



MINUTES – Opening Remarks

Planning Commission Meeting: January 13, 2025

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

Recited Pledge of Allegiance.

Chair Janner made introductory comments. Regarding ex parte communication, the Chair requested that if a commissioner has something to report, they specify the nature of the ex parte communication when that item is reached in the agenda.

Chair Janner referenced the Planning Commission Consent Agenda, which includes four items. Chair Janner asked if any items needed to be removed for separate discussion or additional information. Seeing none, Chair Janner called for a motion.

A motion to approve MN24-1209, Planning Commission meeting minutes of December 9, 2024, was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed 7 to 0.



MINUTES

Planning Commission Meeting: January 13, 2025

Application:	<u>PR24-0022:</u> Request for approval of a revised preliminary site development plan for Hyper Energy Bar on approximately 2.54 acres, located at 2250 W. Dartmouth Street.
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A motion to approve PR24-0022 was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.20.130.C that exempts Lot 1 from the required street frontage area requirements along Santa Fe Street as shown on the preliminary site development plan November 22, 2024.
2. A waiver is granted from UDO 18.15.020.G.8.b to decrease the minimum glass requirement from 25% to a range of 15-20% on the primary facades for Lot 1 as shown on the elevations December 19, 2024.
3. A revised preliminary site development plan is required for Lot 2 prior to submittal of a final site development plan.
4. 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.



MINUTES

Planning Commission Meeting: January 13, 2025

Application:	<u>FP24-0033:</u> Request for approval of a final plat for Park 169, First Plat, containing seven (7) lots and five (5) tracts on approximately 66.39 acres, located northeast of W. 167th Street and S. US-169 Highway.
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A motion to approve FP24-0033 was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. Berms must be constructed in Tracts A, B, and a portion of C adjacent to residential prior to issuance of building permits.
2. Prior to issuance of a land disturbance permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.



MINUTES

Planning Commission Meeting: January 13, 2025

Application:	<u>FP24-0035:</u> Request for approval of a final plat for Park 169, Second Plat, containing three (3) tracts on approximately 24.16 acres, located northeast of W. 167th Street and S. US-169 Highway.
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A motion to approve FP24-0035 was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. The supplemental landscaping within the Tree Preservation Easement (TP/E) must be approved at the time of final site development plan.
2. The two (2) pedestrian connections to W. 159th Street approved with RZ24-0005 must be provided with the final site development plan.
3. Prior to issuance of a land disturbance permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.



MINUTES – Closing Remarks

Planning Commission Meeting: January 13, 2025

Kim Hollingsworth, Planning and Development Manager invited residents and attendees to participate in the Comprehensive Plan update by completing the online survey and/or mapping activity which would remain open until approximately January 24, 2025. Details are available at olatheks.org/elevateolathe.

Chair Janner thanked staff for their hard work on the plan update.

Meeting adjourned.

BUSINESS GARAGE AUTHORITY OLATHE

PRELIMINARY DEVELOPMENT PLAN

15571 SOUTH MAHAFFIE ST.
OLATHE, KS 66062
1/13/2025

MUNICIPAL CONTACT LIST

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TVANDELVE@OLATHEKS.ORG

TRAFFIC ENGINEERING

CHERYL LAMBRECHT
501 E OLD 56 HWY
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CALAMBRECHT@OLATHEKS.ORG

FIRE

JEREMY BRAITHWAITE
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JABRAITHWAITE@OLATHEKS.ORG

ENGINEERING SERVICES

CHRIS FARNEY
501 E OLD 56 HWY
OLATHE, KS 66061
CJFARNEY@OLATHEKS.ORG

UTILITY CONTACT LIST

ELECTRIC

EVERGY
16215 W 108TH ST
LENEXA, KS 66219
(888) 471-5275

WATER

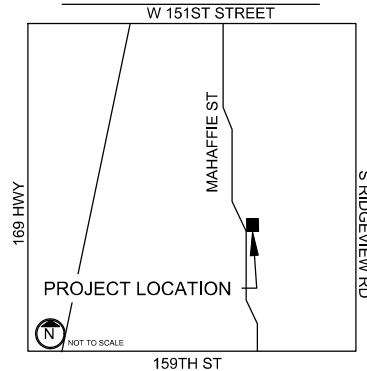
WATERONE
1047 RENNER BLVD
LENEXAS, KS 66219
(913) 895-1800

NATURAL GAS

SPIRE INC.
7500 E 35TH TER
KANSAS CITY, MO 64129
(800) 582-1234



SITE VICINITY MAP



KS SECTION 12
T14S-R23E

SHEET LIST

	TITLE
	SURVEY
C1.0	SITE PLAN
C2.0	GRADING PLAN
A1.0	FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
L-10	LANDSCAPE PLAN

PROJECT CONTACTS

ARCHITECT

DAVID ESKOV ARCHITECTURE
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DAVID ESKOV
ESKOVARCH@OUTLOOK.COM

ENGINEER OF RECORD

AUBRY ENTERPRISES
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15105 METCALF AVE UNIT A
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JAY.ODELL@AUBRYENTERPRISES.COM

DEVELOPER

BUSINESS GARAGE AUTHORITY, INC
13003 WALMER STREET
OVERLAND PARK, KS 66209
(913) 915-9885

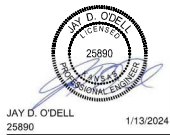
SURVEYOR OF RECORD

ALLENBRAND-DREWS & ASSOCIATES
122 N WATER STREET
OLATHE, KS 66061
(913) 764-1076

APPROVED BY

NAME

DATE



DAVID ESKOV
21466 W 120TH ST
OLATHE, KS 66061



ENGINEERING FIRM OF RECORD

REV	DESCRIPTION	DATE

BUSINESS GARAGE
AUTHORITY
OLATHE

1/13/2025

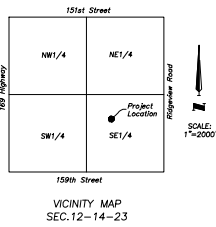
PRELIMINARY
DEVELOPMENT
PLAN

15571 SOUTH
MAHAFFIE ST.
OLATHE, KS 66062

TITLE

WORK PERFORMED:
Partial topographic survey of Lot 1, MAHAFFIE BUSINESS PARK VI.

GENERAL NOTES:
This survey is topographic only, any boundary information shown graphic use only, and does not constitute a boundary survey.
Elevations shown hereon take from the First Plat of MAHAFFIE BUSINESS PARK VI, no title search was completed for this survey.
The subject property address is to 15587 S Mahaffie Street.
Elevations shown hereon are based on NAVD83, contours are in 1 foot intervals.



I hereby certify that this topographic survey was completed by me or under my direct supervision. Date of field work 11/25/2024.



Robert Craig Sandlin KS LS 1602

Job No. 2024-0089
Johnson County, Kansas
2024-0089 SUR.DWG



Note:

1. Visual Indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1-800-344-7233.

2. The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

TOPOGRAPHIC SURVEY

15587 S MAHAFFIE

CLIENT
Aubrey Enterprises
5912 Maple Street
Wixom, KS 66202

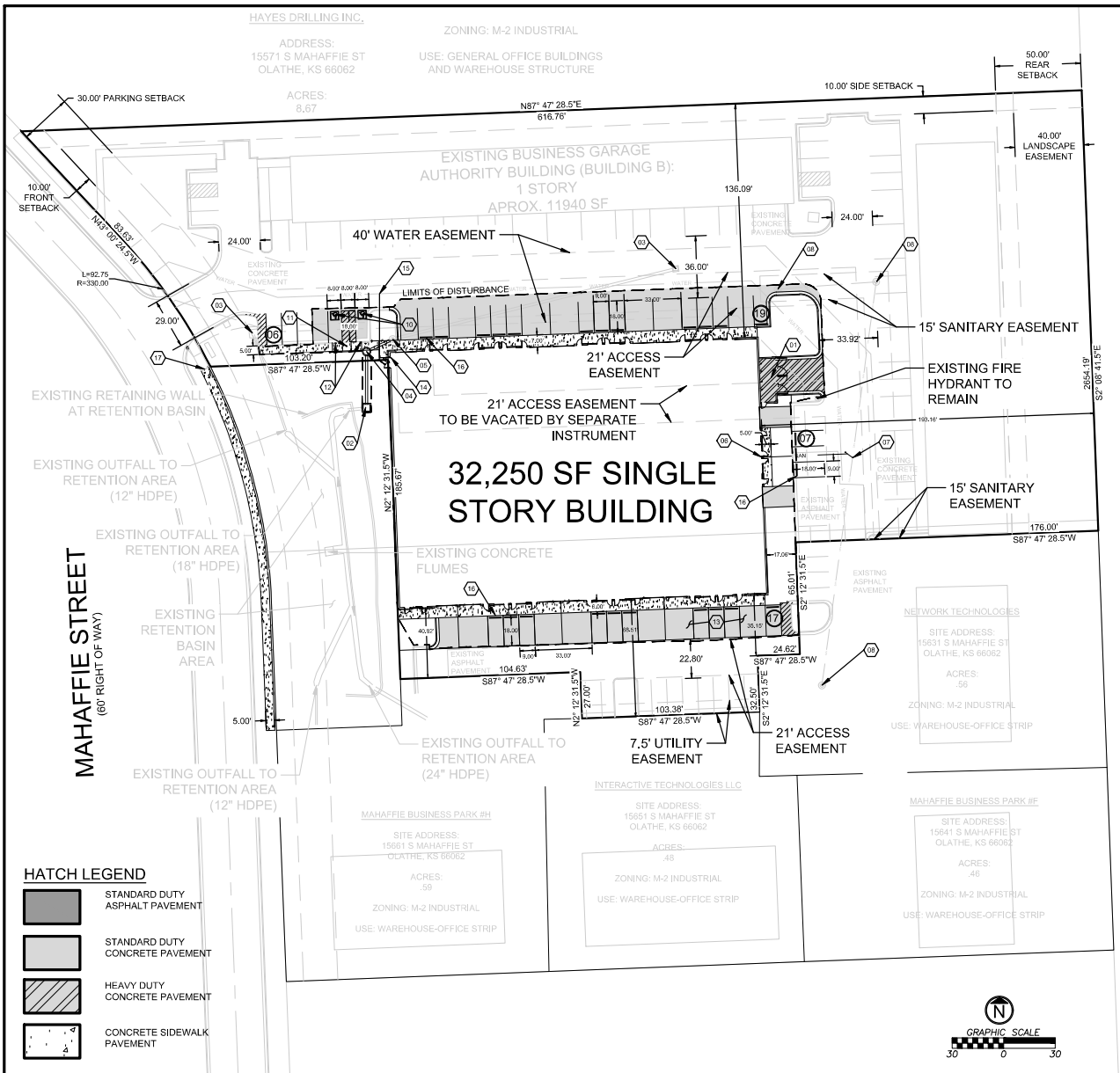
29390 W 119th Street, Olathe, KS 66061
Office: 913-717-8538
COPYRIGHT © 2024-Beyond Surveying, LLC
www.beyondsurveying.com



LEGEND:
FH = FIRE HYDRANT
MB = MAILBOX
MS = METAL SIGN
TEP = TELEPHONE PEDESTAL
TM = TEMP BENCHMARK
UMH = UNKNOWN MH
WV = WATER VALVE

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

SITE PLAN



SITE DATA

ZONING	M-2 (INDUSTRIAL)
TOTAL PROPERTY AREA	3.35 ACRES (145,926 SQ. FT.)
DISTURBED AREA	1.15 ACRES (50,094 SQ. FT.)
FRONT SETBACK	10 FT.
REAR SETBACK	50 FT.
SIDE SETBACK	10 FT.
PARKING SETBACK	30 FT.
PROPOSED PARKING COUNT	49 (2 ADA)
PROPOSED BUILDING AREA	32,250 SQ. FT.

BUILDING DATA

BUILDING GROSS SF	32,250 SQ FEET
EXISTING FLOOR AREA RATIO	(24,110)/(145,926) .165
PROPOSED AREA RATIO	(56,360)/(145,926) .386

PARKING DATA

CITY REQUIREMENT - 1 PARKING STALL PER 800 SQ FT

REQUIRED PARKING	41
PROVIDED PARKING	49
ADA ACCESSIBLE REQUIRED	2
ADA ACCESSIBLE PROVIDED	2

CONSTRUCTION NOTES

- 01 TRASH ENCLOSURE
02 PROPOSED STORMWATER INLET
03 EXISTING STORM WATER INLET
04 PROPOSED STORMWATER MANHOLE
05 EXISTING STORMWATER MANHOLE
06 SANITARY BUILDING CONNECTION
07 SANITARY SERVICE CONNECTION TO MAIN
08 EXISTING SANITARY MANHOLE
09 PROPOSED SANITARY MANHOLE
10 ADA PARKING MARKINGS
11 ADA RAMP
12 ADA PARKING SIGN
13 STANDARD PARKING MARKINGS
14 WATER SERVICE CONNECTION TO BUILDING
15 WATER SERVICE CONNECTION TO MAIN
16 CONCRETE WHEEL STOP
17 PROPOSED ADDITION TO EXISTING SIDEWALK ALONG MAHAFFIE ST

SITE NOTES

- A. ALL EXTERIOR GROUND MOUNTED AND ALL ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS, AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
- B. ALL NEW ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
- C. ALL SIGNAGE IS APPROVED ADMINISTRATIVELY THROUGH A SEPARATE APPLICATION.



JAY D. O'DELL
25890 1/13/2024

AGENT
DAVID ESKOV
21466 W 120TH ST
OLATHE, KS 66061



KANSAS OFFICE
5912 MAPLE STREET
MISSION, KS 66202

ENGINEERING FIRM OF RECORD

[illegible]

