



STAFF REPORT

Planning Commission Meeting: March 25, 2024

Application:	<u>RZ23-0009</u> : Rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District and a Preliminary Site Development Plan for Intermodal Industrial Park
Location:	North of W. 175 th Street and east of Clare Road
Owner:	Rob Emery, CF Gardner, LLC
Applicant:	Daren Aldag, Panattoni Development Company
Engineer:	Judd Claussen, Phelps Engineering, Inc.
Staff Contact:	Jessica Schuller, AICP, Senior Planner

Site Area:	<u>186.22± acres</u>	Building Area:	<u>2,828,059 square feet</u>
Existing Zoning:	<u>CTY RUR (County Rural)</u>	Plat:	<u>Unplatted</u>
Proposed Zoning:	<u>M-2 (General Industrial)</u>		

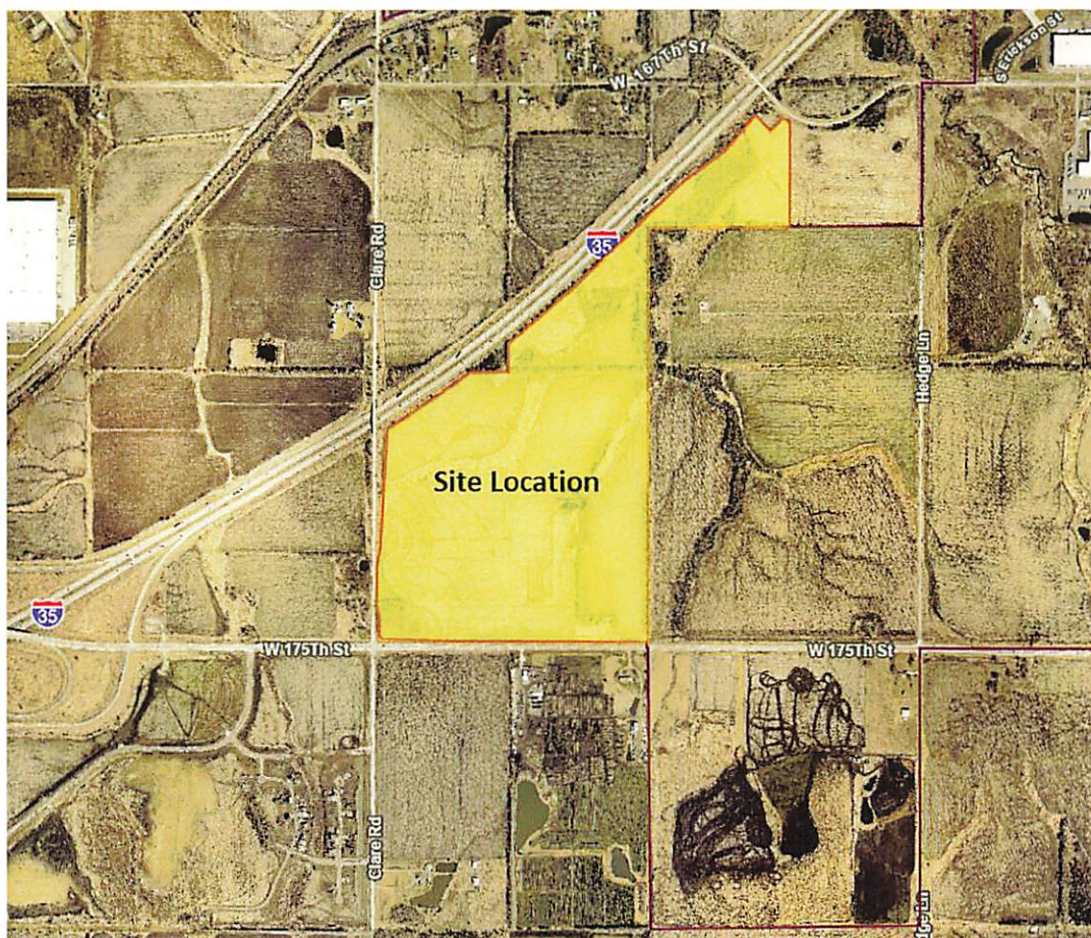
	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Industrial Area/Secondary Greenway/Undefined	Agricultural	CTY RUR
North	Secondary Greenway/Employment Area	Vacant	M-2/CTY PRB3
South	Industrial Area/Employment Area	Warehousing-Distribution/Bottling Works/Landscape Company/Agriculture	M-2/RUR
East	Industrial Area/Employment Area	Vacant/Warehousing-Distribution	M-2/BP/RUR
West	Regional Commercial (City of Gardner)	Vacant	CP-2

1. Introduction

The applicant is requesting a rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District for 186.22± acres north of 175th Street and east of Clare Road, extending to 167th Street in the north. The rezoning request is accompanied by a preliminary site development plan consisting of eight (8) industrial buildings totaling 2,828,059 square feet of speculative industrial development. The largest proposed building is 560,175 square feet and future tenants have not been specified at this time. A rezoning to a City zoning district is required prior to development of the site.

2. History

The subject property was recently annexed in the City of Olathe in 2022 (ANX22-0005) and retains CTY RUR (County Rural) zoning for agricultural related uses. This is the first development plan the City has received for this property. The property is not platted and there are no existing structures on the property.



Aerial view of the subject property highlighted in yellow

3. Existing Conditions

There are no existing structures on the subject property which has historically been used for agricultural purposes. Existing ponds are located central to the property and areas of Flood Zone X exist on the northern portion of the property extending to 167th Street. A Floodplain Development permit is required prior to issuance of any type of permit that requires work in the floodplain.



View of subject property looking northeast from Clare Road

4. Zoning Standards

- a. **Land Use** – The applicant is seeking a change of zoning from the CTY RUR District to the M-2 District to allow for construction of an industrial development. A portion of the site is identified as Secondary Greenway and Industrial Area on the PlanOlathe Future Land Use Map (PlanOlathe) while the southern portion of the site is not identified on PlanOlathe. The proposed M-2 District zoning does align with the PlanOlathe future land use designations.

M-2 District uses include a number of industrial and service-type uses including warehousing and distribution and cold storage. Staff recommends the restriction of some land uses on the subject property due to the high visibility of the site from 175th Street and I-35, and due to incompatibility with future anticipated development in the area, including commercial land uses to the west, in the City of Gardner, and business park uses to the east along 175th Street. Staff has worked with the applicant on these use restrictions and the applicant is amenable to the following:

- a. Automobile Storage or Towing
 - b. Paper Manufacturing
 - c. Rendering and Meat Byproduct Processing
 - d. Storage Area or Lot, except when as an accessory use to a building, and not visible from 175th Street, Clare Road, and I-35.
 - e. Bus/Truck Maintenance, Including Repair and Storage
- b. **Building Height** – Buildings within the M-2 District are limited in height to 55 feet. The tallest buildings on site will be 54 feet tall, meeting this requirement.
- c. **Setbacks** – The M-2 District requires a minimum 20-foot front yard setback and 20-foot parking/paving setback from right-of-way. Additionally, 10-foot side and rear yard setbacks from all other property lines are required. The preliminary site development plan meets or exceeds all dimensional requirements of the M-2 District.

5. Development Standards

- a. **Access/Streets** – Due to the scale of development proposed, a traffic impact study was required by the applicant and has been reviewed by staff. Access to the site will be provided from 175th Street where a new public street (Public Street A) and future Gleason Road will be constructed. As 175th Street is classified as an expressway, Public Street A is limited to a right turn in/right turn out. This public roadway curves to the east and will connect to future Gleason Road, a new collector roadway, along the eastern property line. Future Gleason Road will provide a connection from 175th Street to north of Building #7 where a conservation area prevents the roadway from continuing to 167th Street; therefore, a private drive will provide connection from Gleason Road to 167th Street. A series of driveways provide access to the site from Gleason Road.

Proposed access from Building #8 to 167th Street crosses the Kansas Department of Transportation (KDOT) right of way, therefore the applicant will work with KDOT for this proposed access. In addition, the applicant is aware that future development plans must comply with the KDOT's access requirements.

Along the western property line, Clare Road will be improved to provide two (2) access points to the development. New left and right turn lanes will be required. Traffic signals will be installed at the intersections of 175th Street and Gleason Road, and 175th Street and Clare Road, when sufficient traffic volumes warrant them. To the north of the site, a portion of 167th Street will be realigned through a future benefit district. However, the developer will be required to improve 167th Street from the new access point to the end of the future benefit district project.

Updated traffic impact studies will be required with each building at the time of final site development plan.

- b. **Sidewalks** – The applicant is providing a sidewalk network throughout the development that meets UDO requirements for pedestrian connections. This includes a 5-foot-wide sidewalk provided along the east side of the north/south street that runs between Buildings 1 and 2, and along the west side of Gleason Road. Sidewalk connections are provided from all buildings to the exterior sidewalks.

- c. **Parking** – The preliminary site development plan identifies parking areas for passenger cars and trailers throughout the property. Per UDO, Section 18.30.160, a parking analysis is required for warehousing and distribution facilities. The parking analysis for each individual lot will be provided with final site development plans for each site when specific users are identified. The plan currently provides a range between 83 and 249 automobile parking spaces per building, and a range between 23 and 158 trailer parking spaces per building.
- d. **Landscaping/Screening** – The applicant provided a preliminary landscape plan identifying the required perimeter landscaping on the property, as well as street trees throughout the internal public street network. Buffers with plantings are provided adjacent to roadways, and disturbed land areas adjacent to roadways will be sodded. A double row of evergreen landscaping and a minimum of 3-foot tall berm will be provided adjacent to Interstate right-of-way to provide screening of the property from the roadway (see Section 6.c for additional details).

Fully detailed landscape plans will be provided at the time of final site development plan for each lot as it develops. The landscape plans will include, but not be limited to, details such as the number and species of landscape materials to meet requirements for parking lot landscaping, foundation landscaping, and detention basin landscaping. Landscaping must meet all requirements of UDO 18.30.130.

- e. **Public Utilities** – The site is located within the City of Olathe Sewer and WaterOne service areas. City sewer exists to the east of the property that the development will connect to, and WaterOne has a water main along 175th Street that the development will connect to.
- f. **Stormwater/Detention** – The site drains to the north and a series of seven (7) stormwater basins will be provided on site. The proposed development must meet all requirements of Title 17 which includes obtaining a Flood Plain Development Permit for work being done within the Future Flood Zone X.
- g. **Phasing** – The project will be constructed in five phases, beginning with Building #1 at the southwest corner of the property, constructed in conjunction with stormwater improvements in Tracts B and C. Phase II includes Buildings #4 and #5 nearest Clare Road and Phase III includes Building #2 and #3 adjacent to Gleason Road. Phase IV constructs Building #6 and #7 central to the site, and the project concludes with Building #8 adjacent to W. 167th Street.

6. Site Design Standards

The site is designated as Industrial Area on the PlanOlathe Future Land Use Map and is subject to Site Design Category 6 (UDO 18.15.130). The following is a summary of the applicable standards of Site Design Category 6.

- a. **Parking Pod Size** – The maximum number of parking stalls allowed in one parking pod for developments subject to Site Design Category 6 is 320 stalls. The largest parking pod within this proposed development is 40 parking stalls, meeting this requirement.
- b. **Drainage Features** – In developments subject to Site Design Category 6, open drainage areas visible to the public must be incorporated into the design of the site as an attractive amenity or focal point. There will be detention basins in the northwest portion

of the development and adjacent to I-35. The final design of these basins, and the required landscaping surrounding the basins, will be determined at the time of final site development plan.

- c. **Landscape Buffer Options** – Site Design Category 6 offers two (2) options for landscape buffers adjacent to arterial roads: a 50-foot planted buffer with no fence or wall or a 20-foot buffer with a fence or wall. The applicant is utilizing the 50-foot planted buffer along 175th Street, with landscaping and 3-foot tall berms to provide screening of truck courts and trailer parking. Along Clare Road, the applicant is providing a 50-foot planted buffer along the majority of the right-of-way, and a 20-foot landscaped area with a fence and columns at the northwest corner of Building #5.

A double row of giant evergreen arborvitae trees will be planted along the length of I-35 for screening of dock areas and back of house operations, as permitted by UDO 18.30.130-2. However, the planted area along the I-35 border does not meet the minimum 50-foot planting width, and such, a waiver is requested to reduce the width of the planting area (see Section 8, Waiver Request).

7. Building Design Standards

Industrial buildings constructed in the M-2 Districts are subject to building design standards for Industrial Buildings (UDO 18.15.020.G.10). Table 3 lists the requirements of the UDO, and the elements of the proposed design which meet these requirements.

Table 3:	
Building Design Standards	Proposed Design
<i>Building Entryway</i>	<p><i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>Each building includes canopies that project over each entry to the buildings.</p>
<i>Garage and Overhead Doors</i>	<p><i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i></p> <p>The proposal includes overhead service doors facing 175th Street (Buildings #1-2). However, these doors will be completely screened from view of the roadway with a 3-foot tall berm, a double row of evergreen landscaping, deciduous trees, and a building setback exceeding 200 feet. The building also sits at a lower elevation than 175th Street. The garage doors will be covered with awnings and include glass windows.</p> <p>The proposal also includes overhead service doors facing the internal road network (Building #3, #5 and #7). Architectural treatment of these garage doors was provided per the UDO, including a 3-foot canopy overhang, recessed behind the office portions of the building, and treated with glass windows.</p>
<i>Vertical Articulation</i>	<p><i>Each primary façade must provide vertical articulation every 100 linear feet of the façade.</i></p> <p>Each primary façade on the eight (8) proposed buildings will have an element of vertical articulation located every 100 linear feet or</p>

	less by way of variation in height of four (4) feet or more, as required by the UDO.
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 100 linear feet of the façade.</i></p> <p>Each primary façade on the eight (8) proposed buildings will have an element of horizontal articulation every 100 linear feet, as required by the UDO, with the exception of façades containing truck courts. See Section 8 for the detailed waiver request.</p>

Proposed Building Materials

All buildings within the proposed development will have a consistent architectural theme and will be constructed primarily of a textured and painted concrete panels, formliner concrete panels and glass. Building entrances are wrapped with Class 1 ACM metal panels. The color scheme consists of shades of gray with red accents. Each of the buildings on site meets or exceeds UDO requirements for high-quality building materials on all façades, including exceeding the minimum required 75% Class 1 or 2 building materials requirement. The applicant is requesting waivers to the minimum percentage of glass and horizontal articulation on facades with truck courts, of which staff is supportive (see Section 8 below).

8. Waiver Requests

Per Section 18.40.240 of the UDO, waivers can be granted if certain criteria are met. The applicant has submitted a waiver request letter (see attached) for the following items. Upon review, staff is supportive of the waiver requests, as detailed below.

- a. **Percentage of Glass** – The applicant is requesting a waiver from UDO 18.15.020.G.10 pertaining to the percentage of glass on primary facades that contain truck courts. The UDO requires a minimum of 15% glass on the first floor of primary facades, while the applicant proposes 8% glazing on all facades with truck courts.

In lieu of this requirement, the applicant provided clerestory windows across the length of the truck court facades, and additional glazing at building corners is incorporated where offices will be located.

Staff is supportive of this waiver request, as the applicant is providing nearly 100% Class 1 and Class 2 materials on all facades, including textured and painted concrete panels, form liner panels and clear glass. The applicant is enhancing the design of dock facades through a mix of colors and patterns which provide visual interest, and is exceeding vertical articulation requirements on all facades.

- b. **Horizontal Articulation** – A waiver is requested to the horizontal articulation requirements of UDO 18.15.020.G.10 pertaining to primary facades which contain truck courts. The UDO requires horizontal articulation for every 100 feet of façade width, and the applicant does not propose any articulation where docking areas are located.

The applicant notes that offsetting wall areas along dock facades is an atypical design for loading areas which will present challenges to future occupants. In lieu of this, the applicant provided 15-foot tall truck court screening walls at the building corners, and

screening through landscaping and berming, as an alternative design which eliminates the view of truck courts from adjacent roadways.

Staff is supportive of this waiver request, due to the aforementioned increase of Class 1 and 2 building materials, increased vertical articulation, and screening through the truck court walls and landscape berms.

- c. **Landscape Buffer** – The applicant is also requesting a waiver from UDO 18.15.130.C requiring that the minimum setback area on the edges of an industrial site that directly abuts an arterial street include 50 feet of landscaped areas, or 20 feet of landscaped area with a fence or a wall. The applicant is proposing 20 feet of landscaped area adjacent to I-35, with a minimum 3-foot-tall landscape berm, in lieu of this requirement.

The applicant notes that the edge of the I-35 pavement is approximately 85 feet from the right-of-way line, and in addition to the proposed 20 feet of landscaped area with berming, the intent of the UDO is being met.

Staff is supportive of the request, as the addition of a landscape berm will enhance the proposed truck court screening (to include a double row of evergreens), west of Buildings 5 & 7. The site is encumbered by numerous existing easements (see Sheet C1.2), which limit the ability to provide an additional 30 feet of landscape width adjacent to the I-35 right-of-way.

9. Public Notification

The applicant mailed the required certified public notification to property owners within 200 feet of the site in the City, and 1,000 feet in unincorporated areas in accordance with UDO 18.40.050.B. Neighborhood notice was also mailed to properties within 500 feet of the site, as required by the UDO; however, a neighborhood meeting was not required as there is no residential development within 500 feet of the property. The applicant and staff have not received any feedback from surrounding property owners.

The application was continued from the November 13, 2023 Planning Commission Meeting. Notification of the continuance was provided and new signs posted on the property, per UDO 18.40.070.

10. UDO Rezoning Criteria

The Future Land Use Map of the PlanOlathe Comprehensive Plan identifies the subject property as an “Industrial Area”. Development of this site with industrial type uses aligns with the Industrial Area designation and is suitable for this type of development.

The following are criteria for considering rezoning applications as listed in UDO Section 18.40.090.G.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The Future Land Use Map of the PlanOlathe Comprehensive Plan designates the subject property as Industrial Area. The M-2 District aligns with the PlanOlathe future land use designation of Industrial Area, as well as the Employment Area designation located directly east. Promotion of Olathe as an ideal place for new industry is a goal of

PlanOlathe, which calls for the City to “develop distinct employment districts to ensure Olathe’s strong and diversified economy.”

- **Principle ES-1.3: Targeted Industries.** “Promote Olathe as an ideal place for desirable new industries, especially those that would diversify the employment base, reflect the labor force capabilities of the community, and complement Olathe’s high quality of life.”
- **Principle ES-4.1: Employment Districts.** “Distinct employment districts will help maintain Olathe’s economic sustainability. These focused districts will include primary employment and industrial uses and build upon existing economic strengths.”
- **Principle M-1.8: Truck Routes.** “Minimize truck traffic on local streets outside of industrial areas.”

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 properties to the north and west are currently undeveloped and are being used for agricultural purposes. The property to the east is currently developing with large-scale distribution warehouse buildings and bottling works facility, primarily constructed of tilt-up concrete panels. The industrial park to the northeast along 167th Street is constructed of medium-scale industrial buildings also constructed of tilt-up concrete. The surrounding industrial buildings range in height from approximately 40-50 feet. The proposed development is compatible with the character of the surrounding area.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.

The properties to the east of the site are zoned for, and being developed with, industrial and business park uses. Property to the west, within the City of Gardner, is zoned for general business district uses and is currently undeveloped. The property to the south across 175th Street is zoned CTY RUR and is currently being used agriculturally. The proposed M-2 (General Industrial) District is harmonious with the existing industrial zoning and development to the north and east.

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

Prior to any development application, zoning to a City zoning district under the Olathe UDO is necessary. The site was annexed into the City in 2022 and currently retains County zoning designation.

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

The property is zoned CTY RUR (County Rural) and has never been developed.

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

The proposed rezoning to the M-2 District will not detrimentally affect nearby properties, which are also designated for existing or future industrial and employment uses.

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

Staff has not received any information indicating that the proposal would lead to a detrimental impact on the value of surrounding properties.

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 request will not cause any adverse effect on traffic and safety of the road network with the required roadway improvements. A Traffic Impact Study was provided and evaluated, which identifies necessary improvements and accounts for the increase in vehicle and truck traffic.

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

The development is not anticipated to create pollution or other environmental harm. The development will follow all regulations and requirements pertaining to stormwater, air quality, noise, and other related items.

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

Development of the subject property as an industrial use will generate property taxes and sales taxes to be collected by the City as well as create new jobs.

