for tree preservation and Tract C provides pedestrian access to the future Coffee Creek trail. Street trees and interior residential lot trees will be installed as each lot develops as required by the UDO.
- g. **Tree Preservation** – The proposed tree preservation easements (TP/E) along the north and south boundaries of Lot 1 preserve 22 percent of the existing woodland area, complying with UDO requirements. Tree protection fencing will be installed on site per UDO 18.30.240.E.

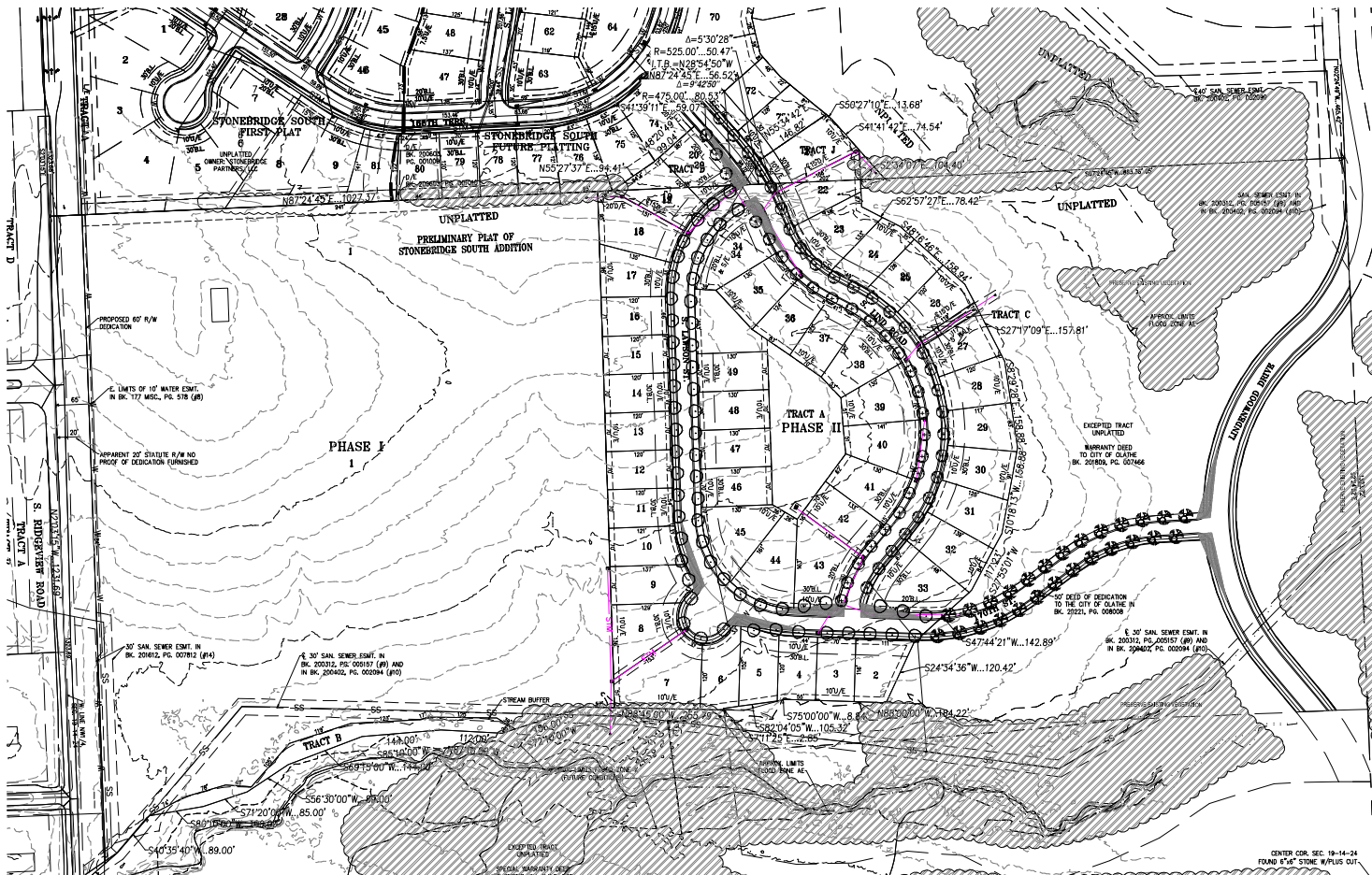
4. **Neighborhood Meeting**

A neighborhood meeting was held on January 18, 2024 in accordance with the UDO and the minutes of this meeting are included in the agenda packet. This meeting included the discussion of this project and two (2) other projects; one that is on this agenda (Stonebridge South, PP23-0005) and one that is scheduled on a future agenda (St. John Paul II Catholic Church, PR23-0024). Eight (8) members of the public attended the meeting and their general questions regarding the Stonebridge South Addition development and the required road improvements were answered. Staff has had no correspondence with the public regarding this project.

5. **Staff Recommendation**

Staff recommends approval of PP23-0004 with the following stipulations:

1. With the development of Phase 2 as shown on the preliminary plat dated February 2, 2024, Lindenwood Drive must be constructed for the full extent depicted in Exhibit C of the Road Cost Sharing Agreement dated August 22, 2023 and recorded with Johnson County in Book 202308 Page 005763.
2. 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 18.30.240



Planting Notes

- Location of all existing utilities needs to be done 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:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3' from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All trees shall be a minimum of 2' from paved edge.
 - 3' Minimum all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
 - Note: If plants are not labeled - they are existing and shall remain.
 - In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement must be removed without replacement or compensation thereof and shall be replaced by the property owner as required by the City.
 - All landscaped areas in RCOW shall be sodded and irrigated unless otherwise specified.

Materials:

- Plant material shall be healthy, vigorous, and free of disease and insects as per AIAA standards.
- Shredded bark mulch installed at trees shall be finely chipped and screened hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas 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 100-0-10 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 bacterial pre-emergent herbicide prior to mulch application.
- Plant pit 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 Contractor'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.

Landscape Calculations

Street Trees: One tree per 40 feet of public or private street frontage. REQUIREMENTS MET.

Residential Lots: In residential districts, large deciduous shade or evergreen trees are required within the interior of each lot at a ratio of three (3) trees for every single-family dwelling, four (4) trees for every two-family dwelling and one (1) tree for every dwelling unit for multifamily buildings.

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:

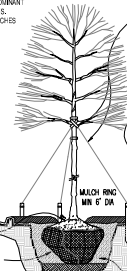
- Not located in the site distance triangle.
- 10 feet from box culverts.
- 15 feet in front of regulatory signs.
- 10 feet behind regulatory signs.
- 15 feet from streetlight poles.
- 10 feet from fire hydrants.

1 LANDSCAPE PLAN/MASTER SCREENING PLAN PLAN

SCALE: 1"=100'-0"

TREE PLANTING NOTES

- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSBOW, LIMB, CO-DOMINANT LEADERS & BROKEN OR DEAD BRANCHES. SOME INTERIOR THIN LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- APPLY 4" DIA WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- EACH TREE MUST BE PLANTED SUCH THE TRUNK PLANE IS VERTICAL AT THE TOP OF THE ROOT BALL. TREES WHERE THE PLANE IS NOT VERTICAL SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
- REMOVE ALL TANGY WIRE AND BURGLAP FROM THE UPPER 1/3 OF ROOT BALL. REMOVE WIRE BASKETS.
- BRACK ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL. TYP



STAKING REQUIREMENTS

- WIRE CABLE SHALL BE GALV. 1/4" DIA W/ 1/2" DIA. DO NOT COVER PLANTS.
- "TIGHTEN WIRE" CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH.
- STAKES SHALL BE 2" X 2" W/ 1/2" WOOD OR GALV.

PERSONAL PLANTING NOTES

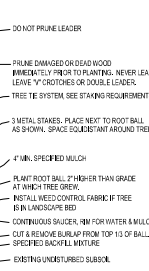
- APPLY 2" THK BED OF MULCH OVER SURFACE OF PLANT BED. DO NOT COVER PLANTS.
- THOROUGHLY MIX PEAT IN TOP 2" OF SOIL.
- BREAK UP EXISTING SOIL TO A DEPTH OF 2".
- REMOVE NEW TOPSOIL TO A DEPTH OF 2".

SHRUB PLANTING NOTES

- SET SHRUBS AT SAME DEPTH AS 1" MULCH IF GIVEN IN THE FIELD OR CONTAINER.
- PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICES.

MULCH WATERING

- SET SHRUBS AT SAME DEPTH AS 1" MULCH IF GIVEN IN THE FIELD OR CONTAINER.
- PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICES.



