



STAFF REPORT

Planning Commission Meeting: February 26, 2024

Application:	RZ24-0001: Request for a rezoning from the BP (Business Park) District to the C-3 (Regional Center) District and a preliminary site development plan for Midland Care Connection, Inc.
Location:	Southeast of College Blvd. and S. Ambassador St.
Owner:	Dave Sandir; Gateway Housing, LP
Applicant/Engineer:	Doug Ubben; Phelps Engineering Inc.
Developer:	Shawn Sullivan; Midland Care Connection, Inc.
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>3.89 acres</u>	Proposed Use: <u>Medical Office / Clinic;</u> <u>Elderly service center,</u> <u>nonresidential</u>
Building Area:	<u>25,575 SF</u>	Plat: <u>Unplatted</u>
Existing Zoning:	<u>BP (Business Park)</u>	Proposed Zoning: <u>C-3 (Regional Center)</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Employment Area	Vacant	BP (Business Park)
North	Employment Area	Vacant	R-4 (Residential Low-Density Multifamily)
South	Employment Area	Child Daycare / Learning Center	BP (Business Park)
East	Conventional Neighborhood	Single-Family Residential & Two-Family Residential	R-1 (Single-Family Residential) & R-2 (Two-Family Residential)
West	Employment Area	Vacant	BP (Business Park)

1. Introduction

The applicant is requesting approval of a rezoning from the BP (Business Park) District to the C-3 (Regional Center) District and a preliminary site development plan located southeast of College Boulevard and S. Ambassador Street on approximately 3.89 acres.

The applicant is proposing a single-story, 25,575 square foot facility for Midland Care Connection, Inc., a non-profit community care provider aiming to improve the quality of life for our aging population and to keep older adults at home and independent. The services Midland Care provides include the Program of All-Inclusive Care for the Elderly (PACE), hospice, home health, private duty home health, meals on wheels, palliative care and grief and loss counseling services.

Midland Care PACE will be collaborating with Evergreen Living Innovations which is a senior living community that will be located two (2) lots over from Midland Care in the Prairie Ridge Plaza development. Together, this collaboration will provide a full spectrum of services to older adults in Johnson County including meals, housing, activities, doctor visits, specialist visits, therapy, transportation, chapel services, hospice services, and more.

The proposed medical office and clinic is not permitted by right within the BP (Business Park) District, nor is the elderly services Program for All-inclusive Care for the Elderly (PACE) component of this development. However, the existing zoning Ordinance 01-67 does permit all uses in the CO and CP-O Districts which includes the requested uses. While the uses are permitted, the applicant is pursuing a rezoning to the C-3 District in order to align with current zoning district standards, remove zoning stipulations related BP (Business Park) uses, and reduce the intensity of land uses adjacent to residential properties. The requested C-3 District also aligns with the related Evergreen application also included on this agenda.

2. History

The subject property was rezoned from the C-O (Office) and C-2 (General Business) Districts to the BP District (RZ-32-96) on December 17, 1996 (Ord. 96-105) with an associated preliminary site development plan. In 2001, a zoning amendment with a revised preliminary site development plan was (RZ-10-01) approved (Ord. 01-67) with a focus on multi-story office buildings expected to range from 2 to 4 stories in height for the Ridgeview Office Center. A preliminary plat (PP-04-05) showing six lots was approved in 2005, however, the office park was never developed, and the subject property remains undeveloped.

3. Existing Conditions

The existing site is vacant with rolling topography sloping to the south and west. A mature tree line is located along the eastern property lines that will be preserved and provide an additional buffer from adjacent residential homes.



View looking southeast from intersection of College Blvd. and S. Ambassador St.



Aerial view of the subject property outlined in yellow.

4. Zoning Standards

- a. **Land Use** – Medical office and clinic, and nonresidential elderly service center are permitted uses within the C-3 District. While the future land use map of the Comprehensive Plan (PlanOlathe) designates this area as an Employment area, the C-3 District is less intense than the existing BP District and slightly more compatible with the surrounding residential neighborhoods. The C-3 District provides the opportunity for a variety of commercial and retail uses located in proximity to neighborhoods, while still providing employment opportunities in alignment with the Employment Area designation.

Uses allowed in the C-3 District include a variety of commercial uses that serve a more regional market. To ensure compatibility of land uses in the area, staff is recommending that four (4) uses be restricted on the property in addition to the uses currently restricted within the North Ridgeview Road Overlay District. Staff collaborated with the applicant on this list, and the applicant is amenable to restricting the following uses on the subject property:

1. Uses identified as prohibited for commercial districts in UDO Section 18.20.260.B of the North Ridgeview Road Corridor Overlay District are prohibited in this C-3 District.
 2. Convenience Store (includes fuel sales)
 3. Gas Station
 4. Recycling Centers
 5. Parking Lots, Surface, as Principal Use
- b. **Building Height** – Building heights within the C-3 District are limited to 40 feet. The proposed building is 24.5 feet measured at its tallest point, and therefore meets this UDO requirement.
- c. **Setbacks** – The proposed plan exceeds all setback requirements of the C-3 District. The proposed building sets approximately 78 feet from the nearest residential property line to the east.

The subject property is located within the North Ridgeview Road Corridor Overlay District which requires a (30) foot minimum parking and paving setback from the right-of-way of any public street or highway. The applicant is requesting a waiver to this setback requirement for the parking area located adjacent to Ambassador Street (see Waiver Request, Section 9).

- d. **Open Space** – The property is required to maintain 25% of the site as open space. The site provides 47% open space including open amenity space and natural vegetation, exceeding UDO requirements.

5. North Ridgeview Road Corridor (NRRC) Overlay District

The NRRC Overlay District encourages high quality design along Ridgeview Road from K-10 to 119th Street. Development within the Overlay District is subject to the design guideline standards for the NRRC area adopted pursuant to Resolution No. 01-1181 per UDO 18.20.260. The NRRC Design Guidelines ensure that developments utilize high-quality

building materials requiring minimal maintenance, decorative features and that developments are interconnected with cohesive and compatible site design.

To achieve these requirements, the applicant proposes additional plantings including a signature landscape area and pedestrian gateway, architectural wrought iron fencing, decorative pedestrian crosswalks, and parking lot landscape covering 13% of the area, exceeding the 6% requirement. Primary building materials are glass and face brick, incorporating 4-sided, high quality building design and architecture.

6. Development Standards

- a. **Access/Streets** – Access to the site will be provided from two (2) entrances connecting to the existing S. Ambassador Street. This collector street connects to both College Boulevard and S. Ridgeview Road to provide access to the arterial roadways. Turn lanes have already been constructed to serve Ambassador Street, accommodating traffic to and from the development.
- b. **Parking** – Per UDO 18.30.160, minimum parking required for both Medical Office / Clinic and Elderly Service Center, Nonresidential use is one (1) parking stall per 500 square feet. A minimum of 51 stalls is required and 105 are currently proposed.

Additionally, the NRRC Overlay District requires that parking areas for businesses should not exceed 125% of the minimum required off-street parking requirements of the UDO; which is 64 stalls. The applicant is requesting a waiver to the maximum parking requirement (see Waiver Request, Section 9).