K. The gain, if any, to the public health, safety and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no gain or detriment to the public health, safety, or welfare if the application were denied. The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the application were denied, development of the property would be limited to low density rural residential uses.

11. Staff Recommendation

Staff recommends approval of the rezoning and preliminary site development plan (RZ23-0009) with the following stipulations:

A. Staff recommends approval of RZ23-0009 for the following reasons:

1. The proposed development complies with the policies and goals of the Comprehensive Plan.

2. The requested rezoning to the M-2 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the M-2 District with the following stipulations:
1. The following uses are prohibited:
 - a) Automobile Storage or Towing
 - b) Paper Manufacturing
 - c) Rendering and Meat Byproduct Processing
 - d) Storage Area or Lot, except when as an accessory use to a building, and not visible from 175th Street, Clare Road, and I-35.
 - e) Bus/Truck Maintenance, Including Repair and Storage
- C. Staff recommends approval of the preliminary development plan with the following stipulations:
1. A waiver is granted from UDO 18.15.020.G.10 to permit a reduction of glass on select primary façades containing truck courts, from 15% to 8%, as shown on the attached architectural elevations dated March 15, 2024.
 2. A waiver is granted from UDO 18.15.020.G.10. to remove horizontal articulation requirements from primary facades which contain truck courts, as shown on the attached architectural elevations dated March 15, 2024.
 3. A waiver is granted from UDO 18.15.130.C, permitting a 20-foot setback area with a 3-foot landscaped berm adjacent to I-35, in lieu of a fence or wall.
 4. All development on the subject property must meet the access management requirements of the Kansas Department of Transportation (KDOT) and the City of Olathe.
 5. The applicant must submit a revised traffic study with the final development plan for each building, to verify that appropriate public improvements are in place to accommodate development traffic.
 6. All street improvements must be provided in accordance with the traffic impact study and as required by the City Engineer.
 7. A letter from Evergy is required at the time of final site development plan for each lot to approve any work within Evergy easements, including but not limited to, grading, signage, streetlights, driveways and landscaping.
 8. Outdoor storage areas must be identified at the time of final site development plan and must meet the screening requirements of UDO 18.30.130.I.
 9. All new on-site wiring and cables must be placed underground.
 10. Mitigation for removal of existing trees must be provided in accordance with UDO 18.30.240.G.3.

11. 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 three (3) sided landscaping or an architectural treatment compatible with the building architecture.
12. All trash enclosures and compactors must be screened per the requirements of UDO 18.30.130 and architectural details must be provided at the time of final site development plan.



PLANNING
ENGINEERING
IMPLEMENTATION

Date: September 11, 2023

To: Jessica Schuller
Olathe Planning Dept.

From: Judd D. Claussen, P.E.
Phelps Engineering, Inc.

Re: **Statement of Purpose For Rezoning Request**
Intermodal Industrial Park
PEI #230375

This property was recently annexed into the City, and retains its previous County zoning (RUR, rural). The purpose of this request is to rezone the property to an industrial zoning of M-2 within the City of Olathe, so that it can be developed as an industrial park.

PHELPS ENGINEERING, INC.

1270 N. Winchester - Olathe, Kansas 66061 - (913) 393-1155 - Fax (913) 393-1166 - www.phelpsengineering.com

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PANEL	PACKLAREA [A.C.]	B.O.G.	PLANT AREA [S.G.]	FLOOR AREA [M ² (FAC)]	"BUSHED" FLOOR AREA [SPACES]	PROVIDES PARKING SPACES	PROVIDES TRAILER PARKING SPACES	PROVIDES TRAILER DOCK PARKING SPACES	TOTAL CAP SPACE [A.C.]	TOTAL CAP SPACE [S.G.]
LOT 1	24.14	1	867.50	0.6183	0.0	203	001	012	5.40	22%
LOT 2	30.86	2	460.50	0.8122	0.0	261	000	000	6.82	28%
LOT 3	22.18	1	406.00	0.5457	0.0	187	007	000	5.00	20%
LOT 4	6.99	4	390.00	0.5093	0.0	17	13	13	1.47	24%
LOT 5	24.69	1	406.00	0.5457	0.0	187	000	000	5.00	20%
LOT 6	8.90	3	170.00	0.2240	0.0	247	73	14	3.24	15%
LOT 7	23.26	7	423.00	0.6897	0.0	206	0	104	7.75	18%
TRAILER A	3.71	3	374.00	0.1796	0.0	130	0	162	2.00	90%
TRAILER B	7.79	3	374.00	0.1796	0.0	130	0	162	2.00	90%
TRAILER C	4.43	3	374.00	0.1796	0.0	130	0	162	2.00	90%
TRAILER D	1.31	3	374.00	0.1796	0.0	130	0	162	2.00	90%
TRAILER E	3.52	3	374.00	0.1796	0.0	130	0	162	2.00	90%
TRAILER F	3.67	3	374.00	0.1796	0.0	130	0	162	2.00	90%
TRAILER G	4.70	3	374.00	0.1796	0.0	130	0	162	2.00	90%
TRAILER H	2.24	3	374.00	0.1796	0.0	130	0	162	2.00	90%
TRAILER I	0.88	3	374.00	0.1796	0.0	130	0	162	2.00	90%
TRAILER J	2.72	3	374.00	0.1796	0.0	130	0	162	2.00	90%
TOTAL AREA	386.32									
STREET # 426	4.10									
TOTAL AREA	390.42									
		2,838.00	0.3886	1.023	1.536	537	637	637	9.80	23%

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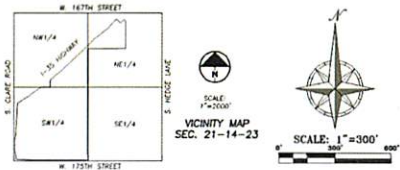
ZONING:

Standards --	Site 1, 4, 5, & 6	Site 1, 5, & 6
Height (maximum)	<ul style="list-style-type: none"> • 15' height: 15 feet • Other Structures (Excludes) 2: 12' height: 12 feet 	<ul style="list-style-type: none"> • 12' height: 144 feet
Front yard (minimum)	<ul style="list-style-type: none"> • 20 feet: 20 feet 	<ul style="list-style-type: none"> • 20 feet: 20 feet
Side yard (minimum)	<ul style="list-style-type: none"> • 10 feet: 10 feet 	<ul style="list-style-type: none"> • 10 feet: 10 feet
Rear yard (minimum)	<ul style="list-style-type: none"> • 20 feet: 20 feet 	<ul style="list-style-type: none"> • 20 feet: 20 feet
Parking/Driving location	<ul style="list-style-type: none"> • 10 feet: 10 feet 	<ul style="list-style-type: none"> • 10 feet: 10 feet
Open space	<ul style="list-style-type: none"> • 10 feet: 10 feet 	<ul style="list-style-type: none"> • 10 feet: 10 feet

- a. All exterior-mounted and all rooftop building HVAC and mechanical equipment, units, piping and access ladders, and utility meters must be located out of view or otherwise screened from public view. All rooftop air conditioning equipment screening must be incorporated with landscaping, screen walls, building elements, or a combination of these methods.
- b. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, climate control units and coolers must be screened from public view with three-sided landscaping or with an architectural treatment compatible with the building architecture.
- c. Proposed development on site will comply with the Performance Standards in UCO 18.30-10.
- d. All new on-site wiring and cables must be placed underground.
- e. All sidewalks shall be a min. of 1 ft. in width. Where behind parking lots, sidewalks shall be 6' in width.

Grasslands shall be protected and preserved on private development and shall be publicly accessible.

— PL — PROPERTY LINE
 — LL — LOT LINE
 — R/W — RIGHT-OF-WAY
 [] PROPOSED BUILDING



2005 DAVIDSON REPORT SYSTEM
1000 N. W. 10th Street
Clermont, Kansas 66033
(913) 397-4700
Fax (913) 397-4644
www.davidsonreport.com

PLANNING
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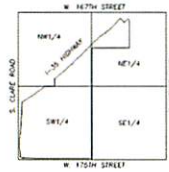
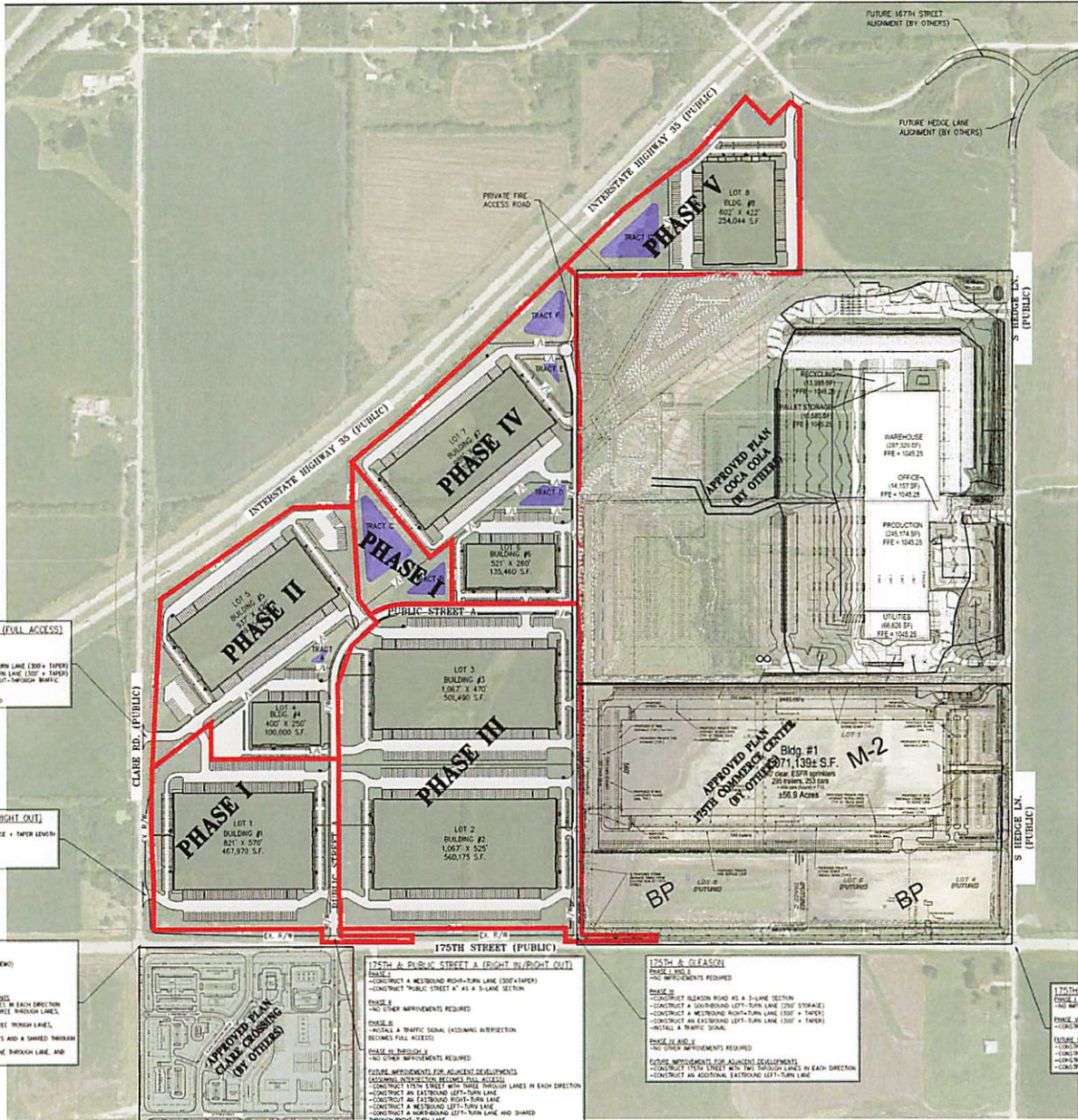
OVERALL SITE PLAN
INTERMODAL INDUSTRIAL PARK
175TH. AND CLARE RD.
ATHE, JOHNSON COUNTY KANSAS

Date	Request	By	Age
04-2024	REVISED PER STAFF COMMENTS	[redacted]	[redacted]
18-2024	REVISED PER STAFF COMMENTS	[redacted]	[redacted]

SHEET
C1

\\Vols01-srvr\projects\A\250796\eng\summary\001 LOCATIONS Layout (8/28/04) May 18, 2004 - 4:04pm Dorcas Free

Project No. 230729 Date: 12/15/2023 Drawn by: J. H. H. Scale: 1"=300'0"



SCALE: 1"=300'0"
VICINITY MAP
SEC. 21-14-23



CLARE ROAD & DRIVE 2 (FULL ACCESS)
PHASE I
-NO IMPROVEMENTS
PHASE II
-CONSTRUCT NORTHBOUND RIGHT-TURN LANE (100' + TAPER)
-CONSTRUCT SOUTHBOUND LEFT-TURN LANE (100' + TAPER)
-INSTALL SIGNAL TO OCCUPYING LEFT-TURN LANE
PHASE II THROUGHLY
-NO OTHER IMPROVEMENTS REQUIRED

CLARE ROAD & DRIVE 1 (RIGHT-IN/RIGHT-OUT)
PHASE I
-CONSTRUCT NORTHBOUND RIGHT-TURN LANE (STORAGE + TAPER LENGTH AS AVAILABLE FROM 175TH STREET TO DRIVEWAY)
PHASE II THROUGHLY
-NO OTHER IMPROVEMENTS REQUIRED

175TH & CLARE RD.
PHASE I
-INSTALL TRAFFIC SIGNAL (SEE 15 CONTRIBUTION MEAS)
-NO OTHER IMPROVEMENTS REQUIRED
PHASE II THROUGHLY
-NO OTHER IMPROVEMENTS REQUIRED
FUTURE IMPROVEMENTS FOR ADJACENT DEVELOPMENTS
-CONSTRUCT 175TH STREET WITH 3 THROUGH LANES IN EACH DIRECTION
-CONSTRUCT AN EASTBOUND LEFT-TURN LANE, THREE THROUGH LANES, AND A RIGHT-TURN LANE
-CONSTRUCT A WESTBOUND LEFT-TURN LANE, THREE THROUGH LANES, AND A RIGHT-TURN LANE
-CONSTRUCT DUAL NORTHBOUND LEFT-TURN LANES AND A SHARED THROUGH & RIGHT-TURN LANE
-CONSTRUCT A SOUTHBOUND LEFT-TURN LANE, ONE THROUGH LANE, AND A SOUTHBOUND RIGHT-TURN LANE

175TH & PUBLIC STREET A (RIGHT-IN/RIGHT-OUT)
PHASE I
-CONSTRUCT A WESTBOUND RIGHT-TURN LANE (100' + TAPER)
-CONSTRUCT PUBLIC STREET A AS A 3-LANE SECTION
PHASE II
-NO OTHER IMPROVEMENTS REQUIRED
PHASE II THROUGHLY
-INSTALL A TRAFFIC SIGNAL (EXISTING INTERSECTION BECOMES FULL ACCESS)
FUTURE IMPROVEMENTS FOR ADJACENT DEVELOPMENTS
-CONSTRUCT 175TH STREET WITH 3 THROUGH LANES IN EACH DIRECTION
-CONSTRUCT AN EASTBOUND LEFT-TURN LANE
-CONSTRUCT AN EASTBOUND RIGHT-TURN LANE
-CONSTRUCT A WESTBOUND LEFT-TURN LANE
-CONSTRUCT A WESTBOUND RIGHT-TURN LANE AND SHARED THROUGH/RIGHT-TURN LANE
-CONSTRUCT A SOUTHBOUND LEFT-TURN LANE AND SHARED THROUGH/RIGHT-TURN LANE

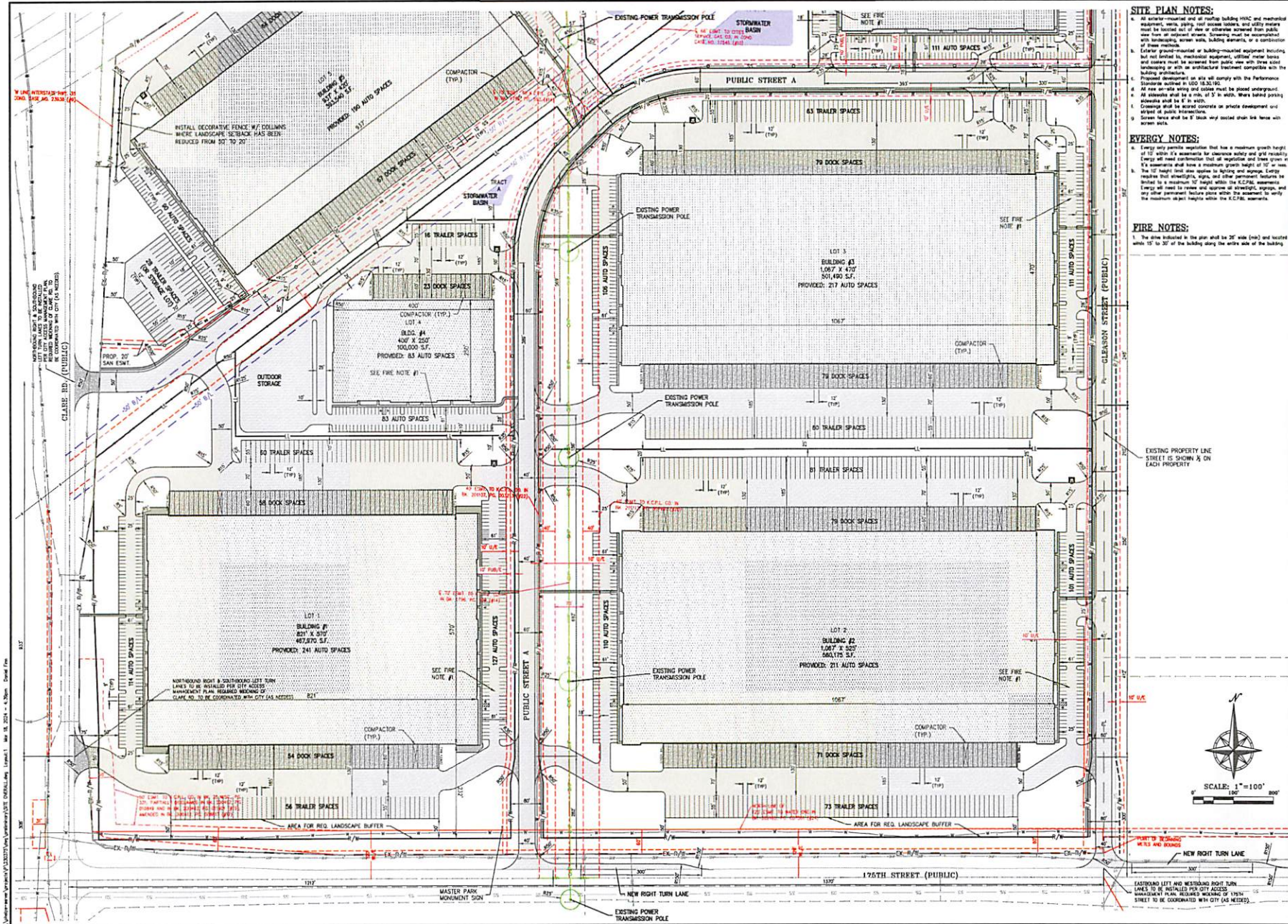
175TH & CLARE
PHASE I
-CONSTRUCT CLARE ROAD AS A 3-LANE SECTION
-CONSTRUCT A SOUTHBOUND LEFT-TURN LANE (100' + TAPER)
-CONSTRUCT A WESTBOUND RIGHT-TURN LANE (100' + TAPER)
-CONSTRUCT AN EASTBOUND LEFT-TURN LANE (100' + TAPER)
-INSTALL A TRAFFIC SIGNAL
PHASE II AND V
-NO OTHER IMPROVEMENTS REQUIRED
FUTURE IMPROVEMENTS FOR ADJACENT DEVELOPMENTS
-CONSTRUCT 175TH STREET WITH 3 THROUGH LANES IN EACH DIRECTION
-CONSTRUCT AN ADDITIONAL EASTBOUND LEFT-TURN LANE

175TH & HEDGE LANE
PHASE I THROUGHLY
-NO IMPROVEMENTS REQUIRED
FUTURE IMPROVEMENTS FOR ADJACENT DEVELOPMENTS
-CONSTRUCT 175TH STREET WITH 3 THROUGH LANES IN EACH DIRECTION
-CONSTRUCT AN ADDITIONAL EASTBOUND LEFT-TURN LANE
-CONSTRUCT A WESTBOUND LEFT-TURN LANE
-CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE

PHASING PLAN
INTERMODAL INDUSTRIAL PARK
175TH, AND CLARE RD.
OLATHE, JOHNSON COUNTY KANSAS

PROJECT NO.	230729																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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SITE PLAN NOTES:

- All exterior-mounted and/or rooftop building HVAC and mechanical equipment, vents, piping, and access ladders, and utility meters must be located out of view or otherwise screened from public view from adjacent streets. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.
- Exterior ground-mounted or building-mounted equipment housing and not defined in mechanical equipment, utility meter boxes and meters must be screened from public view with trees and landscaping or other architectural treatment commensurate with the building architecture.
- Screening of equipment shall comply with the Performance Standards outlined in UDO 18.02.160.
- Use of wire string and/or utility poles shall be placed underground.
- All streets shall be a min. of 3' in width. Where taking passing lanes shall be 15' in width.
- Screening shall be placed concrete or plastic development and screening of public transportation facilities shall be placed in the street.
- Screen fence shall be 6' high with solid chain link fence with screen walls.

