



STAFF REPORT

Planning Commission Meeting: June 10, 2024

Application:	RZ24-0008: Rezoning from the CP-2 (Planned General Business) and CTY RUR (County Rural) Districts to the C-2 (Community Center) District and a Preliminary Site Development Plan for Living Hope Church of the Nazarene
Location:	Northwest of W. 175 th St. and S. Ridgeview Rd.
Owner:	John Marra; Living Hope Church
Applicant:	Lance Onstott, AICP, CNU-A; PEC
Engineer/Architect:	Nick Staib, RLA; PEC
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>24.72 acres</u>	Proposed Use:	<u>Religious Institution, Parks and Open Space and Commercial</u>
Existing Building Area:	<u>13,780 sq. ft.</u>	Plat:	<u>Platted, Living Hope Church of the Nazarene Second Plat</u>
Existing Zoning:	<u>CP-2 & CTY RUR</u>	Proposed Zoning:	<u>C-2 (Community Center)</u>
Lots:	<u>10</u>	Tracts:	<u>2</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Neighborhood Center / Conventional Neighborhoods / Secondary Greenway	Religious Institution / Open Space	CP-2 (Planned Business District) & CTY RUR (County Rural)
North	Secondary Greenway / Conventional Neighborhoods	Agriculture / Rural Residential	CTY RUR
South	Secondary Greenway / Conventional Neighborhoods	Agriculture / Rural Residential	CTY RUR
East	Secondary Greenway / Conventional Neighborhoods	Agriculture / Rural Residential	CTY RUR
West	Secondary Greenway / Neighborhood Center	Agriculture	CTY RUR

1. Introduction

The following is a request for rezoning from the CP-2 and CTY RUR Districts to the C-2 District for Living Hope Church of the Nazarene (LHCN) on 24.72 acres located in the northwest corner of W. 175th Street and S. Ridgeview Road. The existing church intends to construct an outdoor park and gathering space including a playground, splash pad, four (4) pickleball courts, walking trails, canopies, and parking for church congregation activities on Lots 1 and 2. The park is primarily intended for congregation use, but will also be open to the public. The existing church is also permitted by right in the proposed C-2 District. While there are no plans to construct commercial development on the property at this time, the proposed C-2 District zoning provides an opportunity for commercial development at this corner while maintaining church activities. A conceptual layout for future commercial development was provided depicting the feasibility of eight (8) commercial lots with internal roadways, and a revised preliminary site development plan will be required prior to submittal of the final site development plans for these lots (Lots 3 – 10).



The subject property is outlined in red.

2. History

LHCN owns 24.72 acres at the subject location which was annexed into the City of Olathe on December 2, 2008 (ANX-08-005). At the time of annexation, a conceptual site plan showed a mixed-use commercial development along the frontage of 175th Street and Ridgeview Road

and a large church for the congregation at the northern portion of the site. Subsequently, 5.34 acres of the subject property was rezoned (shown in orange) to the CP-2 (Planned General Commercial) District and platted in 2010 to construct the existing church building (Lot 1) and detention area in Tract A while the remainder of the property retained county zoning. At the time, LHCN intended to develop or sell the land along the street frontage to provide capital for the church's construction of the larger church, but have since decided to remain in their current building along W. 175th St.

A preliminary plat for the entire 24.72 acres was never approved as only a small portion of the site was rezoned for the church building. Staff requested a conceptual, preliminary plan with this application to incorporate the church's current and future outdoor recreational improvements along with future commercial sites to ensure the remaining property is developed as a commercial center in alignment with the City's future land use map with required street connections.



The subject property is outlined in red with underlying zoning.

3. Existing Conditions

The site contains an existing church, house, and outbuildings including a barn with gravel and paved parking areas. The existing barn and house predate annexation into the city and are permitted in the current and proposed zoning as legal-nonconforming uses in accordance with UDO 18.60. As the majority of the property is undeveloped, it primarily consists of native grasses with trees along the western property line and northwest corner. The site has a ridgeline roughly through the middle of the property which naturally slopes towards the south and northern boundaries, but the site remains relatively flat outside the stormwater detention area.



The view of the subject property looking northeast toward the entrance of Living Hope Church. The proposed park will be located to the right (east) of the building.

4. Zoning Standards

- a. **Land Use** – The future land use map of the PlanOlathe Comprehensive Plan designates the property as Neighborhood Center, which provides for retail such as daycares, gas stations, offices, and restaurants, and this rezoning aligns with this land use designation. The existing *Religious Institution* use is zoned to the CP-2 (Planned Commercial) District, predating the current UDO, and is permitted by right in the proposed C-2 (Community Commercial Center) District. The proposed *Parks and Open Space* use is also permitted by right within the C-2 District and promotes green space within a future commercial center.

The existing single-family residential home and barn to the east predate annexation and will become legal-nonconforming structures with the rezoning. The home is used for residential use and the barn is used for various church activities and both will be demolished at the time of future commercial development.

- b. **Building Height** – The C-2 District limits building heights to two (2) stories and 35 feet. Buildings over 20 feet in height must be set back from any residential zoning district an additional 1 foot for every 2 feet in height. The park improvements include several structures including three (3) small overhead canopies, restroom facility, and a larger open-air structure approximately 30 feet tall. These proposed structures meet all setback requirements.
- c. **Setbacks** – This property has platted setbacks including a 40-foot building setback and a 15-foot parking setback along the perimeter of the property and future development will comply with these requirements. Internal to the site, the C-2 District has minimum parking setback standards including setbacks of 15-feet from street right-of-way and 10 feet from property lines. Buildings must have a minimum front yard setback of 15 feet and 7 ½ foot side and rear yard setbacks. The existing church is setback approximately 90 feet from the right-of-way and the proposed park improvements meet minimum setback requirements.
- d. **Open Space** – The C-2 District requires a minimum of 20% open space and the proposal includes the existing church property as well as the remaining undeveloped land which exceeds these requirements. However, all future lots are also subject to these open space requirements at the time of development.

5. Development Standards

- a. **Access/Streets** – Three access drives to the property will be provided from both 175th Street and Ridgeview Road as labeled on the preliminary site development plan. Access 1 is the existing access point to the site off 175th Street and Access 2 is proposed for future development west of Access 1. Access 3 is a future access off Ridgeview Road. Future Accesses 2 and 3 will require right and left turn lanes with appropriate tapers along the existing 175th Street and Ridgeview Road. Upon future phases of this development, or improvements to Ridgeview Road or 175th Street, the three drive accesses may be modified to be right-in/right-out access only. Specific stipulations for each of these drives are included in Section 11 of this report.

A future 60-foot-wide public collector road is shown running east to west within the site to be constructed at the time of future commercial development. The proposed public collector road must meet requirements per Olathe Design Criteria for Public Improvement Projects and extend to the western property line to connect to future public roads. Two (2), 50-foot-wide private streets (Reserves A & B) are shown connecting to this collector street and will be platted as private tracts with future development.

Life safety requirements and the City's Access Management Plan will determine the level of connectivity and timing of road construction as the property develops.