**BUSINESS GARAGE
AUTHORITY
OLATHE**

1/13/2025

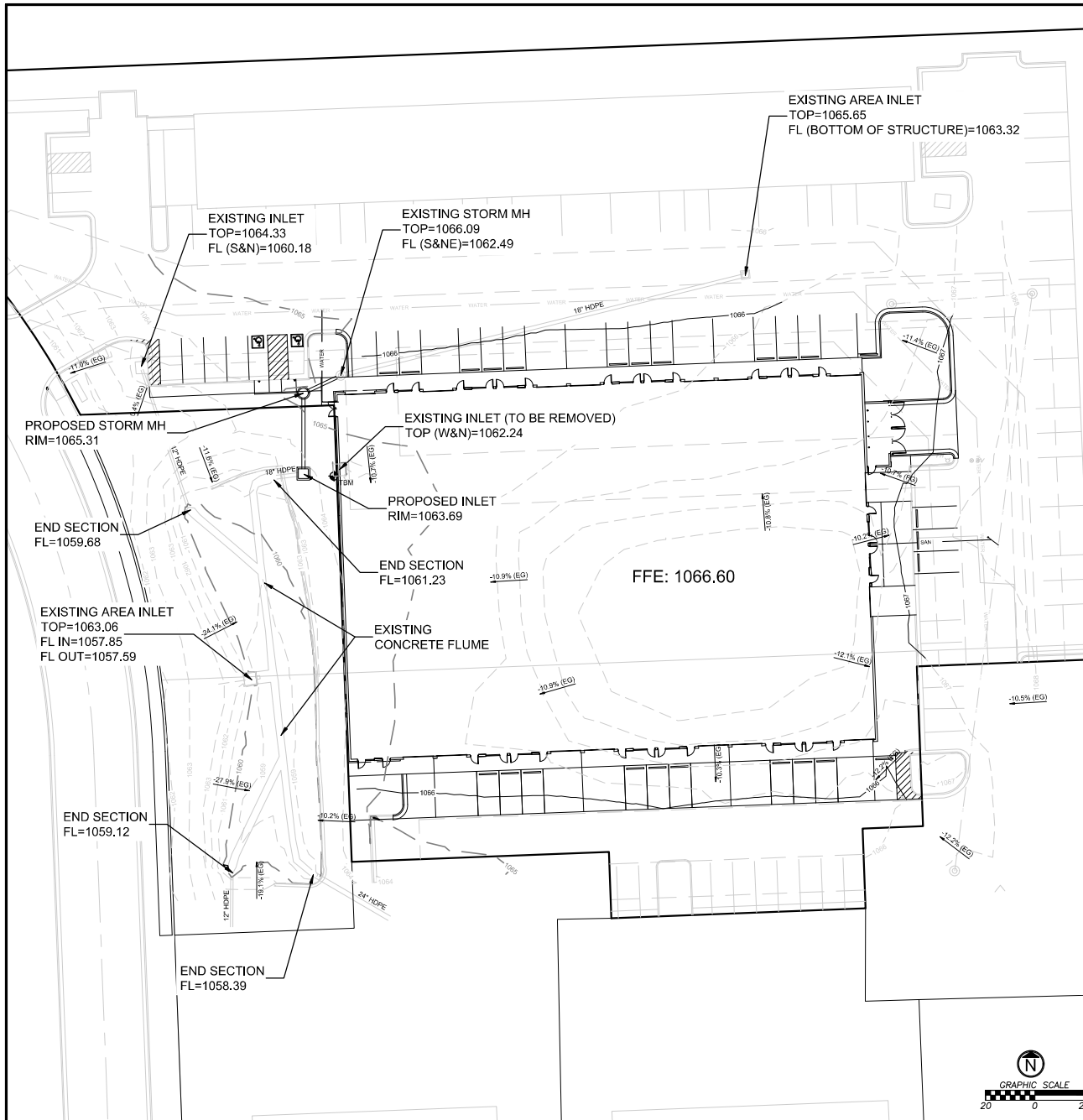
PRELIMINARY DEVELOPMENT PLAN

15571 SOUTH
MAHAFFIE ST.
OLATHE, KS 66062

SITE PLAN

C1.0

GRADING PLAN



GRADING NOTES

1. GRADING MATERIALS AND PROCEDURES SHALL BE IN ACCORDANCE WITH KDOT TECHNICAL SPECIFICATIONS. ANY REQUIREMENTS SET FORTH IN THE PLANS THAT ARE IN CONFLICT WITH KDOT STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD
2. FILL MATERIALS SHALL BE PLACED IN ACCORDANCE TO KDOT STANDARDS AND AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER
3. CONTRACTOR SHALL OPERATE UNDER THE TERMS AND PERMITS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT AND PERMITTED THROUGH THE STATE OF KANSAS.
4. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, TOPSOIL, AGGREGATE BASES, ETC WHEN GRADING THE SITE
5. ALL EXCAVATIONS AND EMBANKMENTS SHALL COMPLY WITH THE REQUIREMENTS OF KDOT AND JOHNSON COUNTY. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED, NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.
7. UNLESS OTHERWISE NOTED, ALL PAVEMENT GRADES SHALL BE ASSUMED 6" LOWER THAN TOP OF CURB ELEVATIONS.

GRADING LEGEND

---	EXISTING 5' CONTOUR	TP XX	PROPOSED TOP OF PAVEMENT ELEVATION
---	EXISTING 1' CONTOUR	TS XX	PROPOSED TOP OF SIDEWALK ELEVATION
---	FUTURE 5' CONTOUR	TC XX	TOP OF CURB ELEVATION
---	FUTURE 1' CONTOUR	EX XX	EXISTING TOP OF CURB ELEVATION
---	PROPOSED 5' CONTOUR	EX XX	EXISTING ELEVATION
---	PROPOSED 1' CONTOUR	EX TP XX	EXISTING TOP OF PAVEMENT ELEVATION
---	PROPOSED HIGH POINT/ RIDGE	EX TS XX	EXISTING TOP OF SIDEWALK ELEVATION

PROJECT BENCHMARK

TBM
 N: 202598.3300
 E: 2222606.9430
 ELEV: 1065.42



JAY D. O'DELL
 25890
 1/13/2024

DAVID ESKOV
 21466 W 120TH ST
 OLATHE, KS 66061



ENGINEERING FIRM OF RECORD

REV	DESCRIPTION	DATE

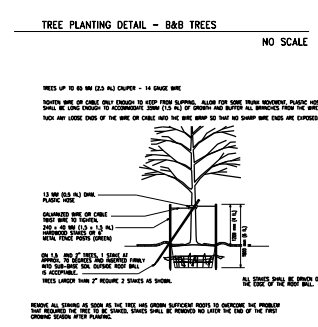
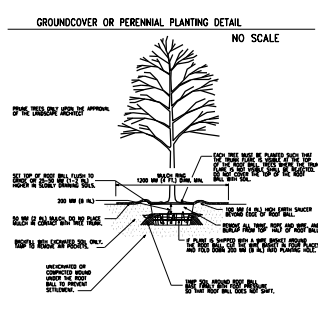
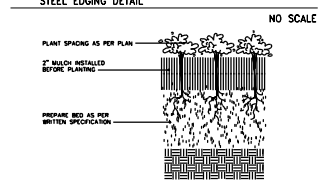
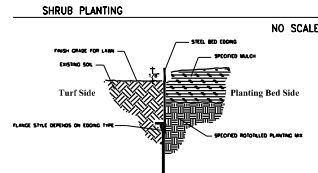
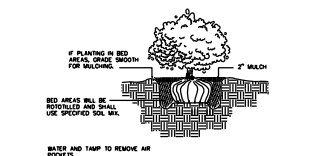
BUSINESS GARAGE
 AUTHORITY
 OLATHE

1/13/2025

PRELIMINARY
 DEVELOPMENT
 PLAN

15571 SOUTH
 MAHAFFIE ST.
 OLATHE, KS 66062

GRADING
 PLAN
C2.0



GENERAL LANDSCAPING NOTES:

1. PROVIDE NURSERY'S STANDARD ONE YEAR WARRANTY ON ALL MATERIALS.
2. ALL TREE WELLS & SHRUB BEDS TO RECEIVE AN INITIAL PRE-EMERGENT AND SHALL BE 6" OF SHREDED HARDWOOD (DARK BROWN) MULCH.
3. DARK BROWN MULCH TO BE 2" THICKNESS. TREATMENT OF DARK BROWN MULCH SHALL BE: "RUSHY CONCRETE CURBS, 12" BUSHY CONCRETE CURBS.
4. ANY TREES INSTALLED WITHIN 10' OF A DRIVEWAY OR CURB SHALL INCLUDE ROOT BARRIER MATERIALS INSTALLED AT THE TIME OF TREE PLANTING.
5. SPRINKLE TURF AND MULCH AREAS WITH STANDARD COURTESY. SITE DRAINAGE AS APPROVED BY ARCHITECT.
6. CONTRACTOR SHALL IMMEDIATELY WATER ALL PLANT MATERIALS FOLLOWING PLANTING AND CONTINUE WATERING & MAINTENANCE UNTIL OWNER ACCEPTANCE.
7. ALL PLANTING MATERIALS SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & PEST INFESTATION AND TRUE TO THE TYPE, CULTIVAR, SIZE, COLOR AS SPECIFIED. SUBSTITUTIONS SHALL BE APPROVED BY ARCHITECT. INSTALLATION SHALL FOLLOW SOUND PROFESSIONAL PLANTING PRACTICES, LAND USE PLAN, UNIFORM AND CONSISTENT PATTERN, AND TRUE TO THE LANDSCAPE PLAN.
8. ALL LAND AREA WHICH IS NOT PAVED OR COVERED BY BUILDINGS MUST BE BROUGHT TO FINISHED GRADE AND PLANTED WITH TURF OR OTHER APPROPRIATE GROUND COVER.
9. AT LEAST 1/3 OF THE PLANTINGS MUST BE INDIGENOUS SPECIES.
10. THE DEVELOPER, ITS SUCCESSOR AND/OR SUBSEQUENT OWNERS, AND THEIR AGENTS MAINTAIN LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT.
11. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE, AND/OR DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED & REPLACED.
12. THE PROPERTY OWNER SHALL MAINTAIN LANDSCAPING AREAS IN GOOD CONDITION AND IN A MANNER THAT PRESENTS A HEALTHY, NEAT AND CARED FOR APPEARANCE. THE MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING, OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
13. ALL EXTERIOR LIGHTS AND ALL EXTERIOR BUILDING MATERIALS, VENTS, PIPING, ROOT ACCESS LADDERS, AND UTILITY METERS MUST BE LOCATED OUT OF VIEW, OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS & RESIDENTIALLY DEVELOPED OR ZONED PROPERTIES. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE MEASURES.
14. ALL GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT (INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY WATER BANKS, AND COOLERS) MUST BE SCREENED FROM PUBLIC VIEW WITH 3-FOOT LANDSCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

CITY LANDSCAPING NOTES:

- A. Plant materials which exhibit evidence of insect pests, disease and/or damage must be appropriately treated. Dead plants must be promptly removed and replaced.
- B. All landscaping is subject to periodic inspection by the Planning Official or designee.
- C. The property owner will maintain landscape areas in good condition and in a way that presents a healthy, neat and orderly appearance. This maintenance must include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, in accordance with acceptable horticultural practices.
- D. The City may cause removal of any dead or diseased trees, plants and shrubs on private property within the City, when these trees, plants and shrubs constitute a potential threat to other trees, plants or shrubs within the City.
- E. No trees, shrubs, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDCC).
- F. No trees will be planted within 15 feet of a streetlight.

LANDSCAPE SCHEDULE					
SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE (MIN)	QTY
	A	JAPANESE YEW	TAXUS CUSPIDATA	2 GAL	18
	B	BLUE CAT GRASS	HELIOTRICHON SEMPERVIRENS	2 GAL	20
	C	BARBERRY	BERBERIS THUNBERGII	2 GAL	25
	D	EASTERN REDBUD	CERIS CANADENSIS	4" HIGH	7
	E	EXISTING PLANTING			
	F	SUGAR MAPLE TREE	SACCHARUM VAR.	2" CAL	3
		MULCH TO MATCH EXISTING W/ STEEL EDGING, TYP.			

David Eskov
Architect

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eskovarch@outlook.com
913-264-3660

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ADA Compliance
Certification
To attest to my professional knowledge, I hereby certify that this project complies with the Americans with Disabilities Act, including the current ADA Title II "Design Guidelines."

David Eskov

PLANNING
DECEMBER 18, 2024

Revisions
PLANNING COMMENTS 11/20/25

BUSINESS GARAGE AUTHORITY, INC

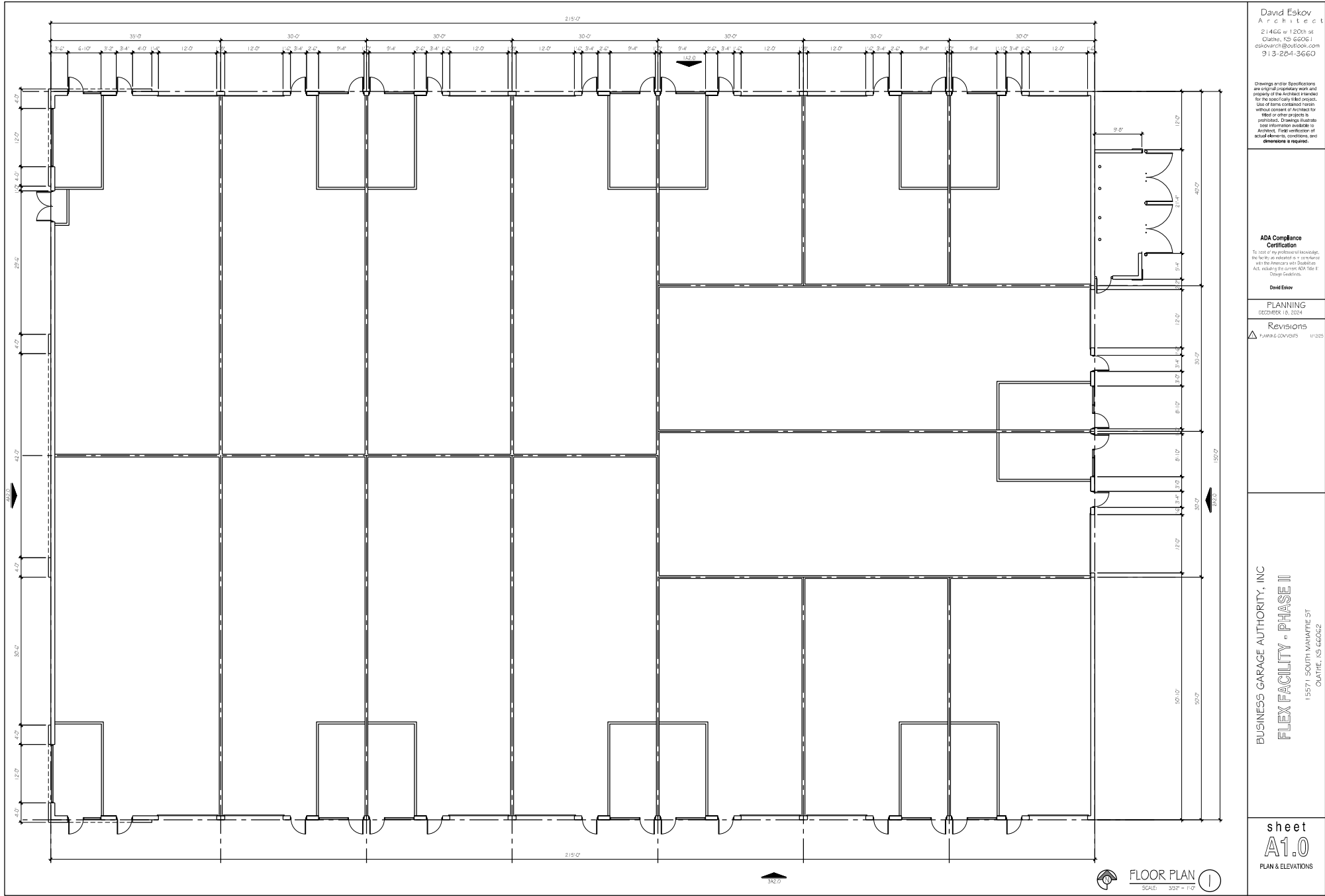
FLEX FACILITY - PHASE II

15571 SOUTH MANHATTAN ST
OLATHE, KS 66062

sheet
L1.0

LANDSCAPE PLAN

LANDSCAPE PLAN
SCALE: 1"=20'



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ADA Compliance Certification
To best of my professional knowledge, the facility is intended to be in compliance with the Americans with Disabilities Act, including the current ADA Title II Design Guidelines.