- c. **Landscaping/Screening** – Non-residential landscaping and buffering is provided along the north edge of the property containing a mix of shrubs, deciduous, ornamental, and evergreen trees. The existing wooded area located along the eastern portion of the site will be preserved and provide screening from adjacent residential homes. Parking lot and building foundation landscaping will be provided in accordance with UDO requirements.
- d. **Tree Preservation** – A 40-foot tree preservation easement that runs the length of the east property line is being dedicated on the final plat (FP24-0001) on this agenda. Approximately 82% (0.42 acres) of existing trees on site will remain, significantly exceeding UDO requirements for tree preservation.
- e. **Stormwater/Detention** – A public stormwater system is constructed along Ambassador Street that carries stormwater runoff from the site to an existing detention basin at the corner of Ridgeview Road and 112th/Ambassador Street. The existing detention basin was approved with the adjacent Canterbury School in 2005 and will be expanded to include a new detention basin to account for the new runoff. Storm sewer will be constructed off-site to discharge the site runoff into the detention basins and to the stream channel located at the southern end of the Evergreen property to the south.
- f. **Public Utilities** – The property is located within the City of Olathe water and Johnson County Wastewater (JCWW) service areas. An existing public sanitary sewer main located on the west side of the project will serve this site. An existing 8" public water line runs parallel to S. Ambassador and connects to an 8" water main along College Boulevard and a 12" water main along Ridgeview Rd.

7. Site Design Standards

The site is designated as **Employment Area** in the PlanOlathe Future Land Use Map; however, with the proposed C-3 (Regional Center) zoning designation, the site is subject to Site Design Category 4 (UDO 18.15.120). The following is a summary of the applicable site design requirements:

- a. **Landscape Options** – Developments within this site design category must provide landscape buffer areas abutting residential zoning districts. This development provides a 40' wide tree preservation easement with existing mature trees that exceeds this requirement.
- b. **Parking Pod Size** – The maximum parking pod size is 80 spaces. The parking lot is broken up into multiple pods with the largest pod containing 38 parking spaces, in compliance with UDO requirements.
- c. **Pedestrian Connectivity** – Developments must provide enhanced pedestrian connections to encourage pedestrian use. The site provides decorative crosswalks within the development, a new sidewalk will be constructed along S. Ambassador, and a connection is provided to the existing sidewalk along College Blvd.
- d. **Driveway Connectivity** – Driveway connections to adjacent properties are not needed as the development is separated from adjacent properties by Ambassador Street to the west, College Boulevard to the north, the daycare to the south, and established residential neighborhoods to the east.
- e. **Drainage Features** – No drainage features are proposed on the subject property. Regional detention is provided on the lot directly north of the site. This detention basin will be supplemented with landscaping along the northern property line in conjunction with the Evergreen project.

8. Building Design Standards

The proposed building is subject to Office Building Design standards of UDO 18.15.020.G.8 and the NRRC Design Guidelines. The office building is an approximately 25,000 square foot, single-story building with two (2) primary façades facing west and north, and two (2) secondary façades facing south and east. The following table lists the applicable design requirements and proposed design elements for Office Buildings for the proposed medical office and clinic:

Building Design Standard	Design Requirements Proposed Design
<i>Building Entryway</i>	<i>All common building entries must be defined by being covered by a projection from the façade or by being recessed.</i> Projected entry features are provided at both entrances located along College and Ambassador St.

<i>Façade Articulation</i>	<p><i>Horizontal articulation is required every 75 feet across the length of primary façades. Vertical articulation of at least 2ft. in height is also required every 75 feet across the length of primary façades.</i></p> <p>Horizontal articulation is provided through façade offsets and projections across all primary and secondary facades. This articulation breaks the façade into bays less than 75-feet in width, meeting UDO requirements.</p> <p>Vertical articulation is provided through variation of roof form, with angled roof features and varying parapet height alternated throughout.</p>
<i>Façade Expression</i>	<p><i>Buildings less than three (3) stories in height must include one (1) tower element or similar special vertical articulation to anchor the main entry or building corner.</i></p> <p>Tower features are being provided at main entry points, and façade expression is provided through changes in material between façade bays.</p>
<i>Glass</i>	<p><i>A minimum of 25% glass is required on primary facades, and a minimum of 15% glass is required on secondary facades.</i></p> <p>Both primary facades provide 25% and 26% clear glass, and the east secondary façade incorporates 21% glass. The south secondary façade does not meet requirement for secondary facades at 12.2%; however, the applicant has agreed to provide at least 15% glass with the final site development plan submittal. Staff is recommending a stipulation to reflect this revision.</p>

Buildings will be primarily finished with a mix of brick, stone veneer, genuine stucco, and glass with metal roof trim and cement fiber siding accents. The building materials meet UDO requirements for a minimum of 70% Class 1 and 2 materials on primary facades and 50% Class 1 and 2 materials on secondary facades.

9. 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 held on January 25, 2024, in accordance with the UDO and the minutes of this meeting are included in the agenda packet. This meeting included the discussion of this project and three (3) other project applications in the area which are included on this same agenda (Evergreen, RZ24-0002), and final plat applications for Prairie Ridge Plaza Midland (FP24-0001) and Prairie Ridge Plaza Evergreen (FP-0002). Thirteen members of the public attended the meeting. Questions posed by the residents included lighting, traffic signals, grading and heights, blasting, and general construction, which were

responded to. Neither staff nor the applicant have received additional correspondence regarding the project.

10. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant submitted a justification statement for the requested waiver which is attached to this report. The applicant is requesting a waiver from:

1. **UDO 18.20.260.C** for the following site design criteria listed in the NRCC Design Guidelines:
 - a. *The parking and paving setback should be a minimum of (30) feet from the right-of-way (ROW) of any public street or highway.*
 - b. *Parking areas for businesses should not exceed 125% of the minimum required off-street parking requirements of the UDO.*

The applicant proposes a reduced parking and paving setback of (18) feet from Ambassador Street in order to accommodate the size of the building necessary for daily operations located on the site. and to accommodate the number of ADA parking stalls specific to the uses proposed. A reduced setback also allows for the preservation of the existing tree line and natural vegetation along the east property line, providing a natural buffer from the adjacent residential homes.

Staff is supportive of the requested waiver for the parking setback and quantity of additional parking needs unique to the use and services provided on site. As provided in the NRCC design guidelines, the parking maximum is established to prevent large expanses of parking lot surfaces. The proposed parking is located adjacent the interior collector street internal to the site and is divided into smaller areas with landscaping disbursed throughout the parking lot. Overall, the applicant is proposing an alternative high-quality design that incorporates high-quality building materials and features and exceeds landscaping and tree preservation requirements.

11. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as an Employment Area, which supports office parks, light industrial and complementary retail uses. While the proposed C-3 District does not directly align with the future land use map, staff is supportive of the requested change in zoning, with the recommended use restrictions, which creates a less intense district adjacent to residential uses and allows for a greater number of commercial and retail uses which directly support neighborhoods.