2 PLANTING INSTALLATION DETAILS

SCALE: N=1"

Landscape Schedule

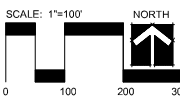
Symbol	Quantity	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
	53	Quercus bicolor	Hearty White Oak		2"	6"	6" min. clear, ground to canopy
	46	Aster x leucostachyus 'Variegatus'	Pacific Snowflake		2"	6"	6" min. clear, ground to canopy
	4	Ulmus parviflorus	London Elm		2"	6"	6" min. clear, ground to canopy
	26	Platanus x auratifolia	London Plane Tree		2"	6"	6" min. clear, ground to canopy

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817



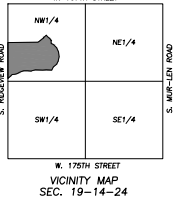
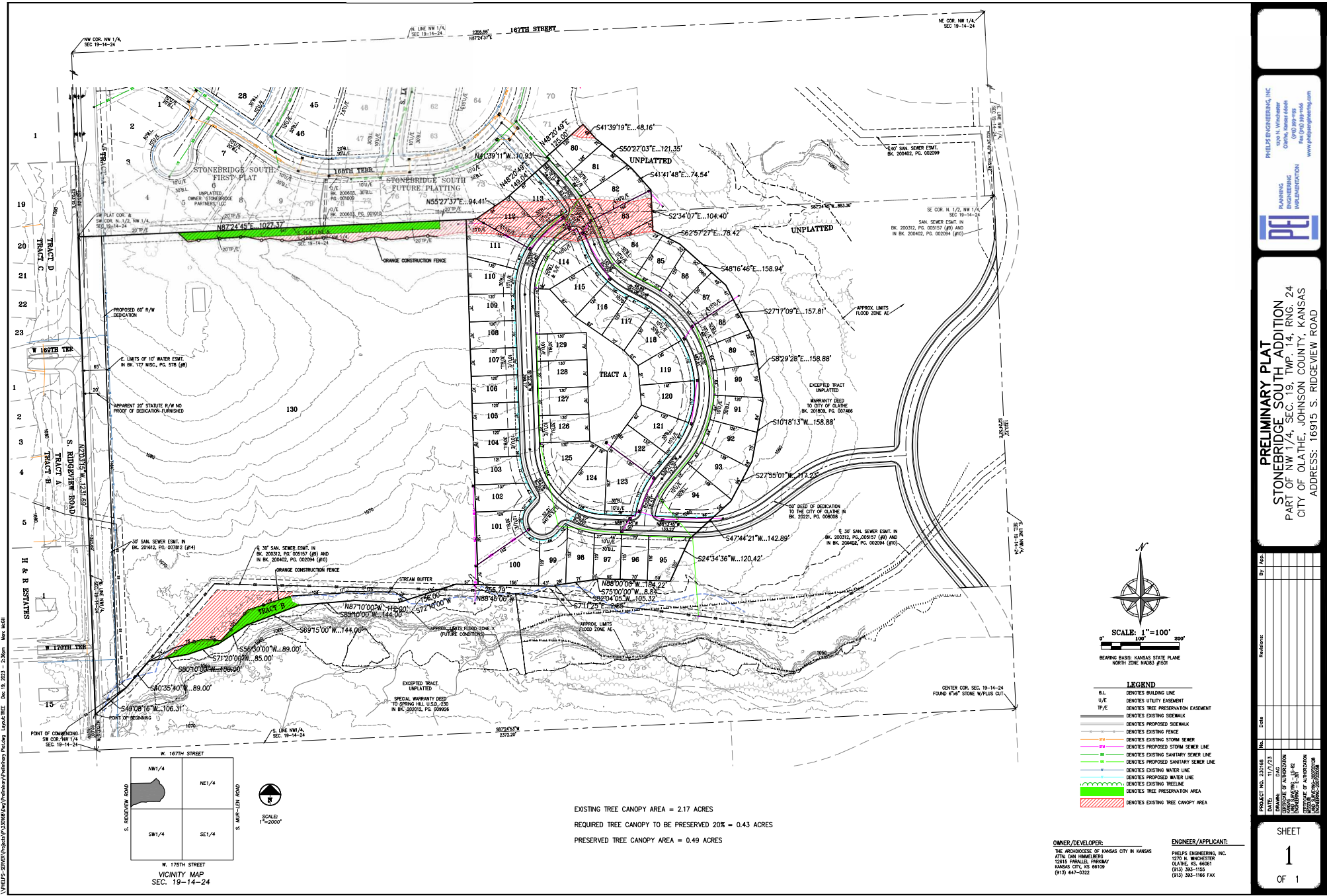
CLIENT
Rodrock Development

PROJECT
Stonebridge South Addition
Ridgeview Road and
167th Street
Olathe, KS



Date: 12.8.2023
Project #: 1098
Landscape Plan

L1



EXISTING TREE CANOPY AREA = 2.17 ACRES
 REQUIRED TREE CANOPY TO BE PRESERVED 20% = 0.43 ACRES
 PRESERVED TREE CANOPY AREA = 0.49 ACRES

SCALE: 1"=100'

BEARING BASIS: KANSAS STATE PLANE
 NORTH ZONE NAD83 #1001

LEGEND

- BLL DENOTES BUILDING LINE
- E/E DENOTES UTILITY EASEMENT
- TP/E DENOTES TREE PRESERVATION EASEMENT
- DENOTES EXISTING SIDEWALK
- DENOTES EXISTING FENCE
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER LINE
- DENOTES EXISTING SANITARY SEWER LINE
- DENOTES PROPOSED SANITARY SEWER LINE
- DENOTES EXISTING WATER LINE
- DENOTES PROPOSED WATER LINE
- DENOTES EXISTING TREETLINE
- DENOTES TREE PRESERVATION AREA
- DENOTES EXISTING TREE CANOPY AREA

PHILIPS ENGINEERING, INC.
 1275 N. WICKSTON
 CLAYTON, MISSOURI 63044
 (314) 393-1155
 www.philipsengineering.com



PRELIMINARY PLAT
STONEBRIDGE SOUTH ADDITION
 PART OF NW 1/4, SEC. 19, TWP. 14, RNG. 24
 CITY OF OLATH, JOHNSON COUNTY, KANSAS
 ADDRESS: 16915 S. RIDGEVIEW ROAD

PROJECT NO.	DATE	BY	CHK
230268	11/7/23		
DATE OF APPROVAL OFFICIAL SEAL OFFICIAL TITLE OFFICE OF APPOINTMENT			

SHEET
1
 OF 1

OWNER/DEVELOPER:
 THE HOMEBOARDS OF KANSAS CITY IN KANSAS
 ATTN: DAN HAMELBERG
 1275 N. WICKSTON
 CLAYTON, MO 63044
 (314) 393-1155
 (314) 647-3322

ENGINEER/APPLICANT:
 PHILIPS ENGINEERING, INC.
 1275 N. WICKSTON
 CLAYTON, MO 63044
 (314) 393-1155
 (314) 393-1166 FAX

Meeting Date: January 18, 2024, 6:00 PM

Location of Meeting: St. John Paul II Catholic Church
18335 W 168th Ter, Olathe, KS 66062

Project: Stonebridge South, Stonebridge South Addition &
St. John Paul II Catholic Church New Campus

Project/File No.: 230168

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Father Farrar – St. John Paul II Pastor
Dan Himmelberg – The Archdiocese of Kansas City in Kansas
Doug Ubben, P.E., civil engineer
Judd D. Claussen, P.E., civil engineer
Jeff Gifford, Rodrock Homes (Stonebridge subdivision)

Copy: Olathe planning staff

-
1. There were 8 residents that attended. Father Farrar welcomed the attendees, introductions. Attendees signed the sign-in sheet. Father Farrar gave a brief description of the church facility (this facility) that the church uses today and that they have purchased the land across Ridgeview to the east for the master campus.
 2. Doug gave an introduction of the church site and noted that those within 500 feet of the overall project were invited to this meeting. Doug showed the overall master plan for the church property which includes a new church, school (K-8) and fellowship hall. There will be a parsonage and a cemetery on the property on the eastern side. There will be a playfield in the northeast corner. There are two driveways to serve the church property, each aligning with public streets (169th Terr & 170th Terr) that are existing onto Ridgeview.
 3. The project will be built in phases over many years. Phase one is anticipated to the main church, the north parking lot and the road entrance on the north side of the site.
 4. There is extra land to the east that is part of what the church purchased. This extra land is under contract with Rodrock Homes. They plan to develop it as single family residential neighbourhood, as an extension of their existing neighborhood to the north (StoneBridge). This new community will be called Stonebridge South Addition. The preliminary plat for Stonebridge South Addition was shown. There are 50 new home sites with this preliminary plat.
 5. The existing preliminary plat of Stonebridge South will also be modified due to the change in the road connection for the new 50 lot addition. That preliminary plat was shown to the neighbors too. The area of change is on the south side of

- that plat. There is an existing stub street to the south (towards church) that will be removed and constructed farther to the east for the "Addition" plat.
6. The detailed site and landscape plan for the church project was shown too. There is new landscaping (street trees) along Ridgeview that will be planted, and the existing tree row along the north side of the church property is being preserved.
 7. Doug showed several artist color renderings of the campus and buildings that were prepared by the architect. General conversation continued with the 8 residents and the development team. Below is a recap of those questions and discussion.
 8. The neighborhood to the east, where does it connect? It will connect to the east to a new collector street called Lindenwood. (An overall AIMS aerial of the area was pulled up). Lindenwood is a north/south collector that will serve as access to several developments in the area. It also connects to the north to the existing subdivision.
 9. When will Ridgeview be improved? Ridgeview will ultimately be improved to a 4 lane divided thoroughfare arterial road. This is not currently on the city's capital improvement plan (CIP). However there is a new roundabout to be constructed at the intersection of 167th and Ridgeview. It is budgeted on the City's CIP for 2024.
 10. What is the timing of construction of phase 1? 1-2 years of fundraising and 1-2 years of construction. 3-4 years to finish construction is best case scenario.
 11. What is the capacity of the church? 1024 seats.
 12. Will you provide stormwater detention? Yes this is part of a City regional stormwater detention area that lies just to the east of the property, near Lindenwood.
 13. Will there be sidewalks on Ridgeview? Yes, sidewalks will be constructed on Ridgeview with the future arterial improvements by City.
 14. There was a question about the property under contract with another....this is under contract with Rodrock Homes and will be a single family community. The preliminary plat slide was reshown.
 15. What will you do with this facility? The church leases this facility from the owners of it. After the new church is built and we move into it, then the owners of this facility will decide what they'd like to do with this property, and it is up to those owners to decide that.
 16. Will there be a bell(s)? Yes.
 17. How many events during the week? Our heaviest usage is on Saturday evening and Sunday mornings. However throughout the week there are several days/evenings where small groups of up to 20 persons would meet at the church.
 18. What are the next steps for the project? The preliminary plan for the church and the Preliminary Plats for Stonebridge and Stonebridge South will be heard at the Olathe Planning Commission meeting at 7 pm on Monday February 12.
 19. How many kids will be in the school? At this time we are projecting up to 476 students.
 20. Is there transportation? Private transportation (parents). There is not busing.