David Eskov

PLANNING
DECEMBER 18, 2024

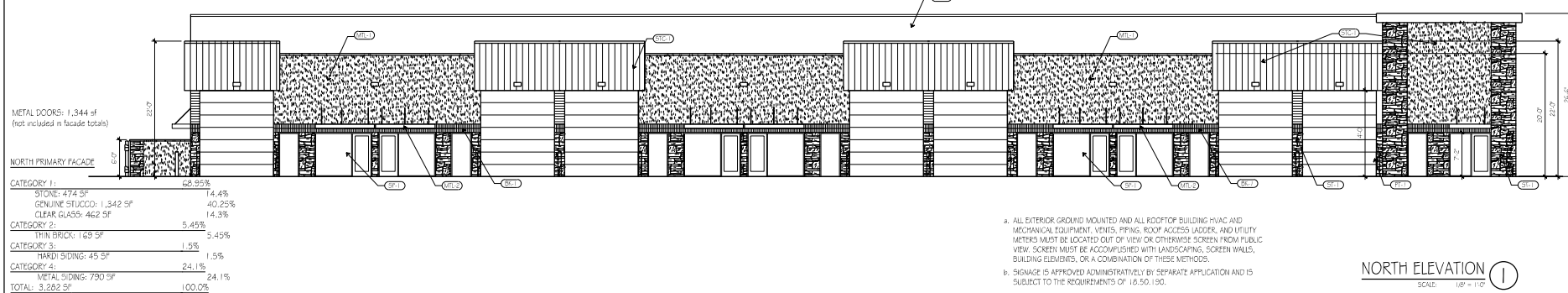
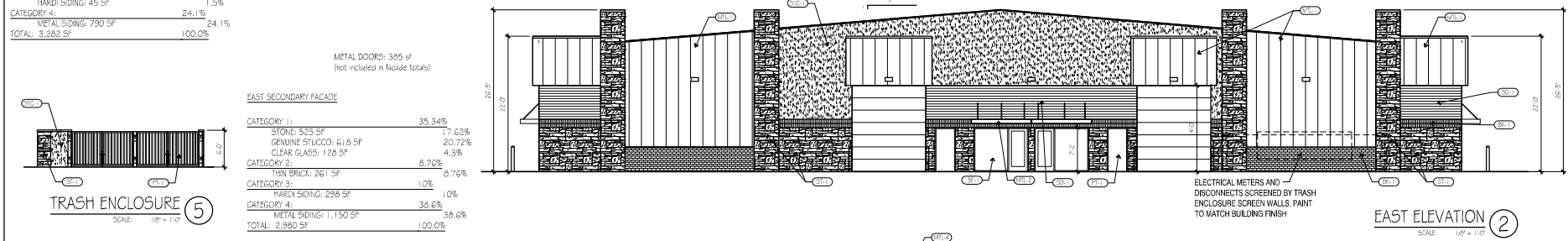
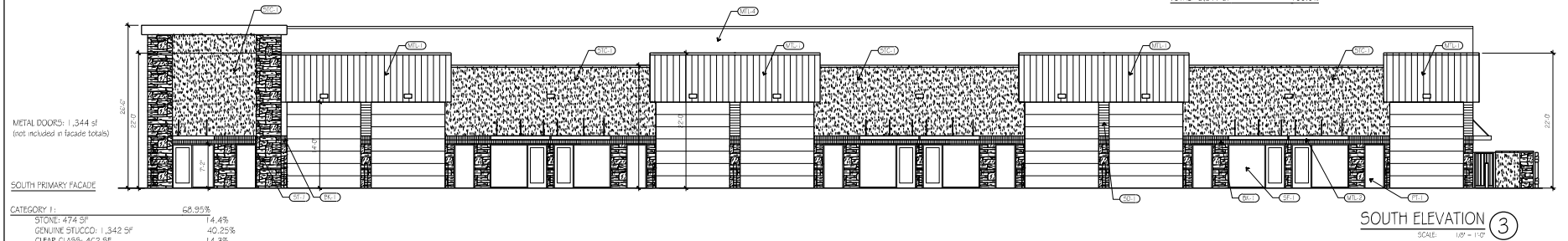
Revisions
PLANNING CONCEPTS 11/2025

BUSINESS GARAGE AUTHORITY, INC
FLEX FACILITY - PHASE II
15571 SOUTH MANHATTAN ST
OLATHE, KS 66062

sheet
A1.0
PLAN & ELEVATIONS

 **FLOOR PLAN 1**
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH LEGEND			
MARK	MATERIAL	COLOR	NOTES
SF-1	STOREFRONT	BLACK	
PT-1	PAINT	BURNISHED SLATE	
MTL-1	METAL PANEL	MATCH PEARL ASH	
MTL-2	METAL CANOPY	BLACK	
MTL-3	PRE-FIN OVERHEAD DOOR	HEARTHROB	
MTL-4	METAL ROOF PANEL	BURNISHED SLATE	
ST-1	MANUFACTURE STONE	CANYON STONE-MOUNTAIN	
STC-1	GENUINE STUCCO	DRYVIT- PEARL ASH	
BK-1	THIN BRICK	CANYON STONE - DARK CHARCOAL	
SD-1	HARD/PLANK SIDING	MATCH PEARL ASH	



- a. ALL EXTERIOR GROUND MOUNTED AND ALL ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDER, AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREEN FROM PUBLIC VIEW. SCREEN MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEVATIONS, OR A COMBINATION OF THESE METHODS.
- b. SIGNAGE IS APPROVED ADMINISTRATIVELY BY SEPARATE APPLICATION AND IS SUBJECT TO THE REQUIREMENTS OF 18.50.150.

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ADA Compliance
Certification
To attest to the professional knowledge, the Architect is not to be construed as a guarantee with the American with Disabilities Act, including the current ADA Title II Design Guidelines.

David Eskov

PLANNING
DECEMBER 18, 2024

Revisions
PLANNING CONCEPTS 11/2025

BUSINESS GARAGE AUTHORITY, INC
FLEX FACILITY - PHASE II
15571 SOUTH MANHATTAN ST
OLATHE, KS 66062

sheet
A2.0
EXTERIOR ELEVATIONS

EXTERIOR FINISH LEGEND			
MARK	MATERIAL	COLOR	NOTES
SF-1	STOREFRONT	BLACK	
PT-1	PAINT	MATCH EXISTING	
MTL-1	METAL PANEL	MATCH EXISTING	
MTL-2	METAL CANOPY	MATCH EXISTING	
ST-1	MANUFACTURE STONE	MATCH EXISTING	
STC-1	STUCCO	MATCH EXISTING	
BK-1	THIN BRICK	MATCH EXISTING	
SD-1	HARDPLANK SIDING	MATCH EXISTING	



PHASE I ELEVATION ②

SCALE: N.T.S.



PHASE I ELEVATION ①

SCALE: N.T.S.

David Eskov
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ADA Compliance

Certification
To the best of my professional knowledge, the design is intended to be in compliance with the Americans with Disabilities Act, including the current ADA Title II Design Guidelines.

David Eskov

PLANNING
DECEMBER 18, 2024

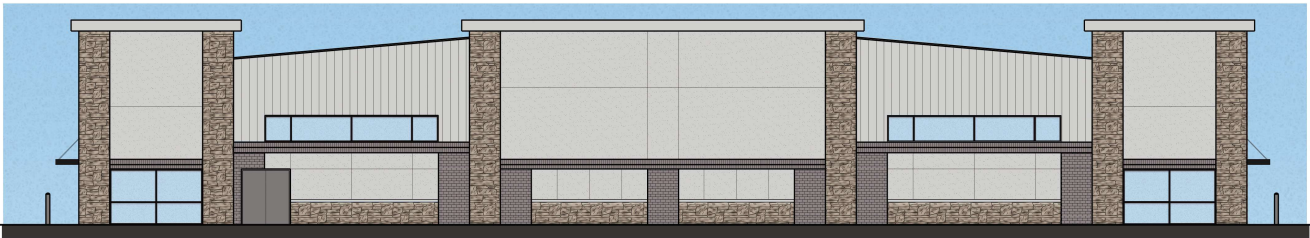
Revisions

BUSINESS GARAGE AUTHORITY, INC
FLEX FACILITY - PHASE II

15571 SOUTH MANARPIE ST
OLATHE, KS 66062

sheet
A2.1
EXTERIOR ELEVATIONS

EXTERIOR FINISH LEGEND			
MARK	MATERIAL	COLOR	NOTES
SF-1	STOREFRONT	BLACK	
PT-1	PAINT	BURNISHED SLATE	
MTL-1	METAL PANEL	MATCH EXISTING	
MTL-2	METAL CANOPY	BLACK	
MTL-3	PRE-FIN OVERHEAD DOOR	HEARTHROB	
ST-1	MANUFACTURE STONE	CANYON STONE-MOUNTAIN	
STC-1	GENUINE STUCCO	DRYVIT- PEARL ASH	
BK-1	THIN BRICK	CANYON STONE - DARK CHARCOAL	
SD-1	HARDPLANK SIDING	MATCH PEARL ASH	



David Eskov
Architect
21466 W 120th St.
Olathe, KS 66061
eskovarch@outlook.com
913-284-3660

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ADA Compliance
Certification
To best of my professional knowledge,
the facility as indicated is in compliance
with the Americans with Disabilities
Act, including the current ADA Title II
Design Guidelines.

David Eskov

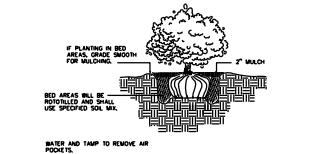
PLANNING
DECEMBER 18, 2024

Revisions

BUSINESS GARAGE AUTHORITY, INC
FLEX FACILITY - PHASE II
15571 SOUTH MAHAFIE ST
OLATHE, KS 66062

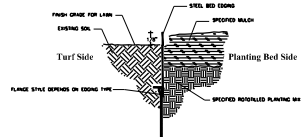
sheet
A2.0
EXTERIOR ELEVATIONS





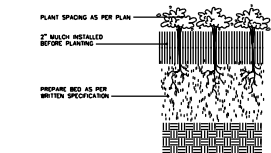
SHRUB PLANTING

NO SCALE



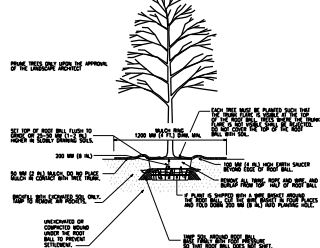
STEEL EDGING DETAIL

NO SCALE



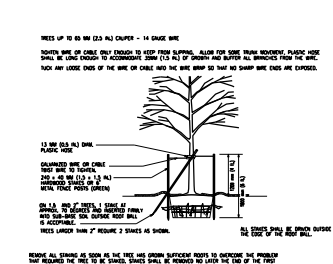
GROUNDCOVER OR PERENNIAL PLANTING DETAIL

NO SCALE



TREE PLANTING DETAIL - 8-10 TREES

NO SCALE



TREE STAKING DETAIL - TREES UP TO 3 INCH CALIPER

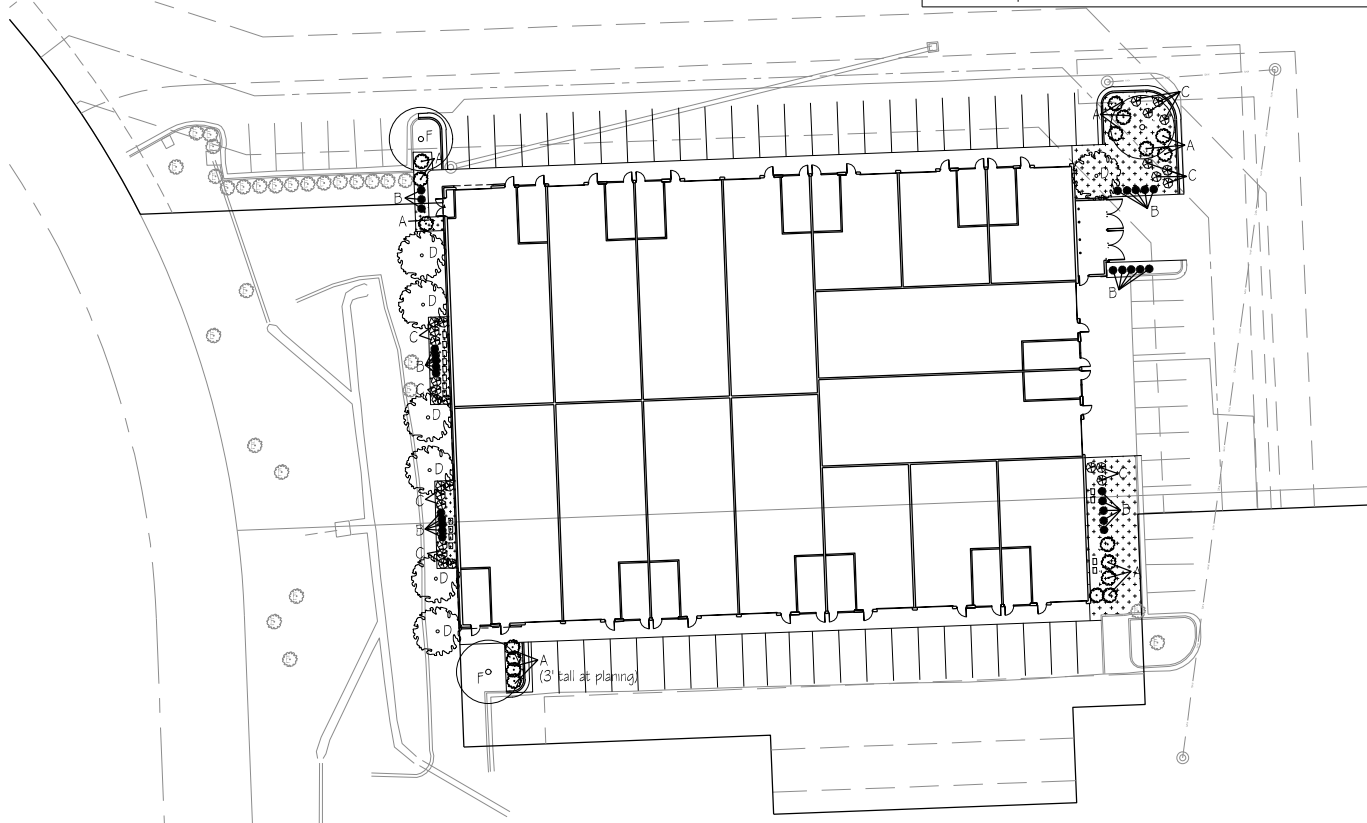
NO SCALE

GENERAL LANDSCAPING NOTES:

1. PROVIDE NURSERY'S STANDARD ONE YEAR WARRANTY ON ALL MATERIALS.
2. ALL TREE WELLS & SHRUB BEDS TO RECEIVE AN INITIAL PRE-EMERGENT AND SHALL BE 6" OF SHREDED HARDWOOD (DARK BROWN) MULCH.
3. DARK BROWN MULCH TO BE 5" THICKNESS. TREATMENT OF DARK BROWN MULCH SHALL BE "BUSHY CONCRETE CURBS" 12" BUSHY CONCRETE CURBS.
4. ANY TREES INSTALLED WITHIN 5' OF A DRIVEWAY OR CURB SHALL INCLUDE ROOT BARRIER MATERIALS INSTALLED AT THE TIME OF TREE PLANTING.
5. SPRINKLE TURF AND MULCH AREAS WITH STANDARD COURTESY. SITE DRAINAGE AS APPROVED BY ARCHITECT.
6. CONTRACTOR SHALL IMMEDIATELY WATER ALL PLANT MATERIALS FOLLOWING PLANTING AND CONTINUE WATERING & MAINTENANCE UNTIL OWNER ACCEPTANCE.
7. ALL PLANTING MATERIALS SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & PEST INFESTATION AND TRUE TO THE TYPE, CULTIVAR, SIZE, COLOR AS SPECIFIED. SUBSTITUTIONS SHALL BE APPROVED BY ARCHITECT. INSTALLATION SHALL FOLLOW SOUND PROFESSIONAL PLANTING PRACTICES, LAND USE PLANS, UNIFORM AND CONSISTENT PATTERN, AND TRUE TO THE LANDSCAPE PLAN.
8. ALL LAND AREA WHICH IS NOT PAVED OR COVERED BY BUILDINGS MUST BE BROUGHT TO FINISHED GRADE AND PLANTED WITH TURF OR OTHER APPROPRIATE GROUND COVER.
9. AT LEAST 1/3 OF THE PLANTINGS MUST BE INDIGENOUS SPECIES.
10. THE DEVELOPER, ITS SUCCESSOR AND/OR SUBSEQUENT OWNERS, AND THEIR AGENTS MAINTAIN LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT.
11. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE, AND/OR DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED & REPLACED.
12. THE PROPERTY OWNER SHALL MAINTAIN LANDSCAPING AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT AND CARED-APPEARANCE. THE MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING, OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
13. ALL EXTERIOR LIGHTS AND ALL EXTERIOR BUILDING MATERIALS, VENTS, PIPING, ROOT ACCESS LADDERS, AND UTILITY METERS MUST BE LOCATED OUT OF VIEW, OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS & RESIDENTIALLY DEVELOPED OR ZONED PROPERTIES. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE MEASURES.
14. ALL GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT (INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY WATER BANKS, AND COOLERS) MUST BE SCREENED FROM PUBLIC VIEW WITH 3-DOES LANDSCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

CITY LANDSCAPING NOTES:

- A. Plant materials which exhibit evidence of insect pests, disease and/or damage must be appropriately treated. Dead plants must be promptly removed and replaced.
- B. All landscaping is subject to periodic inspection by the Planning Official or designee.
- C. The property owner will maintain landscape areas in good condition and in a way that presents a healthy, neat and orderly appearance. This maintenance must include weeding, watering, fertilizing, pruning, mowing, edging.
- D. The City may cause removal of any dead or diseased trees, plants and shrubs on private property within the City, when these trees, plants and shrubs constitute a potential threat to other trees, plants or shrubs within the City.
- E. No trees, shrubs, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDC).
- F. No trees will be planted within 15 feet of a streetlight.