- b. **Parking** – No more than one hundred fifty (150) percent of the required parking for a use may be provided on-site and parking areas must be divided into modules not to exceed fifty (50) parking spaces. Minimum parking standards are not prescribed for parks and recreation facilities and the applicant analyzed parking ratios based on three (3) spaces per pickleball court yielding a total of 12 parking spots. The church building is required to provide one (1) space per four (4) seats within the sanctuary for a total of 103 parking spots.

Overall, there are a total of 92 existing parking spots and 82 additional stalls are proposed with this application, for a total of 174 parking spots. The additional parking included with this proposal accounts for overflow parking both for the church and the park. Staff evaluated the parking proposal and found that sufficient parking is provided as the park will primarily serve the existing church members and is not expected to increase parking needs in the area.

- c. **Landscaping/Screening** – Interior and exterior parking lot screening is provided to screen the parking lot along W. 175th Street and meet UDO requirements. Parking lots visible from the street must be screened by landscaping or street walls between three (3) and four (4) feet in height which the proposal provides. Additional shade trees and foundational landscaping are also being provided to enhance the design of the park space to meet landscaping requirements.
- d. **Tree Preservation** – No existing mature trees will be removed with these improvements, however, future development on the west and northwest will be required to preserve the perimeter trees and tree canopy as identified on the preliminary plat.
- e. **Stormwater/Detention** – The property is located within the Headwaters Blue River watershed and a wet-bottom detention basin exists west of the church on Tract A. This basin collects runoff from the majority of the 24.72 acres and serves the existing church and proposed park improvements. Additionally, an existing 30-foot Drainage Easement (D/E) carries the runoff from the east side of the property to Tract A which has been incorporated into the park design. An approved Drainage Study and Storm Water

Management Plan for the site were provided with the final site development plans in 2010 for the church which satisfies the necessary documentation for stormwater management at this time. A new drainage report will be provided with the final plat of the park. Future Development will need to provide a stormwater study as additional stormwater detention will be needed.

- f. **Public Utilities** – The subject property is located within the Johnson County Wastewater (JCW) sewer and the City of Olathe water service areas. The improvements will use the current, private sewage disposal system and no additional water is proposed with the park improvements. An existing 30-foot drainage easement was incorporated into the proposed park and maintained as platted. A 40-foot access and utility easement run parallel to the site through the current park improvements and will need to be vacated during the replatting process. All other utilities will be privately dedicated including gas and electricity to serve the site as needed.
- g. **Phasing** – The first phase of this project on Lots 1 and 2 includes the park, parking lot improvements, and the removal of a gravel parking area on the eastern side of the subject property. The church would like to expand their recreational opportunities with Phase II which includes playing fields and parking areas, in addition to future commercial development.

6. Site Design Standards

The property is subject to the Site Design Category 4 standards based on the C-2 Zoning District. The following is a summary of the applicable site design requirements:

- a. **Outdoor Amenity** – The park significantly exceeds the outdoor amenity requirement by providing both passive and active park space to enhance the public realm including plazas, sitting areas, recreation spaces, and a walking path. The plan also includes an existing open area/courtyard in front of the church.
- b. **Parking Pod Size** – The maximum number of parking stalls allowed in one (1) parking pod is eighty (80) and the proposal includes a max of 51 stalls to the north of the church. Smaller existing parking areas are located to the west and south of the church while a newly proposed parking lot includes 31 parking spaces meeting this requirement.
- c. **Pedestrian Connectivity** – This improvement includes several pedestrian-oriented designs including several sidewalk connections from the existing church to the proposed park and parking lots. These paths are defined with landscaping for a more pleasant pedestrian experience.
- d. **Drainage Feature** – An existing dry detention basin in Tract A includes previously approved landscaping to buffer adjacent properties and W. 175th St which satisfies site design requirements for drainage features. Landscaping includes a mixture of native plantings, shrubs, and trees incorporating the detention area into the overall design of the property.

7. Building Design Standards

The proposed park is not subject to building design standards aside from accessory structure requirements. The proposal includes one detached restroom structure located along the east façade of the church and incorporates similar materials to the primary structure such as stone to blend with the existing building.

The proposal creates outdoor amenity areas and a variety of activities to provide a neighborhood park and focal point for the church. The park features several play equipment options and areas for children and includes 6-8-foot-tall black vinyl-coated chain-link fencing for safety. Additionally, a custom 30-foot by 30-foot canopy structure will be provided for outdoor activities and church programming along the northern portion of the park.

The existing Living Hope Church is a one-story building with a 30-foot-tall sanctuary on the west part of the building and consists of a mix of stone veneer, and metal and stucco panels with suitable articulation for a commercial district. No changes to the church building are proposed with this application.

Future buildings within the site would be subject to commercial building design standards of the UDO.

8. Public Notification and Neighborhood Meeting

The applicant mailed the required certified public notification letters to surrounding properties within 200 feet and posted public notice signs on the property per UDO requirements.

A Neighborhood Meeting was also held in accordance with the UDO on May 15, 2024, with five (5) residents in attendance. Questions posed by the residents include the development timeline, stormwater, lighting, park activity, and traffic. The Spring Hill School District provided feedback that the proposed commercial zoning did not create any concerns for the school district and did not have any other comments regarding the proposed park. Staff received a phone call from a nearby resident with general inquiries about the project. Staff responded and provided the site plan, renderings, and an overview of the project.

9. Parks and Recreation Master Plan (2023)

This project helps meet several goals of the City's Parks and Recreation Master Plan including *improving the City's parks and recreation provisions for the surrounding area and addressing a gap in recreational fields such as pickleball courts and splash pads.*

The Master Plan aims to further access to and diversification of recreation offerings within the city to meet current and future community needs which this proposal helps fulfill by adding a new private, community park. The Master Plan also mentions other providers within the City such as religious institutions which play a role in growing the overall parks and recreation system for residents with private investment. While the park is private and primarily for the Church members, it will be open to the public and fills a gap within this area of the community with limited parks and open space opportunities.

10. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies several future land uses on the subject property including Neighborhood Commercial, Conventional Neighborhoods, and Secondary Greenways. Most of the site is identified as a Neighborhood Commercial node to support commercial and retail at the northwest portion of the intersection. The proposed C-2 District directly aligns with the future land use map, and staff is supportive of the requested change in zoning to provide commercial activity at the intersection. Parks and Open space use supports the Secondary Greenways category to provide open amenity space for the development.

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-5.1: Hierarchy of Activity Centers. Focus new commercial centers in concentrated activity areas at a variety of scales distributed throughout the community.

PTR-1.1: Parks and Recreation. Park facilities and services of the City or other service entities will provide an adequate range of recreational opportunities for its residents. Such facilities and services will be designed in a manner that responds to the needs of the intended users. City park and recreation facilities will provide a variety of park environments, amenities and recreational resources for residents and visitors.

M-2.5: Transportation Corridors and Transit Nodes. Encourage growth along existing and planned transportation corridors and transit nodes.