21. Will there be a school zone on Ridgeview? Likely yes, but the City will determine that and post it.
22. Is the architecture decided, or is there opportunity to change anything like color of roof? Staff and the planning commission are/will review and offer comments. May be discussion on it at the Planning Commission meeting coming up as well. The project has lot of stone and masonry which are high quality building materials.
23. Some general discussion about road improvements in the area. Ridgeview being platted and dedicated right of way along the Stonebrige South and church property for the future arterial. Discussion about improvements on 167th Street west of Ridgeview, including city's plan for a future overpass on 167th at the railroad and US 169.
24. There were no further questions and the meeting ended.

Public Information Sign In Sheet - In Person Meeting

Preliminary development plan and plot for Stonebridge South Addition & St. John Paul II Preliminary Plan

Location: St. John Paul II Catholic Church, 18335 W. 168th Ter., Olathe, KS

Thursday, January 18, 2024

No.	First and Last Name	Address	Phone #	Email
1	Jeff Gifford	9550 Dice Ln	(913) 857-0349	jsifford@roclark.com
2	Judd Claussen	PEI-1270 N Winchester Olathe	913-393-1155	jclaussen@helpsengineering.com
3	Doug Ubben	"	"	dougubben@helpsengineering.com
4	Dan Himmelberg	Archdiocese	913-515-1975	dhimmelberg@archkck.org
5	BRIAN SCHROTENBOER	16929 S HUNTER ST ^{OLATHE, KS} 66062	816 216 2444	brian.schrotenboer@gmail.com
6	Paul + Kara Kolkoruda	16924 S. Hunter St.	-	PKolkoruda@gmail.com
7	David & Sarah Triplet	16670 S Ridgeview Rd	-	david.triplett3@gmail.com
8	Rena Randhawa	16213 S. Sunmentree Ln	-	renabmura@yahoo.com
9	Marta Eastwood	18453 W. 168 th Terr	-	martaeastwood@yahoo.com
10	Meredith Patterson	JP II - parish staff	913-747-9636	MeredithPatterson@jp2Kc.org
11				
12				
13				
14				
15				



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	<u>PP23-0005: Revised Preliminary Plat for Stonebridge South</u>		
Location:	Southeast of W. 167 th Street and S. Ridgeview Road		
Applicant/Owner:	Brian Rodrock, Stonebridge Land & Cattle LLC		
Engineer:	Tim Tucker, Phelps Engineering Inc.		
Staff Contact:	Nathan Jurey, AICP, Senior Planner		
Site Area:	<u>25.09 ± acres</u>	Current Zoning:	<u>R-1 (Single-Family) District</u>
Lots:	<u>69 lots</u>	Proposed Use:	<u>Single-Family Residential</u>
Tracts:	<u>7 tracts</u>	Proposed Density:	<u>2.8 units/acre</u>

1. Introduction

The applicant is requesting approval of a revised preliminary plat for the Stonebridge South subdivision, located southeast of W. 167th Street and S. Ridgeview Road. The proposal consists of 69 single-family lots and seven (7) common tracts on two (2) existing parcels of land that are approximately 25.09 acres in total. Coffee Creek runs between the two parcels of land, hereafter referenced as the northeast and southwest parcels. An aerial photograph outlining the boundaries of these two parcels is provided on page 2 of this report.

The applicant is requesting to revise the approved preliminary plat to coordinate street layout with the proposed preliminary plat on the property directly to the south, which is also on this agenda as PP23-0004 (Stonebridge South Addition). This proposal requires Planning Commission approval in accordance with Unified Development Ordinance (UDO) Section 18.40.150.

2. History

The subject property was annexed into the City in 2002 and zoned to the R-1 District in 2005 (Ord. 05-70). In 2023, the Stonebridge South subdivision received preliminary plat approval for a single-family development that was divided into three (3) phases. This application involves Phases 2 and 3, which were approved for a total of 70 single-family homes. Phase 1 is not included, as it is approved and currently under construction. All three phases are outlined in the aerial photograph provided on Page 2 of this report.



Aerial view of the subject property outlined in red and the northeast and southwest parcels labeled.

3. Plat Review

- a. **Phasing** – This revised preliminary plat proposes no changes to the previously approved phasing plan. The southwest parcel will be developed as Phase 2 and the northeast parcel developed as Phase 3.
- b. **Lots/Tracts** – The preliminary plat includes 69 proposed single-family residential lots ranging in size from 8,400 to 19,118 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. The proposal also includes five (5) tracts intended for open space and landscaping and two (2) tracts (Tracts D and J) intended to be developed in coordination with the property to the south.
- c. **Streets/Right-of-Way** – The applicant is requesting to relocate the street connection with the property to the south farther east to coordinate with the Stonebridge South Addition subdivision, which is also on this agenda. The previously approved location of this stub street connection is where Lot 81 is now proposed.

As previously approved, Lindenwood Drive will be constructed to collector street standards along the northeast parcel and an agreement regarding the shared construction of Lindenwood Drive has been executed by the applicant and the property owner to the east

(Grace Church). Internally, all local roads provide access for each single-family lot and will be constructed as required by UDO.

- d. **Public Utilities** – The property is within the WaterOne and Johnson County Wastewater service areas for water and sanitary sewer utilities, respectively. Utility, sewer, and drainage easements are shown on the preliminary plat and will be dedicated with each final plat.
- e. **Stormwater/Detention** – No stormwater detention or treatment is required with this proposal as this development will utilize existing regional stormwater infrastructure.
- f. **Landscaping & Open Space** – The preliminary plat includes five (5) open space tracts. Tracts G and H are intended for master landscaping, Tract I is for a subdivision entry island, and Tracts E and F provide pedestrian access to the future Coffee Creek trail. Street trees and interior residential lot trees will be installed as each lot develops as required by the UDO.
- g. **Tree Preservation** – The proposed 20-foot-wide tree preservation easement (TP/E) will preserve 20 percent of the existing woodland area as required by the UDO. Tree protection fencing will be installed on site per UDO 18.30.240.E.

4. **Neighborhood Meeting**

A neighborhood meeting was held on January 18, 2024 in accordance with the UDO and the minutes of this meeting are included in the agenda packet. This meeting included a discussion of this project and two (2) other adjacent projects; one that is on this agenda (Stonebridge South Addition, PP23-0004) and one that is scheduled on a future agenda (St. John Paul II Catholic Church, PR23-0024). Eight (8) members of the public attended the meeting and their general questions regarding the Stonebridge South development and the required road improvements were answered. Staff has had no correspondence with the public regarding this project.

5. **Staff Recommendation**

Staff recommends approval of PP23-0005 with the following stipulations:

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 18.30.240.



LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19, THENCE S 25°20' E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 253.68 FEET; THENCE S 77°00' E, A DISTANCE OF 42.12 FEET; THENCE NORTHEASTERLY, NORTHERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 73°00' E, AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 63.06 FEET; THENCE N 87°50' E, A DISTANCE OF 14.07 FEET; THENCE S 12°20' W, A DISTANCE OF 102.80 FEET; THENCE NORTHEASTERLY, NORTHERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 10°54' E, AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 103.17 FEET; THENCE N 67°20' E, A DISTANCE OF 65.00 FEET; THENCE S 89°40' E, A DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 40°45' E, AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 146.25 FEET; THENCE N 74°00' E, A DISTANCE OF 10.00 FEET; THENCE S 40°00' E, A DISTANCE OF 60.00 FEET; THENCE S 10°00' E, A DISTANCE OF 73.37 FEET; THENCE N 70°00' E, A DISTANCE OF 19.37 FEET; THENCE NORTHEASTERLY, NORTHERLY, SOUTHEASTERLY AND SOUTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 19°24' E, AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 102.35 FEET; THENCE S 10°00' E, A DISTANCE OF 14.49 FEET; THENCE S 80°00' W, A DISTANCE OF 215.50 FEET; THENCE S 10°00' E, A DISTANCE OF 67.42 FEET; THENCE S 87°20' E, A DISTANCE OF 56.22 FEET; THENCE S 80°27' E, A DISTANCE OF 171.35 FEET; THENCE S 41°20' E, A DISTANCE OF 10.00 FEET; THENCE S 10°00' E, A DISTANCE OF 11.25 FEET; THENCE N 87°20' E, ALONG THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 113.25 FEET TO THE POINT OF BEGINNING, CONTAINING 14.62 ACRES MORE OR LESS, SUBJECT TO THAT PART OF STREETS AND ROADS.

COMMONS: AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19, THENCE S 25°20' E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 213.9 FEET TO THE POINT OF BEGINNING; THENCE N 87°00' E, A DISTANCE OF 253.68 FEET; THENCE S 77°00' E, A DISTANCE OF 42.12 FEET; THENCE NORTHEASTERLY, NORTHERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 73°00' E, AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 63.06 FEET; THENCE N 87°50' E, A DISTANCE OF 14.07 FEET; THENCE S 12°20' W, A DISTANCE OF 102.80 FEET; THENCE NORTHEASTERLY, NORTHERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 10°54' E, AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 103.17 FEET; THENCE N 67°20' E, A DISTANCE OF 65.00 FEET; THENCE S 89°40' E, A DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 40°45' E, AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 146.25 FEET; THENCE N 74°00' E, A DISTANCE OF 10.00 FEET; THENCE S 40°00' E, A DISTANCE OF 60.00 FEET; THENCE S 10°00' E, A DISTANCE OF 73.37 FEET; THENCE N 70°00' E, A DISTANCE OF 19.37 FEET; THENCE NORTHEASTERLY, NORTHERLY, SOUTHEASTERLY AND SOUTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 19°24' E, AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 102.35 FEET; THENCE S 10°00' E, A DISTANCE OF 14.49 FEET; THENCE S 80°00' W, A DISTANCE OF 215.50 FEET; THENCE S 10°00' E, A DISTANCE OF 67.42 FEET; THENCE S 87°20' E, A DISTANCE OF 56.22 FEET; THENCE S 80°27' E, A DISTANCE OF 171.35 FEET; THENCE S 41°20' E, A DISTANCE OF 10.00 FEET; THENCE S 10°00' E, A DISTANCE OF 11.25 FEET; THENCE N 87°20' E, ALONG THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 113.25 FEET TO THE POINT OF BEGINNING, CONTAINING 27.468 ACRES MORE OR LESS, SUBJECT TO THAT PART OF STREETS AND ROADS.