LANDSCAPE PLAN
SCALE: 1"=20'



LANDSCAPE SCHEDULE					
SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE (MIN)	QTY
	A	JAPANESE YEW	TAXUS CUSPIDATA	2 GAL	18
	B	BLUE CAT GRASS	HELIOTRICHON SEMPERVIRENS	2 GAL	20
	C	BARBERRY	BERBERIS THUNBERGII	2 GAL	25
	D	EASTERN REDBUD	CERIS CANADENSIS	4" HIGH	7
	E	EXISTING PLANTING			
	F	SUGAR MAPLE TREE	SACCHARUM VAR.	2" CAL	3
		MULCH TO MATCH EXISTING W/ STEEL EDGING, TYP			

David Eskov
Architect
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eskovarch@outlook.com
913-264-3660

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ADA Compliance
Certification
To meet all the professional knowledge, the Architect is not responsible for compliance with the Americans with Disabilities Act, including the current ADA Title II "Design Guidelines."

David Eskov

PLANNING
DECEMBER 18, 2024

Revisions
PLANNING CONCEPTS 11/2025

BUSINESS GARAGE AUTHORITY, INC
FLEX FACILITY - PHASE II
15571 SOUTH MANHATTAN ST
OLATHE, KS 66062

sheet
L1.0
LANDSCAPE PLAN

01/17/2025

Business Garage Authority

Neighborhood meeting notes

Name:	Address:	Email:
John James	15576 Brentwood #1800	JEJames59@gmail.com
Jerry Grover	15552 S. Brentwood ST #1703	jerrykathygrover@gmail.com
Keith Hazen	15545 Hillside #3902	bekehazen@hotmail.com
Bill Seiler	15554, #3903	whsjr99@gmail.com
Bob Reynolds	15576 S. Brentwood ST	KAR.RLR@sbcglobal.net
Dean Haynes	15578 S Hillside St #3800	d-haynesks@gmail.com
Robert Keith	15578 S. Hillside #3803	rsketh@sutv.com
Deborah Sissel	15674 S. Hillside Unit 1102	deborahsissel@gmail.com
Martin Dunlap	15644 S Church ST #1201	mhdunlap76@gmail.com

BGA Meeting Notes – 1/17/2025

-5:15 -Several of the residential neighbors showed up early and were interested in what was going to be constructed.

-5:25 -We discussed the proposed project and answered the following questions

-What will the building be used for, answer; contractor/flex space garages with similar tenants to the existing phase 1 building tenants.

-How tall will the building be, answer: 26'-6"

-We were asked to confirm that this would not be a multi story building such as apartments, answer; no.

-Once the neighbors realized that it would be the same design and use as what was already on the site they had no issues and were supportive of the project. One of them took a plan for a friend that he thought might be interested in renting a space.

-5:40 all of the neighbors took off and no one else showed up so we left at 6:30.

Date: January 27, 2025

To: Andrea Fair, AICP, Planner II

From: David Eskov RA, David Eskov Architecture

Re: Response to city Comments

PR24-0024: Preliminary Development Plan for Business Garage Authority

Waiver 1 – 18.15.120.10.a3 for 15% clear glass requirement

First floor [primary façade](#) areas must incorporate a minimum fifteen (15) percent clear glass.

We are requesting this waiver for the Primary West Façade to only provide 9% clear glass, which would be a reduction of 6% from the required glass. The majority of this façade is garage/work space. We have added as much glass to the office area as possible and included a clear story glass for the garage space. We have also included additional wall detailing with stone and stucco to break up the overall façade into smaller sections. We feel that this meets the overall design intent of the Design Standards without provide clear glass into a work shop area.

Thank you,

David Eskov - Architect



STAFF REPORT

Planning Commission Meeting: February 10, 2025

Application:	FP24-0041: Final Plat for Olathe Commons Third Plat
Location:	Southeast of W. 119 th Street and S. Black Bob Road
Owner/Applicant:	Stephen Furr, CF Olathe LLC
Engineer:	Judd Claussen, Phelps Engineering
Staff Contact:	Nathan Jurey, Senior Planner

1. Introduction

The applicant is requesting a continuance to a future Planning Commission meeting to provide additional time to mail public notice as required by Unified Development Ordinance (UDO) 18.40.190 when requesting to vacate public dedications by final plat. Per UDO 18.40.070 an applicant has a right to one (1) continuance, and this is their first request.

2. Staff Recommendation

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

STAFF REPORT

Planning Commission Meeting: February 10, 2025

Application:	VAC24-0001: Vacation of Drainage Easement
Location:	12675 S Shady Bend Rd
Owner:	Nathan Turner
Applicant/Engineer:	Johnny Ray; Phelps Engineering
Staff Contact:	Taylor Vande Velde, Planner II

1. Introduction

This is a request to vacate a drainage easement at 12675 S Shady Bend Rd that is no longer required. The easement was dedicated with the Cedar Ridge plat in 2019 and later annexed into the City (ANX19-0004) in 2020. The vacation will accommodate the construction of a single-family home, and a new drainage easement will be relocated and constructed by the property owners.



Aerial view of subject property outlined in yellow with the easement to be vacated outlined in red.

2. Public Notice

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public utility easement be approved by the Planning Commission and City Council following mailed notification and a public hearing. The applicant mailed the required public notification letters to surrounding properties within 200 feet and extended 1,000 ft to properties within the adjacent unincorporated properties per UDO requirements. Staff did not receive any correspondence.

3. Utilities

According to UDO 18.30.080, utility easements must be provided where a public or private utility is required. The existing utility is being relocated to a new easement dedicated by separate instrument. City Engineering staff has reviewed the request to vacate the public utility easement and recommends approval.

4. Staff Recommendation

Staff recommends approval of the request to vacate a drainage easement (VAC24-0001) with the following stipulation(s):

1. The relocated storm sewer must be constructed and the new easement dedicated by separate instrument prior to recording the vacation.

EXHIBIT "A"
VACATION OF DRAINAGE EASEMENT
PART OF LOT 1, CEDAR RIDGE RANCH, A PLATTED SUBDIVISION OF LAND IN JOHNSON COUNTY, KANSAS.

DESCRIPTION:

THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., KS CLS-82 ON DECEMBER 13, 2024, FOR PROJECT NO. 240819. ALL THAT PART OF LOT 1, CEDAR RIDGE RANCH, A PLATTED SUBDIVISION OF LAND IN JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SHADY BEND ROAD, AS NOW ESTABLISHED; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHADY BEND ROAD AND ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 18°45'57" W AND A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 51.88 FEET TO THE POINT OF BEGINNING; THENCE S 73°50'38" E, A DISTANCE OF 158.36 FEET; THENCE S 16°09'23" W, A DISTANCE OF 20.00 FEET; THENCE N 73°50'38" W, A DISTANCE OF 156.09 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHADY BEND ROAD; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHADY BEND ROAD ON A CURVE TO THE RIGHT AND ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 8°11'12" E AND A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 20.13 FEET TO THE POINT OF BEGINNING, CONTAINING 3,146 SQUARE FEET OR 0.0722 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS REAL
PROPERTY LEGAL DESCRIPTION HAS
BEEN PREPARED BY ME OR UNDER
MY RESPONSIBLE CHARGE.



BY: SCOTT G. CHRISMAN, KS. LS-1306

\\PHELPS-SERVER\Projects\P\240819\EASEMENTS\VACATION.dwg Layout:1 Dec 16, 2024 - 1:31pm

SHEET 1 OF 2



PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061

(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

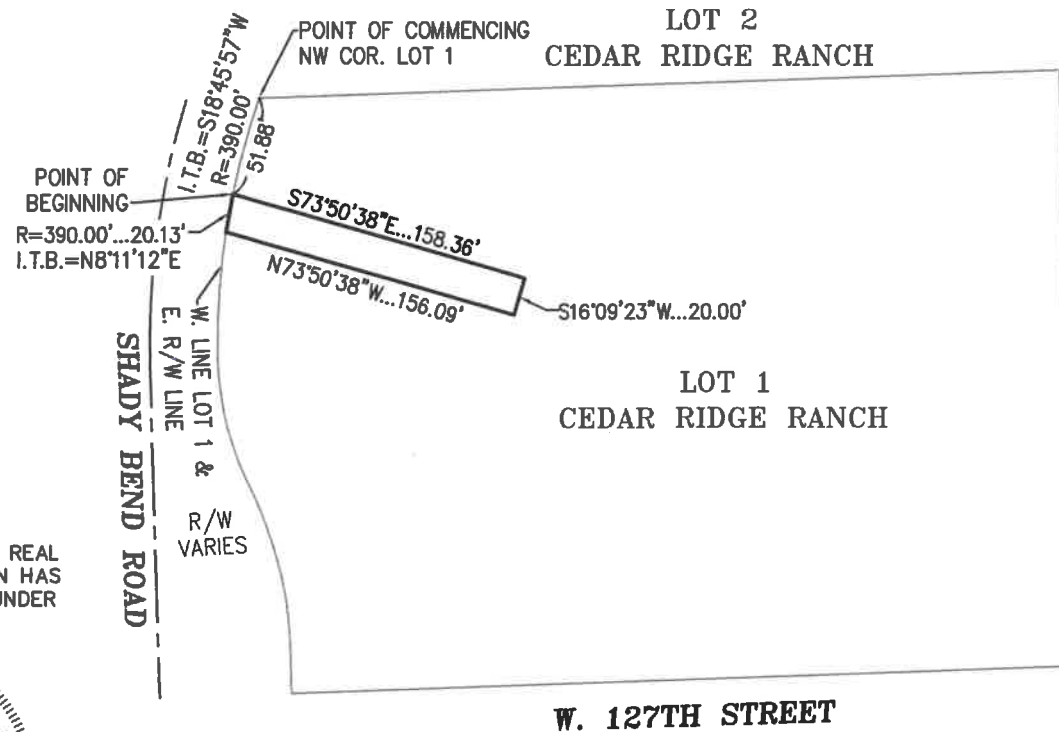
CERTIFICATE OF AUTHORIZATION KANSAS LAND
SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

PROJECT NO. 240819
DATE: 12/13/24
BY: DAG

EXHIBIT "A"

VACATION OF DRAINAGE EASEMENT

PART OF LOT 1, CEDAR RIDGE RANCH, A PLATTED SUBDIVISION OF LAND IN JOHNSON COUNTY, KANSAS.



I HEREBY CERTIFY THAT THIS REAL PROPERTY LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE.



BY: SCOTT G. CHRISMAN, KS. LS-1306

\\PHELPS-SERVER\Projects\P\240819\EASEMENTS\VACATION.dwg Layout:2 Dec 16, 2024 - 1:31pm



PLANNING
ENGINEERING
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CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

PROJECT NO. 240819
DATE: 12/13/24
BY: DAG



SCALE: 1"=100'



SHEET 2 OF 2



CALL TO ORDER

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- A. **MN25-0113**: Approval of the minutes as written from the January 13, 2025 Planning Commission meeting

Click or tap here to enter text.

- B. **FP24-0040**: Request for approval of a final plat for Stonebridge Manor Third Plat, containing 16 lots and two (2) tracts on approximately 4.24 acres, located southeast of S. Mur-Len Road and W. 169th Place.

Owner: Brian Rodrock, Stonebridge Partners LLC

Applicant/Engineer: Tim Tucker, Phelps Engineering, Inc.

Staff Contact: Nathan Jurey and Kim Hollingsworth

- C. **PR24-0023**: Request for approval of a revised preliminary site development plan for QuikTrip on approximately 1.73 acres, located at 14904 W. 119th Street.

Owner/Applicant: Tara Limbach, QuikTrip Corporation

Architect: Dan Lickel, Lickel Architecture

Engineer: Darla Holman, Midwest Design Group LLC

Staff Contact: Andrea Morgan and Kim Hollingsworth

- D. **PR24-0024**: Request for approval of a revised preliminary site development plan for Business Garage Authority on approximately 3.35 acres, located at 15571 S. Mahaffie Street.

Owner/Applicant: Scott O'Neill, Business Garage Authority

Architect: David Eskov, David Eskov Architecture

Staff Contact: Andrea Morgan and Kim Hollingsworth

REGULAR BUSINESS

REGULAR AGENDA-PUBLIC HEARING

A. PUBLIC HEARING

FP24-0041: Request for approval of a final plat for Olathe Commons, Third Plat, containing two (2) lots and two (2) tracts with the vacation of public easements and other public dedications on approximately 29.1 acres, located southeast of W. 119th Street and S. Black Bob Road.

Request continuance to a future Planning Commission meeting.

Owner/Applicant: Stephen Furr, CF Olathe LLC

Engineer: Judd Claussen, Phelps Engineering Inc.

Staff Contact: Nathan Jurey and Kim Hollingsworth

B. PUBLIC HEARING

VAC24-0001: Request for approval of a vacation of a drainage easement for a single-family residence, located at 12675 S. Shady Bend Road.

Owner: Nathan Turner

Applicant/Engineer: Johnny Ray, Phelps Engineering, Inc.

Staff Contact: Taylor Vande Velde and Kim Hollingsworth

ANNOUNCEMENTS**ADJOURNMENT**

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



MINUTES – Opening Remarks

Planning Commission Meeting: January 13, 2025

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

Recited Pledge of Allegiance.

Chair Janner made introductory comments. Regarding ex parte communication, the Chair requested that if a commissioner has something to report, they specify the nature of the ex parte communication when that item is reached in the agenda.

Chair Janner referenced the Planning Commission Consent Agenda, which includes four items. Chair Janner asked if any items needed to be removed for separate discussion or additional information. Seeing none, Chair Janner called for a motion.

A motion to approve MN24-1209, Planning Commission meeting minutes of December 9, 2024, was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed 7 to 0.



MINUTES

Planning Commission Meeting: January 13, 2025

Application:	<u>PR24-0022:</u> Request for approval of a revised preliminary site development plan for Hyper Energy Bar on approximately 2.54 acres, located at 2250 W. Dartmouth Street.
---------------------	---

A motion to approve PR24-0022 was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.20.130.C that exempts Lot 1 from the required street frontage area requirements along Santa Fe Street as shown on the preliminary site development plan November 22, 2024.
2. A waiver is granted from UDO 18.15.020.G.8.b to decrease the minimum glass requirement from 25% to a range of 15-20% on the primary facades for Lot 1 as shown on the elevations December 19, 2024.
3. A revised preliminary site development plan is required for Lot 2 prior to submittal of a final site development plan.
4. 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.



MINUTES

Planning Commission Meeting: January 13, 2025

Application:	<u>FP24-0033:</u> Request for approval of a final plat for Park 169, First Plat, containing seven (7) lots and five (5) tracts on approximately 66.39 acres, located northeast of W. 167th Street and S. US-169 Highway.
---------------------	---

A motion to approve FP24-0033 was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. Berms must be constructed in Tracts A, B, and a portion of C adjacent to residential prior to issuance of building permits.
2. Prior to issuance of a land disturbance permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.



MINUTES

Planning Commission Meeting: January 13, 2025

Application:	<u>FP24-0035:</u> Request for approval of a final plat for Park 169, Second Plat, containing three (3) tracts on approximately 24.16 acres, located northeast of W. 167th Street and S. US-169 Highway.
---------------------	--

A motion to approve FP24-0035 was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. The supplemental landscaping within the Tree Preservation Easement (TP/E) must be approved at the time of final site development plan.
2. The two (2) pedestrian connections to W. 159th Street approved with RZ24-0005 must be provided with the final site development plan.
3. Prior to issuance of a land disturbance permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.



MINUTES – Closing Remarks

Planning Commission Meeting: January 13, 2025

Kim Hollingsworth, Planning and Development Manager invited residents and attendees to participate in the Comprehensive Plan update by completing the online survey and/or mapping activity which would remain open until approximately January 24, 2025. Details are available at olatheks.org/elevateolathe.