EVERY NOTES:

- Energy only permits require that the maximum growth height of 15' within 15' of the street for clearance safety and grid reliability. Energy use must be coordinated with all regulatory and street system. If a maximum growth height of 15' is required, the maximum height of the building shall be 15' in height. The maximum height of the building shall be 15' in height. The maximum height of the building shall be 15' in height.

FIRE NOTES:

- The site indicated in the plan shall be 30' wide (min) and located within 15' to 30' of the building along the entire side of the building.



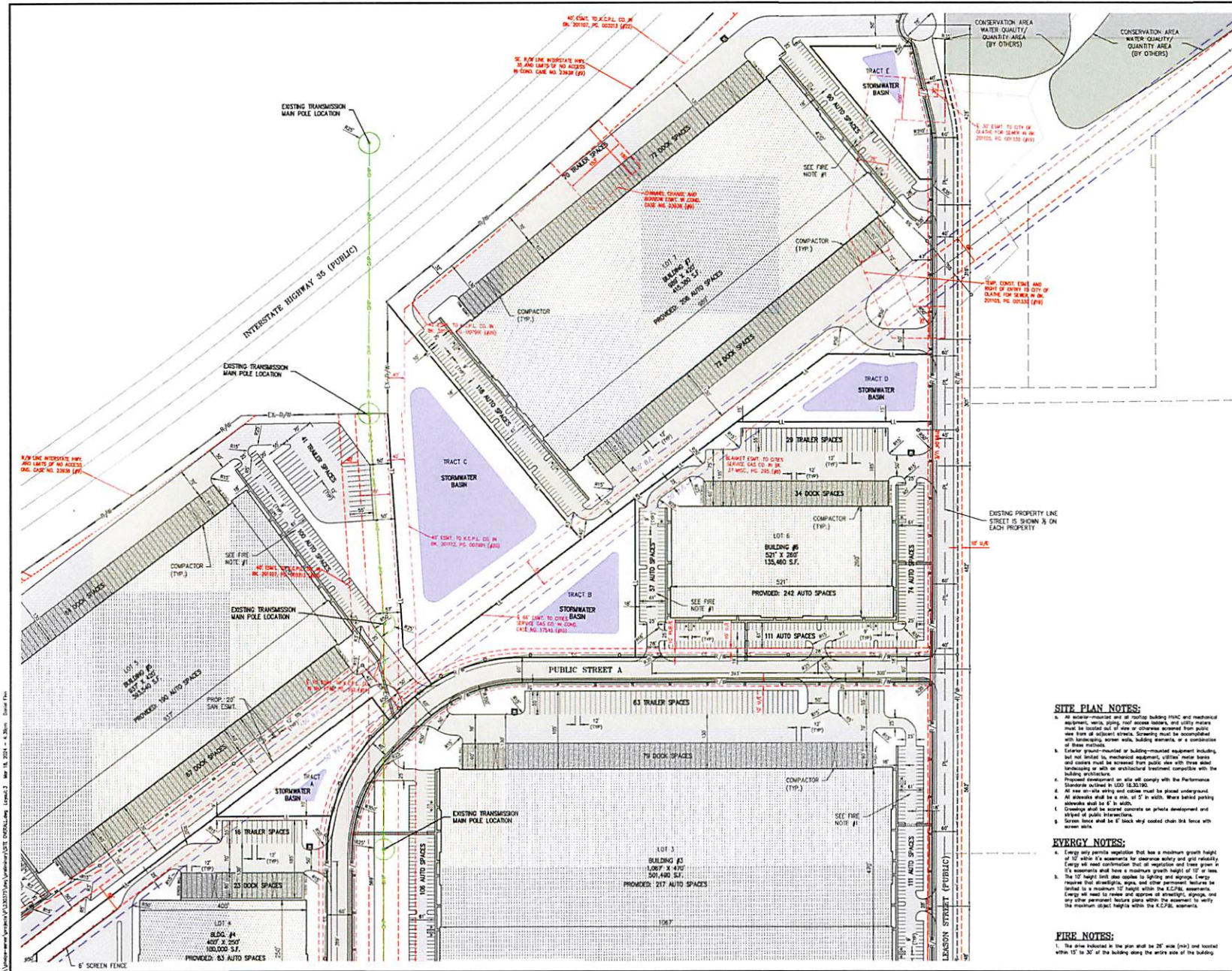
PHILIP ENGINEERING, INC.
1001 N. Winchester
Olathe, Kansas 66061
(913) 766-1100
www.philipengineering.com

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SITE PLAN
INTERMODAL INDUSTRIAL PARK
175TH AND CLARE RD.
OLATHE, JOHNSON COUNTY KANSAS

PROJECT NO.	DATE	BY	CHKD.	REVISIONS	COMMENTS
20230715	07/15/2023	PH	PH	1	ISSUED FOR STAFF COMMENTS
20230715	07/15/2023	PH	PH	2	ISSUED FOR STAFF COMMENTS
20230715	07/15/2023	PH	PH	3	ISSUED FOR STAFF COMMENTS
20230715	07/15/2023	PH	PH	4	ISSUED FOR STAFF COMMENTS
20230715	07/15/2023	PH	PH	5	ISSUED FOR STAFF COMMENTS
20230715	07/15/2023	PH	PH	6	ISSUED FOR STAFF COMMENTS
20230715	07/15/2023	PH	PH	7	ISSUED FOR STAFF COMMENTS
20230715	07/15/2023	PH	PH	8	ISSUED FOR STAFF COMMENTS
20230715	07/15/2023	PH	PH	9	ISSUED FOR STAFF COMMENTS
20230715	07/15/2023	PH	PH	10	ISSUED FOR STAFF COMMENTS

SHEET
C1.4



SITE PLAN NOTES:

- Where ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utility meters and conduits shall be screened from public view with trees and landscaping or with an architectural treatment compatible with the building architecture.
- Proposed development on site will comply with the Performance Standards outlined in USD 18.35190.
- All new on-site parking and loading shall be placed underground.
- All sidewalks shall be a min. of 5' in width. Where biked parking is allowed shall be 6' in width.
- Landscaping shall be screened from public view and shall be screened from public view.
- Screen fence shall be 6' black vinyl coated chain link fence with green vinyl.

ENERGY NOTES:

- Energy any permit application that has a maximum growth height of 15' within 15' of the structure for overhead safety and grid reliability. Energy will need confirmation that all vegetation and trees grown in 15' of the structure shall have a maximum growth height of 15' or less.
- Energy will need confirmation that all vegetation and trees grown in 15' of the structure shall have a maximum growth height of 15' or less.
- Energy will need to review and approve of all electrical, piping, and any other equipment located on site with the application to verify the maximum object height within the K.E.P.S. easement.

FIRE NOTES:

- The fire line indicated in the plan shall be 20' wide (min) and located within 15' to 30' of the building along the entire side of the building.



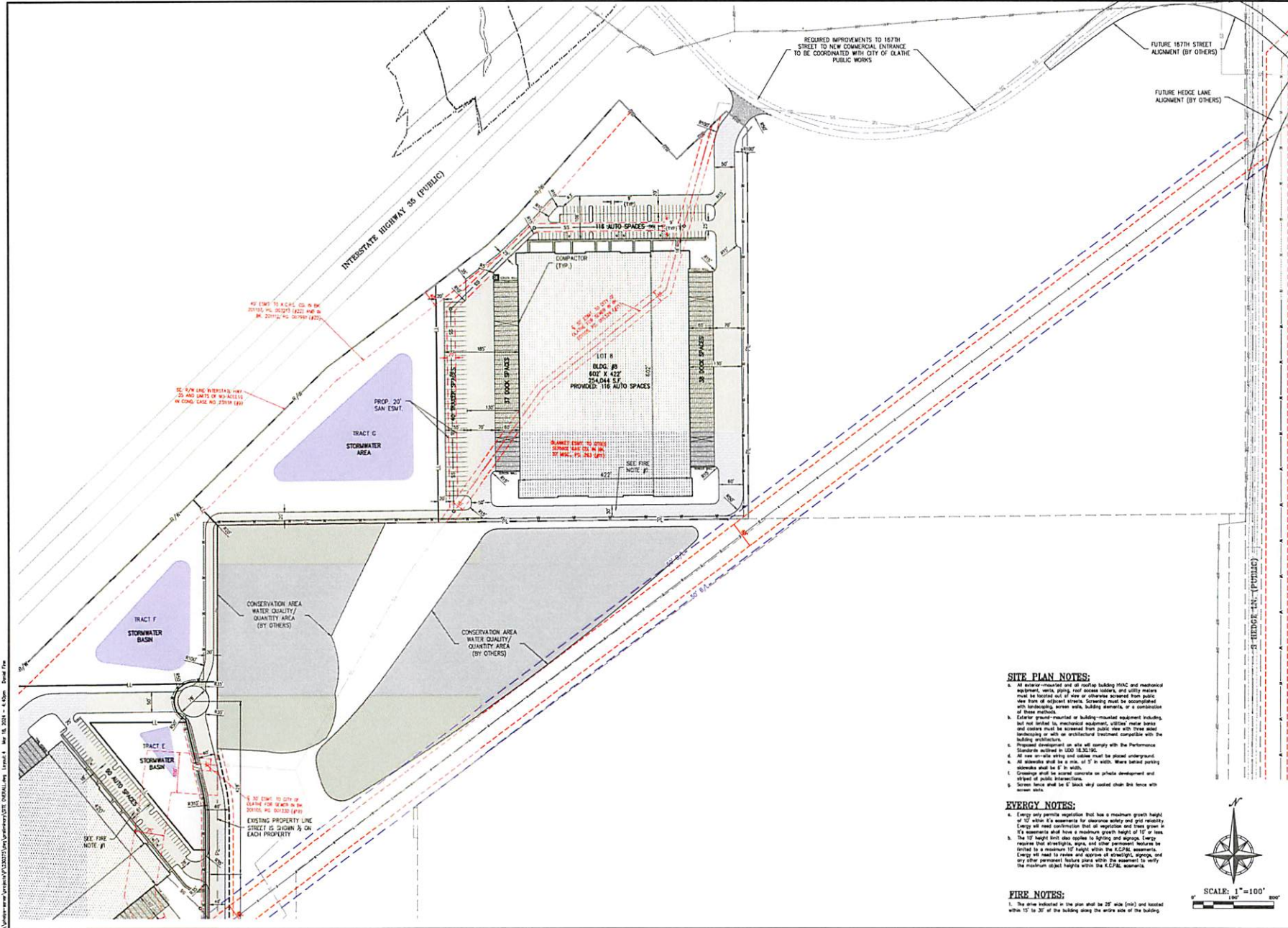
PHILIPS ENGINEERING INC.
1000 N. Vandalia
Olathe, Kansas 66041
(913) 765-1000
www.philips-engineering.com

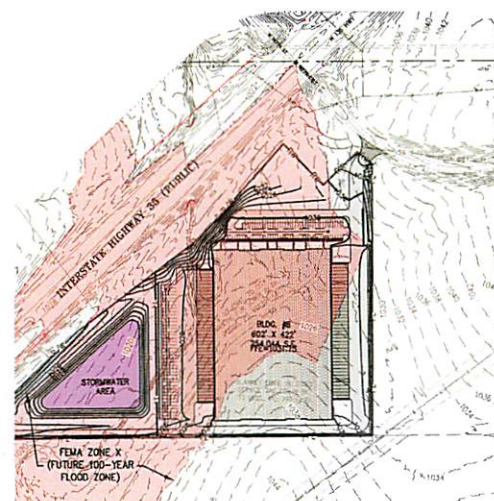
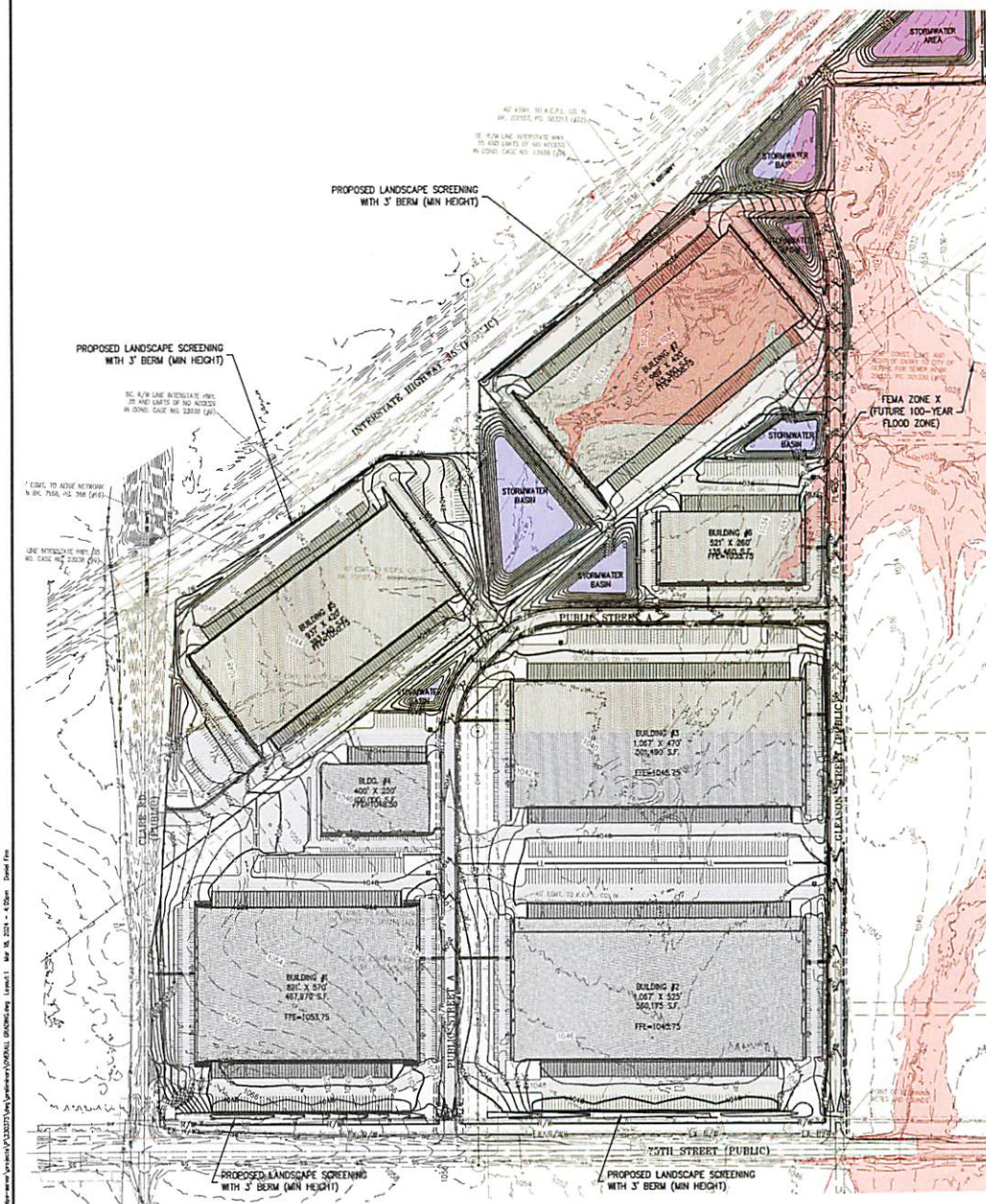


SITE PLAN INTERMODAL INDUSTRIAL PARK 175TH AND CLARE RD. OLATHE, JOHNSON COUNTY KANSAS

PROJECT NO.	DATE	BY	CHKD	REVISED FOR	REVISED FOR
2023075	07/13/2024	PH	PH	REVISED FOR	REVISED FOR
2023075	07/13/2024	PH	PH	REVISED FOR	REVISED FOR
2023075	07/13/2024	PH	PH	REVISED FOR	REVISED FOR
2023075	07/13/2024	PH	PH	REVISED FOR	REVISED FOR
2023075	07/13/2024	PH	PH	REVISED FOR	REVISED FOR
2023075	07/13/2024	PH	PH	REVISED FOR	REVISED FOR
2023075	07/13/2024	PH	PH	REVISED FOR	REVISED FOR
2023075	07/13/2024	PH	PH	REVISED FOR	REVISED FOR
2023075	07/13/2024	PH	PH	REVISED FOR	REVISED FOR


SHEET
C1.6





Earthwork Summary		
Intermodal Industrial - Overall Grading		
3/13/2024		
Raw Excavation	526,893 Cu. Yds.	
In Place Compaction (+15%)	926,726 Cu. Yds.	
Building Adjustment	209,486 Cu. Yds.	(assume 24" of additional excavation)
Pavement Adjustment	109,586 Cu. Yds.	(assume 12" of additional excavation)
On Site Net	-84,461 Cu. Yds.	