SITE DATA TABLE:

2025 ACRES	41.6439 ACRES
PHASE 1 (APPROVED)	16.8783 ACRES
PHASE 2 & 3 (PROPOSED)	24.7656 ACRES
PROPOSED ZONING	RES-15
PROPOSED NUMBER OF LOTS	115
PHASE 1 (APPROVED)	69
PHASE 2 & 3 (PROPOSED)	46
PHASE 1 (APPROVED)	3
PHASE 2 & 3 (PROPOSED)	3
PROPOSED NUMBER OF TRACTS	10
PHASE 1 (APPROVED)	3
PHASE 2 & 3 (PROPOSED)	7
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
DENSITY	2.8 UNITS PER ACRE

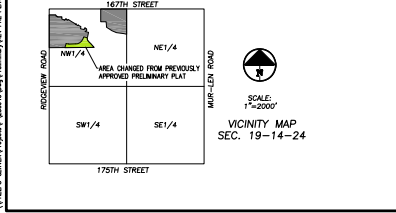
- PROJECT NOTE:**
- THE TOPOGRAPHY WAS SUPPLIED BY ALIMS. (AUTOMATED INFORMATION MAPPING SYSTEM BASED ON REMOTE SENSING DATA).
 - ALL TRACTS AS SHOWN HEREON SHALL BE DESIGNATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBSIDIZED MONUMENTS, STORM WATER DETENTION AND ADIEMENTS AND WILL BE OWNED AND MAINTAINED BY HOME ASSOCIATION.
 - ALL LOTS ARE TO MEET OR EXCEED THE MINIMUM 80 FOOT LOT WIDTH PER R-15 PLANK REGULATIONS.
 - FRONT YARD UTILITIES FOR LOTS 79-81.
 - ALL UTILITIES BEING AND CANNOT BE PLACED UNDERGROUND.
 - EXTERIOR GROUND MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS, AND COOLERS SHALL BE SORTED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - UNDERGROUND ELECTRICAL EQUIPMENT AND/OR TELEPHONE CABINETS SHALL BE PLACED IN THE REAR YARD.
 - TRACTS A, B, C AND H SHALL BE LANDSCAPE ELEMENTS OR "LIT".
 - TRACTS A, B, C, D, E, F, G, H, AND J SHALL BE OWNED AND MAINTAINED BY THE HOME ASSOCIATION.
 - STONEBRIDGE SOUTH FIRST PLAT WAS APPROVED BY P22-0441.
 - LANDSCAPE IMPROVEMENTS TO BE CONSTRUCTED BY THE FIRST ADJACENT PROPERTY OWNER.
 - TRACT D AND J IS DESIGNATED FOR OPEN SPACE AND FUTURE DEVELOPMENT TO INCLUDE LOTS AND STREET RIGHT-OF-WAY TO BE DESIGNATED AS A CONNECTION FOR DEVELOPMENT IN THE SOUTH.
 - STORMWATER ALONG WITH STREET WILL BE CONSTRUCTED BY THE CITY OF OLATHE IN FUTURE IMPROVEMENTS.

FLOOD NOTE:

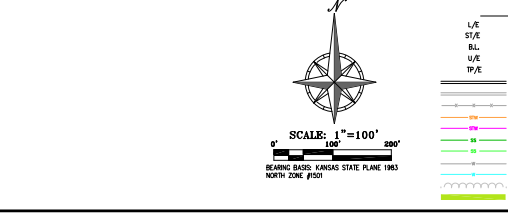
A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEEMED AS SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO FLOODING BY THE ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X, DEEMED AS AREAS OF LOW ANNUAL CHANCE FLOOD. AREAS OF LOW ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH FREQUENT AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE ANNUAL CHANCE FLOOD.

THIS PROPERTY LIES WITHIN ZONE X, DEEMED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 00073, JOHNSON COUNTY, KANSAS, PANEL NO. 200900100, AND DATED AUGUST 3, 2008.



PARCEL	AREA (SQ.)	AREA (AC)	PARCEL	AREA (SQ.)	AREA (AC)	PARCEL	AREA (SQ.)	AREA (AC)	PARCEL	AREA (SQ.)	AREA (AC)	PARCEL	AREA (SQ.)	AREA (AC)	PARCEL	AREA (SQ.)	AREA (AC)
47	12909.29	0.2963	61	8563.69	0.1971	75	10189.63	0.2342	89	8205.86	0.2113	103	12572.51	0.2886	BNW-WEST	119704.19	27.4803
48	8104.04	0.1860	62	8405.23	0.1932	76	10012.25	0.2298	90	11971.67	0.2748	104	8607.68	0.1965	PLAT 1	72247.26	16.5792
49	6853.88	0.1577	63	11926.65	0.2764	77	8862.21	0.1995	91	11926.19	0.2729	105	10200.00	0.2342	TRACT 6	13336.77	0.3048
50	8790.19	0.2016	64	14645.03	0.3362	78	8413.38	0.1931	92	8656.56	0.2217	106	11766.13	0.2701	TRACT 7	14641.01	0.3377
51	8211.27	0.2115	65	8398.47	0.1928	79	8411.99	0.1931	93	8692.72	0.2223	107	11746.66	0.2697	TRACT 7	1864.92	0.0428
52	8472.92	0.2175	66	8400.53	0.1928	80	8448.53	0.2149	94	11127.67	0.2555	108	10748.86	0.2463	TRACT 6	12067.41	0.2778
53	8762.76	0.2237	67	8448.01	0.1944	81	10101.92	0.2299	95	11848.29	0.2698	109	11362.67	0.2602	TRACT 8	26665.20	0.6177
54	8732.61	0.2025	68	11528.54	0.2641	82	8417.23	0.2162	96	12262.27	0.2815	110	11972.55	0.2749	TRACT 1	2124.86	0.0486
55	15468.48	0.3558	69	10068.65	0.2311	83	8438.84	0.2187	97	12421.64	0.2847	111	14214.64	0.3263	TRACT 1	10633.21	0.2422
56	8780.49	0.2241	70	11257.06	0.2584	84	10833.46	0.2458	98	12624.18	0.2867	112	8402.00	0.1928			
57	8701.14	0.2185	71	11465.67	0.2637	85	12258.84	0.2827	99	10595.90	0.2387	113	8400.00	0.1928			
58	8481.91	0.2178	72	8796.45	0.2107	86	10164.67	0.2301	100	12462.77	0.2861	114	8400.00	0.1928			
59	8908.70	0.2091	73	10235.56	0.2350	87	10744.81	0.2403	101	11632.04	0.2670	115	8608.73	0.2252			
60	8786.32	0.2016	74	10530.80	0.2406	88	12258.42	0.2803	102	12840.34	0.2948	BNW-EAST	817824.90	18.6153			