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 development meets several policies of PlanOlathe including activity nodes and connections within commercial centers as well as providing recreational opportunities for residents and visitors.

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 subject site is in the developing 175th Street Corridor and includes agricultural properties, large lot residential, and vacant land. As a developing area, there is no specific architectural style or trend of development established for this area, however, it is expected that this area will develop with primarily commercial, lower-density residential, and civic uses.

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.

County Rural Residential (RUR) is the predominant zoning classification in this area, and agricultural and vacant land characterizes the uses of surrounding properties. The proposed C-2 (Community Center) District provides for mixed-use centers and includes pedestrian-scale development with lower-intensity commercial uses at a major intersection.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The proposed C-2 District allows for several commercial and retail uses but also allows for the continued use of the church and recreation. As the surrounding area is largely undeveloped, market demand will drive types of future commercial uses.

E. The length of time the property has remained vacant as zoned.

The property has historically been used as farmland with a house and outbuildings since the 1980s under County Rural zoning. The property has remained undeveloped until the church was constructed in 2012.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed park would not have any detrimental impacts on nearby properties as it will primarily serve the existing church and is located approximately 375 feet from the nearest residential property not owned by the church. The park will serve as an amenity and gathering space for the church and community.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

Staff does not anticipate any negative effects on surrounding property values. The park maintains considerable setbacks and provides active and passive recreational opportunities for the surrounding community.

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.

As the proposal is not anticipated to create additional traffic outside of current conditions, staff does not anticipate adverse impacts to the road network. The existing church generates most of its traffic on weekends and does not adversely impact the road network during heavy traffic volume periods during the week. As the property develops, additional traffic improvements will be constructed to ensure adequate access and safety measures are provided.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

Staff does not anticipate any potential for unlawful levels of air, water, or noise pollution for the proposed park. The site includes proper stormwater drainage and detention and uses best management practices to improve stormwater quality.

J. The economic impact of the proposed use on the community.

The proposed future commercial development will generate increased tax revenue for the City. Religious assemblies can add value to the community through social capital,

jobs, volunteer opportunities, community services, and physical resources among many other impacts.

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 pose a threat to public health, safety, and welfare. If denied, the property may continue use as a religious institution without the proposed park and recreational uses.

11. Staff Recommendation

A. Staff recommends approval of RZ24-0008, Living Hope Church Phase I Improvements, for the following reasons:

1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.

B. Staff recommends approval of the rezoning to the C-2 District with the following stipulation:

1. Any Distance Restricted Businesses as listed in Olathe Municipal Code Chapter 5.43 are prohibited.

C. Staff recommends approval of the preliminary site development plan with the following stipulations:

1. The gravel parking lot and connecting drives on the east side of the property located within the ROW must be removed prior to the Certificate of Completion (CC) of the Phase I Park improvements.
2. The existing parking lot located to the north of the church must be brought into compliance with parking lot and lighting standards prior to the Certificate of Completion (CC) of the Phase I Park improvements.
3. A revised preliminary plan must be approved prior to submittal of final site development plans for Lots 3-10.
4. The property is subject to the following access and traffic improvements based on the preliminary plan (sheet L-101) and plan (sheet G-101) dated May 28, 2024.
 - i. Access 1 has temporary full access and may be modified based on any of the following.

1. Upon construction of the proposed east/west Collector Street this drive access may be restricted to right-in/right-out or be removed.
 2. Upon construction of proposed Drive 2, this drive access may be restricted to right-in/right-out only or be removed.
 3. Upon future improvements to 175th Street, this drive access may be restricted to right-in/right-out only or be removed.
- ii. Access 2 will have temporary full access and may be modified based on the following.
1. Upon construction of the proposed east/west Collector Street this drive access may be restricted to right-in/right-out only or be removed.
- iii. Access 3 has temporary full access and may be modified based on the following.
1. Upon future improvements to Ridgeview Road, this drive may have access modified.

STATEMENT OF PURPOSE

The owner/applicant is requesting a rezoning of Lot 1, Tract A, and Lot 2 of the Living Hope Church of the Nazarene Second Plat from County Rural and CP-2 to C-2 to allow for park and recreation improvements to be constructed and operated.

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NOT FOR
CONSTRUCTION

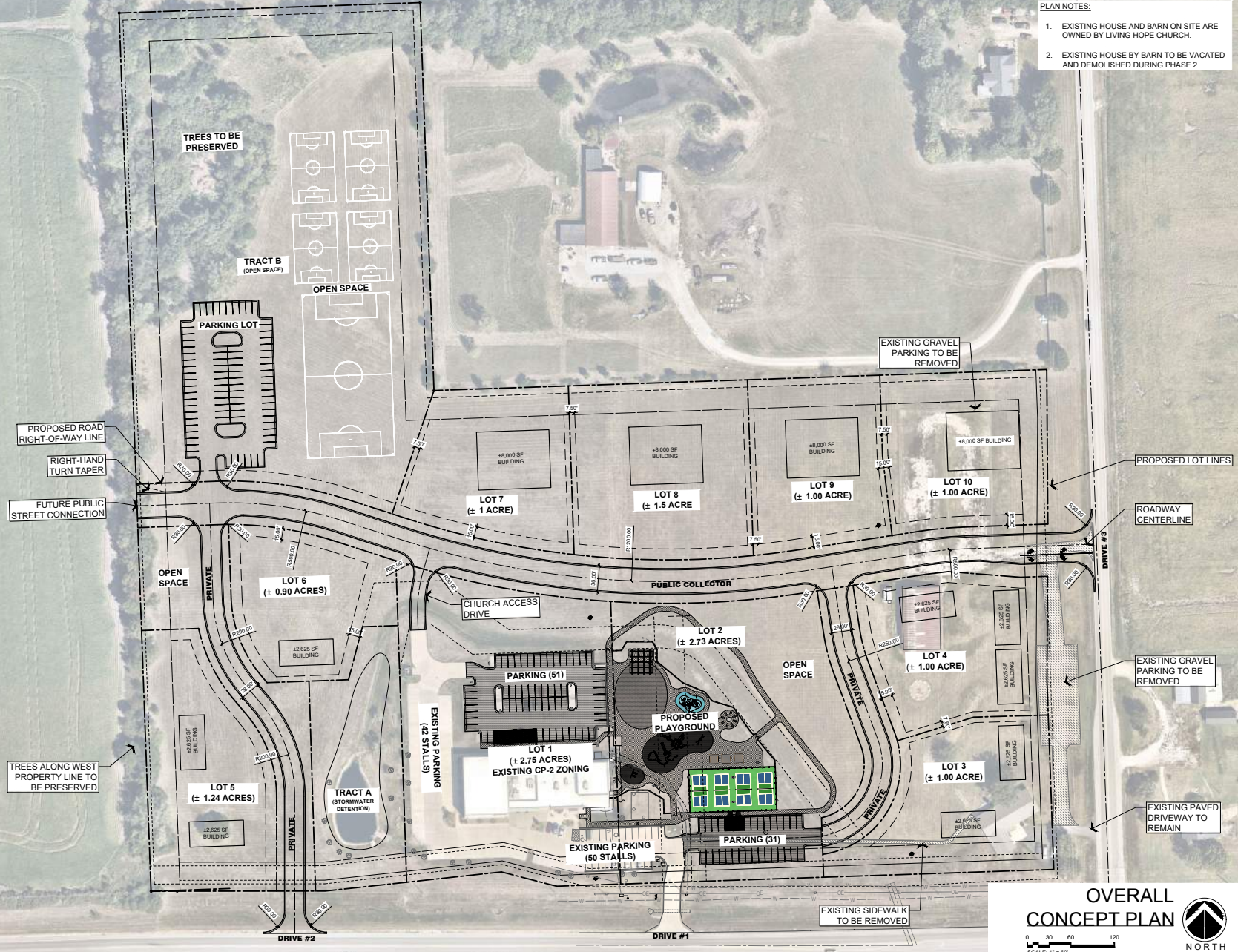
LIVING HOPE CHURCH
PHASE I IMPROVEMENTS
18550 W 175th St. Olathe, KS 66062