Chair Janner thanked staff for their hard work on the plan update.

Meeting adjourned.



STAFF REPORT

Planning Commission Meeting: February 10, 2025

Application:	FP24-0040: Final Plat for Stonebridge Manor, Third Plat
Location:	Southeast of S. Mur-Len Road and W. 169 th Place
Owner/Applicant:	Brian Rodrock, Stonebridge Partners LLC
Engineer:	Tim Tucker, Phelps Engineering
Staff Contact:	Nathan Jurey, Senior Planner

Site Area:	<u>4.24 ± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>16</u>	Existing Zoning:	<u>R-1 District</u>
Tracts:	<u>2</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request for the final plat of Stonebridge Manor Third Plat, which will establish lot lines, dedicate public easements and street right-of-way for sixteen (16) single-family lots and two (2) tracts on 4.24 ± acres, located southeast of S. Mur-Len Road and W. 169th Place. This is the third phase of the Stonebridge Manor subdivision.

The property was annexed into the City in 2005 (ANX05-001) and subsequently rezoned to the R-1 District with a preliminary plat in October 2006 (RZ06-017). A revised preliminary plat was approved by Planning Commission in February 2020 (PP19-0007). A final plat was approved in 2021 (FP21-0032) that included the subject property and additional area to the north, but it was never recorded and its approval expired in 2023. The proposed final plat is consistent with the revised preliminary plat.

2. Plat Review

- Lots/Tracts** – The plat includes sixteen (16) single-family residential lots and two (2) common tracts. All proposed lots comply with the minimum lot size and width of the R-1 District. Tracts G and H will be owned and maintained by the Homes Association and used for open space, landscaping, tree preservation, amenities, monuments and trails.
- Streets/Right-of-Way** – The site will take access off 170th Street with stub streets to extend Bell Road and Lichtenauer Drive with future phases. All roadways within this plat will be dedicated as public right-of-way.
- Public Utilities** – The property is in the WaterOne and Johnson County Wastewater (JCW) service areas. New drainage (D/E) and utility (U/E) easements will be dedicated to the City and new sanitary sewer (S/E) easements to JCW with this plat.

- d. **Stormwater** – A Stream Corridor Maintenance Agreement will be approved prior to recording as a stream corridor is identified in Tract G. A Stormwater Treatment Facility Maintenance Agreement will also be approved prior to recording as stormwater from this property will be conveyed to existing stormwater treatment facilities located on previous phases of this development.
- e. **Floodplain** – The existing floodplain is identified on Lots 61 and 62 and Tract G and the developer intends to remove Lots 61 and 62 from the floodplain, which requires approval of a Letter of Map Revision (LOMR) from the Federal Emergency Management Administration (FEMA). Any changes to the floodplain approved by FEMA prior to recording will be reflected on the final plat.
- f. **Public Recreation** – Tract G is dedicated as a public recreation easement (PR/E) for a future City trail. As approved with the preliminary plat, the developer will install a paved pedestrian trail on Tract H in accordance with UDO 18.30.120.
- g. **Tree Preservation** – Tract G is dedicated as a tree preservation easement (TP/E) as approved with the preliminary plat. All tree preservation measures will be installed as required by UDO 18.30.240.



Aerial map with subject property outlined in red

3. Staff Recommendation

- A. Staff recommends approval of FP24-0040, the final plat of Stonebridge Manor Third Plat, with no stipulations.



STAFF REPORT

Planning Commission Meeting: February 10, 2025

Application:	PR24-0023: Revised Preliminary Site Development Plan for QuikTrip
Location:	14904 W. 119 th Street
Owner/Applicant:	Tara Limbach, QuikTrip Corporation
Architect:	Dan Lickel, Lickel Architecture
Engineer:	Darla Holman, Midwest Design Group
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area:	<u>1.73 ± acres</u>	Current Use:	<u>Vacant (Restaurant, Sit-Down)</u>
Existing Zoning:	<u>CP-2 (Planned General Business)</u>	Proposed Use:	<u>Convenience Store, with Gas Sales</u>
Proposed Building Area:	<u>4,996 sq.ft.</u>	Plat:	<u>119 Blackbob Corner, Third Plat, Lot 6</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for a QuikTrip convenience store with gas sales on approximately 1.73 acres, located at 14904 W. 119th Street. The proposal consists of a 4,996-square-foot building with a six-pump gas canopy which will replace the existing structure, formerly the location of Red Lobster, a sit-down restaurant.

2. History

The property was rezoned in 1973 (RZ-08-73) from AG (Agricultural) to MP-1 (Planned Restricted Industrial) to allow for the development of the North Olathe Industrial Park, a small office/warehouse development.

The subject property was rezoned from the MP-1 District to the CP-2 District (RZ-11-009) on October 4th, 2011 (Ord. 11-39). A site development plan (PR-11-022) for the existing Red Lobster building and associated plat (P-11-032) were approved in 2011. The building was constructed in 2012 and was operational until May 2024.

3. Existing Conditions

The site is developed with an existing structure and parking lot, and is accessed from driveways extending from W. 119th Street and W. 117th Street. The site gently slopes to the southwest.



View of subject property looking northwest.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The property is zoned to the CP-2 District, and the future land use map of the Plan Olathe Comprehensive Plan designates the property as Regional Commercial Center. The “Convenience Store, with Gas Sales” use is permitted by right in the CP-2 District. This use aligns with the existing uses on the surrounding properties which consist of restaurant, retail and similar commercial uses.
- b. **Building Height** – The maximum building height in the CP-2 District is 40 feet. The proposed building is a maximum of 20 feet at the tallest point, meeting UDO requirements.
- c. **Setbacks** – The CP-2 District is subject to a building setback of 10 feet from property lines, as well as a parking/paving setback of 10 feet from property lines and 15 feet from street right-of-way. The site is meeting all required setbacks. In addition, the site has a 40-foot platted build line adjacent to 119th Street that is being maintained by this development.
- d. **Open Space** – The existing development provides 23% open space, and the proposed development will maintain 23% open space, which is less than the minimum open space requirement of 25% in the CP-2 District. The applicant has requested a waiver from the 25% requirement. See Section 8 below for an analysis of this waiver request.

5. Development Standards

- a. **Access/Streets** – The site has two existing access points, one shared access drive on W. 117th Street and a cross-access drive with the commercial property to the west, which will be maintained. One additional access point will be provided from W. 117th Street, aligning with driveway directly in front of the building.
- b. **Parking** – The minimum parking requirement for a convenience store with gas sales is 1 stall per 250 square feet of building area, for a total of 20 required stalls. A total of 36 parking spaces are provided including 34 standard parking stalls and two (2) accessible stalls, meeting UDO requirements.
Landscaping/Screening – Landscaping is provided in compliance with UDO requirements. The parking lot is screened from right-of-way to a height of three feet with a row of shrubs, and street trees are provided along roadways. Interior parking lots islands have a mix of shrubs and deciduous trees. Foundation landscaping is being provided by four (4) large landscape islands located at the corners of the building. In addition, landscape buffers are provided along property lines and all landscaped areas will be irrigated per UDO requirements.
- c. **Stormwater/Detention** – The site is currently served by an underground detention basin that will be utilized by this development. Onsite private storm sewer will be provided to capture and convey stormwater. The project will meet all Title 17 requirements.
- d. **Public Utilities** – The site is located within the City of Olathe water and sewer service area. Utilities are available to the site. The existing public storm sewer crossing the property will be relocated around the proposed building.

6. Site Design Standards

The property is subject to Site Design Category 4 based on Regional Commercial Center designation of the PlanOlathe Comprehensive Plan. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest proposed parking pod includes 10 stalls, which complies with the maximum allowance of 80 stalls per pod.
- b. **Pedestrian Connectivity** – A cross property pedestrian connection is required, and a sidewalk connection across the site defined by colored concrete is being provided.

7. Building Design Standards

The proposed building is subject to building design standards for Commercial or Retail Buildings (UDO 18.15.020.G.7). The proposed 4,996 square foot one-story building has two primary façades (south and east). The following table lists the applicable building design standards and proposed design elements:

Building Design Standard	UDO Design Requirements Proposed Design
<i>Building Entryway</i>	<i>Building entries along primary facades must include a projection or be recessed from the façade.</i>

	<p>The primary entrance is defined by a projection from the south façade where a metal canopy is proposed and the entrance on east façade is covered by a canopy, meeting UDO requirements.</p>
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 50 linear feet across the length of primary façades.</i></p> <p>The primary façades provide horizontal wall projections, exceeding UDO requirements.</p>
<i>Vertical Articulation</i>	<p><i>Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary façades.</i></p> <p>Vertical articulation is provided on primary facades through variation in parapet height, exceeding UDO requirements.</p>
<i>Façade Expression</i>	<p><i>The minimum height for one-story buildings is 17 feet and buildings less than three (3) stories in height must include one (1) tower element or similar special vertical articulation to anchor the main entry.</i></p> <p>The building height is 20 feet and provides two tower elements, which anchor the primary entrances on the east and west facades</p>
<i>Building Materials - Primary Facades</i>	<p><i>Primary facades must use three materials from Class 1 or 2 on at least 80% of the façade, and a minimum of 25% glass is required on primary facades.</i></p> <p>The southern and eastern primary façades provide greater than 80% Class 1 and 2 materials (brick, stone, clear glass and spandrel glass) exceeding UDO requirements. The applicant is requesting a waiver to the clear glass requirement on the east façade. See Section 8 below for an analysis of this waiver request.</p>
<i>Building Materials - Secondary Facades</i>	<p><i>Secondary facades must use three materials from Class 1 or Class 2 on at least 50% of the façade.</i></p> <p>The northern and western primary facades provide 88% and 89% of Class 1 materials (brick and stone) exceeding UDO requirements.</p>
<i>Roofing Material</i>	<p><i>Class 1 or 2 roofing materials are required.</i></p> <p>A flat membrane roof is proposed, meeting UDO requirements.</p>

Proposed Building Materials

The proposed building utilizes a dark neutral color palette with a brown brick and onyx stacked stone. All facades are clad in Class 1 brick and stone veneer. The primary facades will also incorporate clear glass and Class 2 spandrel glass. Class 2 and 3 accent materials are utilized for the canopies, awnings and coping which incorporate QuikTrip's standard red accent color.

8. 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 two (2) waiver requests for open space and building materials identified below. This justification statement is included within this packet.

1. UDO 18.34.030.D of the CP-2 District standards, which requires *that the minimum landscaped open space ratio of the site to be 25% of the site area*. The site is maintaining the existing 23% open space.
2. UDO 18.15.020.G.7.b, which requires *that primary façades must utilize 25% clear glass on primary façades*. The eastern primary façade provides 12% clear glass and 13% spandrel glass.

The applicant is requesting a waiver to reduce the required open space ratio from 25% to 23%. Staff is supportive of the waiver due to the existing conditions of the site. The site has a zero lot line with the property to the north and shared access to the west, which are being maintained with this application. The applicant is also providing a reduction in parking stalls along W. 119th Street in order to increase landscaped area along the roadway, which will be planted with additional plant material exceeding UDO requirements.

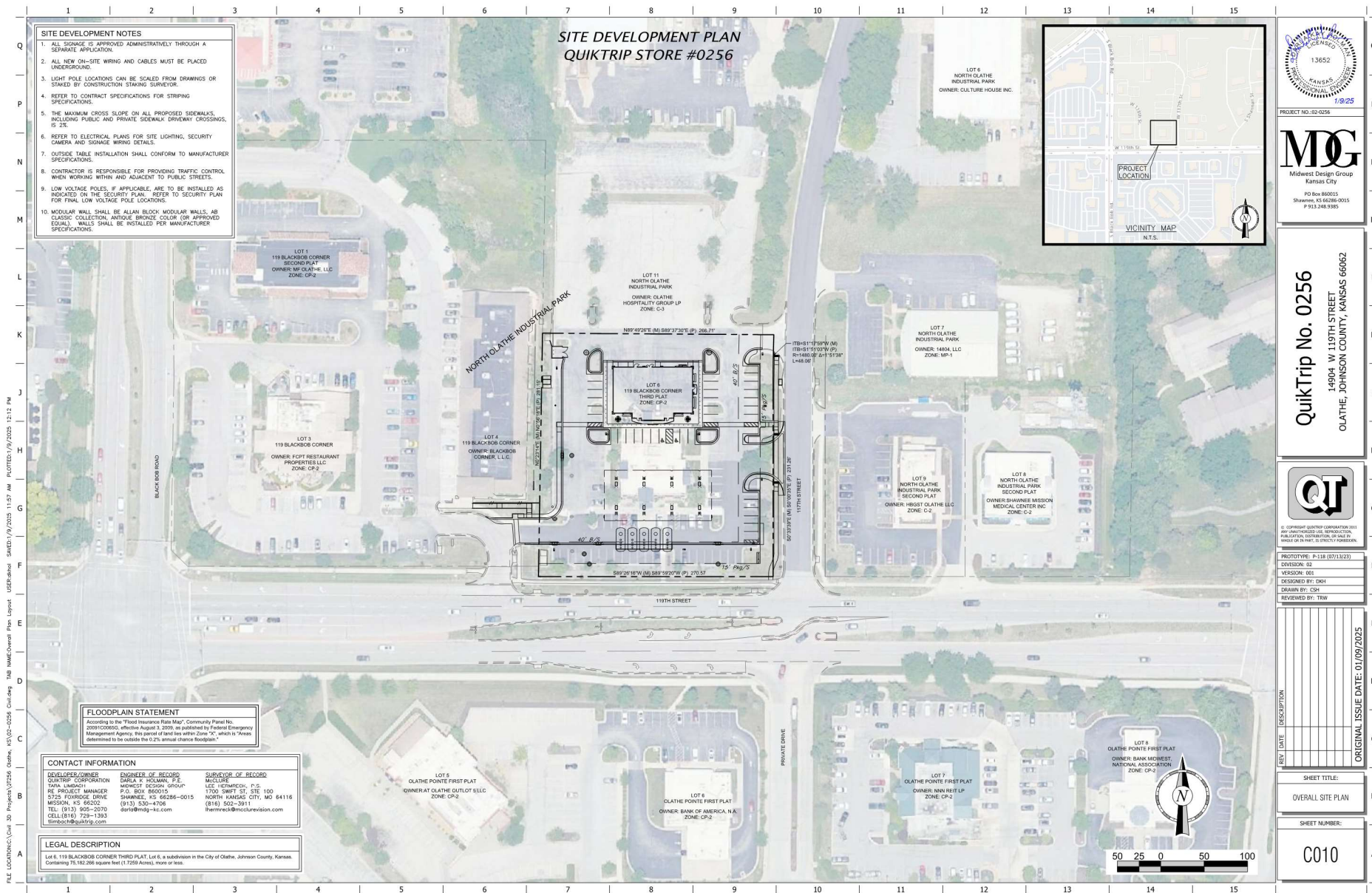
The applicant is requesting a waiver to reduce the clear glass on the east facade due to the internal layout of the store. The restrooms and various coolers are located on eastern side of the store creating privacy and operational issues with the introduction of additional glass. Staff is supportive of the request as the applicant is providing 13% spandrel glass in lieu of clear glass, which maintains a total of 25% glass on the eastern primary façade. The applicant is also exceeding the Class 1 and 2 materials percentages on all façades.