REVISED PRELIMINARY PLAT
STONEBRIDGE SOUTH
CITY OF OLATHE, JOHNSON COUNTY, KANSAS
167TH STREET & RIDGEVIEW ROAD

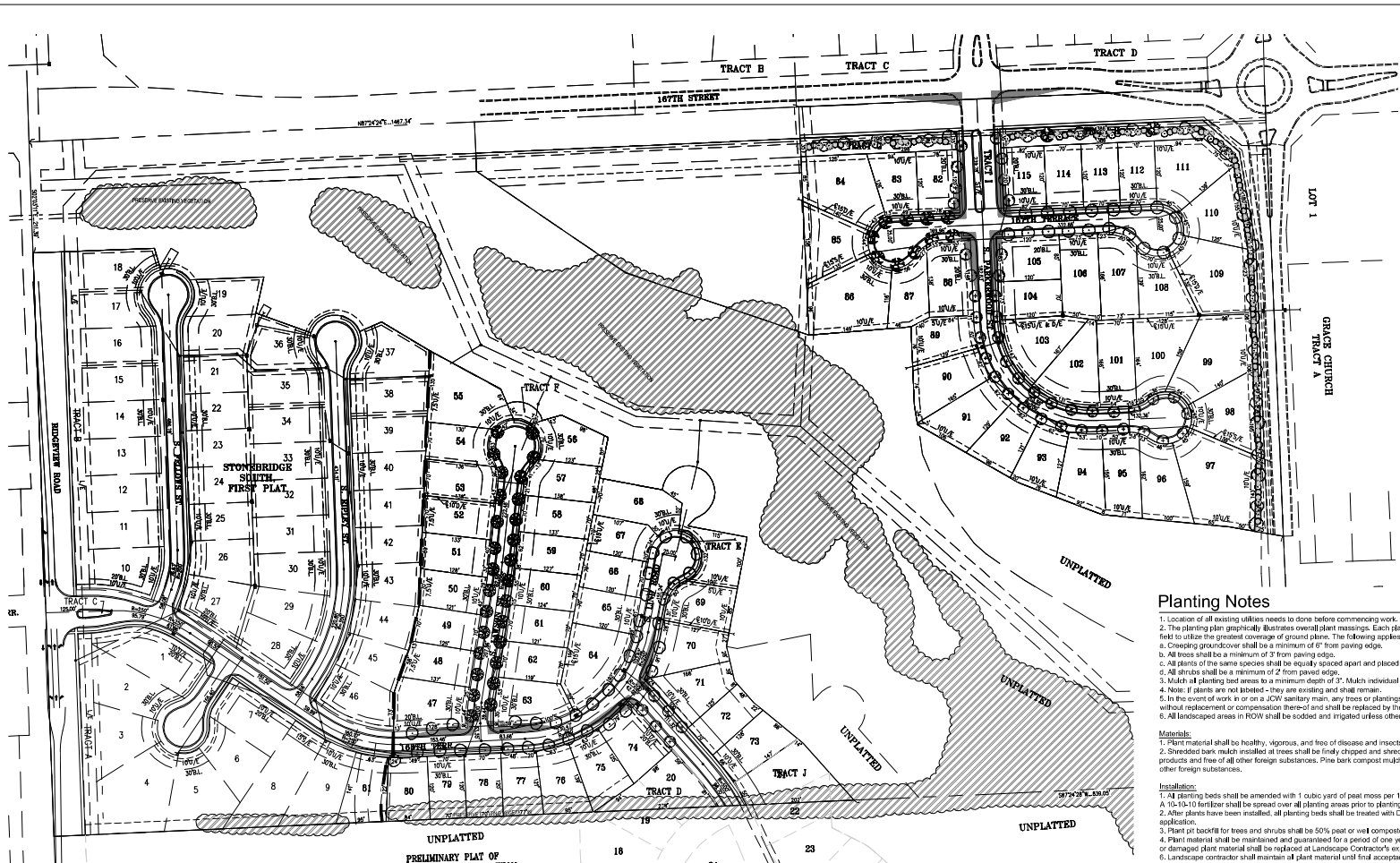
FILED FOR RECORD IN THE PUBLIC RECORDS OF JOHNSON COUNTY, KANSAS, ON 11/22/24 AT 10:58 AM BY THE CLERK OF JOHNSON COUNTY, KANSAS.

DATE: 11/22/24
BY: [Signature]
FILED FOR CITY COMMENTS: []
FILED FOR COUNTY COMMENTS: []

OWNER/DEVELOPER:
STONEBRIDGE LINK & CATEL, LLC
8550 W. 156th ST.
EDEN, KS 66525
(913) 851-0247

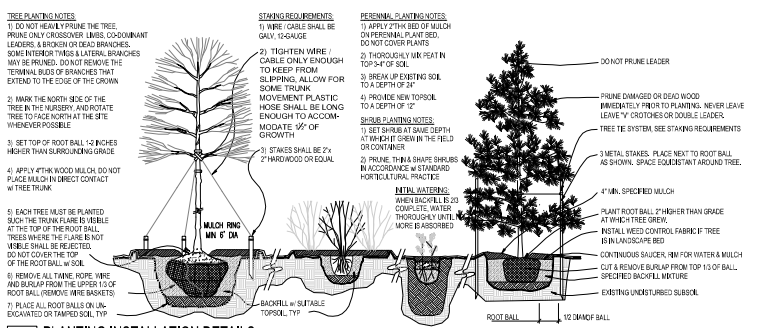
ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC. 1270
N. WINCHESTER
OLATHE, KS 66061
(913) 381-1155
(913) 381-1166 FAX

SHEET 1 OF 1



PRELIMINARY PLAT OF STONEBRIDGE SOUTH

1 LANDSCAPE PLAN/MASTER SCREENING PLAN PLAN
SCALE: 1"=100'-0"



2 PLANTING INSTALLATION DETAILS
SCALE: NTS

TREE PLANTING NOTES
1. DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSCUT BRANCHES, CROOKED OR DEAD BRANCHES, SOME INTERIOR TWIGS & LATERAL BRANCHES THAT ARE THIN. 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 NURSERY 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 4TH WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TREE TRUNK.

STAKING REQUIREMENTS
1. WIRE CABLE SHALL BE GALV. GALVANIZED.
2. NICHEN WIRE: CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 90° OF GROWTH.
3. STAKES SHALL BE 2x 4" HARDWOOD OR EQUIV.

PERSONAL PLANTING NOTES
1. APPLY 2TH BED OF MULCH OVER PERMANENT PLANT BED. DO NOT COVER PLANTS.
2. NICHEN WIRE: CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 90° OF GROWTH.
3. BREAK UP EXISTING SOIL TO A DEPTH OF 3".
4. PROVIDE NEW TOPSOIL TO A DEPTH OF 12".
5. SET SPINES AT SAME DEPTH AT WHICH IT GROWN IN THE FIELD OR CONTAINER.
6. PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE.
7. SET SPINES AT SAME DEPTH AT WHICH IT GROWN IN THE FIELD OR CONTAINER.
8. PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE.

FINAL WATERING
1. SET SPINES AT SAME DEPTH AT WHICH IT GROWN IN THE FIELD OR CONTAINER.
2. PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE.

DO NOT PRUNE LEADER
FRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE LEAVE "Y" CRACKS OR SPOCKET CORNERS.
TREES: THE SYSTEM, SEE STAKING REQUIREMENTS
3 METAL STAKES, PLACE NEXT TO ROOT BALL AS SHOWN, SPACE EQUIDISTANT AROUND TREE.
4" MIN. SPICED MULCH
PLANT ROOT BALL 2" HIGHER THAN GRADE AT WHICH TREE GROW.
INSTALL WEED CONTROL FABRIC IF TREE IS IN LANDSCAPE BED.
CONTINUOUS SAUCER, 1/4" FOR WATER & MULCH CUT & REMOVE BURLAP FROM TOP 1/3 OF BALL. SPECIFIED BACKFILL MIXTURE.
EXISTING UNDISTURBED SUBSTR.

Landscape Schedule

Quantity	City	Botanical Name	Common Name	Min. Root Ball	Min. Size	Caliper	Remarks
OVERSTREET TREES							
11		<i>Daualea Miscanthus 'Skyline'</i>	Shadeduster Honeylocust	2"	6"	min. clear, ground to canopy	
47		<i>Quercus laevis</i>	Sourwood Oak	2"	6"	min. clear, ground to canopy	
32		<i>Acer x fraxinum 'Warren'</i>	Pacific Sweet Maple	2"	6"	min. clear, ground to canopy	
18		<i>Acer glabrum</i>	Paperbark Maple	2"	6"	min. clear, ground to canopy	
29		<i>Ulmus parvifolia</i>	Laoburn Elm	2"	6"	min. clear, ground to canopy	
12		<i>Palmetto x coccinea</i>	London Plane Tree	2"	6"	min. clear, ground to canopy	
EVERGREEN TREES							
29		<i>Jurubana ulmifolia 'Yuletide'</i>	Kawnee Juniper	6"	18"	symmetrical pyramidal form	
80		<i>Jurubana ulmifolia</i>	Eastern Red Cedar	6"	18"	symmetrical pyramidal form	
30		<i>Platanus x acerifolia</i>	Norway Spruce	6"	18"	symmetrical pyramidal form	
ORNAMENTAL TREES							
15		<i>Cornus canadensis</i>	Eastern Redbud		1.0"		

Olathe Required Notes

- All disturbed lawn areas within master landscape tracts will be sodded.
- Landscape areas within master landscape tracts must be irrigated.

Planting Notes

- Location of all existing utilities needs to be done before commencing work.
 - The planting plan graphically illustrates overall plant massing. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - Creeping groundcover shall be a minimum of 6" from paving edges.
 - All trees shall be a minimum of 3' from paving edges.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2' from paved edge.
 - Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
 - None of plants are not labeled - they are existing and shall remain.
 - In the event of work in or on a JCV sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation thereof and shall be replaced by the property owner as required by the City.
 - 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 bed areas shall be free of all other foreign substances.
- Installation:**
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Fill peat moss into soil to a 6" depth.
2. A 15-15-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
3. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
4. Plant pH backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
5. 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.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Calculations

Street Trees: One tree per 40 feet of public or private street frontage. 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 6 feet in height;
b) Two (2) shade trees with a minimum caliper of 2 inches as measured 6 inches above the ground;
c) One (1) ornamental tree with a minimum size of 10 feet in height.

704 LF of road along 167th Street
56 Evergreens Required - 56 Provided
14 Shade trees required - 14 Provided
7 Ornamental trees required - 7 Provided
REQUIREMENTS MET.

753 LF of road along Lindenwood Drive
60 Evergreens Required - 60 Provided
15 Shade trees required - 15 Provided
8 Ornamental trees required - 8 Provided
REQUIREMENTS MET.

Residential Lots: In residential districts, large deciduous shade or evergreen trees are required within the interior of each lot at a ratio of three (3) trees for every single-family dwelling, four (4) trees for every two-family dwelling and one (1) tree for every dwelling unit for multifamily buildings.

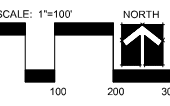
SITE DISTANCE TRIANGLES: Triangles are shown on the plan. There are no shrubs located in these areas. Trees shall be limbed up to 6' height for visibility.

- STREET TREE PLANTING LOCATION REQUIREMENTS:**
- Not located in the site distance triangle.
 - 10 feet from box culverts.
 - 15 feet in front of regulatory signs.
 - 10 feet behind regulatory signs.
 - 15 feet from streetlight poles.
 - 10 feet from fire hydrants.