Issue		
1	PRELIM. SITE DEVELOP. PACKAGE	04/17/24
2	PRELIM. SITE DEVELOP. PACKAGE REVISION	05/13/24
3	PRELIM. SITE DEVELOP. PACKAGE REVISION	05/28/24
JOB NO.	231094-000	
DATE	17 APRIL 2024	
PM	NLS	
DESIGNED BY	NLS	
DRAWN BY	KDW	
CHECKED BY	NLS	

PRELIMINARY PLAT

G-101

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- PLAN NOTES:
1. EXISTING HOUSE AND BARN ON SITE ARE OWNED BY LIVING HOPE CHURCH.
 2. EXISTING HOUSE BY BARN TO BE VACATED AND DEMOLISHED DURING PHASE 2.



NOT FOR
CONSTRUCTION

LIVING HOPE CHURCH
PHASE I IMPROVEMENTS
18550 W 175th St. Olathe, KS 66062

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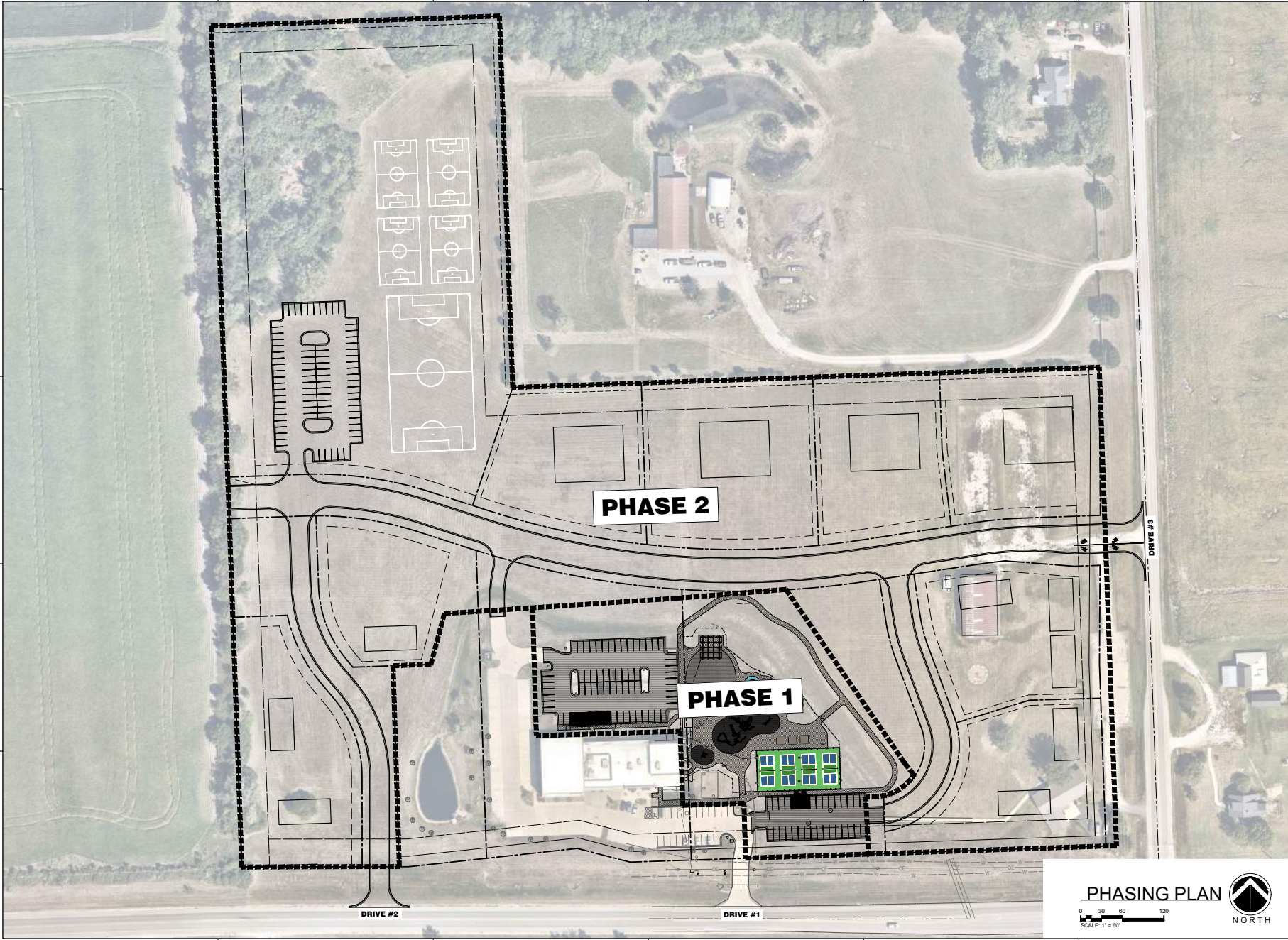
OVERALL
CONCEPT PLAN

SCALE: 1" = 60'

NORTH

OVERALL CONCEPT PLAN
L-101

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PHASING PLAN

0 30 60 120
SCALE: 1" = 60'