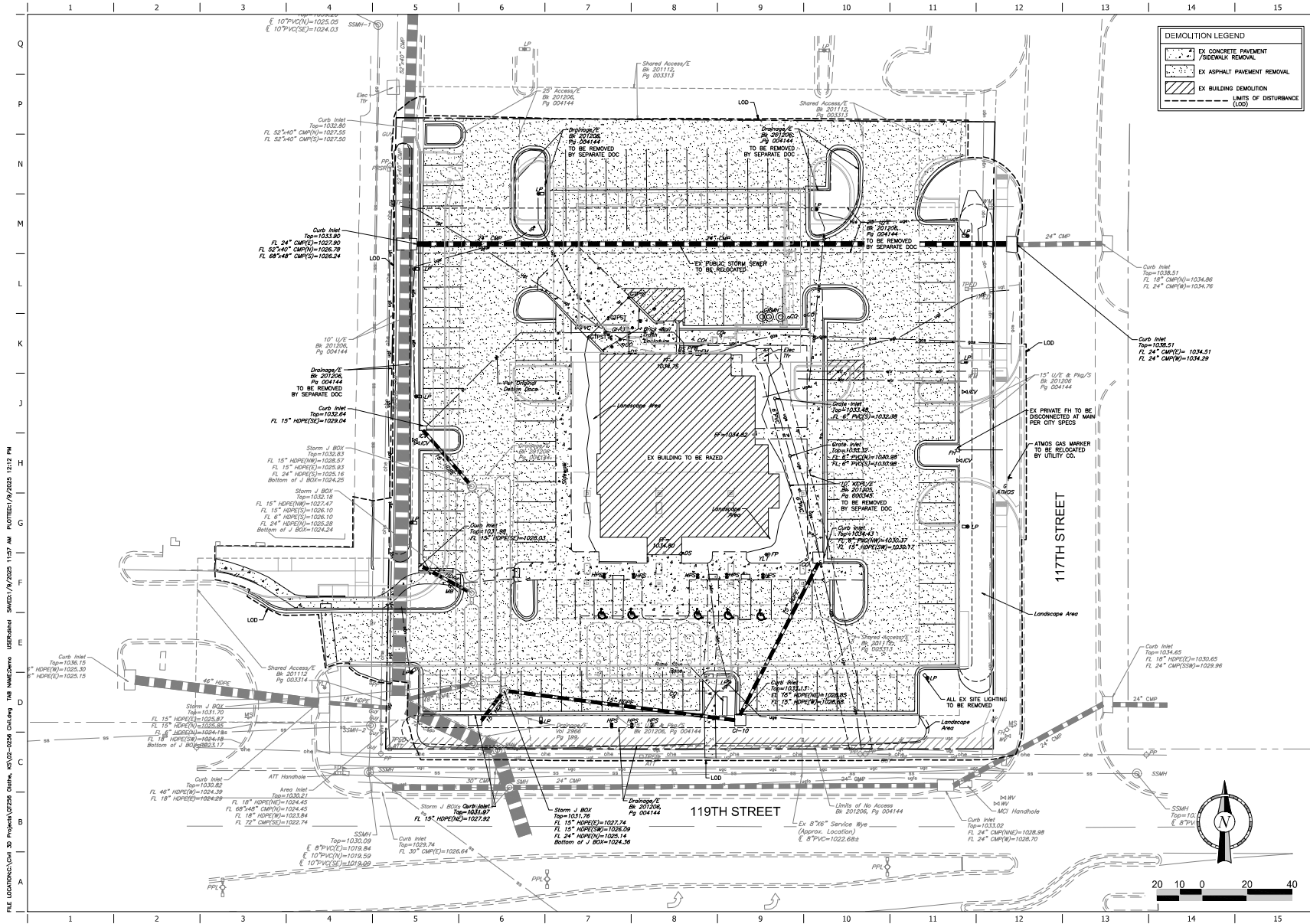
9. Neighborhood Meeting/Correspondence

Neighborhood notification was provided to property owners within 500 feet of the subject property, as required by the UDO. A neighborhood meeting was held on December 23, 2024, at the Olathe Community Center. No individuals attended the meeting. Staff has not received any additional correspondence regarding this application.

10. Staff Recommendation

- A. Staff recommends approval of the preliminary site development plans for PR24-0023, QuikTrip, with the following stipulations:
 1. A waiver is granted from UDO 18.34.030.D allowing the open space ratio to be reduced from 25% to 23%.
 2. A waiver is granted from UDO 18.15.00.G.7.b allowing 12% clear glass and 13% spandrel glass on the eastern primary façade.
 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.





DEMOLITION LEGEND

[Pattern]	EX CONCRETE PAVEMENT TO BE REMOVED
[Pattern]	EX ASPHALT PAVEMENT REMOVAL
[Pattern]	EX BUILDING DEMOLITION
[Pattern]	LIMITS OF DISTURBANCE (LOD)

PROJECT NO. 02-0256

MG
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Shawnee, KS 66208-0315
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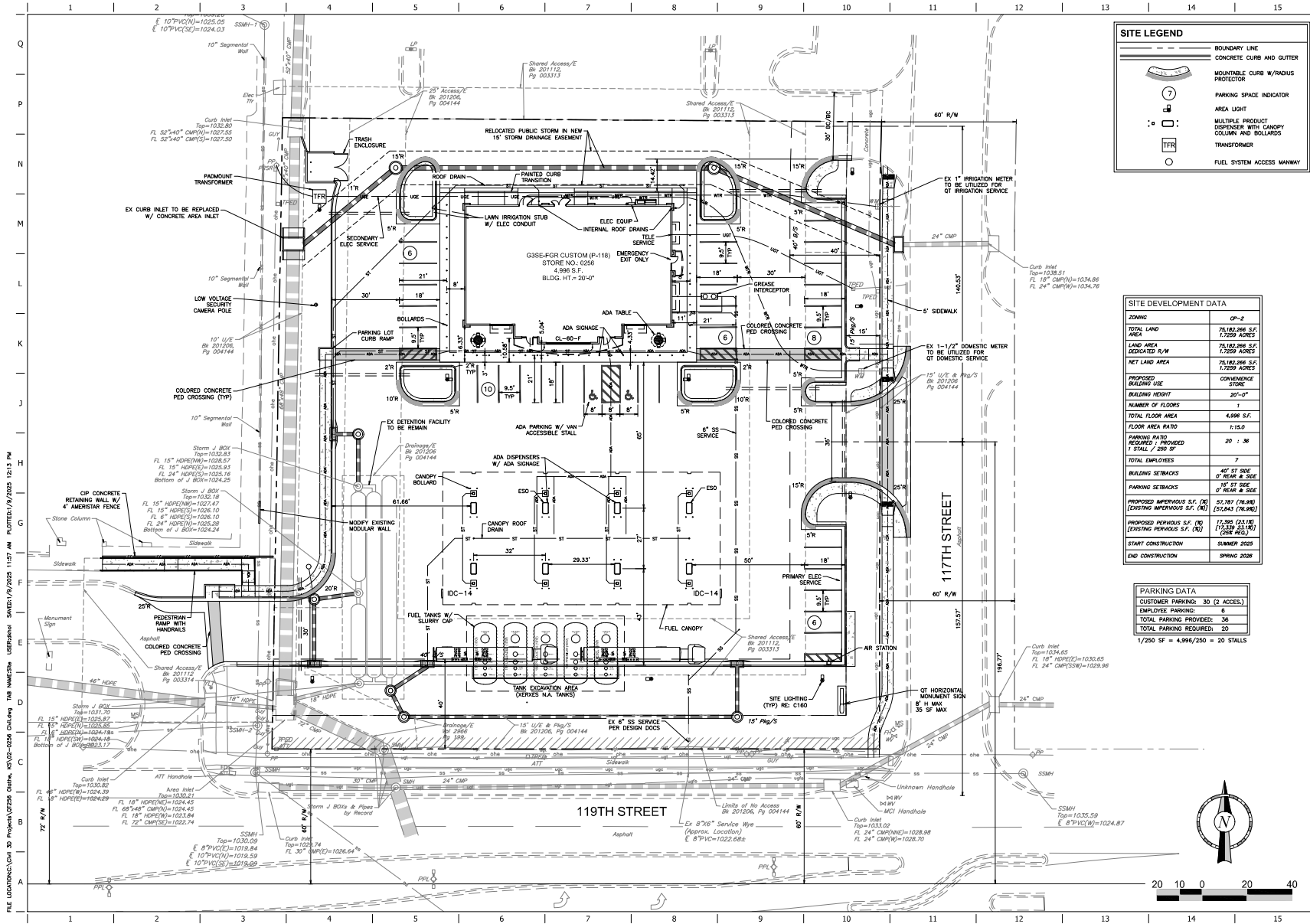
QuikTrip No. 0256
14904 W 119TH STREET
OLATHE, JOHNSON COUNTY, KANSAS 66062

PROJECT: 14904 W 119TH STREET
DIVISION: 02
VERSION: 001
DESIGNED BY: DMH
DRAWN BY: CSH
REVIEWED BY: TRW

REV	DATE	DESCRIPTION

SHEET TITLE:
DEMOLITION PLAN
SHEET NUMBER:
C030

FILE LOCATION: C:\01_0256 Olathe, KS\02-0256 QuikTrip T&E NAME: DMH USER: dmh DATE: 1/9/2025 11:57 AM PLOTTED: 1/9/2025 12:12 PM



SITE LEGEND

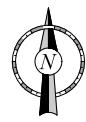
- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMN AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MAINWAY

SITE DEVELOPMENT DATA

ZONING	OP-2
TOTAL LAND AREA	75,182.966 S.F. 1.7209 ACRES
LAND AREA DEDICATED R/W	75,182.966 S.F. 1.7209 ACRES
NET LAND AREA	75,182.966 S.F. 1.7209 ACRES
PROPOSED BUILDING USE	CONVENIENCE STORE
BUILDING HEIGHT	20'-0"
NUMBER OF FLOORS	1
TOTAL FLOOR AREA	4,996 S.F.
FLOOR AREA RATIO	1:15.0
PARKING RATIO REQUIRED - PROVIDED	20 : 36
TOTAL EMPLOYEES	7
BUILDING SETBACKS	40' ST SIDE 0' REAR & SIDE
PARKING SETBACKS	15' ST SIDE 0' REAR & SIDE
PROPOSED IMPERVIOUS S.F. (%)	57.987 (76.96)
EXISTING IMPERVIOUS S.F. (%)	15,344 (76.96)
PROPOSED PERVIOUS S.F. (%)	17,395 (23.03)
EXISTING PERVIOUS S.F. (%)	17,339 (23.03)
START CONSTRUCTION	SUMMER 2023
END CONSTRUCTION	SPRING 2026

PARKING DATA

CUSTOMER PARKING:	30 (2 ACES)
EMPLOYEE PARKING:	6
TOTAL PARKING PROVIDED:	36
TOTAL PARKING REQUIRED:	20
1/250 SF = 4,996/250 = 20 STALLS	



PROJECT NO. 02-0256

MCG

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QuikTrip No. 0256

14904 W 119TH STREET
OLATHE, JOHNSON COUNTY, KANSAS 66062



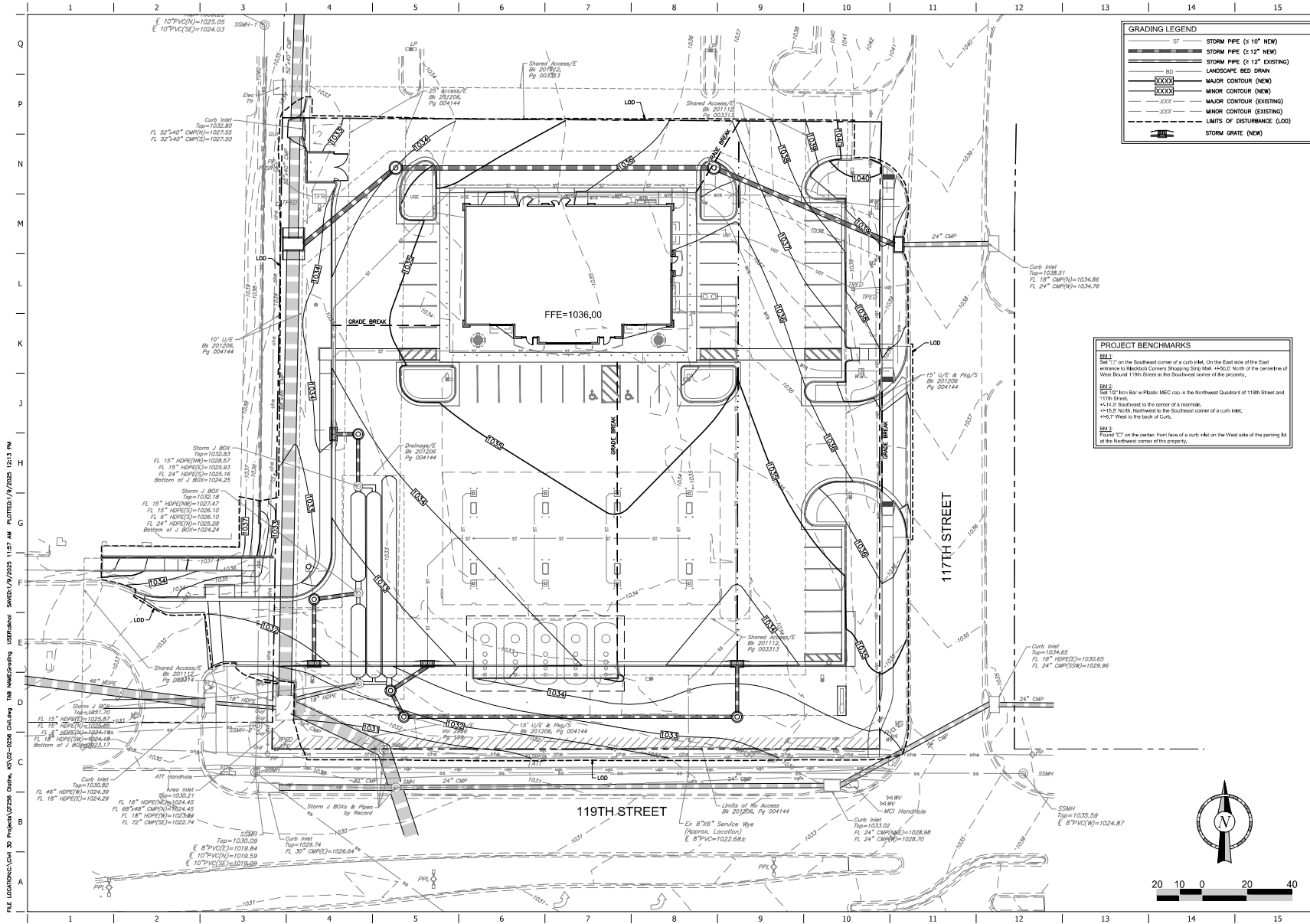
REVISIONS

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100	07/13/23	PROTOTYPE

DESIGNED BY: DMH
DRAWN BY: CSH
REVIEWED BY: TRW

SHEET TITLE: SITE PLAN

SHEET NUMBER: C100



GRADING LEGEND	
ST	STORM PIPE (≤ 10" NEW)
---	STORM PIPE (≥ 12" NEW)
---	STORM PIPE (≥ 12" EXISTING)
---	LANDSCAPE BED DRAIN
---	MAJOR CONTOUR (NEW)
---	MAJOR CONTOUR (EXISTING)
---	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE (LOD)
---	STORM GRATE (NEW)

PROJECT BENCHMARKS	
B.M. 1	Set "C" on the Southwest corner of a curb inlet. On the East side of the East entrance to Blackhawk Commons Shopping Strip Mall. +450.7' North of the centerline of West Bound 119th Street at the Southwest corner of the property.
B.M. 2	Set 12" Iron Bar w/Plate MEC cap in the Northwest Quadrant of 119th Street and 117th Street. +14.0' Southeast to the corner of a manhole. +14.0' North, Northwest to the Southwest corner of a curb inlet. +6.7' West to the back of Curb.
B.M. 3	Plate "C" on the center, front face of a curb inlet on the West side of the parking lot at the Northwest corner of the property.