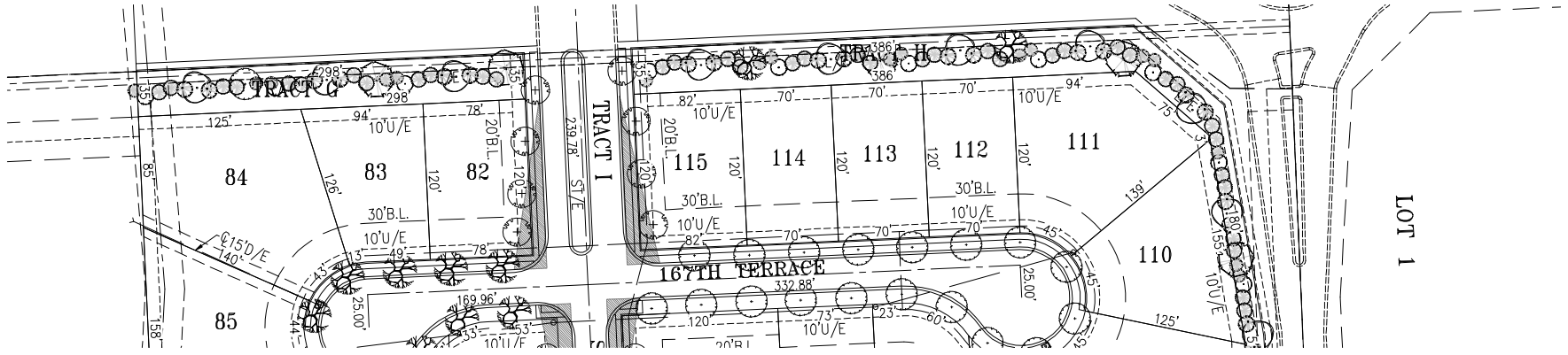


CLIENT
Rodrock Development

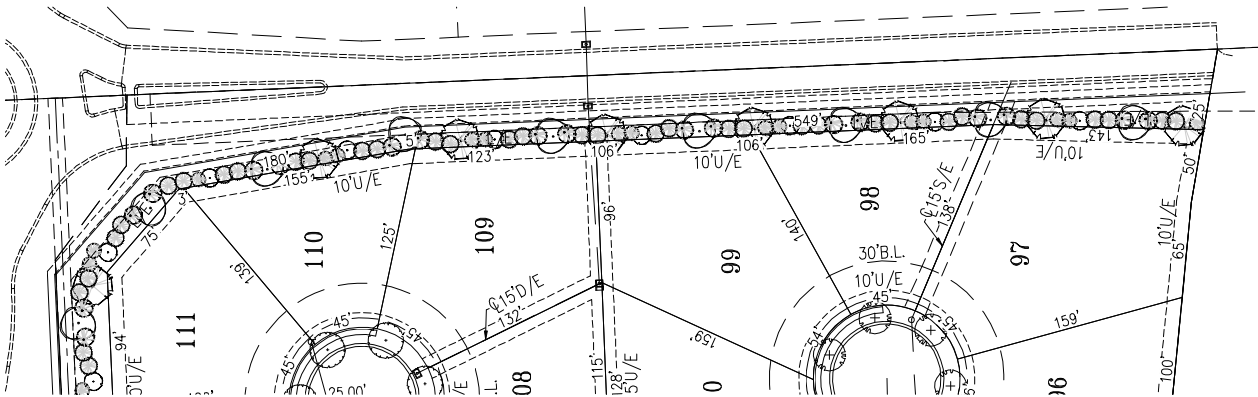
PROJECT
Stonebridge South
SE Corner of Ridgeview Road and 167th Street
Olathe, KS



Date: 1.12.2024
Project #: 778
Landscape Plan



1 LANDSCAPE PLAN/MASTER SCREENING PLAN (167TH STREET BUFFER ENLARGEMENT)
SCALE: 1"=40'-0"



2 LANDSCAPE PLAN/MASTER SCREENING PLAN (LINDENWOOD BUFFER ENLARGEMENT)
SCALE: 1"=40'-0"

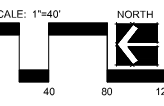
Landscape Schedule

Symbol	Qty	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
HERITAGE TREES							
	11	<i>Quercus v. bicolor</i> "Spina"	Shoemaker Honeylocust	2'	6"	1/8"	2' min. clear, ground to canopy
	47	<i>Quercus bicolor</i>	Shoemaker White Oak	2'	6"	1/8"	2' min. clear, ground to canopy
	52	<i>Acer x fraxinum</i> "Horseshoe"	Hybrid Sweetgum	2'	6"	1/8"	2' min. clear, ground to canopy
	28	<i>Acer glabrum</i>	Paperbark Maple	2'	6"	1/8"	2' min. clear, ground to canopy
	19	<i>Ulmus parviflorus</i>	London Elm	2'	6"	1/8"	2' min. clear, ground to canopy
	12	<i>Pistacia x quadrata</i>	London Plane Tree	2'	6"	1/8"	2' min. clear, ground to canopy
SCREENING TREES							
	25	<i>Juniperus chinensis</i> "Nanae"	Horizontal Juniper	6"	18"	1/4"	symmetrical pyramidal form
	40	<i>Juniperus chinensis</i>	Common Red Cedar	6"	18"	1/4"	symmetrical pyramidal form
	30	<i>Picea abies</i>	Norway Spruce	6"	18"	1/4"	symmetrical pyramidal form
SPERMATOPHYTES							
	10	<i>Ginkgo biloba</i>	Eastern Redwood	1.5'			

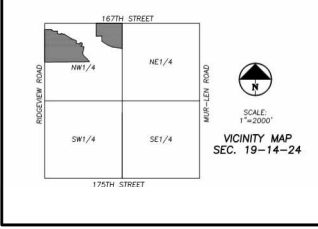


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Rodrock Development

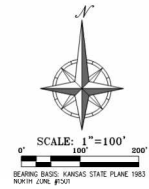
PROJECT
Stonebridge South
SE Corner of Ridgeview
Road and 167th Street
Olathe, KS



Date: 1.12.2024
Project #: 778
Landscape Plan



EXISTING TREE CANOPY AREA = 1.50 ACRES
 REQUIRED TREE CANOPY TO BE PRESERVED 20% = 0.30 ACRES
 PRESERVED TREE CANOPY AREA = 0.30 ACRES



- | LEGEND | |
|--------|------------------------------------|
| B/L | DEMOTES BUILDING LINE |
| U/E | DEMOTES UTILITY EASEMENT |
| L/E | DEMOTES LANDSCAPE EASEMENT |
| T/E | DEMOTES TREE PRESERVATION EASEMENT |
| --- | DEMOTES PROPOSED SIDEWALK |
| --- | DEMOTES EXISTING FENCE |
| --- | DEMOTES EXISTING SANITARY SEWER |
| --- | DEMOTES PROPOSED SANITARY SEWER |
| --- | DEMOTES PROPOSED STORM SEWER |
| --- | DEMOTES PROPOSED WATER LINE |
| --- | DEMOTES TREE PRESERVATION AREA |
| --- | DEMOTES EXISTING TREE CANOPY AREA |

OWNER/DEVELOPER:
 STONEBRIDGE LAND & CATTLE, LLC
 9550 ONE LANE
 LEXENA, MO 64565
 (816) 851-0347

ENGINEER/APPLICANT:
 PHELPS ENGINEERING, INC. 1270
 N. WINCHESTER
 OLAH, KS 66061
 (913) 363-1155
 (913) 363-1166 FAX

TREE PRESERVATION PLAN

STONEBRIDGE SOUTH
 CITY OF OLAH, JOHNSON COUNTY, KANSAS
 167TH STREET & RIDGEVIEW ROAD

PROJECT NO.	DATE	BY	APP.
232618	11/22/22		

SHEET
1
OF 1

PHELPS ENGINEERING, INC.
 ENGINEERS, ARCHITECTS, PLANNERS
 1270 N. WINCHESTER
 OLAH, KS 66061
 (913) 363-1155
 (913) 363-1166 FAX
 www.pelphsengineering.com

PHELPS ENGINEERING, INC.
 PLANNING
 ARCHITECTURE

Meeting Date: January 18, 2024, 6:00 PM

Location of Meeting: St. John Paul II Catholic Church
18335 W 168th Ter, Olathe, KS 66062

Project: Stonebridge South, Stonebridge South Addition &
St. John Paul II Catholic Church New Campus

Project/File No.: 230168

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Father Farrar – St. John Paul II Pastor
Dan Himmelberg – The Archdiocese of Kansas City in Kansas
Doug Ubben, P.E., civil engineer
Judd D. Claussen, P.E., civil engineer
Jeff Gifford, Rodrock Homes (Stonebridge subdivision)

Copy: Olathe planning staff

-
1. There were 8 residents that attended. Father Farrar welcomed the attendees, introductions. Attendees signed the sign-in sheet. Father Farrar gave a brief description of the church facility (this facility) that the church uses today and that they have purchased the land across Ridgeview to the east for the master campus.
 2. Doug gave an introduction of the church site and noted that those within 500 feet of the overall project were invited to this meeting. Doug showed the overall master plan for the church property which includes a new church, school (K-8) and fellowship hall. There will be a parsonage and a cemetery on the property on the eastern side. There will be a playfield in the northeast corner. There are two driveways to serve the church property, each aligning with public streets (169th Terr & 170th Terr) that are existing onto Ridgeview.
 3. The project will be built in phases over many years. Phase one is anticipated to the main church, the north parking lot and the road entrance on the north side of the site.
 4. There is extra land to the east that is part of what the church purchased. This extra land is under contract with Rodrock Homes. They plan to develop it as single family residential neighbourhood, as an extension of their existing neighborhood to the north (StoneBridge). This new community will be called Stonebridge South Addition. The preliminary plat for Stonebridge South Addition was shown. There are 50 new home sites with this preliminary plat.
 5. The existing preliminary plat of Stonebridge South will also be modified due to the change in the road connection for the new 50 lot addition. That preliminary plat was shown to the neighbors too. The area of change is on the south side of