NOT FOR
CONSTRUCTION

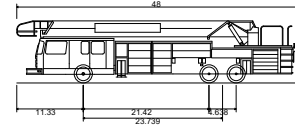
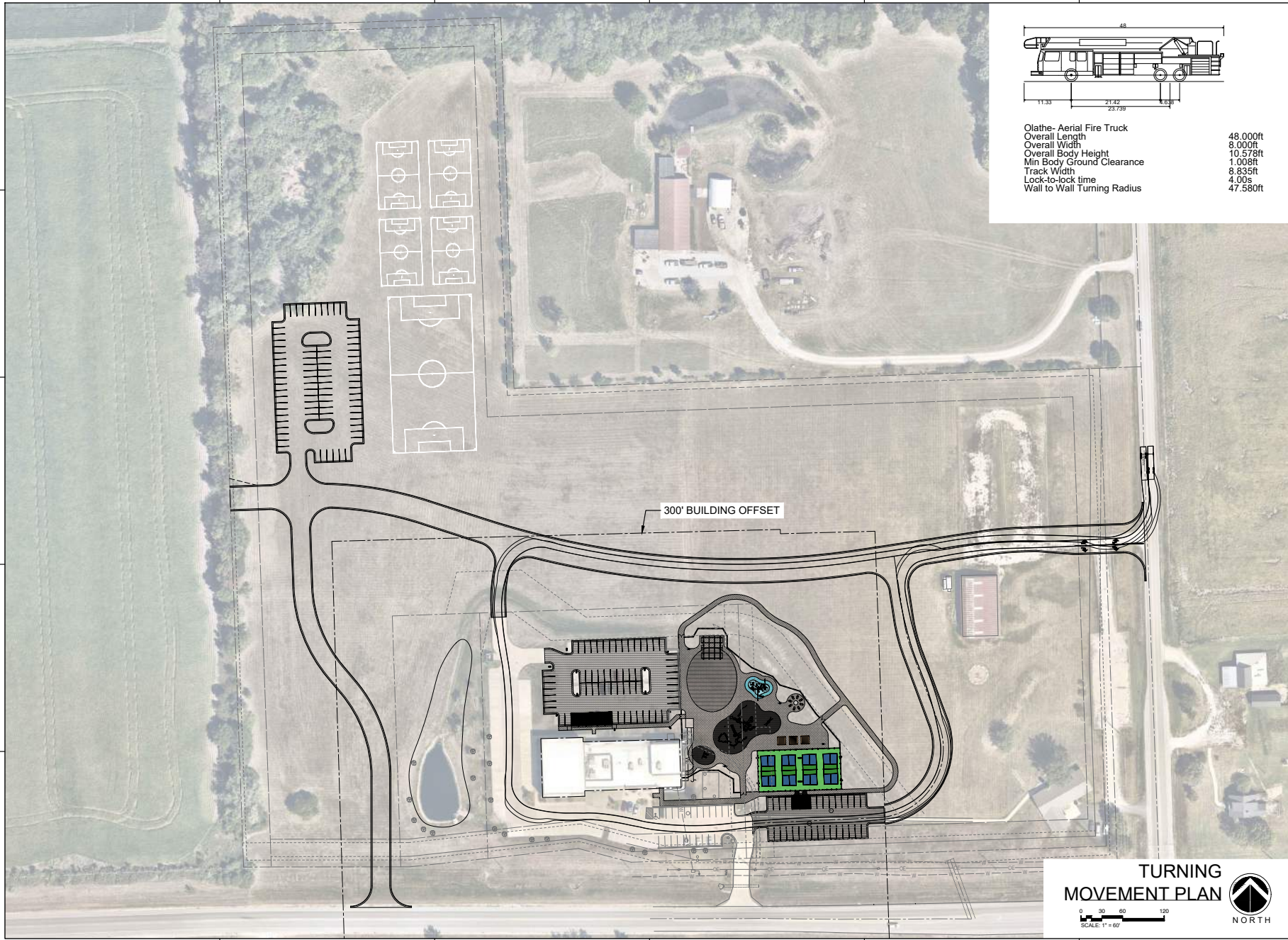
LIVING HOPE CHURCH
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18550 W 175th St. Olathe, KS 66062

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PM	NLS	
DESIGNED BY	NLS	
DRAWN BY	KDW	
CHECKED BY	NLS	

PHASING PLAN

L-102

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Olathe- Aerial Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Wall to Wall Turning Radius

48.000ft
8.000ft
10.578ft
1.008ft
8.835ft
4.00s
47.580ft



PROFESSIONAL ENGINEERING CONSULTANTS
302 SOUTH TOPERA
WICHITA, KS 67202
316-262-2891 www.pec1.com

NOT FOR
CONSTRUCTION

LIVING HOPE CHURCH
PHASE I IMPROVEMENTS
18550 W 175th St. Olathe, KS 66062

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DESIGNED BY		NLS
DRAWN BY		KDW
CHECKED BY		NLS

TURNING MOVEMENT PLAN

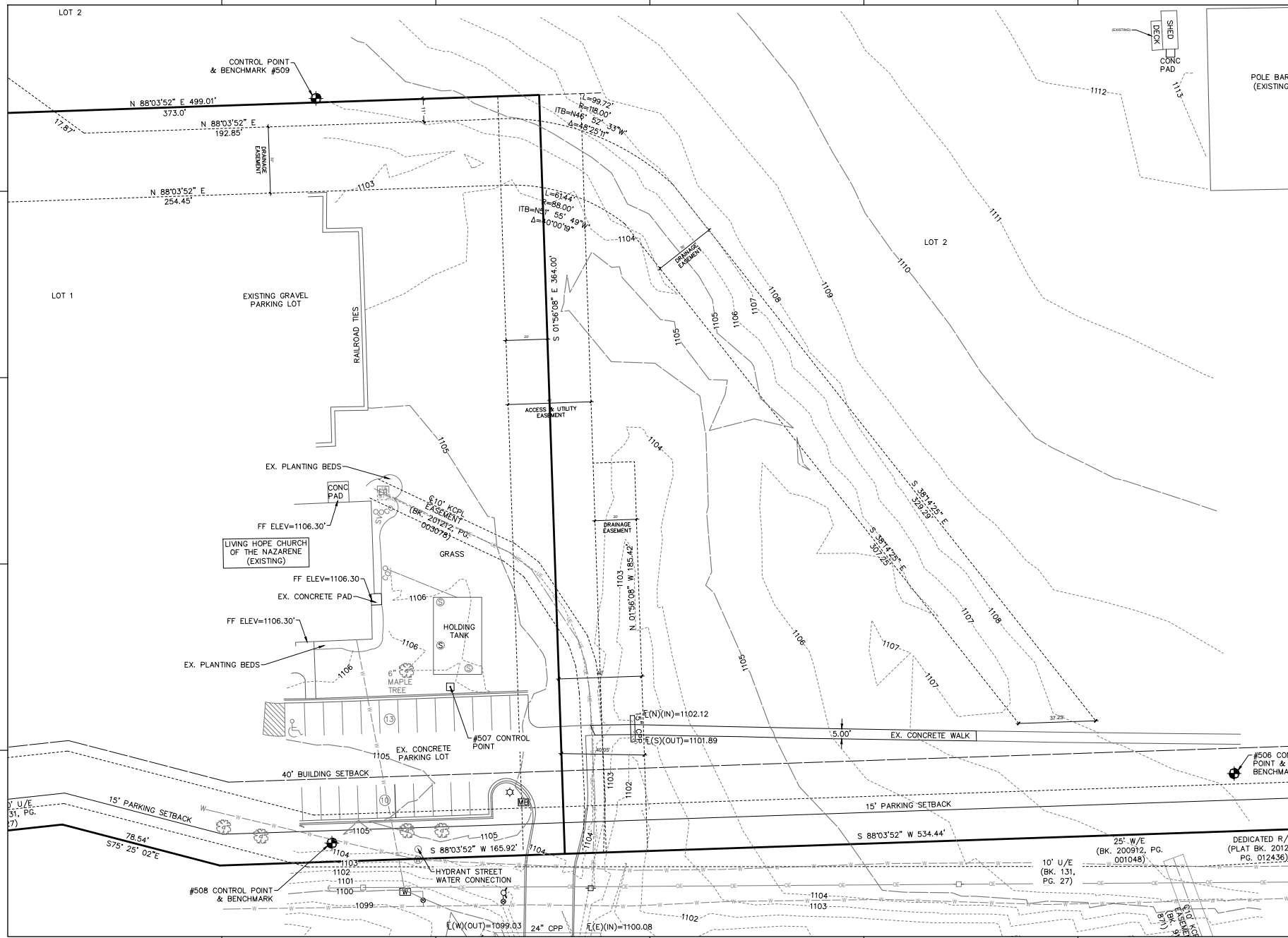
L-103

TURNING
MOVEMENT PLAN

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SCALE: 1" = 60'