LEGEND

——— PL ———	PROPERTY LINE
--- LL ---	LOT LINE
--- R/W ---	RIGHT-OF-WAY
== 920 ==	PROPOSED CONTOURS
== 918 ==	
--- 920 ---	EXISTING CONTOURS
--- 918 ---	
	FEMA ZONE X - FUTURE FLOOD ZONE



SCALE: 1"=200'

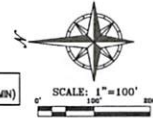
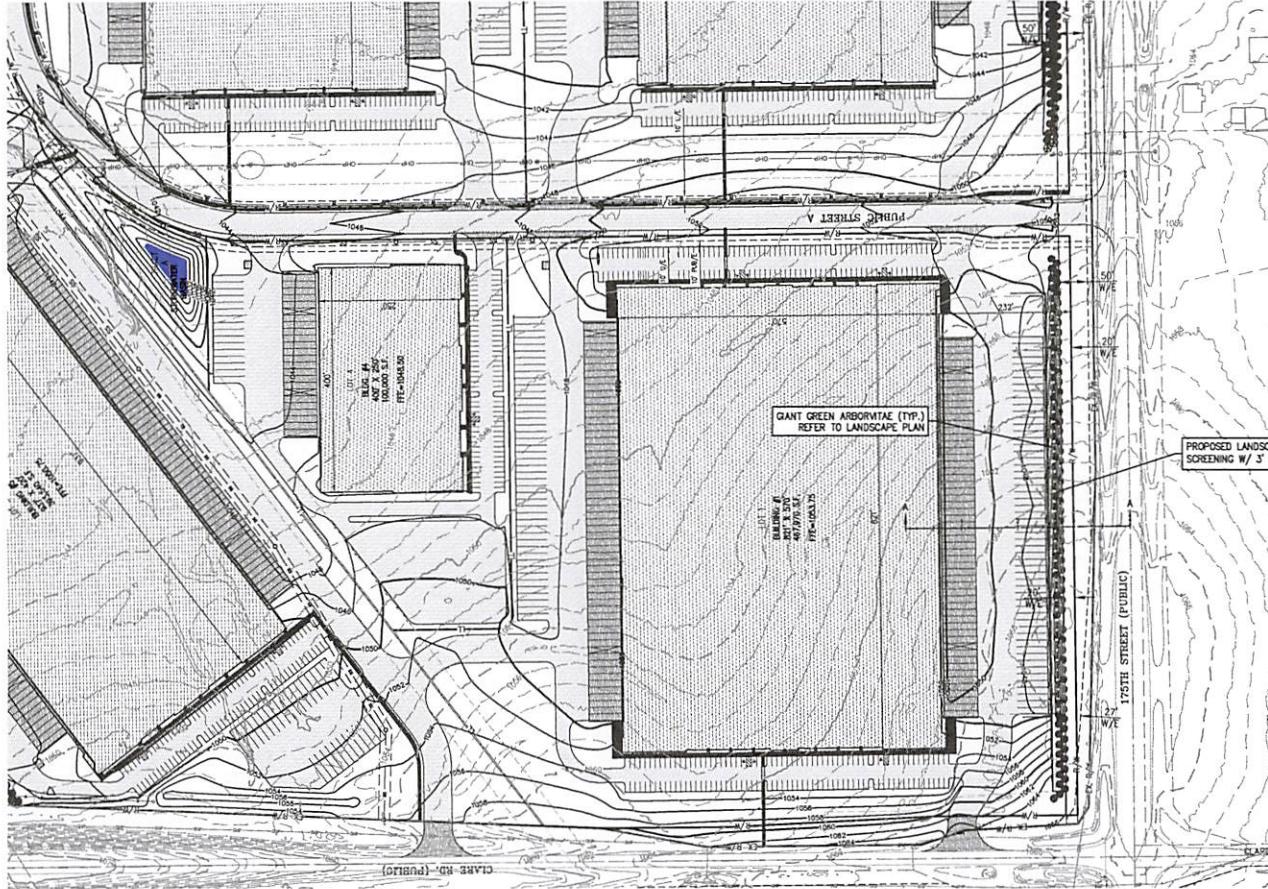
PROJECT NO.	No.	Date	Revised	By	App.
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2. 13-11-2024	2.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
3. 13-11-2024	3.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
4. 13-11-2024	4.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
5. 13-11-2024	5.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
6. 13-11-2024	6.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
7. 13-11-2024	7.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
8. 13-11-2024	8.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
9. 13-11-2024	9.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
10. 13-11-2024	10.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
11. 13-11-2024	11.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
12. 13-11-2024	12.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
13. 13-11-2024	13.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
14. 13-11-2024	14.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
15. 13-11-2024	15.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
16. 13-11-2024	16.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
17. 13-11-2024	17.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
18. 13-11-2024	18.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
19. 13-11-2024	19.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
20. 13-11-2024	20.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
21. 13-11-2024	21.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
22. 13-11-2024	22.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
23. 13-11-2024	23.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
24. 13-11-2024	24.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
25. 13-11-2024	25.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
26. 13-11-2024	26.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
27. 13-11-2024	27.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
28. 13-11-2024	28.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
29. 13-11-2024	29.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
30. 13-11-2024	30.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
31. 13-11-2024	31.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
32. 13-11-2024	32.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
33. 13-11-2024	33.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
34. 13-11-2024	34.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
35. 13-11-2024	35.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
36. 13-11-2024	36.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
37. 13-11-2024	37.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
38. 13-11-2024	38.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
39. 13-11-2024	39.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
40. 13-11-2024	40.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
41. 13-11-2024	41.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
42. 13-11-2024	42.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
43. 13-11-2024	43.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
44. 13-11-2024	44.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
45. 13-11-2024	45.	13-11-2024	REVISED PER STAFF COMMENTS	D880 DAF	
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SHEET
C2

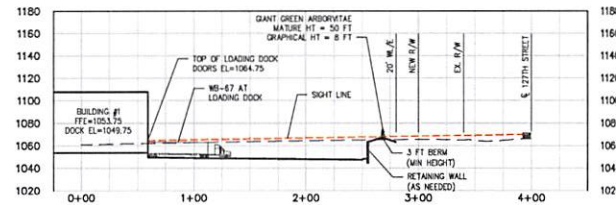
PHILIPS ENGINEERING, INC.
1370 N. Winchester
Clerks, Kansas 66004
(913) 293-7133
Fax (913) 293-4444
www.philipsengineering.com



GRADING PLAN
INTERMODAL INDUSTRIAL PARK
175TH. AND CLARE RD.
OLATHE, JOHNSON COUNTY KANSAS



SECTION A-A



HORIZONTAL SCALE 1"=50'
VERTICAL SCALE 1"=60'

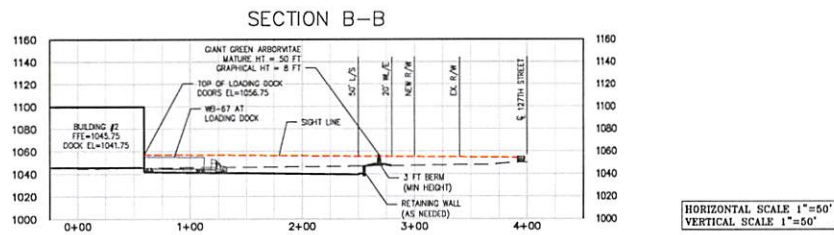
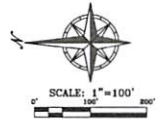
PHILIPS ENGINEERING, INC.
1000 N. Winchester
Olathe, Kansas 66061
(913) 765-1100
www.philipsengineering.com



SECTION A-A
INTERMODAL INDUSTRIAL PARK
175TH AND CLARE RD.
OLATHE, JOHNSON COUNTY KANSAS

PROJECT NO.	DATE	BY	CHKD	REVISIONS
230375	12-13-2024	JD	JD	1. ISSUED FOR PERMIT
				2. ISSUED FOR STAFF COMMENTS
				3. ISSUED FOR STAFF COMMENTS
				4. ISSUED FOR STAFF COMMENTS
				5. ISSUED FOR STAFF COMMENTS
				6. ISSUED FOR STAFF COMMENTS
				7. ISSUED FOR STAFF COMMENTS
				8. ISSUED FOR STAFF COMMENTS
				9. ISSUED FOR STAFF COMMENTS
				10. ISSUED FOR STAFF COMMENTS

SHEET
C2.1



HORIZONTAL SCALE 1"=50'
VERTICAL SCALE 1"=50'

PHILIPS ENGINEERING, INC.
12320 N. Winchester
Olathe, Kansas 66061
(913) 393-4153
Fax (913) 393-1668
www.philpsengineering.com

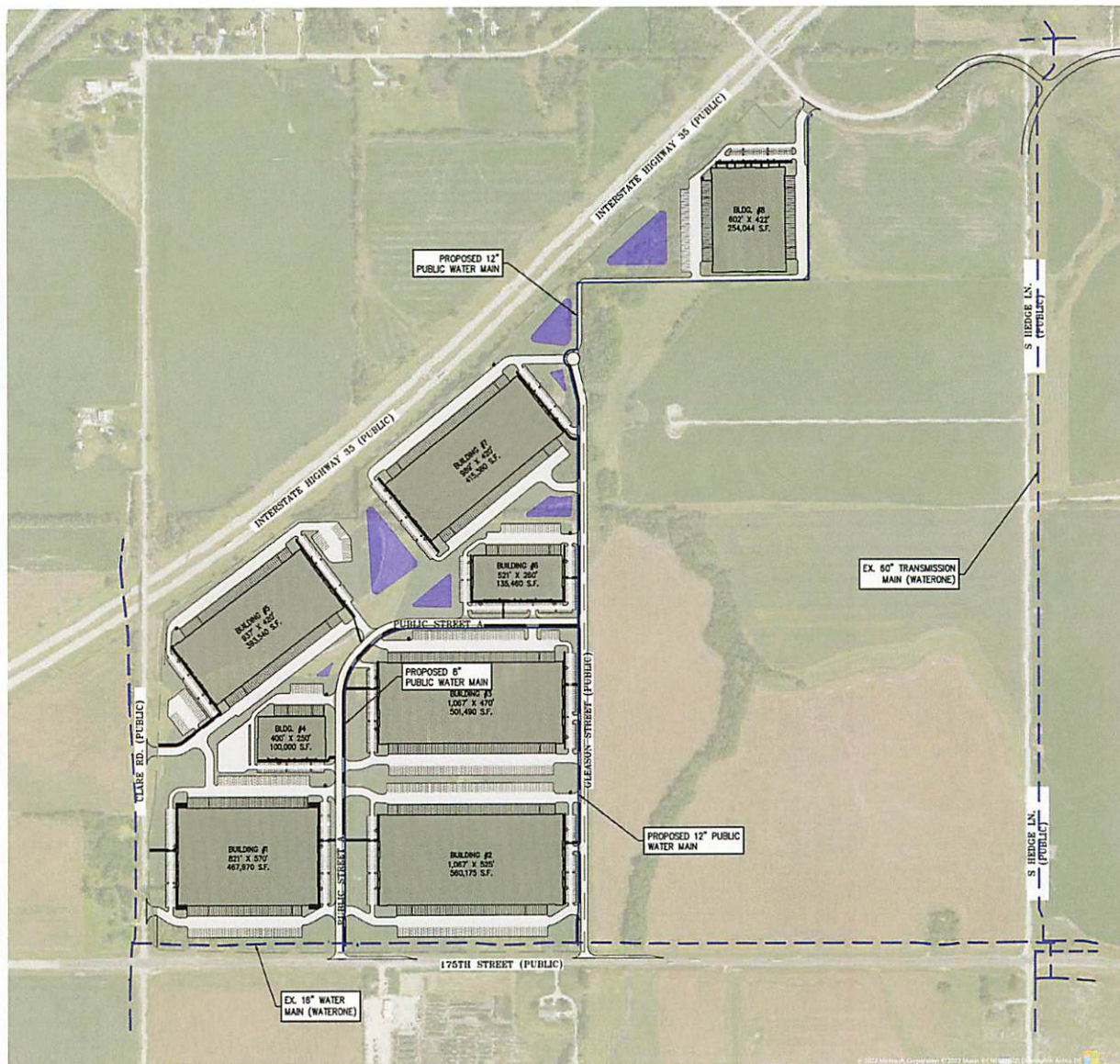


SECTION B-B
INTERMODAL INDUSTRIAL PARK
175TH. AND CLARE RD.
OLATHE, JOHNSON COUNTY KANSAS

By	Date	Remarks
508 DAF	03-04-2024	REVISED PER STAFF COMMENTS
508 DAF	03-18-2024	REVISED PER STAFF COMMENTS

SHEET
C2.2

\\pds01-ws01\proj\proj\31251251\pds\pds\31251251.dwg User: jfahda Date: 10/20/2014 Time: 4:15:00 Plot: 1 of 1



UTILITY COMPANIES:

EVERGY (KANSAS METRO) - POWER
JAAFAR FAHDA (jfafar.fahda@evergy.com)
KANSAS AREA SOUTH OF 119TH ST AND
MISSOURI AREA SERVED FROM OUR BELTON SERVICE CENTER

EVERGY (TRANSMISSION LINE ENGINEER) (816) 652-1527 OFFICE
SCOTT JEMISON, P.E. (scott.jemison@evergy.com) (417) 839-6584 MOBILE

ATMOS ENERGY - NATURAL GAS
CAMERON PARKS (Cameron.Parks@atmosenergy.com) (816) 560-1970
COLORADO-KANSAS DIVISION (913) 254-6399 FAX

CITY OF OLATHE (SANITARY)
CHRIS FARNEY (CFarney@OLATHEKS.ORG) (913) 971-9451 PHONE

WATERONE
ELIZABETH MALONEY (emaloney@waterone.org) (913) 895-5764
(913) 808-7621

WATERONE
CHRIS ANDERSON (canderson@waterone.org) (913) 895-5754

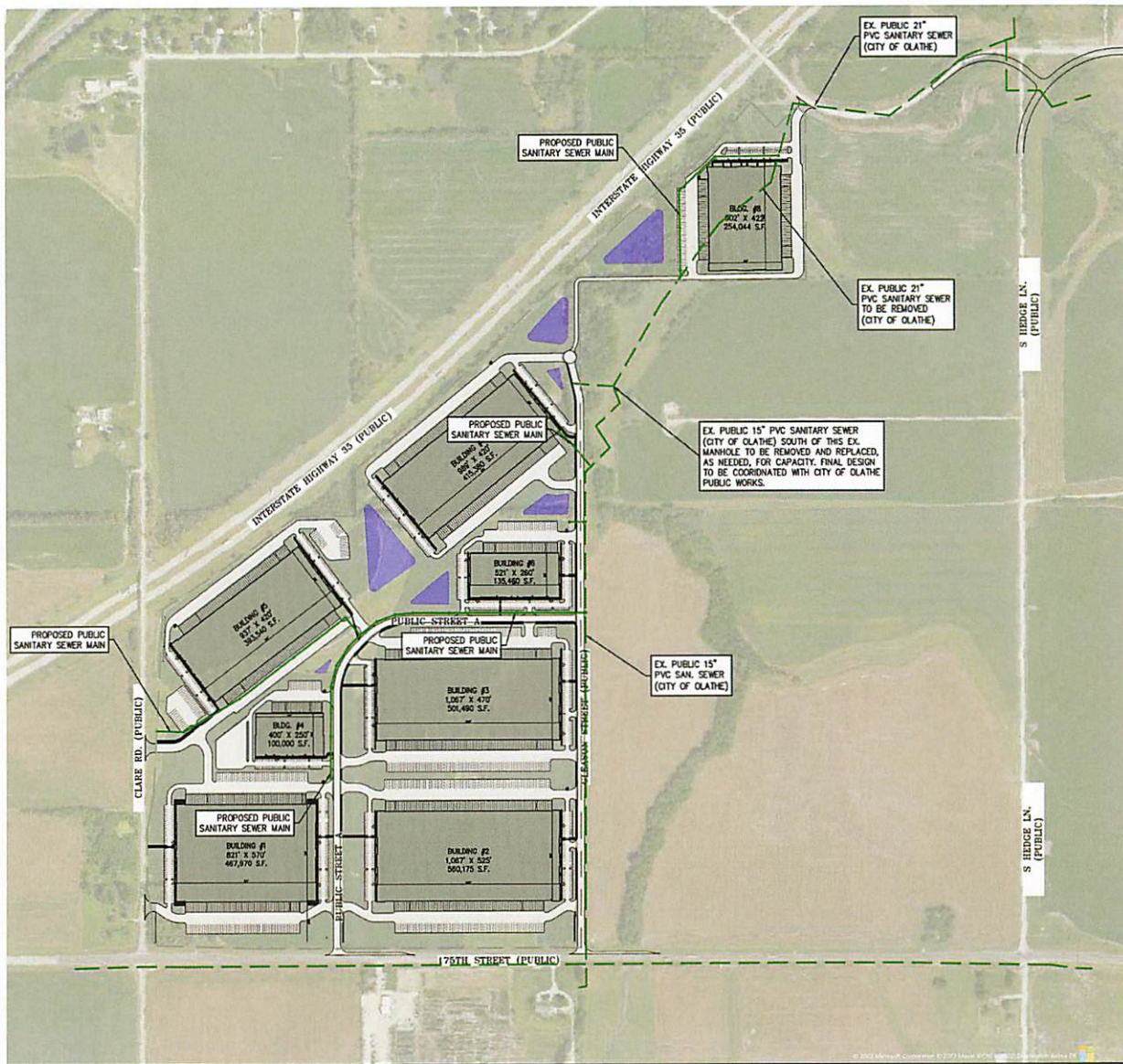
AT&T
CLAYTON ANSPAUGH (ca4089@att.com) (913) 383-4929
9444 NALL AVENUE (913) 383-4849 FAX
OVERLAND PARK, KANSAS 66207

SOUTHERN STAR - HIGH PRESSURE GAS
MIKE DEGRAEVE (mike.degraeve@sscgp.com) (270) 852-5125

UTILITY PLAN - EX. & PROP. WATER
INTERMODAL INDUSTRIAL PARK
175TH AND CLARE RD.
OLATHE, JOHNSON COUNTY KANSAS

PROJECT NO.	DATE	BY	CHKD.	REVISION
31251251	10/20/2014	jfahda	jfahda	1
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31251251	10/20/2014	jfahda	jfahda	4
31251251	10/20/2014	jfahda	jfahda	5
31251251	10/20/2014	jfahda	jfahda	6
31251251	10/20/2014	jfahda	jfahda	7
31251251	10/20/2014	jfahda	jfahda	8
31251251	10/20/2014	jfahda	jfahda	9
31251251	10/20/2014	jfahda	jfahda	10

SHEET
C3.1



UTILITY COMPANIES:

EVERGY (KANSAS METRO) - POWER
JAAFAR FAHDA (jafar.fahda@evergy.com)
KANSAS AREA SOUTH OF 119TH ST AND
MISSOURI AREA SERVED FROM OUR BELTON SERVICE CENTER

EVERGY (TRANSMISSION LINE ENGINEER) (816) 652-1527 OFFICE
SCOTT JEMISON, P.E. (scott.jemison@evergy.com) (417) 839-6584 MOBILE

ATMOS ENERGY - NATURAL GAS
CAMERON PARKS (Cameron.Parks@atmosenergy.com) (816) 560-1970
COLORADO-KANSAS DIVISION (913) 254-6399 FAX

CITY OF OLATHE (SANITARY)
CHRIS FARNEY (C.Farney@OLATHEKS.ORG) (913) 971-9451 PHONE

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SOUTHERN STAR - HIGH PRESSURE GAS
MIKE DEGRAEVE (mike.degraeve@sccg.com) (270) 852-5125

PUBLIC SANITARY SEWER NOTES:

1. CONNECTIONS TO EXISTING SEWER MAINS SHALL BE AT EXISTING MANHOLES OR NEW MANHOLES WILL NEED TO BE CUT IN. DOORHOUSE MANHOLES ARE NOT ALLOWED.
2. EXISTING SANITARY SEWER SYSTEM CAPACITY TO BE COORDINATED BETWEEN DEVELOPMENT TEAM AND CITY PUBLIC WORKS DEPARTMENT.

LEGEND

PL PROPERTY LINE
LL LOT LINE
R/W RIGHT-OF-WAY
E/S EXISTING PUBLIC SEWER MAIN
P/S PROPOSED PUBLIC SEWER MAIN



UTILITY PLAN - EX. & PROP. SEWER INTERMODAL INDUSTRIAL PARK 175TH AND CLARE RD. OLATHE, JOHNSON COUNTY KANSAS

PROJECT NO.	DATE	BY	CHKD	REVISION
230375	12-13-2024	JL	JL	1.0
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230375	12-13-2024	JL	JL	1.2
230375	12-13-2024	JL	JL	1.3
230375	12-13-2024	JL	JL	1.4
230375	12-13-2024	JL	JL	1.5
230375	12-13-2024	JL	JL	1.6
230375	12-13-2024	JL	JL	1.7
230375	12-13-2024	JL	JL	1.8
230375	12-13-2024	JL	JL	1.9
230375	12-13-2024	JL	JL	2.0

SHEET
C3.2

- There must not be played with utility easements, but rather arranged in a way that does not affect public easements and that is for landscaping purposes.
- In no driveway, no staircase or adjacent sidewalk and their adjacent area, no landscaping is allowed in the form of a driveway.
- In the case of a driveway, the width, existence of street lights, irrigation and drainage must be appropriately treated. Once plants must be primarily in the form of a driveway.
- All landscaping should be in periodic response to the Planning Officer's decision.
- The property owner must maintain landscaping areas in good condition and ensure that a healthy, dense and properly landscaped area. This may include, for example, the use of trees, shrubs, plants, flowers, grass, etc. The use of trees, shrubs, plants, flowers, grass, etc. may include, for example, the use of trees, shrubs, plants, flowers, grass, etc. The use of trees, shrubs, plants, flowers, grass, etc. may include, for example, the use of trees, shrubs, plants, flowers, grass, etc.
- The City may choose to remove any dead or diseased trees and plants and should take appropriate action in the City, when it comes to trees, plants and shrubs that are diseased or dead. The City may choose to remove any dead or diseased trees and plants and should take appropriate action in the City, when it comes to trees, plants and shrubs that are diseased or dead.
- All trees, plants, shrubs, etc. must be planted within a drainage of the City, in the form of a new development (CDS) to the supplier system.
- All trees must be planted within 100 feet of a street.
- All exterior retaining walls and footings of buildings, and structural walls, must be designed and constructed in accordance with the City's design and construction standards and must be designed and constructed in accordance with the City's design and construction standards.
- Exterior ground cover of building exterior equipment including, for example, air conditioning units, must be designed and constructed in accordance with the City's design and construction standards.
- All trees, plants, shrubs, etc. must be planted within a drainage of the City, in the form of a new development (CDS) to the supplier system.
- All trees, plants, shrubs, etc. must be planted within a drainage of the City, in the form of a new development (CDS) to the supplier system.