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QuikTrip No. 0256
14904 W 119TH STREET
OLATHE, JOHNSON COUNTY, KANSAS 66062

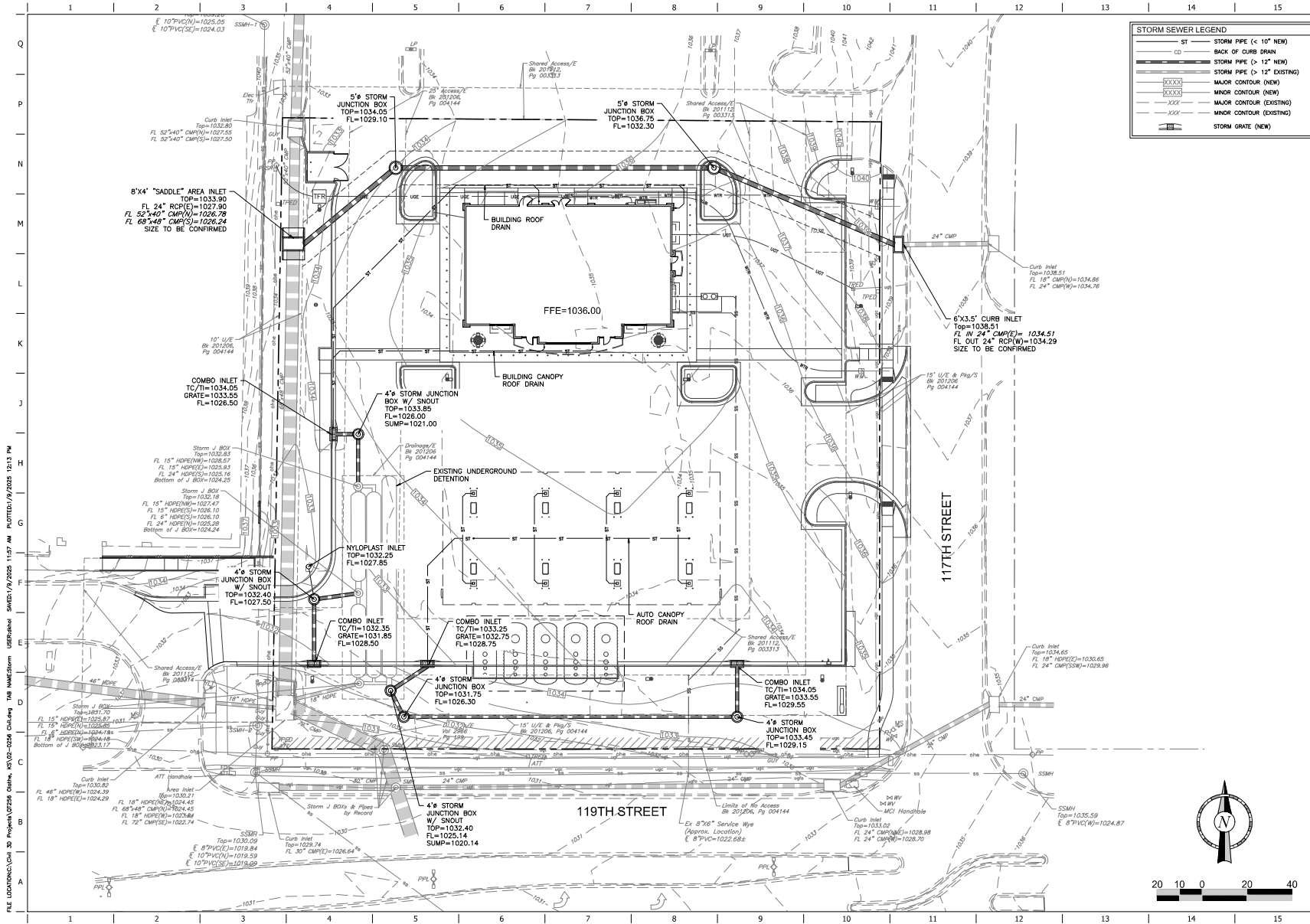


PROJECT: 14-18 (07/13/23)
DIVISION: 02
VERSION: 001
DESIGNED BY: DMH
DRAWN BY: CSH
REVIEWED BY: TRW

REV	DATE	DESCRIPTION

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C110



STORM SEWER LEGEND

ST	STORM PIPE (< 10" NEW)
CD	BACK OF CURB DRAIN
---	STORM PIPE (> 12" NEW)
---	STORM PIPE (> 12" EXISTING)
---	MAJOR CONTOUR (NEW)
---	MAJOR CONTOUR (EXISTING)
---	MINOR CONTOUR (EXISTING)
---	STORM GRATE (NEW)

Professional Engineer Seal
13652
1/9/25
PROJECT NO. 02-0256

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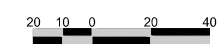
QuikTrip No. 0256
14904 W 119TH STREET
OLATHE, JOHNSON COUNTY, KANSAS 66062

QT
A COMPANY OF QUAKER CORPORATION
14904 W 119TH STREET
OLATHE, MO 66062
DIVISION: 02
VERSION: 001
DESIGNED BY: DMH
DRAWN BY: CSH
REVIEWED BY: TRW

REV	DATE	DESCRIPTION

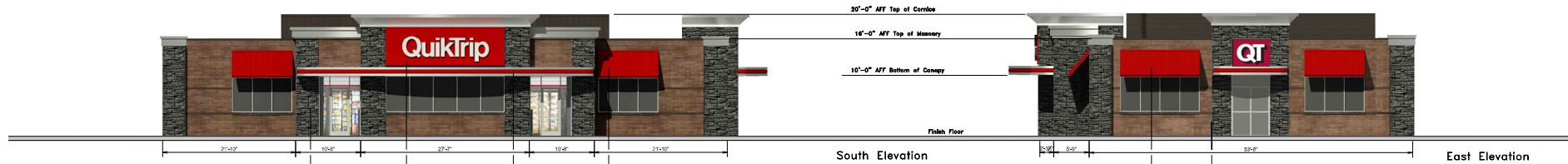
SHEET TITLE:
STORM SEWER PLAN

SHEET NUMBER:
C120



FILE LOCATION: C:\01-0256 C:\01-0256 C:\01-0256 USER: dmh DATE: 1/9/2025 11:57 AM PLOTTED: 1/9/2025 12:13 PM

1. ALL EXTERIOR GROUND MOUNTED AND ALL ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, HPING, ROOF ACCESS LADDIES, AND UTILITY MOTORS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
2. BRIDGE BE APPROVED ADMINISTRATIVELY BY A SEPARATE APPLICATION IS AND SUBJECT TO THE REQUIREMENTS OF LOCAL ORDINANCE.
3. TIER BRICK AND STONE VENEER WILL NOT BE DETINGUISHABLE FROM FULL DEPTH BRICK OR STONE THROUGH THE USE OF L-SHAPED CORNER PIECES AND PROVIDING A RETURN OF AT LEAST 12 INCHES AROUND OUTSIDE CORNERS AS REQUIRED BY ORD 16.15.000.E.2.C.




①	MATERIAL	CLASS	%
1	Bronzestone Structural Brick	1	33
2	Midnight Structural Brick	1	2
3	Aluminum Fascia	1	2
4	Red Metal Awning	1	5
5	Red Polycarbonate Fascia	1	1
6	Brigade	N/A	5
8	Stacked Stone, Onyx	1	21
10	Glass, Clear, Tempered	1	25

①	MATERIAL	CLASS	%
1	Bronzestone Structural Brick	1	42
2	Midnight Structural Brick	1	1
3	Aluminum Fascia	1	1
4	Red Metal Awning	1	6
5	Red Polycarbonate Fascia	1	1
9	Stacked Stone, Onyx	1	24
10	Glass, Clear, Tempered	1	12
11	Glass, Spandrel, Tempered	2	13



①	MATERIAL	CLASS	%
1	Bronzestone Structural Brick	1	71
2	Midnight Structural Brick	1	2
6	Painted Metal	4	12
9	Stacked Stone, Onyx	1	15

①	MATERIAL	CLASS	%
1	Bronzestone Structural Brick	1	95
2	Midnight Structural Brick	1	2
3	Aluminum Fascia	1	2
5	Red Polycarbonate Fascia	1	2
9	Stacked Stone, Onyx	1	15

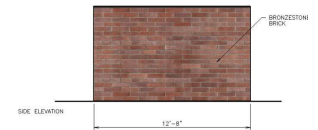


QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-1700

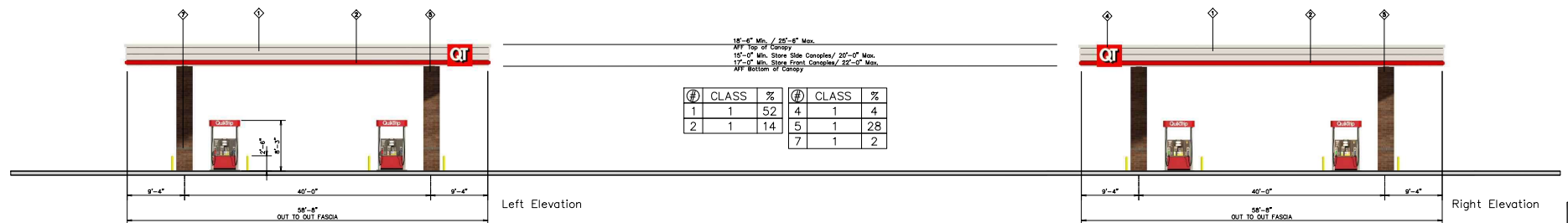
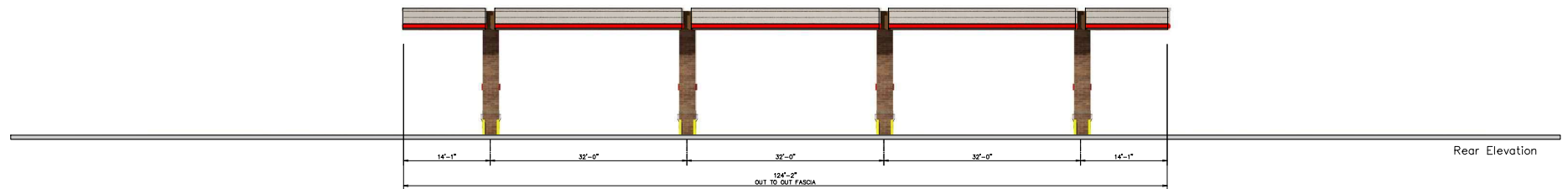
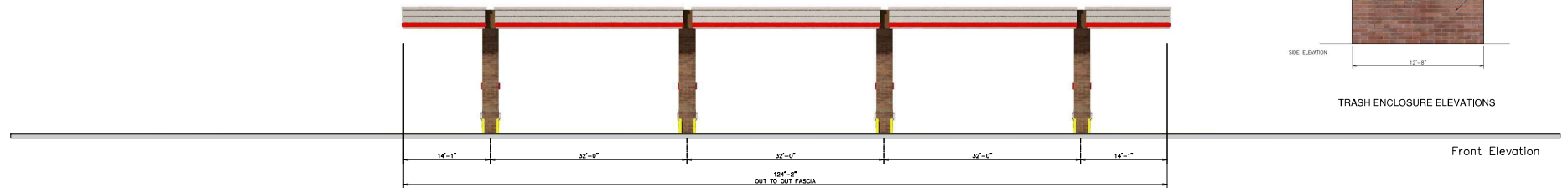
Store #	256	Custom G3SE	Address:	14904 W 119th Street	City, State:	Olathe, KS																						
Serial #	02-0256-G3SE	Scale:	1/8"=1'-0"	Issue Date:	01/09/2025	Drawn By:	KH																					
Rev/Notes:	<table><tr><td>1</td><td></td></tr><tr><td>2</td><td></td></tr><tr><td>3</td><td></td></tr><tr><td>4</td><td></td></tr><tr><td>5</td><td></td></tr><tr><td>6</td><td></td></tr><tr><td>7</td><td></td></tr><tr><td>8</td><td></td></tr><tr><td>9</td><td></td></tr><tr><td>10</td><td></td></tr><tr><td>11</td><td></td></tr></table>						1		2		3		4		5		6		7		8		9		10		11	
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FINISH	MANUFACTURER	SPECIFICATION
BRONZESTONE	BRONZESTONE	ALL EXTERIOR WALLS
MIDNIGHT	BRONZESTONE	ALL EXTERIOR WALLS
ALUMINUM	ALUMINUM	ALL EXTERIOR WALLS
RED METAL AWNING	RED METAL AWNING	ALL EXTERIOR WALLS
RED POLYCARBONATE FASCIA	RED POLYCARBONATE FASCIA	ALL EXTERIOR WALLS
STACKED STONE	STACKED STONE	ALL EXTERIOR WALLS
GLASS	GLASS	ALL EXTERIOR WALLS
GLASS SPANDREL	GLASS SPANDREL	ALL EXTERIOR WALLS

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TRASH ENCLOSURE ELEVATIONS



 QuikTrip. <small>4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-1700</small>	Store # 0256 DS8 Canopy w/ Brick Columns		Address: 14904 W 119th Street		City, State: Olathe, KS	
	Serial # 02-0256-G3SE	Scale: 1/8"=1'-0"	Issue Date: 01/09/2025	Drawn By: KH	Rev/Notes:	
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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	BRANDON	CANDY
2	TOP FOR VERTICAL	PAINE INDUSTRIES	UNIT 100/101/102/103
3	OUT BEAM	STEEL - METAL	METAL/PAINE
4	WALL	PAINE INDUSTRIES	UNIT 100/101/102/103
5	BRICKSTONE	ATLAS STRUCTURAL BRICK	ATLAS STRUCTURAL BRICK
6	BRICK	ATLAS STRUCTURAL BRICK	ATLAS STRUCTURAL BRICK
7	MIDRIFT	ATLAS STRUCTURAL BRICK	ATLAS STRUCTURAL BRICK