The proposed zoning request meets the following policy elements of the Comprehensive Plan:

LUCC-1.3: Integration with Adopted Community Plans. A variety of community plans exist to guide decision making. The City is committed to achieving a high level of coordination and integration in development and implementation of PlanOlathe, area plans, corridor plans, neighborhood plans and functional master plans.

LUCC-7.1: High Quality Design. Encourage economically reasonable efforts toward high quality architecture, urban design, and site design. Use design guidelines as a tool for new development and redevelopment. Consider the desired context and character of existing neighborhoods and commercial centers.

ES 3.1 Reinvestment in Existing Commercial and Industrial Areas. Cooperate with the private sector to foster the revitalization of existing commercial and industrial areas in order to create greater vitality.

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 Land Use and Economic Sustainability goals of providing high quality design and meeting the needs of aging populations. The site is also located within the North Ridgeview Road Overlay District which has guidelines ensuring quality development, outdoor amenities, and pedestrian linkages and connections, which this proposal aligns with.

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 surrounding area includes a mixture of single-family homes, duplexes, apartments, a daycare and future senior living and care facilities. The area to the north is undeveloped but is anticipated to be a business park/employment area with multifamily residential. The architectural style of nearby residential is traditional siding with a mix of stone and stucco.

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.

Properties to the east and south are zoned R-1 and R-2 as well as R-3 to the west across Ridgeview Road. BP and R-4 zoning is directly north. The proposed use is compatible with the existing zoning districts and a natural buffer is provided from single-family to the east and south through mature wooded areas. The requested district decreases intensity and density of the current BP district which allows for more intense uses, higher density and taller buildings. Additionally, the requested C-3 District preserves the opportunity to create a commercial node at the intersection to support nearby neighborhoods.

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

The current BP District permits a variety of office, warehousing, and light industrial uses. Additionally, office uses including the requested medical office and elderly service center uses are permitted through the established ordinance specific to this property. The requested C-3 District creates a less intense district compatible with adjacent residential

uses and allows for a greater number of commercial and retail uses which directly support neighborhoods.

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

The property has remained vacant since it was rezoned to the BP District in 1996

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

The proposed rezoning will not have any detrimental effect on nearby properties. There are significant buffers provided to nearby residential properties and the proposed building is lower scale than previously approved buildings for this property.

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

Staff has not received information indicating that the development as proposed would lead to negative impacts 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 proposed use will not cause any adverse effect on traffic and safety of the road network. The property is adjacent to a four-lane divided roadway and improved intersection at S. Ridgeview Rd. and College Blvd. Additionally, the intersection at College Blvd and Ambassador St will be upgraded to a traffic signal when the development to the north of College Blvd. is completed.

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

The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment. The applicant is maintaining over half of the existing open space and wooded area along the stream corridor.

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

The medical office and clinic will increase the property taxes generated on the property in addition to providing employment opportunities.

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.

There is no gain or detriment to the public health, safety, or welfare if the application were denied. If the application were denied, the applicant would not be able to develop the property with the proposed uses within the existing BP District.

12. Staff Recommendation

- A. Staff recommends approval of RZ24-0001, Midland Care Connection, Inc., with the following stipulations:
 - 1. The following uses are prohibited:
 - a. Uses identified as prohibited for commercial districts in UDO Section 18.20.260.B of the North Ridgeview Road Corridor Overlay District are prohibited in this C-3 District.
 - b. Convenience Store (includes fuel sales)
 - c. Gas Station
 - d. Recycling Centers
 - e. Parking Lots, Surface, as Principal Use
- B. Staff recommends approval of the preliminary site development plan with the following stipulations:
 - 1. A waiver is granted from UDO 18.20.260.C, the North Ridgeview Road Overlay District, to reduce parking and paving requirements and allow for additional parking above the maximum requirement as shown on the preliminary site development plan dated February 19, 2024.
 - 2. The building elevations must be revised to meet minimum glass material percentages for secondary facades with submittal of the final site development plan.
 - 3. 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.
 - 4. All new on-site wiring and cables must be placed underground.

Midland Care PACE Statement of Purpose

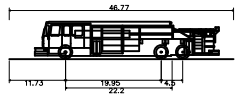
Midland Care Connection is a non-profit community care provider whose aim is to improve the quality of life for our aging population and to keep older adults at home and independent. Midland Care Connection provides care and services to 2,200 people across 22 counties in Northeast Kansas. The services Midland Care provides include the Program of All-Inclusive Care for the Elderly (PACE), hospice, home health, private duty home health, meals on wheels, palliative care and grief and loss counseling services. The Midland Care PACE program serves 600 participants in 12 Northeast Kansas counties with PACE Centers in Topeka, Lawrence, Emporia and Kansas City, Kansas. Midland Care PACE is set to expand to Johnson, Miami and Franklin Counties with a PACE Center in Olathe.

Midland Care Connection has operated a PACE program since 2007. The Program of All-Inclusive Care for the Elderly (PACE) model is centered on the belief that it is better for the well-being of seniors with chronic care needs and their families to be served in the community whenever possible. To qualify for PACE, a person must be age 55 or over, live in a PACE service area, be certified by the state to need a nursing home level of care and have a desire to remain in their homes. Midland Care PACE was recently approved by the Kansas Department for Aging and Disability Services (KDADS) and the Center for Medicare and Medicaid Services (CMS) to add Johnson, Miami and Franklin counties to its service area.