1. Per UDO, 18-20 150 E.R., "Industrial and commercial districts: storage of materials, products or equipment outside of a fully enclosed building must be one hundred (100) percent screened from public view, except when adjacent to another storage area which is one hundred percent screened from public view."

Construct 3 Ft. Berm
Where Truck Docks
Front I-35.

Construct 3 FL Berm
Where Truck Docks
Front 4-35.

G. Street Trees Combined
L. Non Residential Landsc.
Min. 10ft. and M.2.a.2, Shr.
Min. hgt. 3 ft.

G. Street Trees Combined With
L. Non Residential Landscaping
Min. 10 ft. and M. 2. a. 2, Shrubs
Min. hgt. 3 ft.

18.30.130 M.2.a.
Solid Shrubs-Min.
hgt. 3 ft.

J. Buffers, #1, Shared
10' Esm't. Both Sides
tcl 2

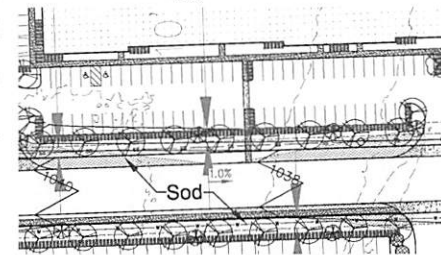
50%-Planted

Triangular spaced Arborvitae trees on 3 ft. berm dictated by City.

Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-CIG-SAFE (344-7233) to have utilities located.

18.30.130 J.4. #1 10'
Buffer Between Lots

SEE TREE
PRESERVATION
PLAN

 SO_2

Shrub Enlargement
1"=50'

NOTE:
Shrub species and size shown
at Final Plan submission.

-
- Seagreen Juniper Juniperus Chinensis 'Seagreen'
 Heavy Metal Switch Grass *Panicum Virgatum* Heavy Metal
 Free Standing Transformer Against Wall Free Standing Small Box Clustered Boxes

Typical Utility Box Screening Details

No Scale **Note: Quantities Not Included in Plant List**

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

* In case of transformer tall than 3 ft. replace Seagreens with 6 ft. Keiskeel Junipers

Screening Notes:

During construction when utility boxes and wall mount locations are known the Landscape Architect shall be notified to determine if any modifications need to be made in screening of utility boxes and wall mount locations.

Shrubs used for screening of utility fixtures shall be installed at an initial size of equal to the mechanical equipment and spaced to provide substantial screening.

All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping in accordance with the screening details shown on this sheet.

As noted on the utility plan, all above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards where possible. Where above ground electrical and/or telephone cabinets are required to be in the front or corner side yards adjacent to street right-of-way they must be screened with landscape materials in accordance with the screening details shown on this sheet.






Every Required Note:

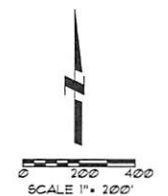
Every only permits vegetation that has a maximum growth height of 10' within its easements for clearance safety and grid reliability. We would need confirmation that all vegetation and trees within the easements have maximum growth heights of 10' or less.

Sight Triangles
170'-230' 25'

NOTE:
Details and specifications to be provided
in construction documents.

CONCEPT PLANT SCHEDULE


- | | | |
|---|---------------------------|------|
|  | <u>LARGE SHADE TREES</u> | 413 |
|  | <u>EVERGREEN TREES</u> | 1169 |
|  | <u>ORNAMENTAL TREE</u> | 167 |
|  | <u>MEDIUM SHADE TREES</u> | 40 |
|  | <u>GROUPS OF SHRUBS</u> | |



Preliminary Landscape Plan Intermodal Industrial

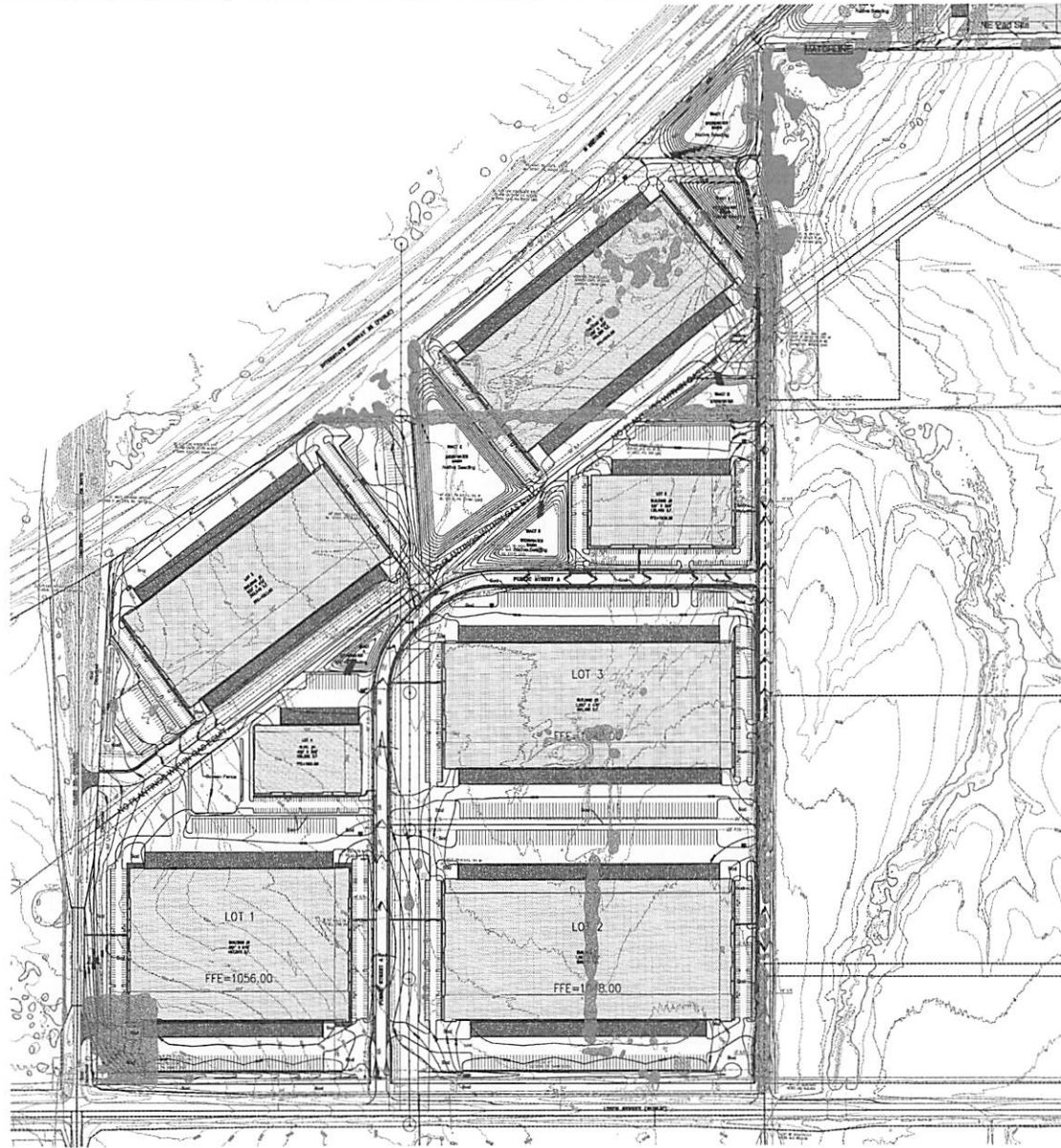
175th And Clair
Olathe, Kansas

Oppermann La

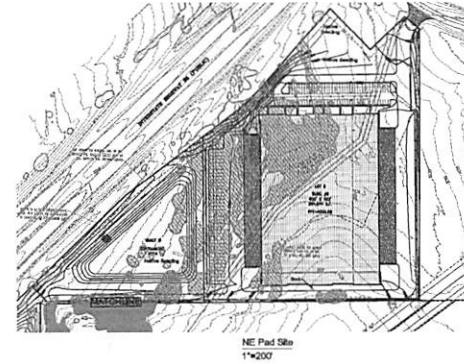
Land Planning  Landscape Architecture
99 Delta Lane patrickpiemverndt@gmail.com
New Windsor, New York 12553 913.322.5598

1. 1990-1991 2. 1991-1992 3. 1992-1993 4. 1993-1994 5. 1994-1995 6. 1995-1996 7. 1996-1997 8. 1997-1998 9. 1998-1999 10. 1999-2000 11. 2000-2001 12. 2001-2002 13. 2002-2003 14. 2003-2004 15. 2004-2005 16. 2005-2006 17. 2006-2007 18. 2007-2008 19. 2008-2009 20. 2009-2010 21. 2010-2011 22. 2011-2012 23. 2012-2013 24. 2013-2014 25. 2014-2015 26. 2015-2016 27. 2016-2017 28. 2017-2018 29. 2018-2019 30. 2019-2020 31. 2020-2021 32. 2021-2022 33. 2022-2023 34. 2023-2024 35. 2024-2025 36. 2025-2026 37. 2026-2027 38. 2027-2028 39. 2028-2029 40. 2029-2030 41. 2030-2031 42. 2031-2032 43. 2032-2033 44. 2033-2034 45. 2034-2035 46. 2035-2036 47. 2036-2037 48. 2037-2038 49. 2038-2039 50. 2039-2040 51. 2040-2041 52. 2041-2042 53. 2042-2043 54. 2043-2044 55. 2044-2045 56. 2045-2046 57. 2046-2047 58. 2047-2048 59. 2048-2049 60. 2049-2050 61. 2050-2051 62. 2051-2052 63. 2052-2053 64. 2053-2054 65. 2054-2055 66. 2055-2056 67. 2056-2057 68. 2057-2058 69. 2058-2059 70. 2059-2060 71. 2060-2061 72. 2061-2062 73. 2062-2063 74. 2063-2064 75. 2064-2065 76. 2065-2066 77. 2066-2067 78. 2067-2068 79. 2068-2069 80. 2069-2070 81. 2070-2071 82. 2071-2072 83. 2072-2073 84. 2073-2074 85. 2074-2075 86. 2075-2076 87. 2076-2077 88. 2077-2078 89. 2078-2079 90. 2079-2080 91. 2080-2081 92. 2081-2082 93. 2082-2083 94. 2083-2084 95. 2084-2085 96. 2085-2086 97. 2086-2087 98. 2087-2088 99. 2088-2089 100. 2089-2090 101. 2090-2091 102. 2091-2092 103. 2092-2093 104. 2093-2094 105. 2094-2095 106. 2095-2096 107. 2096-2097 108. 2097-2098 109. 2098-2099 110. 2099-2100 111. 2100-2101 112. 2101-2102 113. 2102-2103 114. 2103-2104 115. 2104-2105 116. 2105-2106 117. 2106-2107 118. 2107-2108 119. 2108-2109 120. 2109-2110 121. 2110-2111 122. 2111-2112 123. 2112-2113 124. 2113-2114 125. 2114-2115 126. 2115-2116 127. 2116-2117 128. 2117-2118 129. 2118-2119 130. 2119-2120 131. 2120-2121 132. 2121-2122 133. 2122-2123 134. 2123-2124 135. 2124-2125 136. 2125-2126 137. 2126-2127 138. 2127-2128 139. 2128-2129 140. 2129-2130 141. 2130-2131 142. 2131-2132 143. 2132-2133 144. 2133-2134 145. 2134-2135 146. 2135-2136 147. 2136-2137 148. 2137-2138 149. 2138-2139 150. 2139-2140 151. 2140-2141 152. 2141-2142 153. 2142-2143 154. 2143-2144 155. 2144-2145 156. 2145-2146 157. 2146-2147 158. 2147-2148 159. 2148-2149 160. 2149-2150 161. 2150-2151 162. 2151-2152 163. 2152-2153 164. 2153-2154 165. 2154-2155 166. 2155-2156 167. 2156-2157 168. 2157-2158 169. 2158-2159 170. 2159-2160 171. 2160-2161 172. 2161-2162 173. 2162-2163 174. 2163-2164 175. 2164-2165 176. 2165-2166 177. 2166-2167 178. 2167-2168 179. 2168-2169 180. 2169-2170 181. 2170-2171 182. 2171-2172 183. 2172-2173 184. 2173-2174 185. 2174-2175 186. 2175-2176 187. 2176-2177 188. 2177-2178 189. 2178-2179 190. 2179-2180 191. 2180-2181 192. 2181-2182 193. 2182-2183 194. 2183-2184 195. 2184-2185 196. 2185-2186 197. 2186-2187 198. 2187-2188 199. 2188-2189 200. 2189-2190 201. 2190-2191 202. 2191-2192 203. 2192-2193 204. 2193-2194 205. 2194-2195 206. 2195-2196 207. 2196-2197 208. 2197-2198 209. 2198-2199 210. 2199-2200 211. 2200-2201 212. 2201-2202 213. 2202-2203 214. 2203-2204 215. 2204-2205 216. 2205-2206 217. 2206-2207 218. 2207-2208 219. 2208-2209 220. 2209-2210 221. 2210-2211 222. 2211-2212 223. 2212-2213 224. 2213-2214 225. 2214-2215 226. 2215-2216 227. 2216-2217 228. 2217-2218 229. 2218-2219 230. 2219-2220 231. 2220-2221 232. 2221-2222 233. 2222-2223 234. 2223-2224 235. 2224-2225 236. 2225-2226 237. 2226-2227 238. 2227-2228 239. 2228-2229 240. 2229-2230 241. 2230-2231 242. 2231-2232 243. 2232-2233 244. 2233-2234 245. 2234-2235 246. 2235-2236 247. 2236-2237 248. 2237-2238 249. 2238-2239 250. 2239-2240 251. 2240-2241 252. 2241-2242 253. 2242-2243 254. 2243-2244 255. 2244-2245 256. 2245-2246 257. 2246-2247 258. 2247-2248 259. 2248-2249 260. 2249-2250 261. 2250-2251 262. 2251-2252 263. 2252-2253 264. 2253-2254 265. 2254-2255 266. 2255-2256 267. 2256-2257 268. 2257-2258 269. 2258-2259 270. 2259-2260 271. 2260-2261 272. 2261-2262 273. 2262-2263 274. 2263-2264 275. 2264-2265 276. 2265-2266 277. 2266-2267 278. 2267-2268 279. 2268-2269 280. 2269-2270 28

2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419</
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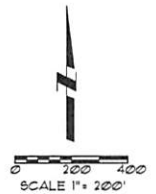


Utility Note:
 Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-NO-DIG-5457 (344-7253) to have utilities located.



Tree Preservation Legend

- Trees Removed 538,140 sf, 96.78%
- Onsite Trees Saved and Protected 17,913 sf, 3.22%



Tree Preservation Plan **Intermodal Industrial**

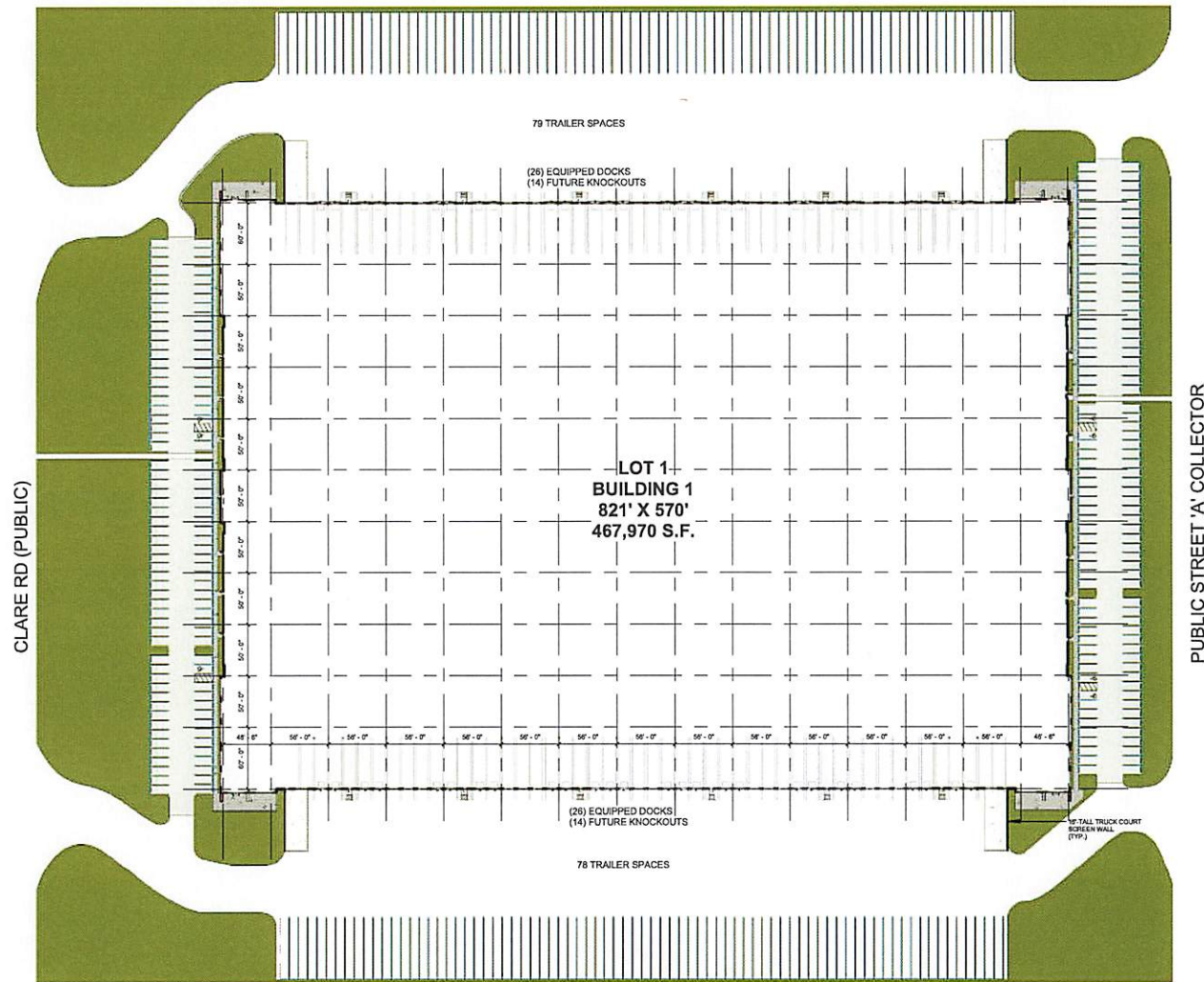
175th And Chalk
 Claiborne, Kansas



Oppermann LandDesign, LLC
 Land Planning & Landscape Architecture
 89 Delta Lane
 New Windsor, New York 12553
 peter@oppermansld.com
 913.622.5096

03/04/2024

LS-2



SITE / FLOOR PLAN
SCALE: 1" = 100'-0"

INTERMODAL BUILDING 1 - LOT 1 (BUILDING 2 SIMILAR)

Olathe, Kansas

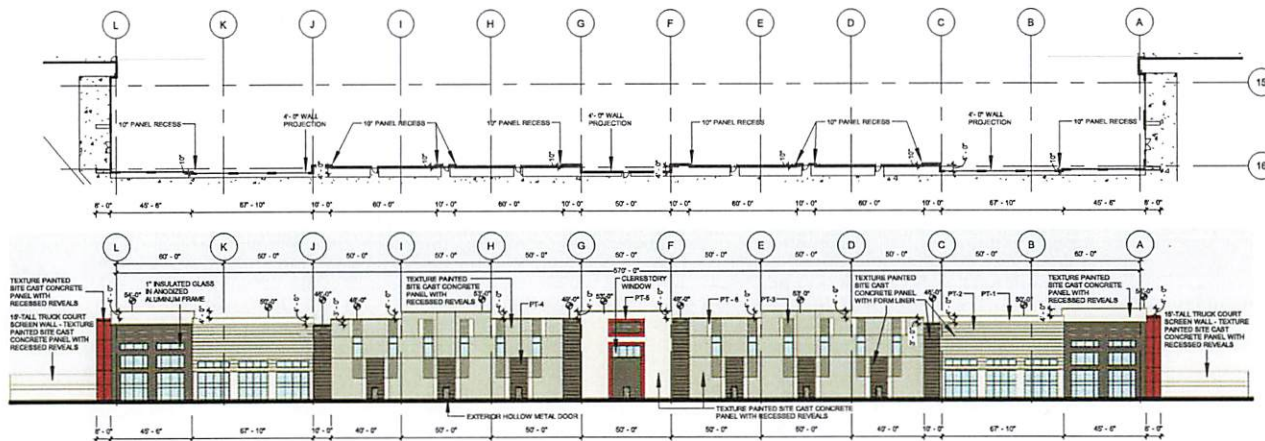
SITE / FLOOR PLAN

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03/15/2024

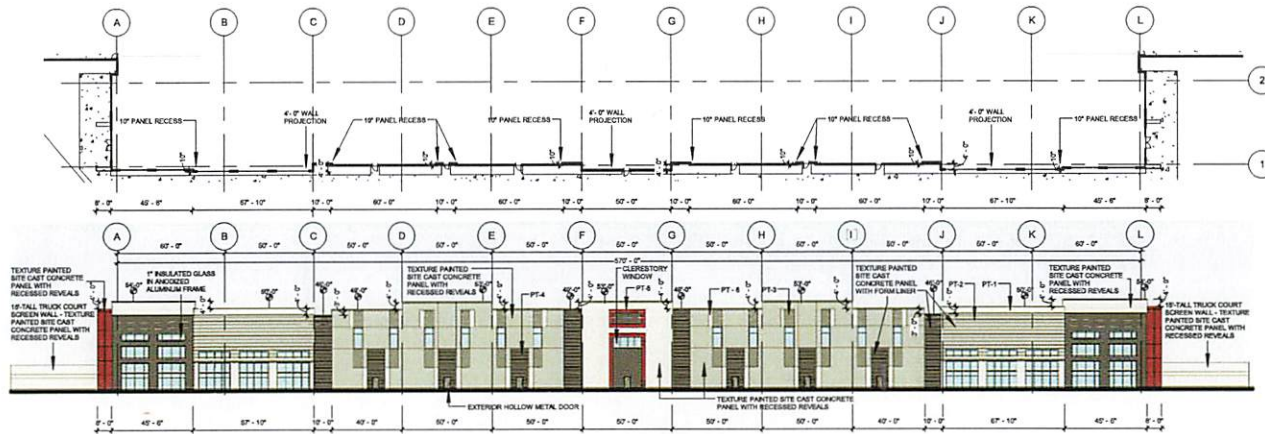
PANATTONI

gray



OVERALL BUILDING #1 EAST ELEVATION (BUILDING #2 EAST ELEVATION SIMILAR)

SCALE: 1" = 60'-0"



OVERALL BUILDING #1 WEST ELEVATION (BUILDING #2 WEST ELEVATION SIMILAR)

SCALE: 1" = 60'-0"

*TOP OF PARAPET HEIGHTS ARE MEASURED FROM FINISH FLOOR.
IF REQUIRED CLEARANCE UNDER ROOF STRUCTURE IS DEEMED
TO BE LESS THAN 4'-0", BALANCES MAY BE SHOWN THAN NOTED.
EXTERIOR GROUND MOUNTED OR BUILDING MOUNTED
EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL
EQUIPMENT, UTILITY METERS, AND COOLING MUST BE
SCREENED FROM PUBLIC VIEW WITH THREE (3) FEET
LANDSCAPING OR AN ARCHITECTURAL TREATMENT THAT IS
COMPATIBLE WITH THE BUILDING ARCHITECTURE.