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NOT FOR
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LIVING HOPE CHURCH
PHASE I IMPROVEMENTS
18550 W 175th St. Olathe, KS 66062

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JOB NO. 231094-000		
DATE 17 APRIL 2024		
PM NLS		
DESIGNED BY NLS		
DRAWN BY KDW		
CHECKED BY NLS		

SURVEY

V-101

PREPARED BY: PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 S. TOPEKA
WICHITA, KS 67202
316-222-2891

DATE PREPARED: APRIL 17, 2024

EXISTING ZONING: COUNTY RURAL

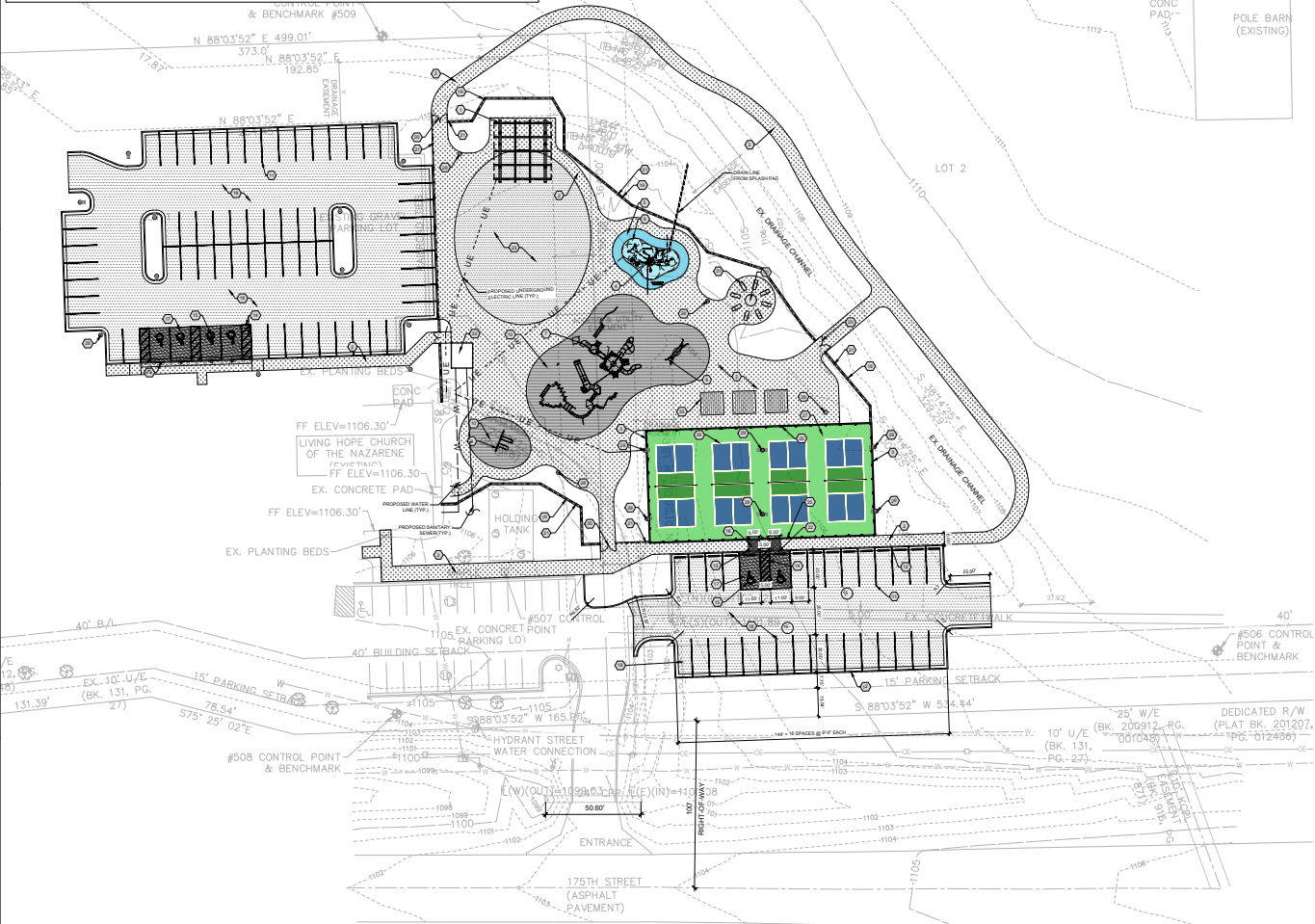
PROPOSED ZONING: C-2

PLAN OLATHE DESIGNATION: RURAL RESIDENTIAL (EXISTING)

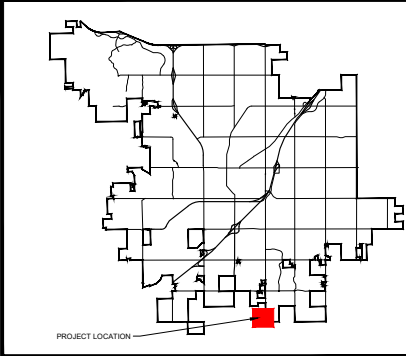
PARKING REQ: (INTERIOR) 412 SEAT CAPACITY (1 SPACE PER 4 SEATS) = 103
(EXTERIOR) N/A (SITE IS CLASSIFIED AS PARKS AND OPEN SPACE)

TOTAL PARKING: 92 (TOTAL EXISTING)
+82 (PROPOSED)
174 TOTAL SPACES

FLOODPLAIN STATUS: THE SITE DOES NOT REST WITHIN THE 100-YEAR FLOODPLAIN
AS DEFINED BY FEMA.



REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL
1	OPEN AIR STRUCTURE	
2	5" CONCRETE SIDEWALK	
3	5" POST-TENSIONED PICKLEBALL COURT	
4	SPLASHPAD EQUIPMENT BY ATCO	
5	DECORATIVE CONCRETE - MICROTopping COLOR #1	
6	DECORATIVE CONCRETE - MICROTopping COLOR #2	
7	PLAYBOOSTER & FORM PLAYGROUND EQUIPMENT BY LANDSCAPE STRUCTURES OR APPROVED EQUAL	
8	ODDLE SWING BY LANDSCAPE STRUCTURES OR APPROVED EQUAL	
9	SINGLE PORT SWING BELT SEAT WITH PROGUARD CHAINS FULL BUCKET SEAT WITH PROGUARD CHAINS 8'0" BEAM HT BY LANDSCAPE STRUCTURES OR APPROVED EQUAL	
10	PLAYGROUND GRASS ULTRA BY FOREVERLAWN OR APPROVED EQUAL	
11	PARKING LOT STRIPING	
12	STANDARD CURB AND GUTTER	
13	HANDICAP SIGN	
14	STRIPING CROSS HATCH	
15	ADA PARKING SYMBOL	
16	ADA RAMP	
17	6" CONCRETE PAVEMENT	
18	5" ASPHALT PAVEMENT	
19	MOW STRIP	
20	8" TALL X 8" WIDE CHAINLINK GATE (SIM.) CONTRACTOR TO PROVIDE INFORMATION FOR LANDSCAPE ARCHITECT'S APPROVAL	
21	8" CHAIN LINK FENCE	
22	ARTIFICIAL TURF EVENT LAWN	
23	6'-0" CHAIN LINK FENCE	
24	PICKLEBALL COURT MARKINGS	
25	COURT SURFACING COLOR 3 "LIGHT GREEN"	
26	TRASH RECEPTACLES RECEPTABLE 157-3254-FTO 32 GAL W/SHIELD SIDE DOOR FLAT TOP LID BY DUMCK, INC OR APPROVED EQUAL	
27	SITE LIGHTING	
28	MASONRY FIRE PIT	
29	SITE FURNISHINGS	
30	RESTROOMS	
31	OVERHEAD CANOPY SHADE STRUCTURES	
32	TACTILE WARNING DEVICES	



SITE ARCHITECTURAL PLAN

0 15 30 60
SCALE: 1" = 30'

NORTH

PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-222-2891 www.pec1.com

NOT FOR CONSTRUCTION

LIVING HOPE CHURCH
PHASE I IMPROVEMENTS
18550 W 175th St. Olathe, KS 66062

Issue		
1	PRELIM. SITE DEVELOP. PACKAGE	04/17/24
2	PRELIM. SITE DEVELOP. PACKAGE REVISION	05/13/24
3	PRELIM. SITE DEVELOP. PACKAGE REVISION	05/28/24

JOB NO.	231094-000
DATE	17 APRIL 2024
PM	NLS
DESIGNED BY	NLS
DRAWN BY	KDW
CHECKED BY	NLS

SITE ARCHITECTURAL PLAN

SA101

SAVED 5/23/2024 10:08:44 AM BY KYLE WARD
PLOTTED 5/29/2024 8:10:02 AM BY KYLE WARD
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Time of Concentration of 5 minutes used for preliminary sizing for intent of being conservative.
Rainfall Intensity from NOAA.gov at specific site location
Rational Method "C" values used from KCWater.us Storm Drainage Systems and Facilities

<div>GRADING NOTES</div> <div><div><div>1. ALL FILL MATERIAL BLADED SMOOTH AND SLOPED TO DRAIN.</div><div>2. CAD FILES FOR GRADING WILL BE MADE AVAILABLE UPON REQUEST.</div><div>3. THE CONTRACTOR SHALL SATISFY THEMSELVES WITH THE EARTHWORK QUANTITIES AND NO CHANGE ORDER FOR EARTHWORK WILL BE APPROVED.</div><div>4. THE TOP 6" OF ALL AREAS TO BE SEEDED SHALL RECEIVED TOPSOIL MATERIAL SUITABLE FOR GROWTH OF VEGETATION. OVEREXCAVATE 6" THRU AREAS OF CUT FOR PLACEMENT OF TOPSOIL. NO ADDITIONAL PAYMENT SHALL BE MADE FOR DOUBLE-HANDLING OF STOCKPILING. REFERENCE PLANTING PLANS FOR ADDITIONAL INFORMATION.</div></div><div><div>ADA NOTES</div><div><div>1. SIDEWALKS SHALL HAVE RUNNING SLOPE NOT STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.</div><div>2. CURB RAMPS SHALL NOT EXCEED SIX INCHES IN HEIGHT OR HAVE RUNNING SLOPE STEEPER THAN 1:12. CROSS SLOPE SHALL OF RAMPS SHALL NOT BE STEEPER THAN 1:48.</div><div>3. ADA ACCESSIBLE PARKING STALL & ACCESS AISLE SHALL NOT EXCEED 1:48 SLOPE IN ALL DIRECTIONS.</div><div>4. CONTRACTOR SHALL ADHERE TO THE LATEST ADA REGULATIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.</div><div>5. REFERENCE ARCHITECTURAL PLANS FOR DOOR THRESHOLD DETAILS. ELEVATIONS SHOWN ON THIS DRAWING ARE TO FINISHED FLOOR.</div></div></div></div>		<div><div><div><div><div></div><div>PEC</div><div><div>PROFESSIONAL ENGINEERING CONSULTANTS</div><div>303 SOUTH TOPEKA</div><div>WICHITA, KS 67202</div><div>316-262-2691 www.pec1.com</div></div></div></div></div></div>
<div>GRADING LEGEND</div> <div><div><div><div>—— 1300 ——</div><div>EXISTING MAJOR CONTOUR</div></div><div><div>- - - 1301 - - -</div><div>EXISTING MINOR CONTOUR</div></div><div><div>—— 1300 ——</div><div>PROPOSED MAJOR CONTOUR</div></div><div><div>- - - - -</div><div>EXISTING MINOR CONTOUR</div></div><div><div><div>↗ 01.50</div><div>PROPOSED SPOT ELEVATION</div></div><div><div>→</div><div>PROPOSED FLOW DIRECTION</div></div><div><div>ME</div><div>MATCH EXISTING</div></div><div><div>TC</div><div>TOP OF CURB</div></div><div><div>FL</div><div>FLOW LINE</div></div><div><div>HP</div><div>HIGH POINT</div></div><div><div>TW</div><div>TOP OF WALL</div></div><div><div>BW</div><div>BOTTOM OF WALL</div></div><div><div>GR</div><div>GROUND ELEVATION</div></div></div></div></div>		<div><div><div>NOT FOR CONSTRUCTION</div></div><div><div>LIVING HOPE CHURCH</div><div>PHASE I IMPROVEMENTS</div><div>18550 W 175th St. Olathe, KS 66062</div></div></div>
<div>GRADING PLAN</div> <div><div><div>0102040</div><div>SCALE: 1" = 20'</div></div><div><div><div></div><div>NORTH</div></div></div></div>		<div><div><div><div>Issue</div><div></div></div><div><div>1</div><div>PRELIM. SITE DEVELOP. PACKAGE</div><div>04/17/24</div></div><div><div>2</div><div>PRELIM. SITE DEVELOP. PACKAGE REVISION</div><div>05/13/24</div></div><div><div>3</div><div>PRELIM. SITE DEVELOP. PACKAGE REVISION</div><div>05/28/24</div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div>JOB NO.</div><div>231094-000</div></div><div><div>DATE</div><div>17 APRIL 2024</div></div><div><div>PM</div><div>NLS</div></div><div><div>DESIGNED BY</div><div>NLS</div></div><div><div>DRAWN BY</div><div>KDWW</div></div><div><div>CHECKED BY</div><div>NLS</div></div></div></div> <div><div>GRADING PLAN</div><div>LG101</div></div>