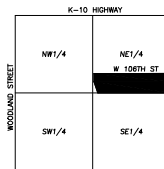
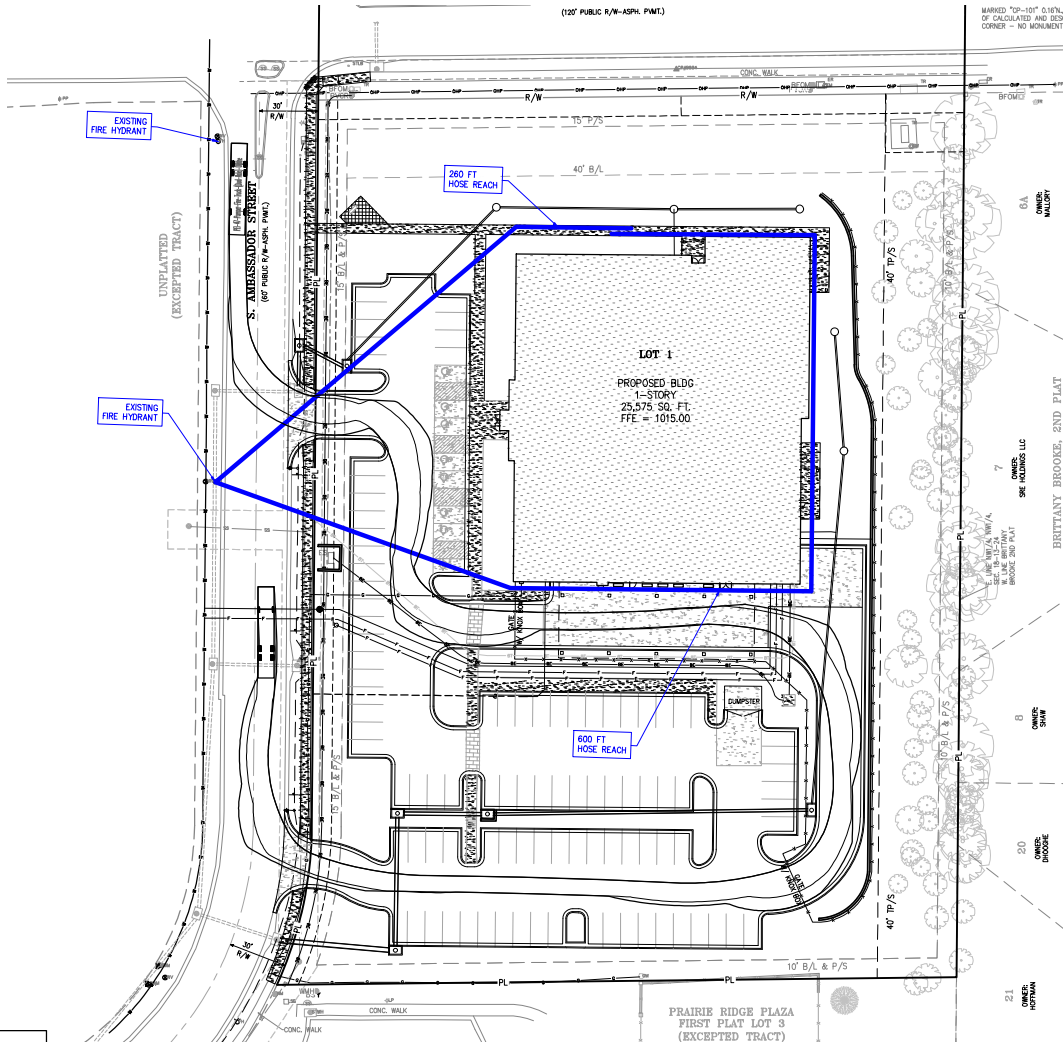
Delivering all needed medical and supportive services, Midland Care PACE program is able to provide the entire continuum of care and services to older adults with chronic care needs while maintaining their independence in their home for as long as possible. Services include the following:

- Adult day center and clinic services that offers nursing; physical, occupational, and recreational therapies; meals; nutritional counseling; social work and personal care.
- medical care provided and coordinated by a PACE physician
- All transportation is provided to and from the PACE Center through 13 buses and vans. There will be an additional 15 cars used by staff to travel from the PACE Center to participants homes to provide in-home care.
- home health care and personal care
- all necessary prescription drugs
- social services
- medical specialties, such as audiology, dentistry, optometry, podiatry and speech therapy
- respite care; and
- hospital and nursing home care when necessary

The core services to be provided at the PACE Center in Olathe will include adult day center services, primary care in the physician's clinic and therapy services. There will be 69 staff working at the PACE Center after full ramp-up with another 60 staff supporting participants in their home with intermittent daily presence at the PACE Center. Midland Care is excited to bring individualized wrap-around services to the 1,478 older adults in Johnson, Miami and Franklin Counties eligible for PACE and at risk for nursing home stays and enable them to stay in their own homes and community.



PEI-47-Pumper-Fire-Truck-(Dual-Axle)-Olathe	
Overall Length	46.770ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



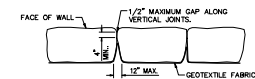
COLLEGE BLVD.
VICINITY MAP
SEC. 12-13-23



SCALE: 1"=30'

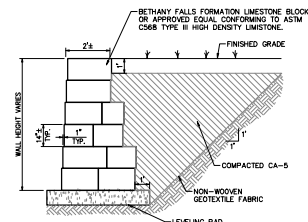
	STIPULATION	MET
1.	Fire Hydrants that supply water must meet the fire flow in accordance with IFC Appendix B105, or the sprinkler system demand, whichever is greater; otherwise the water supply for hydraulic calculations is required to extend to existing mains.	Provided
2.	Dead-end water mains with fire hydrants are not permitted unless water supply calculations can be provided that demonstrates an adequate water supply is provided; otherwise the water supply for hydrants is required to be looped to existing mains.	N/A
3.	Structures without Fire Sprinklers: Fire Hydrants are required within 400 feet of all structures without an automatic sprinkler system (travel distance).	N/A
4.	Structures with Fire Sprinklers: all portions of the buildings shall be within 600 feet of those travel distance from a hydrant(s) for buildings with an automatic sprinkler system.	Provided
5A.	A fire department connection (FDC) is required within 100 feet of a hydrant for each building with an automatic sprinkler. The FDC is required to be accessible from a fire apparatus access road.	Provided
5B.	Clear space around and immediate vicinity of fire department connections, not less than 3-feet in width, shall be provided without obstruction by fences, bushes, trees, walls, or any other fixed or moveable object.	Provided
5C.	Provide signaling on the pavement in front of the Fire Department Connection (FDC) the depth and width of vehicle access (8 feet by 20 feet). Provide a no parking sign.	Provided
6A.	Roads are required to be at least 20 feet wide, provide a 28-foot turning radius for fire apparatus to make turns, and be an all-weather surface that can support at least 75,000 pounds.	Provided
6B.	Please provide a turning template that shows Fire Department apparatus access to provide or be a 28-foot turning radius for entry points less than a 28-foot turning radius.	Provided
6C.	Where Fire Hydrants and fire department connections are provided adjacent to the road, at least that area of the road (less than 10 feet of the apparatus) is required to be 26 feet wide.	Provided
6D.	The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building is not protected by an automatic fire sprinkler system.	N/A
6E.	The fire apparatus access road shall comply with the requirement of this section and shall extend to within 200 feet of all portions of the facility and all portions of the exterior walls of the first story of the building that is protected by an automatic fire sprinkler system.	Provided

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



LIMESTONE BLOCK JOINTING DETAIL

FILL VOIDS BETWEEN BLOCKS BELOW THE TOP COURSE WITH CA-5. GAPS BETWEEN BLOCKS ON THE TOP COURSE SHALL BE FILLED WITH COMPACTED TOPSOIL AND SEEDED.