INTERMODAL BUILDING 1 - LOT 1 (BUILDING 2 SIMILAR)

Olathe, Kansas

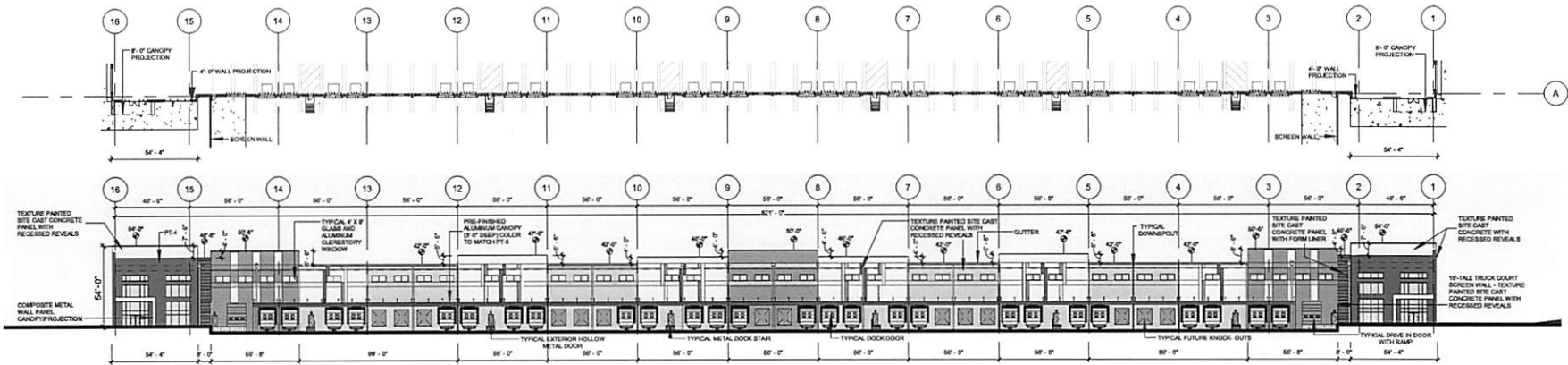
EXTERIOR
ELEVATIONS

123089.00

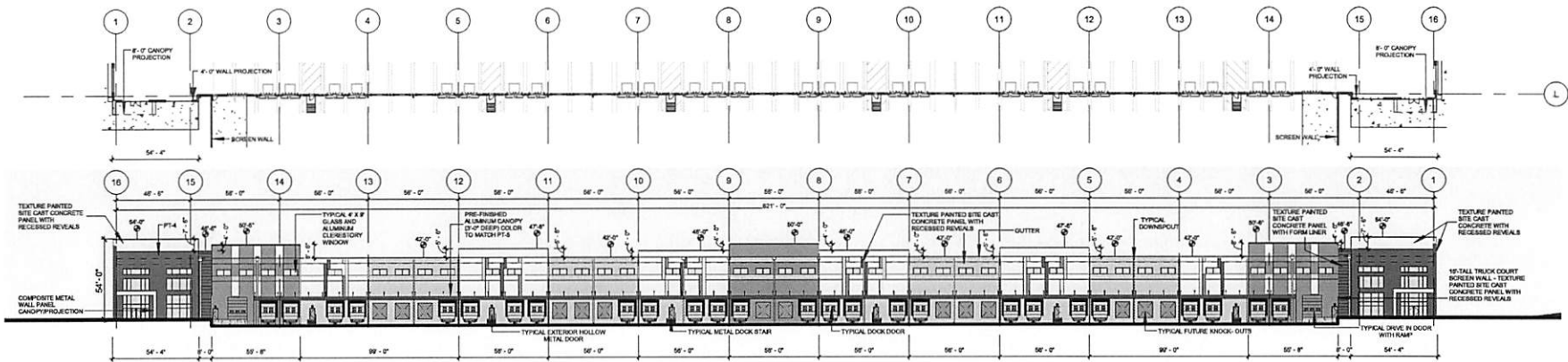
03/15/2024

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gray



OVERALL BUILDING #1 NORTH ELEVATION (BUILDING #2 NORTH ELEVATION SIMILAR)
SCALE: 1" = 60'-0"



OVERALL BUILDING #1 SOUTH ELEVATION (BUILDING #2 SOUTH ELEVATION SIMILAR)
SCALE: 1" = 60'-0"

*TOP OF PARAPET HEIGHTS ARE MEASURED FROM FINISH FLOOR.
IF REQUIRED CLEARANCE UNDER ROOF STRUCTURE IS DEMAND
TO BE LESS THAN 47', BUILDING MAY BE SHORTER THAN NOTED.
EXTERIOR CIRCUMFERENTIAL OR BUILDING MOUNTED
EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL
EQUIPMENT, UTILITIES, WATER TANKS AND COOLERS MUST BE
SCREENED FROM PUBLIC VIEW WITH THREE (3) BEAMS
UNSCAPED OR AN ARCHITECTURAL TREATMENT THAT IS
COMPATIBLE WITH THE BUILDING ARCHITECTURE.

INTERMODAL BUILDING 1 - LOT 1 (BUILDING 2 SIMILAR)

Olathe, Kansas

EXTERIOR
ELEVATIONS

123089.00

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EAST ELEVATION MATERIAL CALCULATIONS: (PRIMARY FACADE)

OVERALL WALL AREA:	30,202 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	4,521 SQ.FT. 15%
CONC. W/ FORM LINER:	6,253 SQ.FT. 21%
CONC. W/ TEXTRD. PAINT:	19,257 SQ.FT. 64%
METAL PANELS:	0 SQ.FT. 0%
TOTAL:	30,031 SQ.FT. 100%
CLASS 3 AND 4 MATERIALS: METAL	
METAL:	171 SQ.FT. <1%

WEST ELEVATION MATERIAL CALCULATIONS: (PRIMARY FACADE)

OVERALL WALL AREA:	30,202 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	4,521 SQ.FT. 15%
CONC. W/ FORM LINER:	6,253 SQ.FT. 21%
CONC. W/ TEXTRD. PAINT:	19,257 SQ.FT. 64%
METAL PANELS:	0 SQ.FT. 0%
TOTAL:	30,031 SQ.FT. 100%
CLASS 3 AND 4 MATERIALS: METAL	
METAL:	171 SQ.FT. <1%

EXTERIOR MATERIALS & FINISHES LEGEND

OVERHEAD DOORS: MFR. STANDARD PRE-FINISHED TO MATCH COLOR 2

GUTTERS AND DOWNSPOUTS: PRE-FINISHED TO MATCH COLOR 2

ALUMINUM CAP FLASHING TO MATCH COLOR 4

STOREFRONT: ANODIZED ALUMINUM FRAMES, FINISH: BLACK

GLASS: 1" INSULATED, LOW E GLASS SOLORBAN 60 (2)-CLEAR (EQUAL TO U-VALUE .29)

HOLLOW METAL DOORS: PAINTED TO MATCH COLOR 3

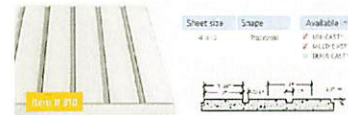
ROOFING MATERIAL IS IN COMPLIANCE AS CLASS II MEMBRANE

CAULK: PAINTED TO MATCH BUILDING ADJACENT COLOR

FORM LINER CONCRETE PANELS TO BE TEXTURED WITH SICA FORM LINER #310. SEE ELEVATIONS FOR LOCATION

COMPOSITE METAL PANELS: ALUCOBOND - FINISHED TO MATCH PT-6

PREFINISHED ALUMINUM CANOPY - FINISHED TO MATCH PT-5



FORM LINER

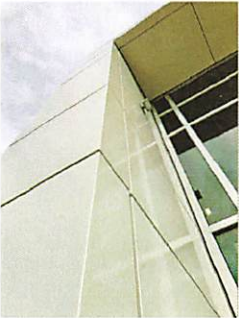
NORTH ELEVATION MATERIAL CALCULATIONS: (SECONDARY FACADE)

OVERALL WALL AREA:	41,412 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	3,144 SQ.FT. 8%
CONC. W/ FORM LINER:	708 SQ.FT. 2%
CONC. W/ TEXTRD. PAINT:	32,718 SQ.FT. 78%
METAL PANELS:	1,620 SQ.FT. 4%
TOTAL:	38,190 SQ.FT. 92%
CLASS 3 AND 4 MATERIALS: METAL	
METAL:	3,222 SQ.FT. 8%

SOUTH ELEVATION MATERIAL CALCULATIONS: (PRIMARY FACADE)

OVERALL WALL AREA:	41,412 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	3,144 SQ.FT. 8%
CONC. W/ FORM LINER:	708 SQ.FT. 2%
CONC. W/ TEXTRD. PAINT:	32,718 SQ.FT. 78%
METAL PANELS:	1,620 SQ.FT. 4%
TOTAL:	38,190 SQ.FT. 92%
CLASS 3 AND 4 MATERIALS: METAL	
METAL:	3,222 SQ.FT. 8%

COLOR LEGEND:		SHERWIN-WILLIAMS	
COLOR 1:	PT-1	SW 7005 PURE WHITE	PT 1
COLOR 2:	PT-2	SW 7065 ARGOS	PT 2
COLOR 3:	PT-3	SW 7067 CITYSCAPE	PT 3
COLOR 4:	PT-4	SW 7674 PEPPERCORN	PT 4
COLOR 5:	PT-5	SW 6321 REDBAY	PT 5
COLOR 6:	PT-6	SW 7006 EXTRA WHITE	PT 6



ACM - COMPOSITE METAL PANEL

UDO 18.15.620.G.10.b

REQUIRED MATERIALS - PRIMARY FACADE:
CLASS 1 AND/OR CLASS 2 75%
CLASS 4 MAXIMUM 25%
FIRST FLOOR GLAZING 15%

REQUIRED MATERIALS - SECONDARY FACADE:
CLASS 1,2 AND/OR 3 40%
CLASS 4 MAXIMUM 50%



PREFINISHED ALUMINUM CANOPY



TEXTURED PAINT

INTERMODAL BUILDING 1 - LOT 1 (BUILDING 2 SIMILAR)

Olathe, Kansas

MATERIAL
CALCULATIONS

123089.00

03/15/2024

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INTERMODAL BUILDING 1 - LOT 1 (BUILDING 2 SIMILAR)

Olathe, Kansas

BUILDING
PERSPECTIVE
RENDERING

123089.00

03/15/24

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 gray



BUILDING 1 - LOT 1 SW STREET PERSPECTIVE

INTERMODAL BUILDING 1 - LOT 1 (BUILDING 2 SIMILAR)

Olathe, Kansas

PERSPECTIVE
RENDERING

123089.00

03/15/2024

 **PANATTONI**

 gray



BUILDING 2 - LOT 2 SE STREET PERSPECTIVE

INTERMODAL BUILDING 1 - LOT 1 (BUILDING 2 SIMILAR)

Olathe, Kansas

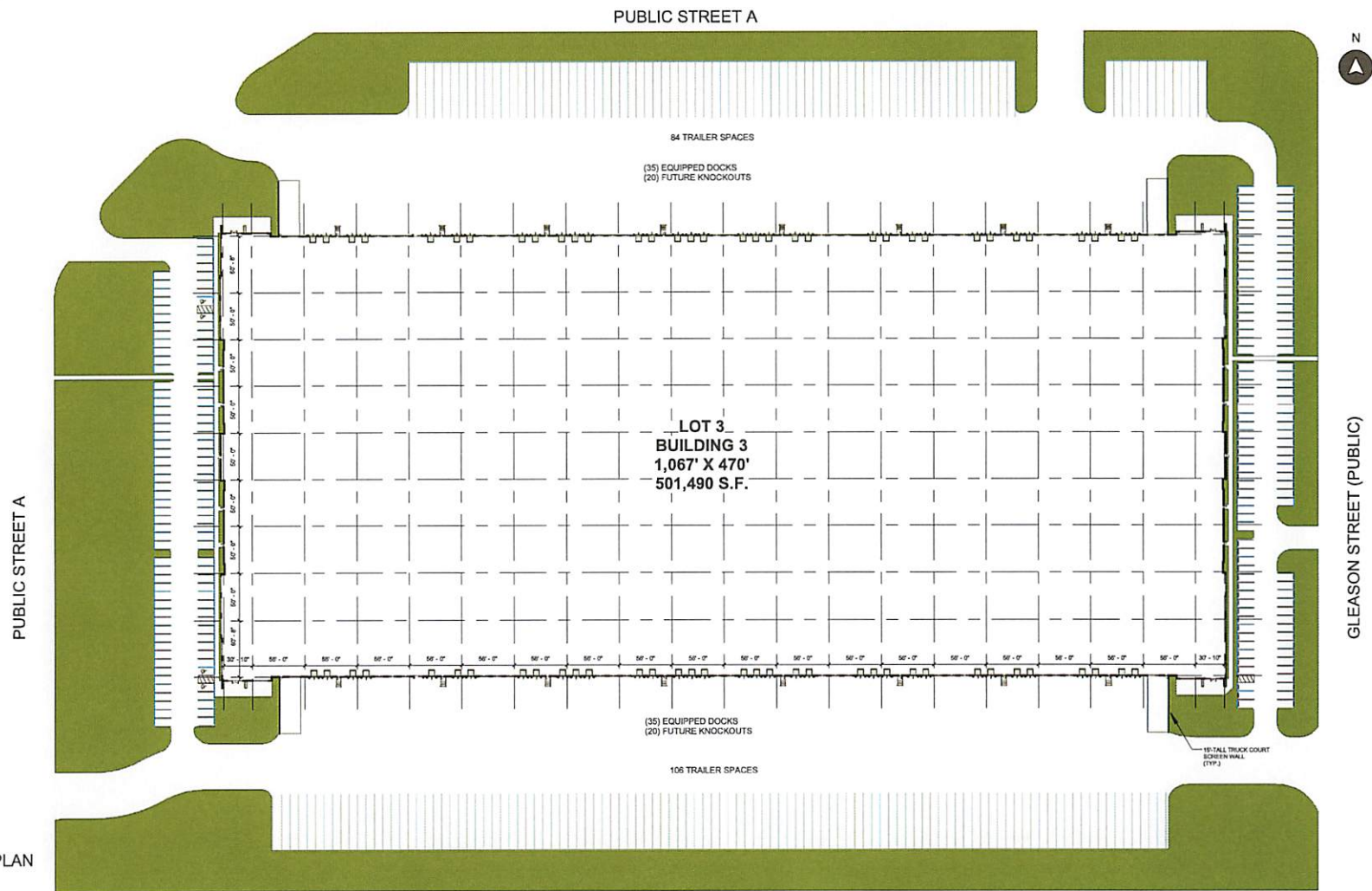
PERSPECTIVE
RENDERING

123089.00

03/15/2024

 PANATTONI®

 gray



SITE / FLOOR PLAN
SCALE: 1" = 100'-0"

INTERMODAL BUILDING 3 - LOT 3 (BUILDING 5,7,8 SIMILAR)

Olathe, Kansas

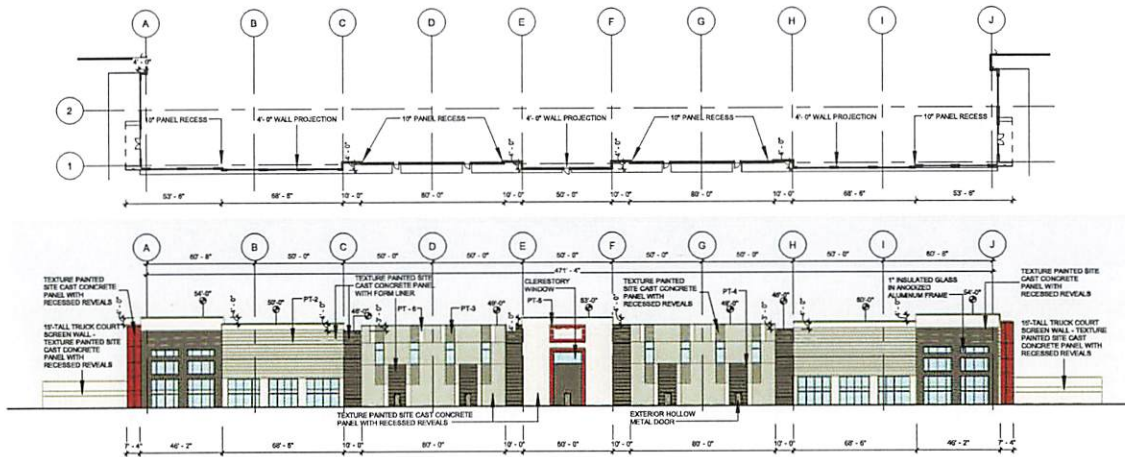
SITE / FLOOR PLAN

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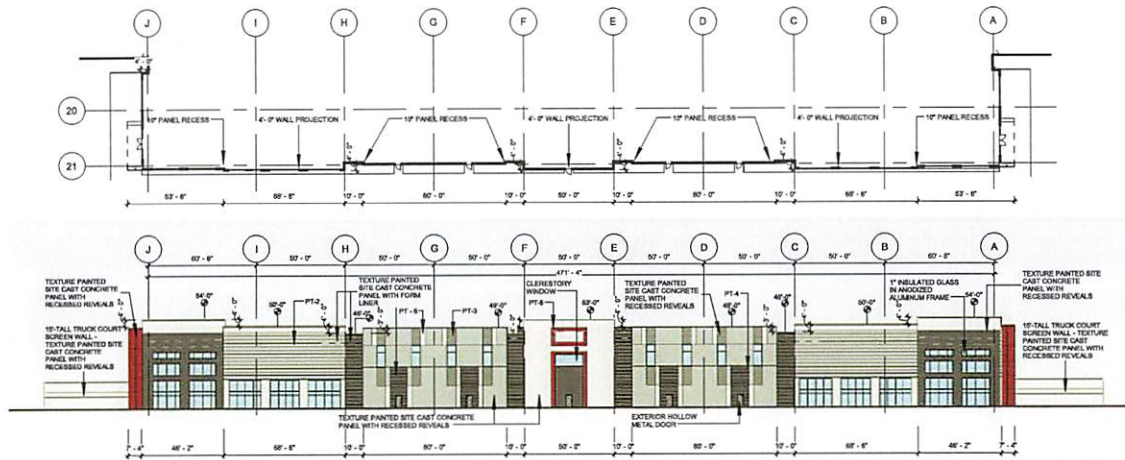
03/15/2024

 PANATTONI®

 gray



OVERALL BUILDING #3 WEST ELEVATION (BLDG. #5 & #7 WEST ELEV. AND BLDG. #8 SOUTH ELEV. ARE SIMILAR)



OVERALL BUILDING #3 EAST ELEVATION (BLDG. #5 & #7 EAST ELEV. AND BLDG. #8 NORTH ELEV. ARE SIMILAR)

*TOP OF PARAPET HEIGHTS ARE MEASURED FROM FINISH FLOOR.
IF REQUIRED CLEARANCE UNDER ROOF STRUCTURE IS DEEMED
TO BE LESS THAN 4'-0", BUILDINGS MAY BE SHORTER THAN NOTED.
EXTERIOR GRASS AND ADJACENT OF BUILDING MOUNTED
EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL
EQUIPMENT, UTILITIES, WATER TANKS AND COOLERS MUST BE
SCREENED FROM PUBLIC VIEW WITH THINGS ITS DESIGN
UNUSUAL OR AN ARCHITECTURAL TREATMENT THAT IS
COMPATIBLE WITH THE BUILDING ARCHITECTURE.