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 PLOTTED 5/29/2024 8:10:35 AM BY KYLE WARD
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PLANTING NOTES:

1. ALL PLANTING BEDS ARE TO BE IRRIGATED
2. ALL DISTURBED LAWN AREAS WILL BE SOODED.
3. ANY LANDSCAPE MATERIALS TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IT IS INTENDED TO SCREEN.
4. LANDSCAPED AREAS MUST BE IRRIGATED.
5. NO TREE, SHRUB, OR WOODY VEGETATION WILL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC).
6. NO TREES WILL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT.
7. THE DEVELOPER, ITS SUCCESSOR AND/OR SUBSEQUENT OWNERS AND THEIR AGENTS WILL MAINTAIN LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT.
8. PLANT MATERIALS THAT EXHIBIT EVIDENCE OF INSECTS, PESTS, DISEASE AND/OR DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED AND REPLACED.
9. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE

PLANNING OFFICIAL OR DESIGNEE.

10. THE PROPERTY OWNER WILL MAINTAIN LANDSCAPE AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT, AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING, OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
11. THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS, AND SHRUBS ON PRIVATE PROPERTY WITHIN THE CITY, WHEN THOSE TREES, PLANTS AND SHRUBS CONSTITUTE A HAZARD TO LIFE AND/OR PROPERTY OR HARBOR INSECTS OR DISEASE WHICH CONSTITUTES A POTENTIAL THREAT TO OTHER TREES, PLANTS, OR SHRUBS WITHIN THE CITY.
12. 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.
13. ALL BEDS TO BE MULCHED WITH DOUBLE-SHREDDED HARDWOOD MULCH, NATURAL COLOR UNLESS OTHERWISE INDICATED ON THE PLANS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	ACE OGL	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
	CER OKL	8	CERCIS CANADENSIS 'TEXENSIS' OKLAHOMA'	OKLAHOMA TEXAS REDBUD	2.5" CAL.	B&B
	JUN KET	8	JUNIPERUS CHINENSIS 'KETELEERI'	KETELEERI CHINESE JUNIPER	6" HT.	B&B
	MAL PRA	2	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2.5" CAL.	B&B
	PIC DEN	3	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	6" HT.	B&B
	TL RED	9	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2.5" CAL.	B&B
	ULM ALL	6	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	2.5" CAL.	B&B
SHRUBS						
	BER KOB	15	BERBERIS THUNBERGII 'KOBOLD'	KOBOLD JAPANESE BARBERRY	5 GAL.	POT
	BUX MON	16	BUXUS SEMPERVIRENS 'MONRUE'	GREEN TOWERS UPRIGHT BOXWOOD	5 GAL.	POT
	CHA TEX	38	CHAENOMELES JAPONICA 'TEXAS SCARLET'	TEXAS SCARLET JAPANESE FLOWERING QUINCE	5 GAL.	POT
	COR ARG	11	CORNUS ALBA 'ARGENTEOMARGINATA'	VARIEGATED TATARIAN DOGWOOD	5 GAL.	POT
	COR KLS	9	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	POT
	EYO COM	34	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL.	POT
	JUN BL3	25	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	5 GAL.	POT
	JUN MNS	40	JUNIPERUS PFITZERIANA 'MONSANT'	SEA OF GOLD PFITZER JUNIPER	5 GAL.	POT
	MIS JAP	13	MISCANTHUS SINENSIS	EULALIA GRASS	5 GAL.	POT
SOODEED						
	TUR SOD	53,257 SF	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD	



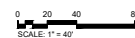
NOT FOR CONSTRUCTION

LIVING HOPE CHURCH
PHASE I IMPROVEMENTS
18550 W 175th St. Olathe, KS 66062

Planting Ordinance Calculations			
STREET TREES REQUIRED			
1 street tree 40 LF at 10' offset			
250 LF street footage 40 LF = 7 trees			
Trees provided: 7			
REQUIRED BUFFER			
Yes - "Commercial" commercial parking or street trees under common ownership and subject to their buffer requirements			
LANDSCAPING ALONG ARTERIAL COLLECTOR STREETS			
Not applicable, site is located along "Expressway 40" as defined by the Olathe Major Street Map. No. 40 is the road that has adjacent to a collector street as defined by the map.			
PAVING LOT SCREENING & LANDSCAPING			
2 required shade trees for parking lot (center 11 trees 30 parking spaces); 31 proposed species			
Trees provided: 4			

*1/3 of species must be evergreen
*5'-0" spacing between street trees and sidewalk or right-of-way line
*No trees within 10' of a fire hydrant, 15' of a street light
*No trees within 15' of a street light
*Min. 6" 0" planting bed

PLANTING PLAN



PLANTING PLAN

LP101

CONCEPT IMAGES
SUBJECT TO CHANGE





CONCEPT IMAGES
SUBJECT TO CHANGE

CONCEPT IMAGES
SUBJECT TO CHANGE



Public Meeting

Date: May 15, 2024

Project: Living Hope Church
RZ24-0008

Attendees: Chad Weinand (PEC) Tim Meek (USD 230)
Carolyn Brite Eddie Brown Jeremy Brown Shirlene Yohe

Comments / Concerns

- Tim Meek (Spring Hill Schools)
 - NE corner of Ridgeview and 175th - 7-10 years out on high school
- Carolyn Brite
 - Attended for further information regarding project
- Brown Brothers
 - Neighbors to project area
 - Curious regarding timeline of development
 - New barn will be on the SW corner of their property
 - Farm property for hay, in County
 - Wanted information regarding stormwater runoff
- Shirlene Yohe
 - Concerned with proper attenuation of pickleball courts and lights related to height of lighting, number of courts, etc.
 - The lights will have cutoffs that direct the light onto the courts
 - Concerned with increased level of activity in the park
 - Majority of activity will occur during church business hours
 - The increase in level of activity is unknown at this time
 - Inquired regarding project timeline

ATTENDANCE ROSTER

Date of Meeting May 15, 2024
 PEC Project Number 231094-000
 Project Title Living Hope Church – Phase 1 Improvement
 Project Location Olathe, KS

	Name	Company	Telephone	E-Mail Address
1	Tim Meek	USD #230	913-592-7200	meek@USD230.org
2	Carolyn Brite		413-548-6925	
3	Ed & Mary Brown		913-439-9899	17350ridgeway@gmail.com
4	Sharon Upde		913-706-7718	ColoradoFarmer62@yahoo.com
5	Chad Weinand	PEC		Chad.Weinand@pec1.com
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