LIMESTONE BLOCK WALL DETAIL

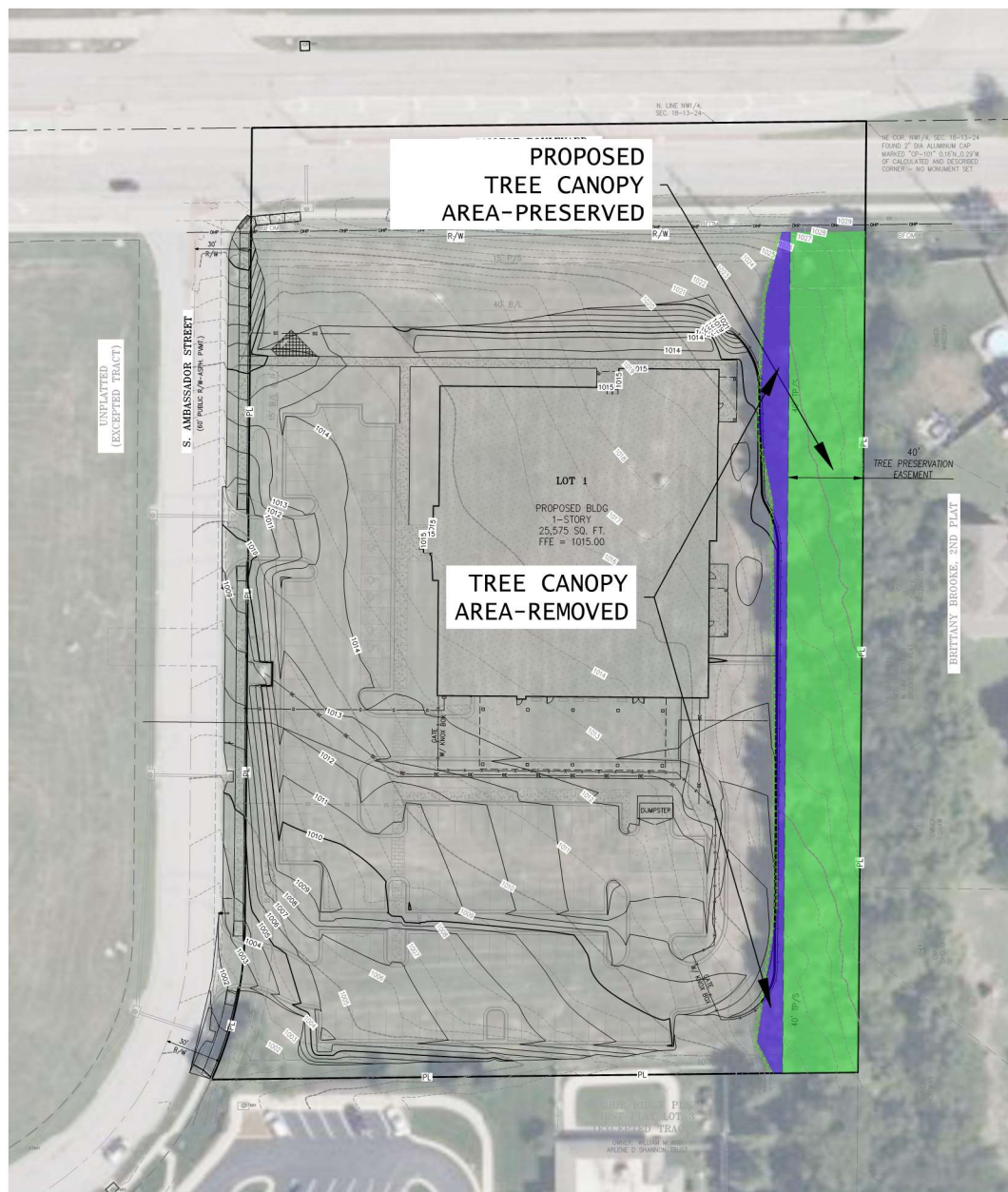
DETAIL IS CONCEPTUAL. WALLS OVER 4' IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

LEGEND

—— PL ——	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
=====	2' CURB & GUTTER
— 920 —	EXISTING CONTOURS
— 918 —	
<u>920</u>	PROPOSED CONTOURS
<u>918</u>	



SCALE: 1"=30'



ENGINEER/APPLICANT:
PHILIPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

TREE CANOPY EXHIBIT
MIDLAND CARE — JOHNSON COUNTY PACE CENTER
COLLEGE BLVD AND AMBASSADOR
OLATHE, KANSAS

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



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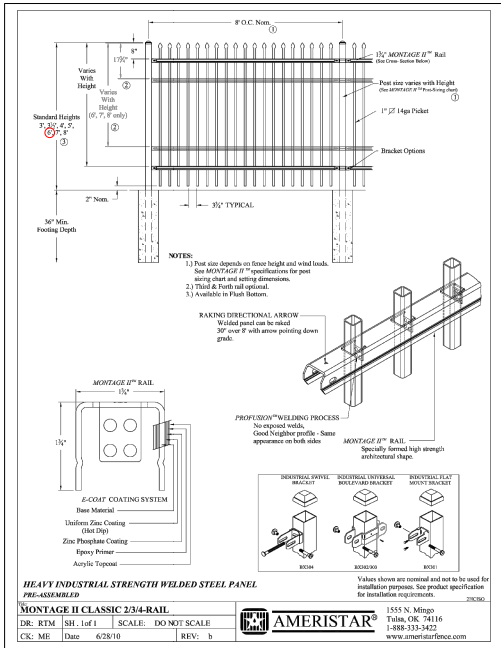


Montage Commercial steel fences have redefined the commercial fence industry with strength that matches the level of security demanded. In the past commercial fencing was defined as a chain link fence with three strands of barbed wire, today Montage Commercial ornamental fences are the standard for security fencing.

PRIMARY APPLICATIONS

- Commercial Developments
- Municipal Facilities
- Self Storage
- Parking Facilities
- Parks & Recreation
- Universities
- K-12 Schools

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619-591-1111
www.philadelphiaeng.com