INTERMODAL BUILDING 3 - LOT 3 (BUILDING 5,7,8 SIMILAR)

Olathe, Kansas

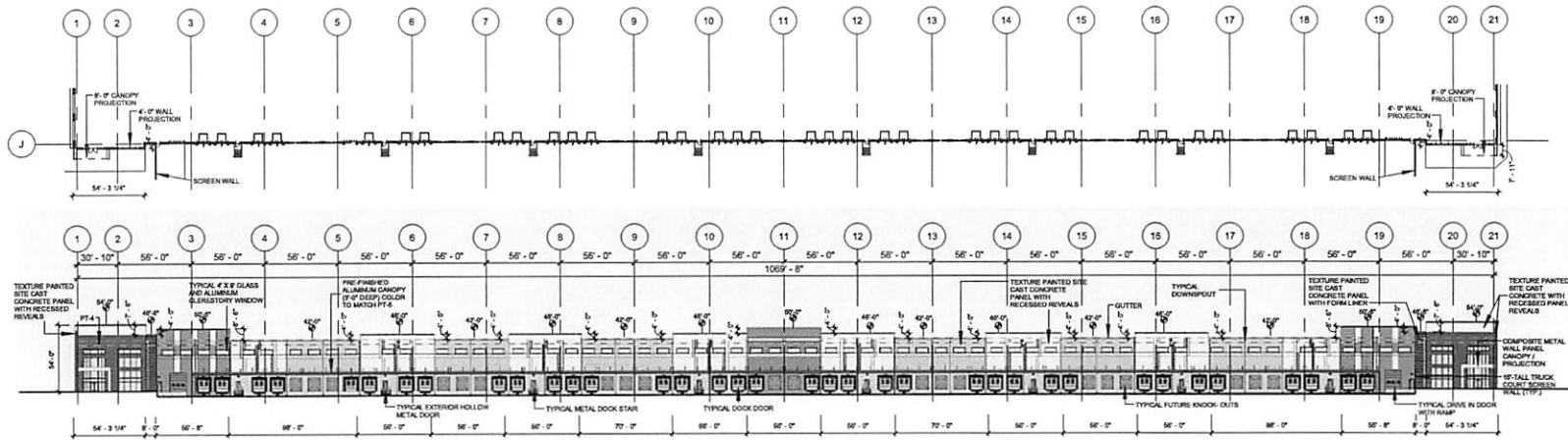
EXTERIOR
ELEVATIONS

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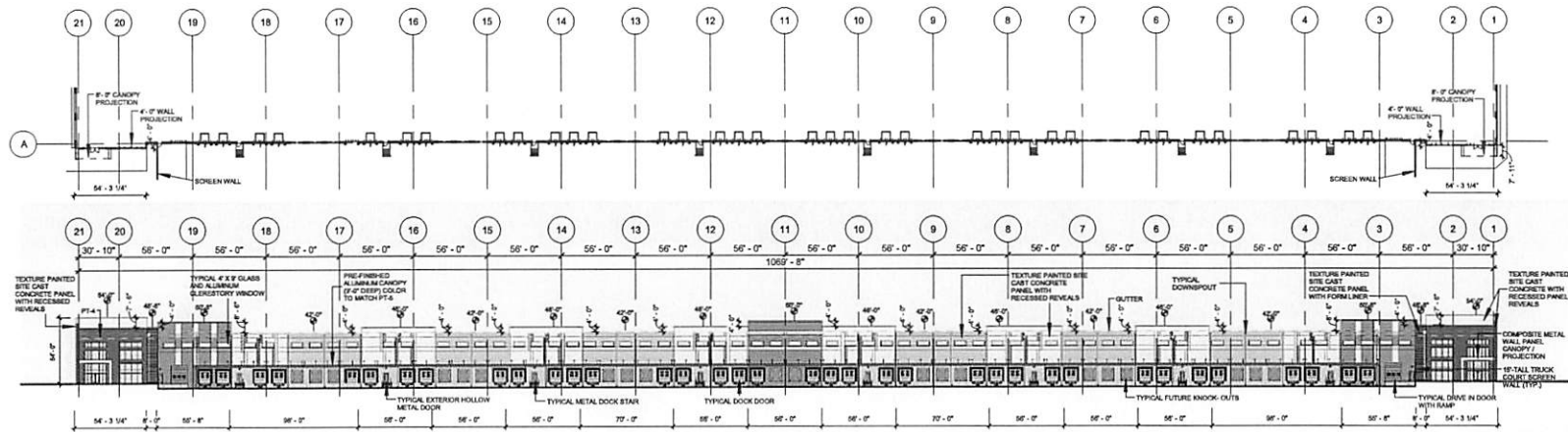
03/15/2024

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OVERALL BUILDING #3 SOUTH ELEVATION (BUILDING #5 & #7 SOUTH ELEVATION AND BUILDING #8 EAST ELEVATION ARE SIMILAR)



OVERALL BUILDING #3 NORTH ELEVATION (BUILDING #5 & #7 NORTH ELEVATION AND BUILDING #8 WEST ELEVATION ARE SIMILAR)

*TOP OF PARAPET HEIGHTS ARE MEASURED FROM FINISH FLOOR.
IF REQUIRED CLEARANCE UNDER ROOF STRUCTURE IS DESIRED
TO BE LESS THAN 4'7", BUILDINGS MAY BE SHORTER THAN NOTED.
EXTERIOR GROUND MOUNTED OR BUILDING MOUNTED
EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL
EQUIPMENT, UTILITIES, WATER MANS AND COOLING MUST BE
SCREENED FROM PUBLIC VIEW WITH THINGS ITS BEING
CONCEALED OR AN ARCHITECTURAL TREATMENT THAT IS
COMPATIBLE WITH THE BUILDING AND STRUCTURE.

INTERMODAL BUILDING 3 - LOT 3 (BUILDING 5,7,8 SIMILAR)

Olathe, Kansas

EXTERIOR
ELEVATIONS

123089.00

03/15/2024

PANATTONI®

gray

EAST ELEVATION MATERIAL CALCULATIONS: (PRIMARY FACADE)

OVERALL WALL AREA:	24,960 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	3,914 SQ.FT. 15%
CONC. W/ FORM LINER:	6,185 SQ.FT. 25%
CONC. W/ TEXTRD. PAINT:	14,738 SQ.FT. 59%
METAL PANELS:	0 SQ.FT. 0%
TOTAL:	24,837 SQ.FT. 99%
CLASS 3 AND 4 MATERIALS: METAL	
METAL:	123 SQ.FT. 1%

WEST ELEVATION MATERIAL CALCULATIONS: (PRIMARY FACADE)

OVERALL WALL AREA:	24,960 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	3,914 SQ.FT. 15%
CONC. W/ FORM LINER:	6,185 SQ.FT. 25%
CONC. W/ TEXTRD. PAINT:	14,738 SQ.FT. 59%
METAL PANELS:	0 SQ.FT. 0%
TOTAL:	24,837 SQ.FT. 99%
CLASS 3 AND 4 MATERIALS: METAL	
METAL:	123 SQ.FT. 1%

EXTERIOR MATERIALS & FINISHES LEGEND

OVERHEAD DOORS: MFR. STANDARD PRE-FINISHED TO MATCH COLOR 2

GUTTERS AND DOWNSPOUTS: PRE-FINISHED TO MATCH COLOR 2

ALUMINUM CAP FLASHING TO MATCH COLOR 4

STOREFRONT: ANODIZED ALUMINUM FRAMES, FINISH: BLACK

GLASS: 1" INSULATED, LOW E GLASS SOLORBAN 60 (2)-CLEAR (EQUAL TO U-VALUE .29)

HOLLOW METAL DOORS: PAINTED TO MATCH COLOR 3

ROOFING MATERIAL IS IN COMPLIANCE AS CLASS II MEMBRANE

CAULK: PAINTED TO MATCH BUILDING ADJACENT COLOR

FORM LINER CONCRETE PANELS TO BE TEXTURED WITH SICA FORM LINER #310. SEE ELEVATIONS FOR LOCATION

COMPOSITE METAL PANELS: ALUCOBOND - FINISHED TO MATCH PT-6

PREFINISHED ALUMINUM CANOPY - FINISHED TO MATCH PT-5



FORM LINER

NORTH ELEVATION MATERIAL CALCULATIONS: (PRIMARY FACADE)

OVERALL WALL AREA:	53,080 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	4,015 SQ.FT. 8%
CONC. W/ FORM LINER:	680 SQ.FT. 1%
CONC. W/ TEXTRD. PAINT:	42,303 SQ.FT. 80%
METAL PANELS:	2,168 SQ.FT. 4%
TOTAL:	49,166 SQ.FT. 93%
CLASS 3 AND 4 MATERIALS: METAL	
METAL:	3,914 SQ.FT. 7%

SOUTH ELEVATION MATERIAL CALCULATIONS: (SECONDARY FACADE)

OVERALL WALL AREA:	53,080 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	4,015 SQ.FT. 8%
CONC. W/ FORM LINER:	680 SQ.FT. 1%
CONC. W/ TEXTRD. PAINT:	42,303 SQ.FT. 80%
METAL PANELS:	2,168 SQ.FT. 4%
TOTAL:	49,166 SQ.FT. 93%
CLASS 3 AND 4 MATERIALS: METAL	
METAL:	3,914 SQ.FT. 7%

COLOR LEGEND:

COLOR 1:	PT-1	SW 7005 PURE WHITE	PT 1
COLOR 2:	PT-2	SW 7065 ARGOS	PT 2
COLOR 3:	PT-3	SW 7067 CITYSCAPE	PT 3
COLOR 4:	PT-4	SW 7674 PEPPERCORN	PT 4
COLOR 5:	PT-5	SW 6321 REDBAY	PT 5
COLOR 6:	PT-6	SW 7006 EXTRA WHITE	PT 6



ACM - COMPOSITE METAL PANEL

UDO 18.15.020.G.10.b

REQUIRED MATERIALS - PRIMARY FACADE:

CLASS 1 AND/OR CLASS 2	75%
CLASS 4 MAXIMUM	25%
FIRST FLOOR GLAZING	15%

REQUIRED MATERIALS - SECONDARY FACADE:

CLASS 1,2 AND/OR 3	40%
CLASS 4 MAXIMUM	50%



PRE-FINISHED ALUMINUM CANOPY



TEXTURED PAINT

INTERMODAL BUILDING 3 - LOT 3 (BUILDING 5,7,8 SIMILAR)

Olathe, Kansas

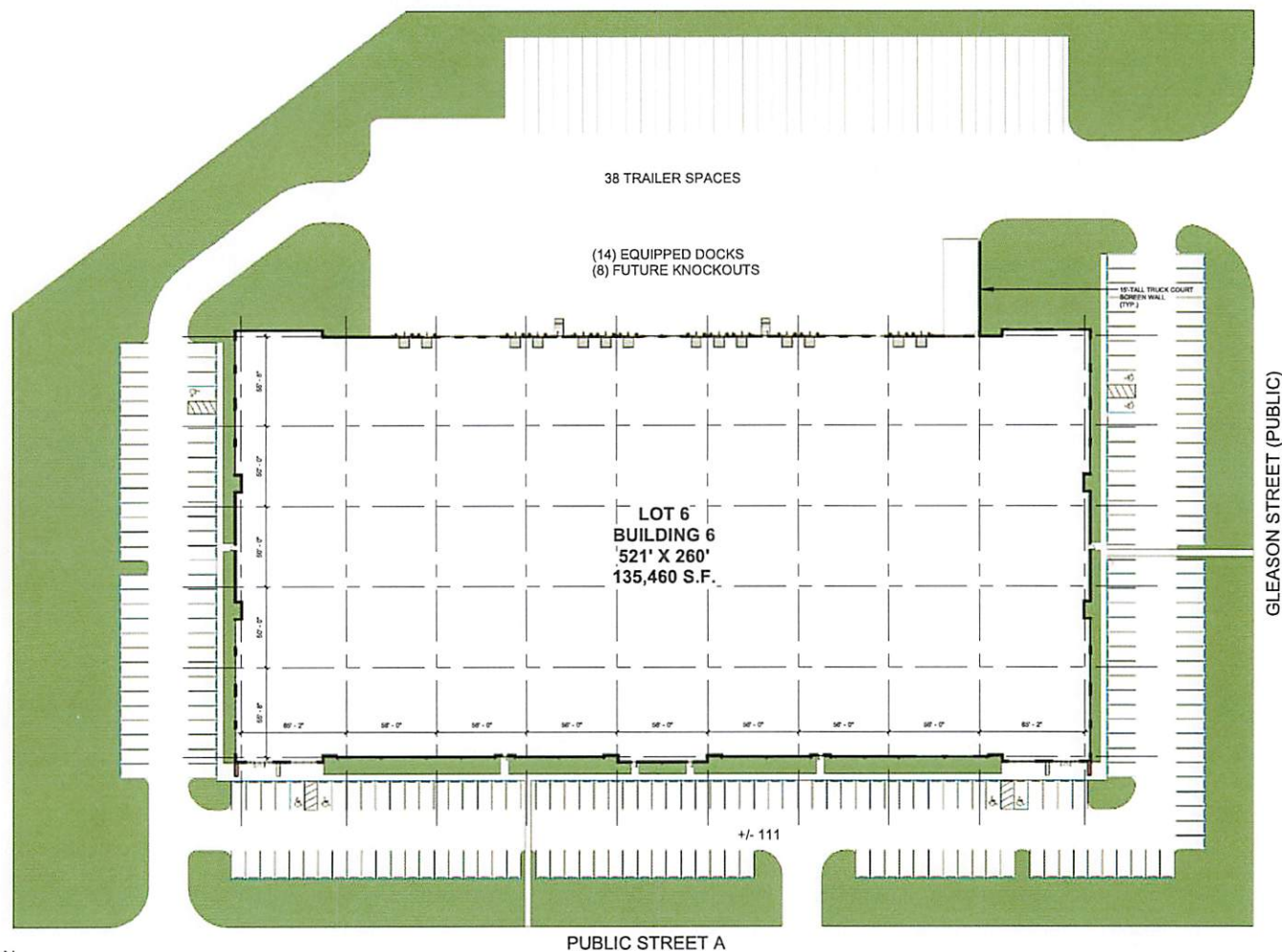
MATERIAL
CALCULATIONS

123089.00

03/15/2024

PANATTONI®





SITE / FLOOR PLAN
SCALE: 1" = 100'-0"

INTERMODAL BUILDING 6 - LOT 6 (BUILDING 4 SIMILAR)

Olathe, Kansas

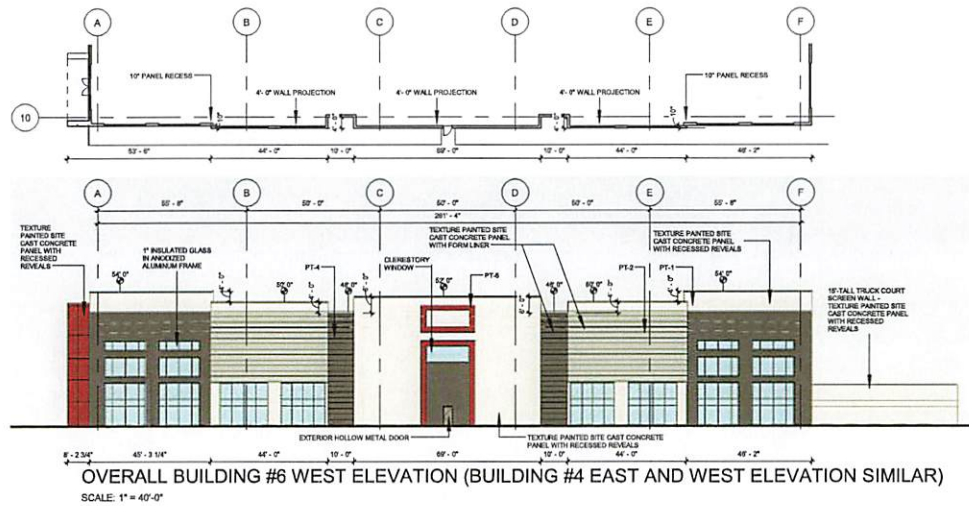
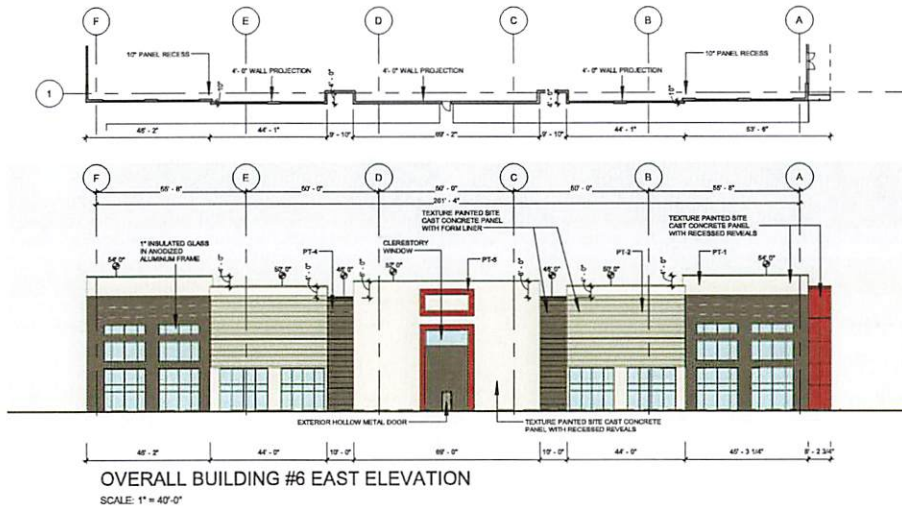
SITE / FLOOR PLAN

123089.00

03/15/2024

PANATTONI®

gray



*TOP OF PARAPET HEIGHTS ARE MEASURED FROM FINISH FLOOR.
 IF REQUIRED CLEARANCE UNDER ROOF STRUCTURE IS DESIRED
 TO BE LESS THAN 40', BALANCE MAY BE SHORTER THAN NOTED.
 EXTERIOR GRASS MOUNTED OR BALCONY MOUNTED
 EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL
 EQUIPMENT, UTILITIES, WATER MANS AND COOLING MUST BE
 SCREENED FROM PUBLIC VIEW WITH THREE (3) FEET
 LANDSCAPING OR AN ARCHITECTURAL TREATMENT THAT IS
 COMPATIBLE WITH THE BUILDING ARCHITECTURE.