- that plat. There is an existing stub street to the south (towards church) that will be removed and constructed farther to the east for the "Addition" plat.
6. The detailed site and landscape plan for the church project was shown too. There is new landscaping (street trees) along Ridgeview that will be planted, and the existing tree row along the north side of the church property is being preserved.
 7. Doug showed several artist color renderings of the campus and buildings that were prepared by the architect. General conversation continued with the 8 residents and the development team. Below is a recap of those questions and discussion.
 8. The neighborhood to the east, where does it connect? It will connect to the east to a new collector street called Lindenwood. (An overall AIMS aerial of the area was pulled up). Lindenwood is a north/south collector that will serve as access to several developments in the area. It also connects to the north to the existing subdivision.
 9. When will Ridgeview be improved? Ridgeview will ultimately be improved to a 4 lane divided thoroughfare arterial road. This is not currently on the city's capital improvement plan (CIP). However there is a new roundabout to be constructed at the intersection of 167th and Ridgeview. It is budgeted on the City's CIP for 2024.
 10. What is the timing of construction of phase 1? 1-2 years of fundraising and 1-2 years of construction. 3-4 years to finish construction is best case scenario.
 11. What is the capacity of the church? 1024 seats.
 12. Will you provide stormwater detention? Yes this is part of a City regional stormwater detention area that lies just to the east of the property, near Lindenwood.
 13. Will there be sidewalks on Ridgeview? Yes, sidewalks will be constructed on Ridgeview with the future arterial improvements by City.
 14. There was a question about the property under contract with another....this is under contract with Rodrock Homes and will be a single family community. The preliminary plat slide was reshown.
 15. What will you do with this facility? The church leases this facility from the owners of it. After the new church is built and we move into it, then the owners of this facility will decide what they'd like to do with this property, and it is up to those owners to decide that.
 16. Will there be a bell(s)? Yes.
 17. How many events during the week? Our heaviest usage is on Saturday evening and Sunday mornings. However throughout the week there are several days/evenings where small groups of up to 20 persons would meet at the church.
 18. What are the next steps for the project? The preliminary plan for the church and the Preliminary Plats for Stonebridge and Stonebridge South will be heard at the Olathe Planning Commission meeting at 7 pm on Monday February 12.
 19. How many kids will be in the school? At this time we are projecting up to 476 students.
 20. Is there transportation? Private transportation (parents). There is not busing.

21. Will there be a school zone on Ridgeview? Likely yes, but the City will determine that and post it.
22. Is the architecture decided, or is there opportunity to change anything like color of roof? Staff and the planning commission are/will review and offer comments. May be discussion on it at the Planning Commission meeting coming up as well. The project has lot of stone and masonry which are high quality building materials.
23. Some general discussion about road improvements in the area. Ridgeview being platted and dedicated right of way along the Stonebrige South and church property for the future arterial. Discussion about improvements on 167th Street west of Ridgeview, including city's plan for a future overpass on 167th at the railroad and US 169.
24. There were no further questions and the meeting ended.

Public Information Sign In Sheet - In Person Meeting

Preliminary development plan and plot for Stonebridge South Addition & St. John Paul II Preliminary Plan

Location: St. John Paul II Catholic Church, 18335 W. 168th Ter., Olathe, KS

Thursday, January 18, 2024

No.	First and Last Name	Address	Phone #	Email
1	Jeff Gifford	9550 Dice Ln	(913) 857-0349	jsifford@roclack.com
2	Judd Claussen	PEI-1270 N Winchester Olathe	913-393-1155	jclaussen@helpsengineering.com
3	Doug Ubben	"	"	dougubben@helpsengineering.com
4	Dan Himmelberg	Archdiocese	913-515-1975	dhimmelberg@archkck.org
5	BRIAN SCHROTENBOER	16929 S HUNTER ST ^{OLATHE, KS} 66062	816 216 2444	brian.schrotenboer@gmail.com
6	Paul + Kara Kolkoruda	16924 S. Hunter St.	-	PKolkoruda@gmail.com
7	David & Sarah Triplet	16670 S Ridgeview Rd	-	david.triplett3@gmail.com
8	Rena Randhawa	16213 S. Sunmentree Ln	-	renabmura@yahoo.com
9	Marta Eastwood	18453 W. 168 th Terr	-	martaeastwood@yahoo.com
10	Meredith Patterson	JP11 - parish staff	913-747-9636	MeredithPatterson@jp2Kc.org
11				
12				
13				
14				
15				



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application	<u>SU23-0014</u>: Request for approval of a Special Use Permit for a Telecommunications Facility for SBA Towers V LLC
Location	395 N K-7 Highway
Owner	Jimmy Buchanan, Wal-Mart Real Estate Business Trust
Applicant	Scott Goble, Terra Consulting Group LTD
Engineer	Dan Szlaga, Terra Consulting Group LTD
Staff Contact	Jessica Schuller, AICP, Senior Planner

Introduction

The applicant is requesting a continuance to a future Planning Commission meeting to continue working with staff to complete necessary items for their application. Notification will be sent to surrounding property owners and public notice signs will be posted on the property with the revised meeting date. Per UDO 18.40.070 an applicant has a right to one (1) continuance and this is their first request.

Staff Recommendation

Staff recommends continuing this application to a future Planning Commission meeting.



STAFF REPORT

Planning Commission Meeting: February 12, 2024

Application:	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
Location:	Northeast of 167 th Street and Ridgeview Road
Owner:	Dan Himmelberg, Roman Catholic Archdioceses of Kansas City in Kansas
Applicant:	Jib Felter; AAG Investments, Inc.
Engineer:	Doug Ubben, Jr.; Phelps Engineering Inc.
Staff Contact:	Andrea Fair, AICP ; Planner II

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

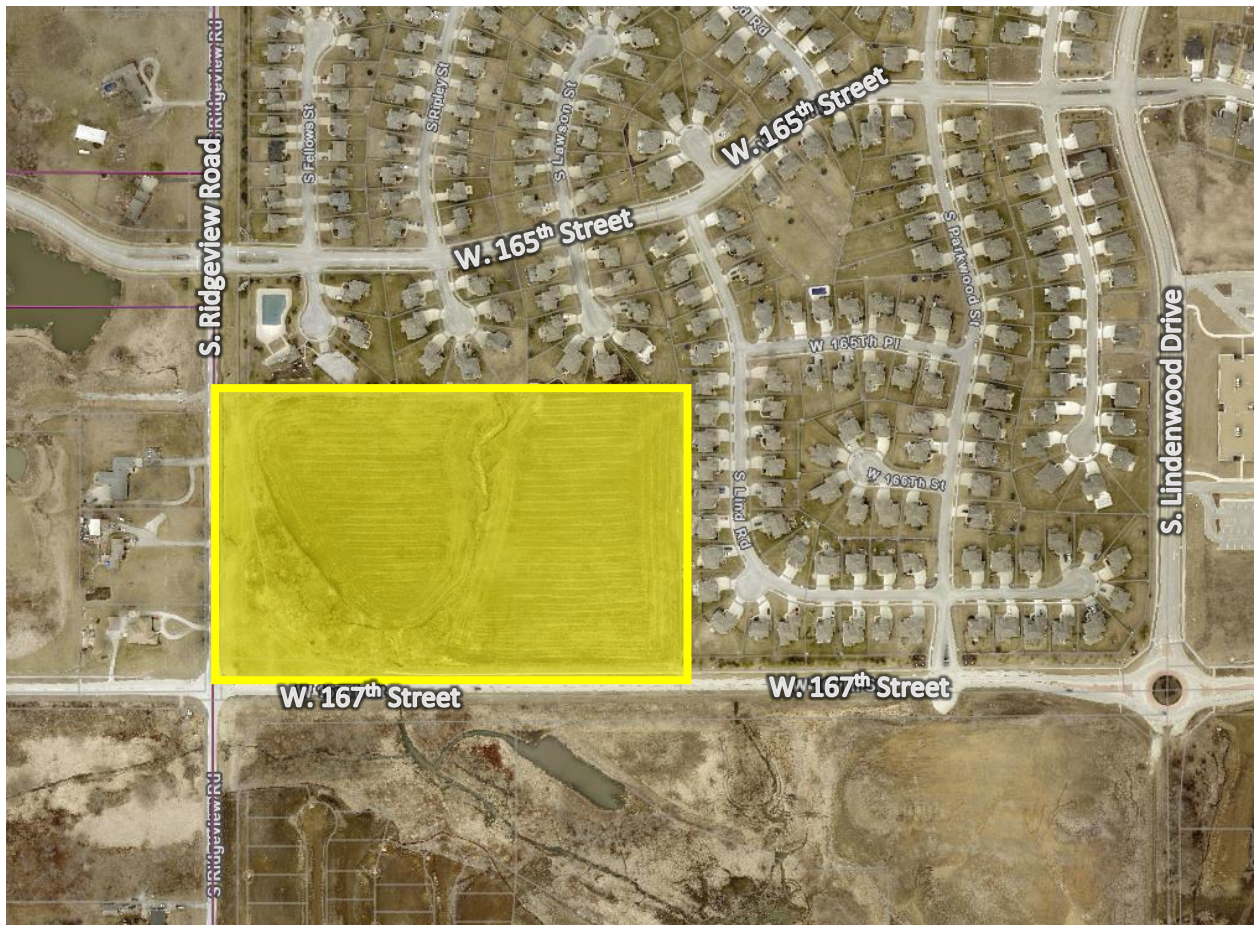
Plan Olathe Land Use Category			
Site	Conventional Neighborhood	Existing Use	Existing Zoning
		Agriculture	CTY-RUR (County Rural)
North	Conventional Neighborhood	Single-Family Residential	R-1 (Single-Family Residential)
South	Secondary Greenway	Vacant and Single-Family Residential	R-1 (Single-Family Residential)
East	Secondary Greenway	Single-Family Residential	R-1 (Single-Family Residential)
West	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 159th Street in the north and 175th 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 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.
- b. **Landscaping/Screening** – Master Landscaping is provided along both 167th 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 167th street. The City will be constructing sidewalks along 167th 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 167th 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**