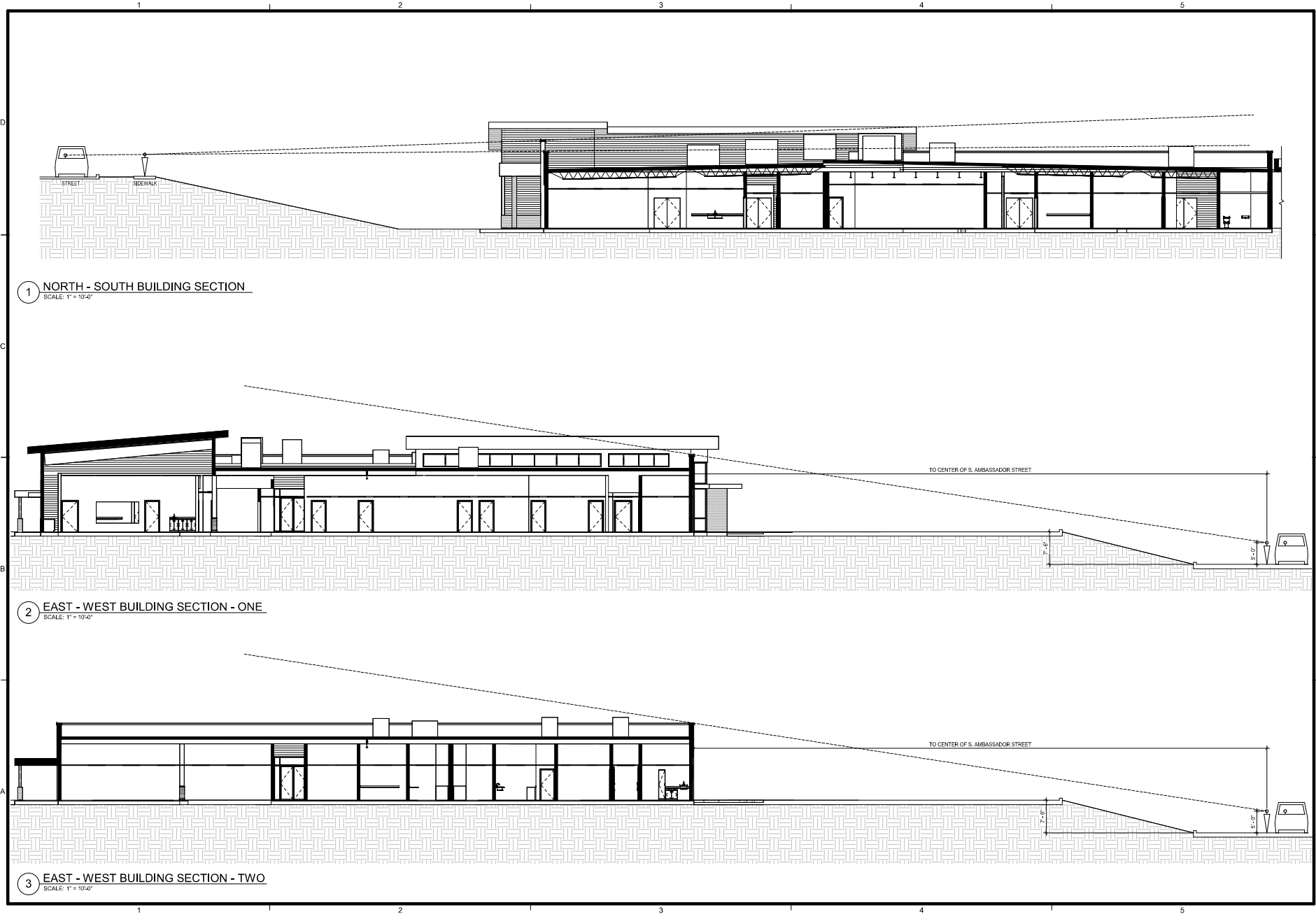


SITE PLAN
MIDLAND CARE - JOHNSON COUNTY PACE CENTER
COLLEGE BLVD AND AMBASSADOR
OLATHE, KANSAS

PROJECT NO.	23082	DATE	2-20-24	REVISIONS	BY	APP.
DATE OF APPROVAL	2-20-24	REVISIONS	COMMENTS	AND DEL.		
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SHEET
C5





PROJECT: Midland Pace Center
 DATE: 2/10/2024 11:55:55 AM
 DRAWN BY: Author



schwerdt design group
 architecture | interiors | planning
 2024 s.d. schwerdt group
 1000 N. 10th St., Suite 200
 Olathe, KS 66061-4275
 Tel: 785.772.7875
 Fax: 785.772.7875



NOT FOR CONSTRUCTION

MIDLAND CARE
MIDLAND JOCO PACE CENTER
 OLATHE, COLLEGE BLVD & S AMBASSADOR ST

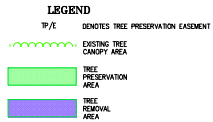
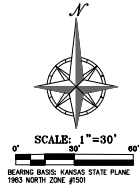
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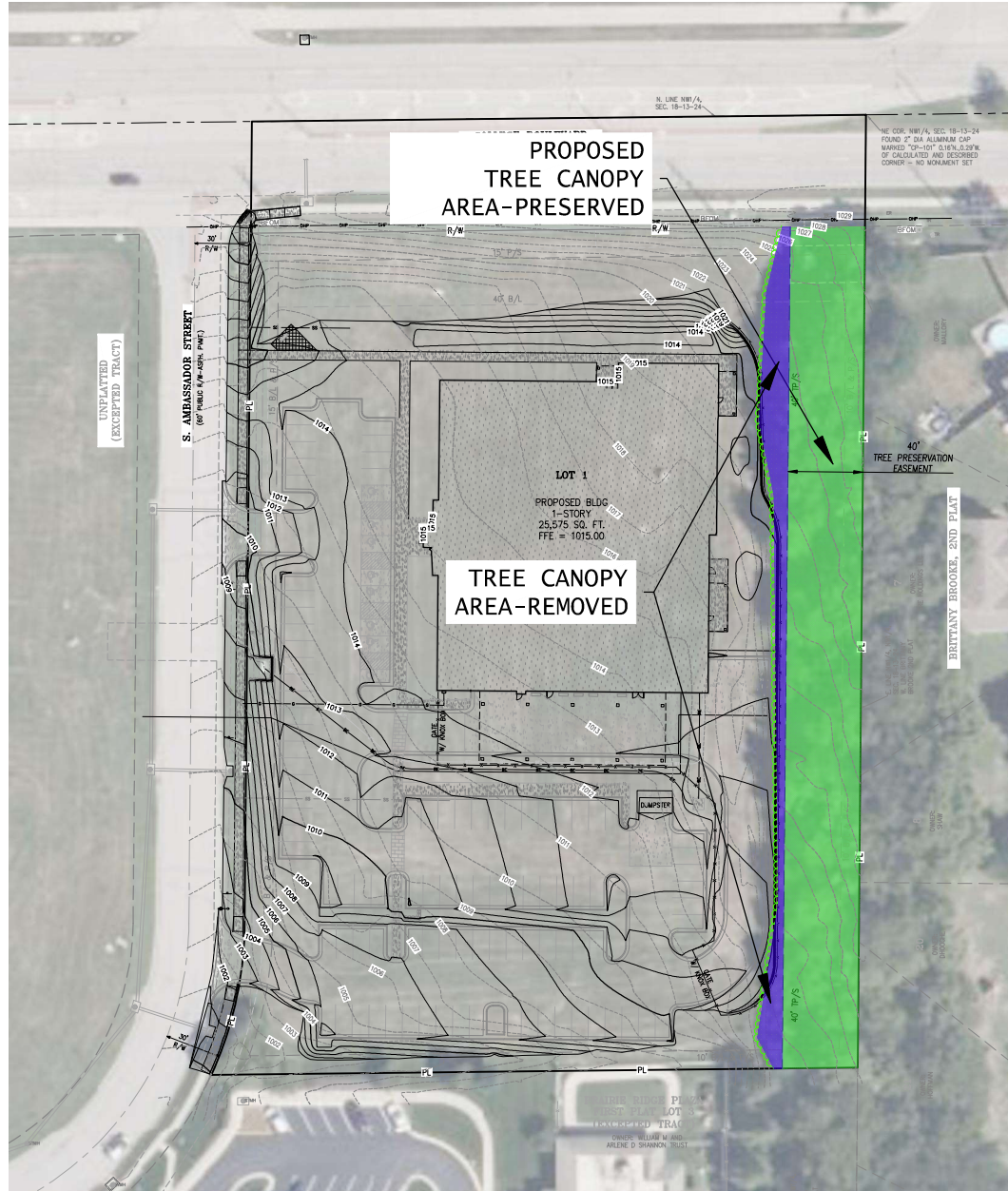
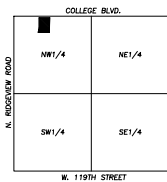
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SHEET NUMBER
A-900

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TREE PRESERVATION SUMMARY	
AREA OF TREE CANOPY	0.31 ACRES
30% OF TREE CANOPY AREA	0.15 ACRES
AREA OF TREES PRESERVED	0.42 ACRES
PERCENT OF TREES PRESERVED	82.30%



ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 64661
(913) 385-1155
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TREE CANOPY EXHIBIT
MIDLAND CARE - JOHNSON COUNTY PACE CENTER
COLLEGE BLVD AND AMBASSADOR
OLATHE, KANSAS

PROJECT NO.	25082	NO.	2	DATE	2-20-24	REVISIONS	BY	APP.
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SHEET
C4

Meeting Date: January 25, 2024, 6:30 PM

Location of Meeting: Olathe Community Center
1205 E. Kansas City Road, Olathe, KS 66061

Project: Evergreen Community and Midland Care

Project/File No.: 230919 and 230812

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Evergreen:
Chris Osborn – Evergreen, owner
Jordan Anderson – Scenic Development
Tim Fisher – Fisher Architects, architect
Doug Ubben, P.E., Phelps Engineering, civil engineer
Judd D. Claussen, P.E., Phelps Engineering, civil engineer

Midland:
Shawn Sullivan – Midland Care, owner
Corey Dehn – SDG, Inc., architect
Joel Kriss – KBS, contractor
Doug Ubben, P.E., Phelps Engineering, civil engineer
Judd D. Claussen, P.E., Phelps Engineering, civil engineer

Copy: Olathe planning staff

-
1. There were 13 residents that attended. Judd Claussen welcomed the attendees and gave a brief explanation of how the meeting was to inform the neighbors about 2 separate projects that were in the same vicinity and coming through the rezoning process at the same time. A location map was presented to show where each of the projects was located and included the site layout for each project. It was explained that each project was requesting rezoning to C-3 from the current BP zoning and the BP zoning had been in place since 1996 along with a zoning amendment that was completed in 2001. To conclude the introduction, the development teams for each project were introduced to the neighbors.
 2. Chris Osborn next took over the presentation and gave a summary of who Evergreen Community is and what they do. Chris explained how long they've been in business and the different levels of care that Evergreen provides.
 3. Judd Claussen next gave an overview of the site plan for Evergreen and explained that the project would be built in phases. Phase 1 includes:
 - 40 skilled nursing units, 1 story building
 - 40 assisted living units, 1 story building
 - 34 independent living units, 3 story building

Future phases will include a separate 3 story building with 56 independent living units and townhomes with 12 additional independent living units, single story. A summary of the trees to be saved along the east property line was presented as well as where an additional basin is being constructed for stormwater control.

4. Tim Fisher then gave an architectural overview of the Evergreen buildings and presented perspective renderings of the buildings. It was noted that the buildings will consist of stone, "smart trim" siding and trim, and stained wood accents that would be similar to what you'd see in a residential setting. The independent living units would also have balconies.
5. Shawn Sullivan next gave an overview of Midland Care including where they currently operate in Kansas and the programs they offer to assist the elderly community. Most of their clients are not in assisted living facilities and their programs assist the aging community still living at home.
6. Judd Claussen then gave an overview of the site layout for Midland Care. It was noted that there are two entrances off of Ambassador Street and the parking lot is located on the south and west sides of the building, which is on the north side of the lot. It was also noted that the trees on the eastern side of the lot would be saved within a 40' tree preservation setback. There would also be a retaining wall that would only be seen from the Midland Care side and the building would sit lower than the grade along the east property line.
7. Corey Dehn next provided an overview of the architecture for the Midland Care site. He noted that the main entry would be on the west side of the building and there would be a canopy over a drive on the south side of the building for drop offs. The east side of the building would have some outdoor space to be used by the clients during the day. It is important for Midland Care to have the trees as well along the east side of the building for shade. The building will consist of limestone, brick, and wood materials.
8. To wrap up the presentation, Judd Claussen went over the process for the rezoning and let the neighbors know there would be a public hearing at the planning commission meeting that is scheduled for February 26th at city hall in the council chambers. The planning commission is a recommending body that makes a recommendation to the city council, which will hear the matter on March 19th. Following this information, the floor was opened for questions and answers. The following are the questions that were asked.
9. Will lighting from the projects project towards the neighborhood? All the lighting will be down lighting with cut-off lenses. There will also be a photometric plan completed with the final development plans to show that lighting is not spilling over the property lines any more than allowed by ordinance.
10. What is the wall height adjacent to the townhomes? The height of the wall is roughly 10' – 12' at its tallest and will taper down from there. The exposed side of the wall is on the townhome (west) side.
11. What is the grade relationship between the proposed buildings and the existing houses to the east? Elevations of the proposed buildings were provided along with the elevations directly to the east. The proposed buildings sit lower than the existing houses to the east.

12. How many employees will each development have? Evergreen will have 90 – 100 employees and about 1/3 of those employees will be there during the maximum shift. Midland Care will have approximately 90 employees.
13. Will there need to be a traffic signal on College Boulevard or on Ridgeview Road? The intersection of College Boulevard and Ambassador Street is slated for a signal when the development approved north of College Boulevard is completed. The proposed development of Evergreen and Midland Care will not generate enough trips to warrant a signal at this time at either College Boulevard or Ridgeview Road. The median on Ambassador that restricts northbound traffic from making a left turn will be removed when the signal is installed.
14. How often will there be an ambulance coming into the developments with the sirens on? Chris Osborn with Evergreen said that very rarely do the ambulances come in with the sirens on. Most calls are non-emergency calls. Shawn Sullivan with Midland Care said they rarely have ambulances at their facility and that they have physicians on staff to assist with medical needs.
15. Will there be any blasting? The methods for excavating rock have not yet been determined and there could possibly be blasting.
16. Are there any anticipated utility interruptions to the neighbors? No, all utilities are available to both sites and only service connections will be made. There is no work needed to any mains that would cause any interruptions in their service.
17. What is the timing of the second phase of Evergreen? Estimates are that phase 2 of the Evergreen development would occur at least 5 years after opening phase 1.
18. Will there be another neighborhood meeting and city approvals before phase 2 of Evergreen? What if there are changes to the architecture? The city has criteria for what is considered significant changes. If the plan with phase 2 meets any of the criteria for a significant change, then the project would come back before the city planning commission for approval and there would be another neighborhood meeting. However, if the plan with phase 2 complies with the approved preliminary plan, then there would not be any approvals needed by planning commission.
19. Will the townhomes have basements? No, they will not have basements.
20. Will there be a trail along the east property line, since there is an easement there for a trail? No, we are not proposing a trail along the east property line. We don't feel the trail would benefit either of the developments and require taking out some of the trees to get the trail constructed. (The neighbors were in support of no trail.)
21. What time will construction start? Construction will not begin any earlier than allowed by the city's ordinance. There was some concern about construction beginning at 5:30 am like another project in the area, but the neighbors were assured that construction would not start at 5:30 am.
22. After there were no further questions the meeting concluded.