INTERMODAL BUILDING 6 - LOT 6 (BUILDING 4 SIMILAR)

Olathe, Kansas

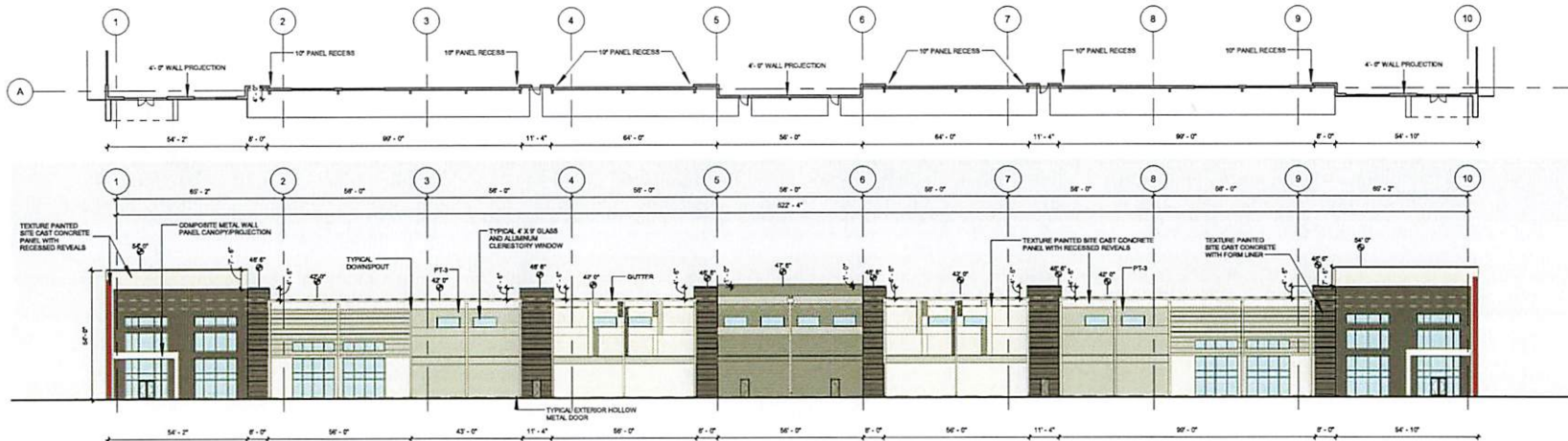
EXTERIOR
ELEVATIONS

123089.00

03/15/2024

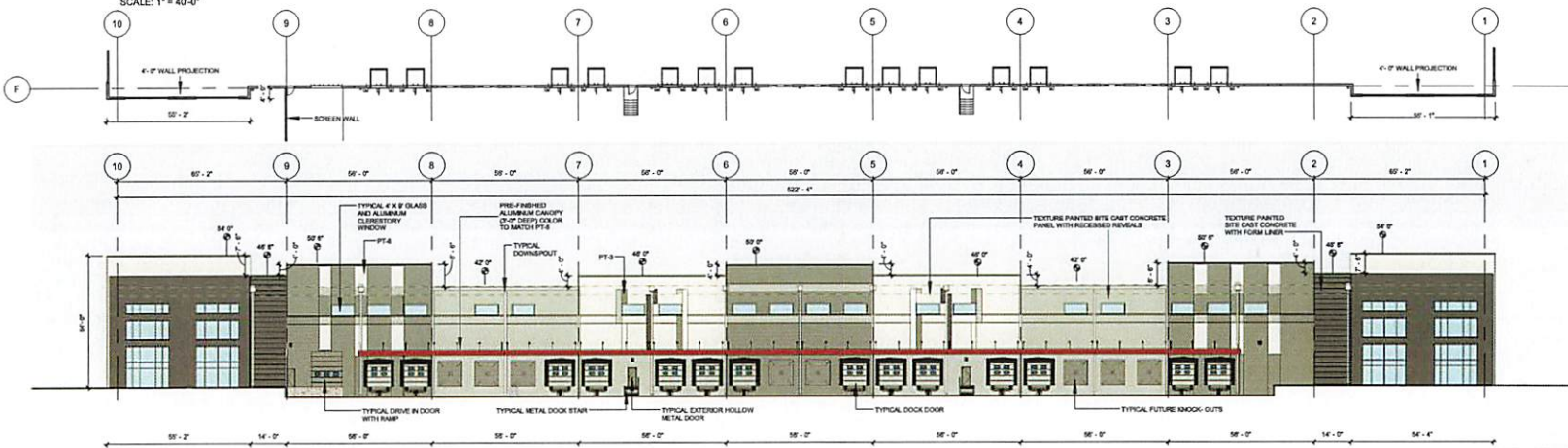
PANATTONI





OVERALL BUILDING #6 SOUTH ELEVATION (BUILDING #4 SOUTH ELEVATION SIMILAR)

SCALE: 1" = 40'-0"



OVERALL BUILDING #6 NORTH ELEVATION (BUILDING #4 NORTH ELEVATION SIMILAR)

SCALE: 1" = 40'-0"

*TOP OF PARAPET HEIGHTS ARE MEASURED FROM FINISH FLOOR.
IF REQUIRED CLEARANCE UNDER ROOF STRUCTURE IS DESIRED
TO BE LESS THAN 4'-0", BUILDINGS MAY BE SHORTER THAN NOTED.
EXTERIOR GRASS MOUNTED OR BUILDING MOUNTED
EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL
EQUIPMENT, UTILITIES, WATER TANKS AND COOLERS MUST BE
SCREENED FROM PUBLIC VIEW WITH THREE (3) FEET
LANDSCAPING OR AN ARCHITECTURAL TREATMENT THAT IS
COMPATIBLE WITH THE BUILDING ARCHITECTURE.

INTERMODAL BUILDING 6 - LOT 6 (BUILDING 4 SIMILAR)

Olathe, Kansas

EXTERIOR
ELEVATIONS

123089.00

03/15/2024

PANATTONI®



FAST ELEVATION MATERIAL CALCULATIONS: (PRIMARY FACADE)

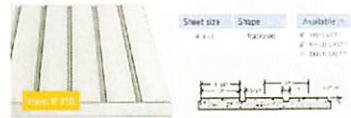
OVERALL WALL AREA:	14,585 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	2,189 SQ.FT. 15%
CONC. W/ FORM LINER:	3,251 SQ.FT. 22%
CONC. W/ TEXTRD. PAINT:	9,131 SQ.FT. 63%
METAL PANELS:	0 SQ.FT. 0%
TOTAL:	14,571 SQ.FT. 100%
CLASS 3 AND 4 MATERIALS: METAL	
METAL:	24 SQ.FT. <1%

WEST ELEVATION MATERIAL CALCULATIONS: (SECONDARY FACADE)

OVERALL WALL AREA:	14,585 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	2,189 SQ.FT. 15%
CONC. W/ FORM LINER:	3,251 SQ.FT. 22%
CONC. W/ TEXTRD. PAINT:	9,131 SQ.FT. 63%
METAL PANELS:	0 SQ.FT. 0%
TOTAL:	14,571 SQ.FT. 100%
CLASS 3 AND 4 MATERIALS: METAL	
METAL:	24 SQ.FT. <1%

EXTERIOR MATERIALS & FINISHES LEGEND

OVERHEAD DOORS: MFL STANDARD PRE-FINISHED TO MATCH COLOR 2
GUTTERS AND DOWNSPOUTS: PRE-FINISHED TO MATCH COLOR 2
ALUMINUM CAP FLASHING TO MATCH COLOR 4
STOREFRONT: ANODIZED ALUMINUM FRAMES, FINISH: BLACK
GLASS: 1" INSULATED, LOW E GLASS SOLORBAN 60 (2)-CLEAR (EQUAL TO U-VALUE .29)
HOLLOW METAL DOORS: PAINTED TO MATCH COLOR 3
ROOFING MATERIAL IS IN COMPLIANCE AS CLASS II MEMBRANE
CAULK: PAINTED TO MATCH BUILDING ADJACENT COLOR
FORM LINER CONCRETE PANELS TO BE TEXTURED WITH SICA FORM LINER #310. SEE ELEVATIONS FOR LOCATION



FORM LINER

NORTH ELEVATION MATERIAL CALCULATIONS: (SECONDARY FACADE)

OVERALL WALL AREA:	27,037 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	2,424 SQ.FT. 9%
CONC. W/ FORM LINER:	1,214 SQ.FT. 4%
CONC. W/ TEXTRD. PAINT:	21,114 SQ.FT. 78%
METAL PANELS:	748 SQ.FT. 3%
TOTAL:	25,500 SQ.FT. 94%
CLASS 3 AND 4 MATERIALS: TEXTURE PAINTED CONCRETE & METAL	
METAL:	1,537 SQ.FT. 6%

SOUTH ELEVATION MATERIAL CALCULATIONS: (PRIMARY FACADE)

OVERALL WALL AREA:	24,255 SQ.FT.
CLASS 1 AND 2 MATERIALS: CLEAR GLAZING, CONC. WITH FORM LINER REVEALS, CONC. WITH TEXTURED PAINT, & METAL PANELS	
GLAZING AREA:	3,550 SQ.FT. 15%
CONC. W/ FORM LINER:	4,379 SQ.FT. 18%
CONC. W/ TEXTRD. PAINT:	16,041 SQ.FT. 66%
METAL PANELS:	188 SQ.FT. 1%
TOTAL:	24,158 SQ.FT. 100%
CLASS 3 AND 4 MATERIALS: TEXTURE PAINTED CONCRETE & METAL	
METAL:	97 SQ.FT. <1%

COLOR LEGEND: SHERWIN-WILLIAMS

COLOR 1:	PT-1	SW 7005 PURE WHITE	PT 1
COLOR 2:	PT-2	SW 7065 ARGOS	PT 2
COLOR 3:	PT-3	SW 7067 CITYSCAPE	PT 3
COLOR 4:	PT-4	SW 7674 PEPPERCORN	PT 4
COLOR 5:	PT-5	SW 6321 REDBAY	PT 5
COLOR 6:	PT-6	SW 7008 EXTRA WHITE	PT 6



ACM - COMPOSITE METAL PANEL

UDO 18.15.020 G.10.b

REQUIRED MATERIALS - PRIMARY FACADE:
CLASS 1 AND/OR CLASS 2 75%
CLASS 4 MAXIMUM 25%
FIRST FLOOR GLAZING 15%

REQUIRED MATERIALS - SECONDARY FACADE:
CLASS 1,2 AND/OR 3 40%
CLASS 4 MAXIMUM 50%



PRE-FINISHED ALUMINUM CANOPY



TEXTURED PAINT

INTERMODAL BUILDING 6 - LOT 6 (BUILDING 4 SIMILAR)

Olathe, Kansas

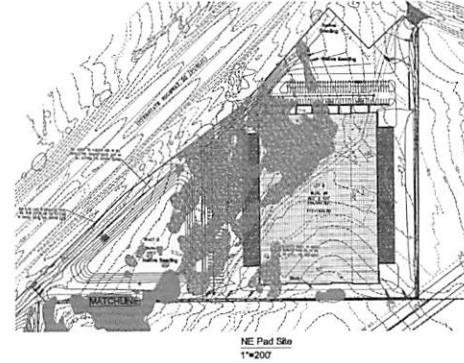
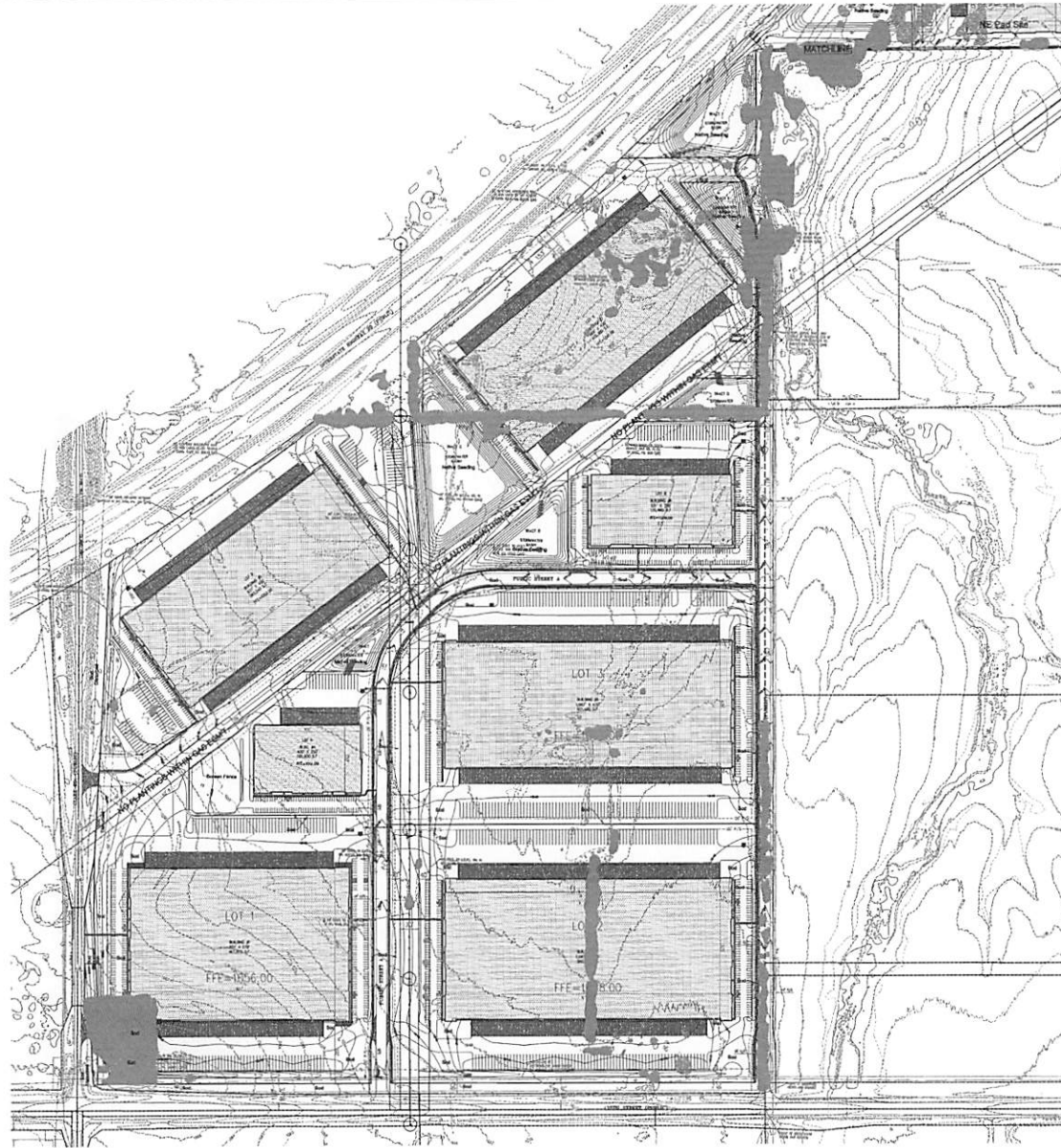
MATERIAL
CALCULATIONS

123089.00

03/15/2024

PANATTONI





Tree Preservation Legend

- Trees Removed 538,140 sf, 98.78%
- Onsite Trees Saved and Protected 17,913 sf, 3.22%



Tree Preservation Plan **Intermodal Industrial**

175th And Chaire
 Chaire, Kansas

LS-2



Utility Note:
 Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-KNO-SAFE (644-7233) to have utilities located.

03/04/2024



Ms. Jessica Schuller
City of Olathe Kansas
100 E. Santa Fe Street
Olathe, KS 66061

March 20, 2024

RE: RZ23-0009: Rezoning and Preliminary Site Development Plan for Intermodal Industrial Park

Dear Jessica:

In connection with the above referenced submittal, please accept the following requested waivers pursuant to Olathe UDO Section 18.15.020.G.10.

1. Horizontal Articulation of Dock Walls: Per UDO 18.15.020.10.a(4) primary facades are required to have horizontal articulation.
2. Minimum Percentage of Glass: Per UDO 18.15.020.10.4.b(1) primary facades are required to be provided with a minimum of 15% glass.
3. Landscape Buffer Area: Per UDO 18.15.130.C a 50 ft landscape buffer area or a 20' landscape buffer area with a fence/wall is required where the development abuts an arterial street.

Waiver 1 – Horizontal Articulation of Dock Walls

The design standards require primary facades with horizontal articulation.

We are proposing a building design that includes the required vertical articulation and the horizontal articulation at all facades except for the loading dock portions of the buildings. Walls that incorporate horizontal articulation within the loading dock door areas impose costly and atypical conditions for this type of building and its future occupants. These dock walls are significantly screened with topography, landscaping and a screen wall which provide an appropriate buffer of the facades that face a public street.

- a. An alternative higher quality development design with no negative impacts to either residential or nonresidential properties.
- b. Development restrictions imposed on the property to ensure low impact land uses, low scale buildings and a site design arrangement in which adjoining residential properties will not be negatively impacted by any change in the applicable regulations.
- c. Existing topography, hedgerows or natural features provide significant screening and an appropriate buffer for adjoining properties.
- d. Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by any change in the applicable regulations.

- e. The regulations impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative and alternative site design, building design and building arrangements area not possible. In such instances, findings shall be prepared that:
 - 1. No private rights will be injured or endangered by the waiver.
 - 2. The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

Waiver 2 – Minimum Percentage of Glass

The design standards require 15% of primary facades to be provided with glass.

We are proposing a building design that includes 15% for facades that do not include dock walls and 8% glass for the facades that include loading docks. The loading dock facades include a generous amount of glass at the areas where a future office could be located. Numerous clerestory windows are also provided in the upper portion of the dock walls. Loading dock walls on this type of building traditionally does not contain glass for security and functionality purposes.

- a. An alternative higher quality development design with no negative impacts to either residential or nonresidential properties.
- b. Development restrictions imposed on the property to ensure low impact land uses, low scale buildings and a site design arrangement in which adjoining residential properties will not be negatively impacted by any change in the applicable regulations.
- c. Existing topography, hedgerows or natural features provide significant screening and an appropriate buffer for adjoining properties.
- d. Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by any change in the applicable regulations.
- e. The regulations impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative and alternative site design, building design and building arrangements area not possible. In such instances, findings shall be prepared that:
 - 1. No private rights will be injured or endangered by the waiver.
 - 2. The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

Waiver 3 – Minimum Setback Where Abutting an Arterial Street Along I-35

Site Design Category #6 requires one of the following landscaping strategies to be used within the required minimum setback area on the edges of an industrial site that directly abuts an arterial street or any nonindustrial zoning district.

- 1. A landscaped area at the sidewalk edge that is at least fifty (50) feet deep with a minimum of seventy (70) percent porous/permeable surfaces and fifty (50) percent planted material.
- 2. A landscaped area of at least twenty (20) feet between the sidewalk edge and a fence or wall with a minimum of seventy (70) percent porous/permeable surfaces and fifty (50) percent planted material. A fence or wall must be located within the landscape area and include posts, columns, and/or pedestrian gateways a minimum of every one hundred (100) feet.

We are proposing that the landscape requirement be revised to a 20' landscape buffer without the need for a fence or wall along I-35. The intent of the code is to provide a large landscape buffer (50' minimum) between public arterial streets from industrial developments. The right of way in this case is Interstate 35. Typically, the edge of pavement of an arterial is approximately 10' from the R/W. In this case, the edge of the I-35 shoulder is approximately 85 ft from the R/W. Provided a 20' landscape buffer results in a total

buffer from edge of I-35 shoulder to edge of proposed private pavement equal to 105'. Additionally, a row of giant green arborvitae will be planted within the 20' landscape buffer. We feel this meets the intent of the code.

- a. An alternative higher quality development design with no negative impacts to either residential or nonresidential properties.
- b. Development restrictions imposed on the property to ensure low impact land uses, low scale buildings.
and a site design arrangement in which adjoining residential properties will not be negatively impacted by any change in the applicable regulations.
- c. Existing topography, hedgerows or natural features provide significant screening and an appropriate buffer for adjoining properties.
- d. Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by any change in the applicable regulations.
- e. The regulations impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design and building arrangements are not possible. In such instances, findings shall be prepared that:
 1. No private rights will be injured or endangered by the waiver.
 2. The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

Sincerely,

Daren Aldag, Development Manager
Panattoni Development Company, Inc.
12444 Powerscourt Dr., Suite 380
St. Louis, MO. 63131

Office: 314.451.5026
daldag@panattoni.com