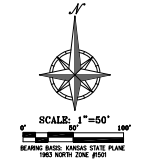
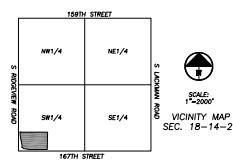
The purpose for this rezoning request is to allow for single family residential development to be constructed on this property. The residential development consists of 51 single family lots. Currently the property is zoned CTY RUR, which does not allow for a residential subdivision. The proposed zoning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

According to the Olathe Comprehensive plan (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

AREA	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	17833.73	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	0.2453
33	8739.82	0.2009
34	7800.00	0.1796
35	7800.00	0.1796
36	10041.98	0.2305
37	9274.78	0.2138
38	11977.82	0.2758
39	11321.21	0.2599
40	10379.87	0.2383
41	7800.00	0.1796
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	0.2360
TRACT C	74143.59	1.7020
TRACT D	9950.38	0.2284
TRACT E	13228.89	0.3044



- LEGEND**
- 1/4" DONATES LANDSCAPE EASEMENT
 - 1/4" DONATES STREET EASEMENT
 - BL DONATES BUILDING LINE
 - U/E DONATES UTILITY EASEMENT
 - D/E DONATES DRAINAGE EASEMENT
 - DONATES EXISTING SIDEWALK
 - DONATES PROPOSED SIDEWALK
 - DONATES EXISTING STORM SEWER
 - DONATES PROPOSED STORM SEWER
 - DONATES EXISTING SANITARY SEWER LINE
 - DONATES PROPOSED SANITARY SEWER LINE
 - DONATES EXISTING WATER LINE
 - DONATES PROPOSED WATER LINE
 - DONATES EXISTING TREELINE

DESCRIPTION

THE SOUTH 7540.00 FEET OF THE WEST 1,155.44 FEET OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 14, RANGE 24 OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, KANSAS, BEING NORTH 07°42'57" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 7540.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 7540.00 FEET OF SAID SOUTHWEST 1/4, BEING NORTH 87°42'57" EAST, ALONG SAID NORTH LINE AND PARALLEL WITH THE SOUTH LINE OF THE EAST LINE OF THE WEST 1,155.44 FEET OF SAID SOUTHWEST 1/4, THENCE SOUTH 07°42'57" WEST ALONG SAID EAST LINE AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 7540.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4, THENCE SOUTH 87°42'57" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,155.44 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

GROSS AREA = 430,000.00 ACRES / 871,200,000 SQ. FT.
NET AREA = 410,040.00 ACRES / 819,080,000 SQ. FT.

SITE DATA TABLE

GROSS AREA	430,000 ACRES
NET AREA	410,040 ACRES
PROPOSED ZONING	CT1-R1
PROPOSED NUMBER OF LOTS	51
PROPOSED NUMBER OF TRACTS	5
PROPOSED LAND USE	254 ACRES SINGLE FAMILY RESIDENTIAL, 264 LOTS PER ACRE DENSITY

- PROJECT NOTES**
1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NA8308 DATUM.
 2. 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 AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.
 3. TRACT E SHALL DEDICATED AS AMENITY TRACT BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.
 4. EXISTING GROUND MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES WATER MANS AND COOLERS MUST BE COVERED FROM PUBLIC VIEW WITH THREE (3) FEET LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 5. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OF NEAR BUILDING SETBACK YARD.
 6. 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 YEAR ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WATER AND AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WATER 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 YEAR ANNUAL CHANCE FLOOD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, MO, 2007, JOHNSON COUNTY, KANSAS, MAP NO. 2007000000, AND DATED ABOUT 3, 2008.

ZONING

THIS PROPERTY IS ZONED CT1-R1 (RURAL DISTRICT) FOR JOHNSON COUNTY A.M.S. WEBSITE

PROJECT NO. 237418
DATE 11/27/24
SCALE 1"=50'
SHEET 1 OF 1

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

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

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

BY: [Signature]
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF KANSAS
 LICENSE NO. 1000000000



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.

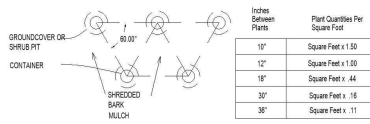
- Installation:**
- All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
 - After plants have been 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

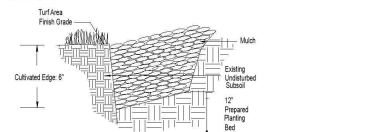
Symbol	Qty	Botanical Name	Common Name	Max Root	Min Size	Caliper	Remarks
OVERSTORY TREES							
	40	<i>Acor rubrum</i> "October Glory"	October Glory Maple	2.5"	6"	min. clear, ground to canopy	
	46	<i>Quercus rubra</i>	Northern Red Oak	2.5"	6"	min. clear, ground to canopy	
	3	<i>Nyctax glabris</i>	Black 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> "Hemlock"	Florida Sweet Maple	2.5"	6"	min. clear, ground to canopy	
EVERGREEN TREES							
	30	<i>Juniperus chinensis</i> "Mophead"	Horizontal 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	
UNDERSTORY TREES							
	5	<i>Cornus melanocarpa</i> "Dorabrown"	Okemo's Redbud	1.5"	6"	min. clear	
	5	<i>Cornus sp.</i>	Red And White Dogwood (RW)	1.5"	6"	min. clear	
EXISTING TREES/SHRUBS TO BE PRESERVED							



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

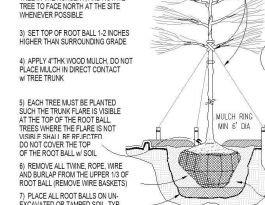
SCALE: NTS



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 DIAMETER 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.

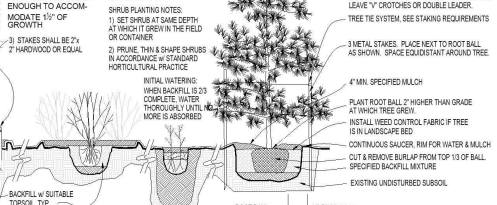


4 PLANTING INSTALLATION DETAILS

SCALE: NTS

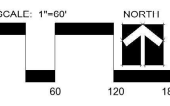
STAKING REQUIREMENTS:
 1. WIRE / CABLE SHALL BE GALV. / COALGISE.
 2. TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. ELASTIC HOSES SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH.
 3. SETMES SHALL BE 2" HARDWOOD OR EQUAL.

PERENNIAL PLANTING NOTES:
 1. APPLY 4" THK BED OF MULCH ON PERENNIAL AND BED. DO NOT COVER PLANTS.
 2. THOROUGHLY MIX PEAT IN TOP 3/4 OF SOIL.
 3. BREAK UP EXISTING SOIL TO A DEPTH OF 12".
 4. ADD 1/2" OF TOPSOIL TO A DEPTH OF 12".
 5. SHRUB PLANTING LOCATIONS:
 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.
 2) PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE.
 3) INITIAL WATERING: WASH BACKFILL @ 2/3 COMPLETE. WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.



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

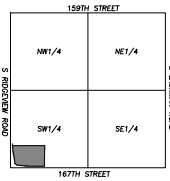


SCALE: 1"=100'
 0' 100' 200'
 BEARING BASIS: KANSAS STATE PLANE
 1983 NORTH ZONE #500

LEGEND

- TR/E DENOTES TREE PRESERVATION EASEMENT
- EXISTING TREE CANOPY AREA
- EXISTING TREED AREA
- TREE PRESERVATION AREA

TREE PRESERVATION SUMMARY	
AREA OF TREE CANOPY	0.84 ACRES
20% OF TREE CANOPY AREA	0.19 ACRES
AREA OF TREES PRESERVED	0.53 ACRES
PERCENT OF TREES PRESERVED	56%



SCALE: 1"=2000'
 VICINITY MAP
 SEC. 18-14-24

\\PHelps-Server\Projects\18-14-24\Drawings\18-14-24-01\18-14-24-01.dwg (18-14-24-01.dwg) 12/22/23 10:30am 4/18/24

PHelps ENGINEERING, INC.
 1270 N. WINGESTER
 OLING, KS 66061
 (913) 383-1155
 (913) 383-1166 FAX
 www.phelpsengineering.com



TREE CANOPY EXHIBIT
 ABBY VALLEY
 CITY OF OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	CHKD	DESCRIPTION
18-14-24	12/22/23			
DATE	12/22/23			
BY				
CHKD				
DESCRIPTION				
DATE				
BY				
CHKD				
DESCRIPTION				

SHEET

1

OF 1

ENGINEER/APPLICANT:
 PHELPS ENGINEERING, INC.
 1270 N. WINGESTER
 OLING, KS 66061
 (913) 383-1155
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Abbey Valley Neighborhood Meeting Minutes
01/16/2023
Ascend Church (159th 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 167th 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 117th and Lone Elm where he has built houses in the past and also let them know he has another development under construction at 119th 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

<u>NAME</u>	<u>ADDRESS</u>	<u>E-MAIL</u>
Kevin Simpson Natalie Simpson	16560 S Lind Rd. Olathe KS 66061	Kevin.Simpson@gmail.com
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Brenda Sisk	16570 S. Lawson St	brendasisk@gmail.com
Casey Wells	16648 S. Lind	caseydwells@gmail.com
Michael Rly	16632 S. Lind	getbacktohealth@yahoo.com
Kenneth Krings	16640 S Lind	kennethkrings@jwdl.co
Jack Heer	16624 S Lind	jackheer@yahoo.com
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David & Sarah Triplet	16670 S. Ridgeview Rd.	David.triplett3@gmail.com