Evergreen and Midland Care Rezoning / PDP Neighborhood Meeting Summary

Jan. 25, 2024

Public Information Sign In Sheet - In Person Meeting
 Evergreen Senior Living & Midland Care/PACE
 Location: Olathe Community Center
 Thursday, January 25, 2024

No.	First and Last Name	Address	Phone #	Email
*1	Joel Kriss	OLATHE	785-224-8697	joelkriss@kbsci.com
*2	Jordan R. Anderson	Olathe	575-689-8232	jordan.anderson@senic-dev.com
*3	Tim Fisher	Lawrence	816-529-1354	tj@fisher-arch.com
*4	CORCY DEHN	TOPEKA	785-817-1377	cd@sdg-arch.com
*5	Doug Ubben	1270 N. Winchester, Olathe KS	913-393-1155	dougubben@phelpsengineering.com
*6	Chris Osborn	Olathe	913-477-8252	chriso@eliinc.org
*7	Shawn Sullivan		785-230-3033	ssullivan@midlandcc.org
8	Joela Flaxa	17725 W. 113th St Olathe	785-245-2153	jflaxa@yahoo.com
9	KEVIN HOMAN	17735 W. 117th St	913-579-3271	KHoman167@gmail.com
10	DARYL HANETTE HOUSE	18304 W. 114th St	913-609-1046	DAJHOUSE@GMAIL.COM
11	Kat Denny	17613 W. 113th Ter		Katdenny17@gmail.com
12	Peter Tomlin	11000 Kig St.	913-469-4100	RHT@pynjones.com
13	Ryan Forshue	17664 W. 111th Ter	913-909-1064	RForshue@ccskks.org
14	Kelly Meyer	17695 W. 113th St.	913-206-4608	Kellm@shgglobal.net
15	MARK DWYER	12984 S. HALLET ST.	314-320-9893	MARKDWYER87@mc.com

* Development team members

No.	First and Last Name	Address	Phone #	Email
15	Chris Heller	11431 S. Longview Rd Olathe KS 66061	913-238-7578	chahone@a5sg.com
17	DiAnne Daugherty	100 E Sunset Cir 66061	913-707-8561	ddkubotaiko@gmail.com
18	GARY DURA	17715 W. 113th St. 66061	913-302-9752	DURR@ATT.NET
19	Marge Jock	18840 W. 116		mjock@otatheks.org
20	William A. Morris	17613 W. 113th Ter		morris.w.a@gmail.com
21	Evergreen Board Member Linda Gallagher	7804 MONROVIA ST. Lenexa, KS 66316	816-890-1165	LJGallagher@kc.rr.com
*22	Joel Clausson	PEI-1270 N. Winchester Olathe	913-393-1155	jclausson@phelpsengineering.com
23				

WAIVER REQUEST
Midland Care, Olathe, KS
February 19, 2024

WAIVER REQUEST #1:

Requirement (UDO Section Table 18.20.260.C.):

C. Design Guidelines

Development within the North Ridgeview Road Corridor Overlay District shall be subject to the design guideline standards for the North Ridgeview Road Corridor Area adopted pursuant to Resolution No. 01-1181 or amendments thereto. (Ord. 02-54 §2, 2002)

CITY OF OLATHE, KANSAS

**GUIDELINES FOR NON-RESIDENTIAL DEVELOPMENT IN THE
NORTH RIDGEVIEW ROAD CORRIDOR**

FROM PAGE 2

Site Design Criteria

- a. The parking and paving setback should be a minimum of thirty feet (30 ft.) from the right-of way (ROW) of any public street or highway.

Request:

Reduce parking and paving setback to 18 feet along Ambassador Street.

Approval Criteria (18.40.240.D.2):

- a. "An alternative higher quality development design with no negative impacts to either the residential or nonresidential properties."

The waiver request is accompanied by a higher level design for the development as listed:

- *The reduction in the setback allows the site improvements to be held further off the east property line and allows for more separation from the existing residential properties to the east and the preservation of the trees along the east property line.*
- 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."
 - *The adjoining residential properties will benefit from the change to the regulations by having more separation from their properties to the building and site improvements. Tree preservation along the east property line is also possible because of this change to the regulation.*

- *The change from the previous zoning of BP to C-3 allows for lower scale buildings.*

c. "Existing topography, hedgerows or natural features provide significant screening and an appropriate buffer for adjoining properties."

- *The reduction in paving and parking setback allows for the existing trees along the east property line to remain.*

d. "Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by any change in the applicable regulations."

- *The reduction in paving and parking setback allows for the existing trees along the east property line to remain.*

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."

- *The parking and paving regulation of the North Ridgeview Overlay district would impose an unnecessary hardship to the property owner, because it wouldn't allow them to build the size of building and parking lot needed for their operation.*
- *There will not be any private rights endangered by the waiver.*
- *The public will have no loss or inconvenience by the waiver.*

WAIVER REQUEST
Midland Care, Olathe, KS
February 19, 2024

WAIVER REQUEST #2:

Requirement (UDO Section Table 18.20.260.C.):

C. Design Guidelines

Development within the North Ridgeview Road Corridor Overlay District shall be subject to the design guideline standards for the North Ridgeview Road Corridor Area adopted pursuant to Resolution No. 01-1181 or amendments thereto. (Ord. 02-54 §2, 2002)

CITY OF OLATHE, KANSAS

**GUIDELINES FOR NON-RESIDENTIAL DEVELOPMENT IN THE
NORTH RIDGEVIEW ROAD CORRIDOR**

FROM PAGE 4

- u. Parking areas for businesses should not exceed one hundred twenty-five percent (125%) of the minimum required off-street parking requirements of the Unified Development Ordinance (UDO).

Request:

Allow the number of parking stalls to exceed the minimum required off-street parking requirements and allow up to 105 parking stalls.

Approval Criteria (18.40.240.D.2):

a. "An alternative higher quality development design with no negative impacts to either the residential or nonresidential properties."

The waiver request is accompanied by a higher level design for the development as listed:

- *The parking for the site is held back 90 feet from College Boulevard and the majority of the parking is located on the opposite side of the building from College Boulevard and internal to the commercial development.*
- 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."
 - *The change from the previous zoning of BP to C-3 allows for lower scale buildings and a lower impact land use and not negatively impact the adjoining residential properties.*
- c. "Existing topography, hedgerows or natural features provide significant screening and an appropriate buffer for adjoining properties."

- *The parking lot sits lower than the residential properties to the east. There is also a retaining wall with the site and parking being on the low side of the wall and the adjacent residential properties being on the high side of the wall. The topography will help screen the parking lot and lights from the cars.*
 - *There is a continuous row of trees between the parking lot and the adjacent residential properties that will help screen the parking lot.*
- d. "Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by any change in the applicable regulations."
- *There is a continuous row of trees between the parking lot and the adjacent residential properties that will help screen the parking lot. The tree line will not be negatively impacted by the additional parking.*
- 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."
- *The restriction of the maximum parking of the North Ridgeview Overlay district would impose an unnecessary hardship to the property owner, because it wouldn't allow them have the number of parking stalls they need for daily operations of their business. The UDO doesn't have an exact minimum parking required category that fits this type of business. While the operation is closest to a medical office / clinic, there is also a community center in the building for the daily guests. There are also drivers for the vans that operate to bring elderly from their homes to the business that require parking stalls for their cars. The business owner has several other of the same businesses operating and have know that their operation will need the additional parking to operate properly.*
 - *There will not be any private rights endangered by the waiver.*
 - *The public will have no loss or inconvenience by the waiver. Not providing this waiver could cause an inconvenience to the public if parking spills out to the street or other adjacent parking lots.*