Store 0256
02-0256-PE08

Olathe, KS
Date: 10.18.24 By:JK





Store 0256
02-0256-PE10

Olathe, KS
Date: 10.18.24 By:JK

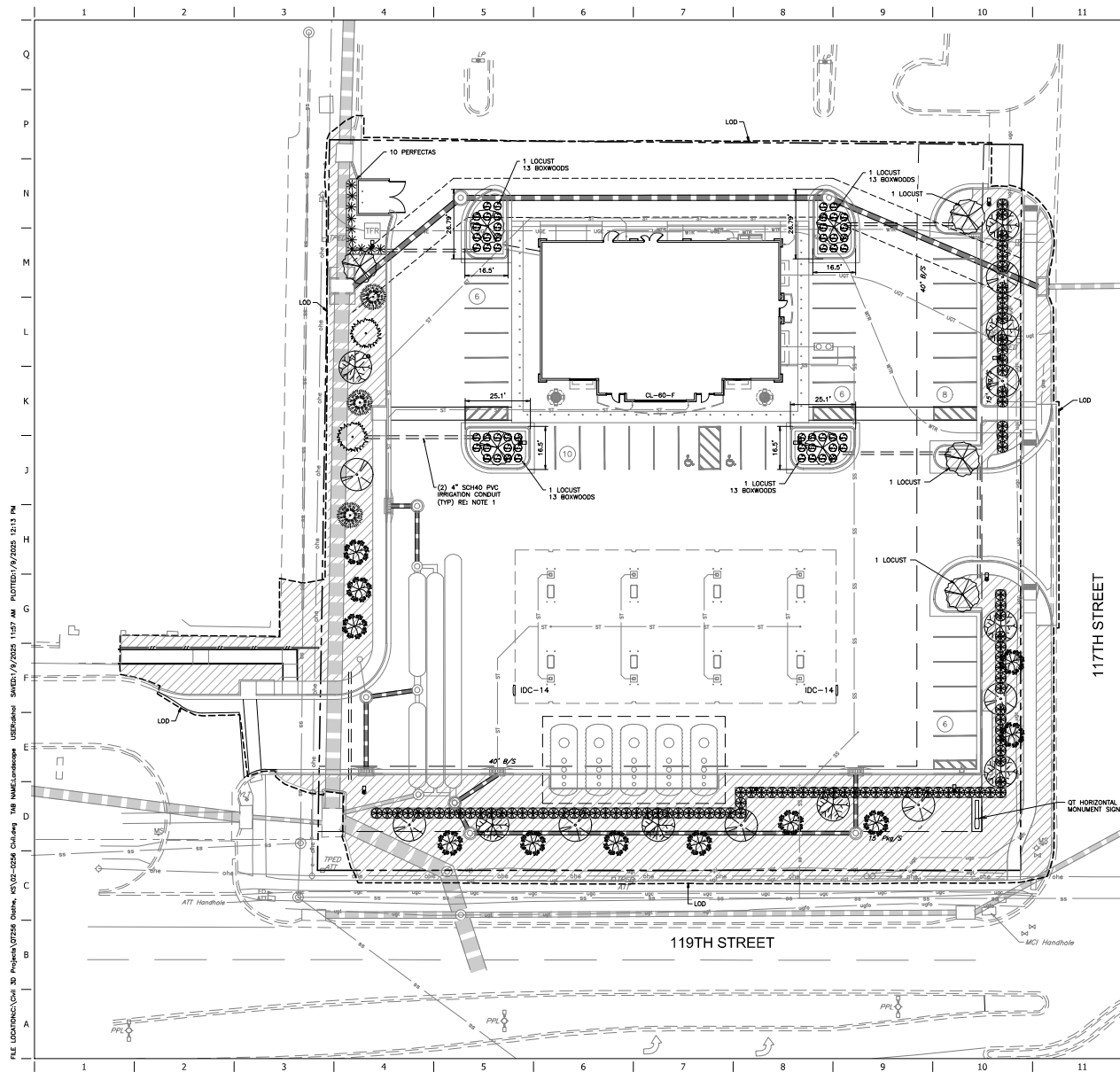














Store 0256
02-0256-PE06

Olathe, KS
Date: 10.18.24 By:JK



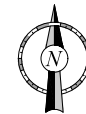


Landscape Schedule				
USE	SYMBOL	COMMON NAME Botanical Name	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS		WINTERGREEN BURNING BUSH <i>Myrica asplenifolia</i> <i>Myrica</i>	2'x1" MIN	54 EA.
		GREY OAK JUNCIPER <i>Junciperus virginiana</i> 'Grey Oak'	2'x1" MIN	98 EA.
		PERFECTA JUNCIPER <i>Junciperus chinensis</i> 'Perfecta'	48" HT MIN	10 EA.
		OKLAHOMA REDBUD <i>Cercis canadensis</i> <i>semissinensis</i>	2" GALPER 8" HT	11 EA.
TREES		WHITE SWAMP OAK <i>Quercus bicolor</i>	2" GALPER 8" HT	8 EA.
		SKYLINE HONEY LOCUST <i>Gleditsia triacanthos</i> (<i>Styphelia</i>)	2" GALPER 8" HT	8 EA.
		TULIP TREE <i>Liriodendron tulipifera</i>	2" GALPER 8" HT	8 EA.
		SERAWA SPRUCE <i>Picea amabilis</i>	6" MINIMUM HT	3 EA.
		NORWAY SPRUCE <i>Picea abies</i>	6" MINIMUM HT	2 EA.
ASCS		FESCUE SOD		13,700 S.F.

LANDSCAPE REQUIREMENTS		18.30.130 OF OLAHE UOO
REQUIREMENT TYPE	REQUIRED	PROVIDED
STREET TREES	<p>1 SHADE TREE OR EVERGREEN PER 50' OF STREET FRONTAGE + 1 ORNAMENTAL PER 3 SHADE TREES</p> <p>119TH: 271' / 40 = 7 SHADE, 3 ORNAMENTAL</p> <p>117TH: 280' / 40 = 7 SHADE, 3 ORNAMENTAL</p> <p>SHADE TREE, 1 EVERGREEN, 1 ORNAMENTAL FOR EVERY 100'</p> <p>WEST: 281/100 = 3 SHADE, 3 EVERGREEN, 3 ORNAMENTAL</p>	<p>119TH: 7 SHADE, 3 ORNAMENTAL</p> <p>117TH: 7 SHADE, 3 ORNAMENTAL</p>
WEST BUFFER	<p>ALONG STREET RIGHTS-OF-WAY, PARKING AREAS WILL BE SCREENED TO A MIN. HEIGHT OF 3 FEET.</p>	<p>3 SHADE, 3 EVERGREEN 3 ORNAMENTAL</p>
PARKING SCREENING		<p>PROVIDED AS SHOWN</p>
INTERIOR PLANTING AREAS	<p>1 AREA / 20 PARKING STALLS WITH 1 SHADE TREE (36 / 20 = 2 AREAS)</p>	<p>4 INTERIOR LANDSCAPE ISLANDS</p> <p>4 SHADE TREES & 52 SHRUBS</p>
BUILDING FACADE LANDSCAPING	<p>25 PERCENT OF EACH BUILDING FACADE</p> <p>MURFEE PUBLIC RIGHT OF WAY OR PARKING LOT</p> <p>PROMY/BACK - 92.33 x 0.25 = 23.1 LF</p> <p>SIDE FACADE = 53.68 x 0.25 = 13.4 LF</p>	<p>LARGER ISLANDS ADJACENT TO EACH CORNER OF BLDG SOCIALLY</p>

DEVELOPMENT LANDSCAPE NOTES:

1. THE DEVELOPER, ITS SUCCESSOR AND/OR SUBSEQUENT OWNERS AND THEIR AGENTS WILL MAINTAIN LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT.
2. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECTS, PESTS, DISEASE AND/OR DAMAGE MUST BE APPROPRIATELY TREATED OR REPLACED. REPLACEMENT MUST BE DONE IMMEDIATELY.
3. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICE, OR DESIGNEE.
4. THE PROPERTY OWNER WILL MAINTAIN LANDSCAPE AREA IN GOOD CONDITION AND IN A MANNER THAT PRESENTS A HEALTHY, NEAT AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, PRUNING, FERTILIZING, MULCHING OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
5. THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS AND SHRUBS ON THE PROPERTY WITHIN THE CITY LIMITS. THE CITY MAY ALSO REMOVE ANY DEAD OR DISEASED TREES, PLANTS AND SHRUBS ON THE PROPERTY OR ANY PROPERTY OR HARBOR INFESTED OR DISEASED WHICH CONSTITUTES A POTENTIAL THREAT TO OTHERS OR TO THE ENVIRONMENT.
6. DEAD TREES, SHRUBS, OR WOODY VEGETATION WILL BE PLANTED WITHIN A DISTANCE OF 1-10 FEET FROM AN FIRE HARBOR OR FIRE DEPARTMENT CONNECTION (FDC).
7. NO TREES WILL BE PLANTED WITHIN 10 FEET OF A STREETLIGHT.
8. EXTERIOR GROUND-MOUNTED OR BUILDINGMOUNTED UTILITIES MUST BE SCREENED ON THREE SIDES BY PLANTINGS AT LEAST 10 FEET FROM THE UTILITIES AT THE TIME OF PLANTING, OR AN ARCHITECTURAL DRAINAGE COMPATIBLE WITH THE BUILDING.



PROJECT NO.: 02-0256



QuikTrip No. 0256



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PROTOTYPE: P-118 (07/13/23)
DIVISION: 02
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: TRW

[illegible]

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100



KANSAS CITY DIVISION
5725 Foxridge Drive
Mission, Kansas 66202-2401
P.O. Box 220
Shawnee Mission, Kansas 66201-0220
913-362-3700
Fax: 918-994-3557

February 3rd, 2025

Andrea Morgan
Planning Department
City of Olathe

RE: QuikTrip 256 – PR24-0023
14904 W 119th Street, Olathe KS 66062
Neighborhood Meeting Affidavit

Dear Ms. Morgan,

I, Tara Limbach, certify that I am the Authorized Agent for the property that the Preliminary Development Plan Application was filed and did mail notices to all persons owning property within 500 feet of the subject property boundary. These notices were mailed on December 5th, 2024.

The Neighborhood Meeting was held on Monday, December 23rd, 2024, at the Olathe Community Center from 5:30-6:30PM. I had 0 neighbors in attendance of this meeting and have had no one reach out to ask questions since the notices were sent out.

Sincerely,

Tara Limbach
Real Estate Project Manager
tlimbach@quiktrip.com





QuikTrip Corporation

KANSAS CITY DIVISION
5725 Foxridge Drive
Mission, Kansas 66202-2401
P.O. Box 220
Shawnee Mission, Kansas 66201-0220
913-362-3700
Fax: 918-994-3557

Date: January 9th, 2025

To: Andrea Morgan, AICP, Planner II

From: Tara Limbach, QuikTrip Corporation Real Estate
5725 Foxridge Drive, Mission KS 66202
tlimbach@quiktrip.com | Office: 913-905-2070

RE: Responses to City Comments
PR24-0023 Preliminary Development Plan for QuikTrip #256

Waiver 1 – UDO 18.34.030.D

Requires that the minimum landscaped open space ratio of the site is 25% of the site area.

The proposed QuikTrip site at 119th and 117th, the current Red Lobster site is a great location for us. The current site provides 23.1% pervious area. Our initial meetings with the city of Olathe, they requested we widen the drive to the western cross access from 25' to 30' to make that intersection safer. They also requested we widen the west drive aisle from 25' to 30' to allow for trucks with trailers more room to park. QuikTrip was happy to fulfill these requests by the city and ultimately want the safest parking lots for both pedestrians and vehicles. QuikTrip is proposing to match what the current site user had of 23.1% pervious surfaces by adding extra ornamental trees on the 119th frontage, enlarging the parking lot islands around the 4 corners of the building and removing the front parking stalls to provide more green space. QuikTrip appreciates the city's willingness to be creative and work with us to achieve this requirement in the best way for our business offering. We look forward to bringing another QuikTrip to Olathe and appreciate the support by staff in this waiver.



Date: January 9th, 2025

To: Andrea Morgan, AICP, Planner II

From: Tara Limbach, QuikTrip Corporation Real Estate
5725 Foxridge Drive, Mission KS 66202
tlimbach@quiktrip.com | Office: 913-905-2070

RE: Responses to City Comments
PR24-0023 Preliminary Development Plan for QuikTrip #256

Waiver 2 – UDO 18.15.020.G7

Requires that the minimum requirement of clear glass is 25% on all primary facades.

The proposed QuikTrip site at 119th and 117th has both 119th and 117th as frontages. Our 119th frontage meets the requirement of 25% clear glass. The east façade, or one facing 117th street we are short the 25%. The reason QuikTrip does not want the glass on that side to be clear is both safety and privacy related. The restrooms for the men are on that East Façade as well as safety/security cabinets for QuikTrip employees only to get to. Unfortunately, the layout of the interior of the store with coolers, storage closets and restrooms, it doesn't work well with clear glass. The front clear glass will have a nice view to our sales floor, checkstand and kitchen for customers. QuikTrip appreciates the city's consideration of the overall safety and privacy of our customers that will shop at this location and support this waiver request to not meet the 25% on the east façade only.



STAFF REPORT

Planning Commission Meeting: February 10, 2025

Application:	PR24-0024: A Revised Preliminary Site Development Plan for Business Garage Authority
Location:	15571 S. Mahaffie Street
Owner/Applicant:	Scott O'Neill, Business Garage Authority
Architect:	David Eskov, David Eskov Architecture
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area:	<u>3.35 ± acres</u>	Current Use:	<u>Flex Space</u>
Existing Zoning:	<u>M-2 (General Industrial)</u>	Proposed Use:	<u>Flex Space</u>
Proposed Building Area:	<u>32,250 sq.ft.</u>	Plat:	<u>Mahaffie Business Park IV</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for one (1) flex-space office warehouse building on 3.35 acres, located at 15571 S. Mahaffie Street. The proposed 32,250 square foot building will be the final building constructed in the Mahaffie Business Park.

2. History

The property was zoned to the M-2 (General Industrial) District on June 6th, 1989 (RZ-12-89). In 2007 a preliminary site development plan was approved for the Mahaffie Business Park (PR-07-038), which included ten (10) buildings totaling 58,945 square feet. Four (4) of those buildings, totaling 23,918 square feet have been constructed. In 2019, a revised preliminary site development plan (PR19-0017) was approved for three (3) flex-space buildings, totaling 56,600 square feet. Two (2) of those buildings have been constructed.

3. Existing Conditions

The site is developed with two (2) flex space buildings. The area to the south is undeveloped and gently slopes to the west.



View of subject property looking north.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The property is zoned to the M-2 District, and the future land use map of the PlanOlathe Comprehensive Plan designates the property as Industrial Area. The “Flex Space” use is permitted by right in the M-2 District. This use aligns with the existing uses on the surrounding properties.
- b. **Building Height** – The maximum building height in the M-2 District is 55 feet. The proposed building is a maximum of 27 feet at the tallest point, meeting UDO requirements.
- c. **Setbacks** – The M-2 District requires buildings and parking/paving areas to be setback at least 30 feet from right-of-way and 10 feet from the property lines. The site is meeting all required setbacks.
- d. **Open Space** – The previously approved preliminary site development plan provided 20% open space, and the proposed development maintains that 20%, which meets the minimum open space requirement of 15% in the M-2 District.

5. Development Standards

- a. **Access/Streets** – The site has two existing access points from S. Mahaffie Street that will be maintained. Additionally, a private existing Access Easement (A/E) will be vacated by separate instrument as shown on the plans and relocated to accommodate the new site layout.
- b. **Parking** – The minimum parking requirement for a flex space is 1 stall per 800 square feet for a total of 41 required parking spaces. A total of 49 parking spaces are provided including 47 standard parking stalls and two (2) accessible stalls meeting UDO requirements.
- c. **Landscaping/Screening** – Landscaping is provided in compliance with UDO requirements. The parking lot is screened from right-of-way to a height of three feet with a row of shrubs. Interior parking lots islands have a mix of shrubs, grasses, and deciduous trees. Foundation landscaping is being provided along the western primary façade. In addition, all landscaped areas will be irrigated per UDO requirements.
- d. **Stormwater/Detention** – One (1) existing stormwater detention area is located on the west side of the site and will serve the entire development. The project will meet all Title 17 requirements.
- e. **Public Utilities** – The site is located within the WaterOne and City of Olathe sewer service areas. Utilities are available to the site and no changes are proposed.

6. Site Design Standards

The property is subject to Site Design Category 6 based on Industrial Area designation of the PlanOlathe Comprehensive Plan. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest proposed parking pod includes 19 stalls, which complies with the maximum allowance of 320 stalls per pod.

7. Building Design Standards

The proposed building is subject to building design standards for Industrial Buildings (UDO 18.15.020.G.10). The proposed 32,250 square foot one-story building has one (1) primary façade (west) and three (3) secondary facades (north, east, and south). The following table lists the applicable building design standards and proposed design elements:

Building Design Standard	UDO Design Requirements Proposed Design
<i>Building Entryway</i>	<i>The main common building entry must be defined with a projection from the façade or a recessed area.</i> There is no common building entrance so, tenant will have a primary entrance defined by a projection from a metal canopy.
<i>Horizontal Articulation</i>	<i>Each primary façade must provide horizontal articulation every 50 linear feet across the length of primary façades.</i> The west elevation (primary façade) incorporates wall projections to achieve horizontal articulation, meeting UDO requirements.
<i>Vertical Articulation</i>	<i>Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary façades.</i> The west elevation (primary façade) incorporates three (3) tower elements, two (2) anchor the corners of the building and the middle tower element breaks up a peaked roof, meeting UDO requirements.
<i>Garages and Overhead Doors</i>	<i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i> The structure has 16 metal overhead doors on the north, south, and east façades and does not face S. Mahaffie Street.

Proposed Building Materials

Primary facades are required to utilize a minimum of two (2) Class 1 and Class 2 materials on 75% of the façade, with a minimum of 15% glass on the first floor. Secondary facades must utilize a minimum of two (2) Class 1, Class 2, and Class 3 materials on 40% of the façade. All facades provide three (3) Class 1 materials, including glass, genuine stucco, and stone veneer, and one (1) Class 2 material, thin brick, exceeding UDO requirements. The building design and materials feature a neutral color palette with a red accent color consistent with the existing buildings in this development.

One (1) waiver is being requested from UDO requirements for building materials for glass as detailed in Section 8 below.

8. 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 one (1) waiver request for building materials identified below. This justification statement is included within this packet.

1. UDO 18.15.020.G.10.b, which requires *that primary façades must utilize 15% clear glass on primary façades*. The western primary façade provides 9% clear glass.

The applicant is requesting a waiver to reduce the clear glass on the west façade due to the internal layout of the building with the majority of the space being garage/workspace. Staff is supportive of the request because the applicant is providing 9% of clear glass, where possible on the western primary façade. The applicant is also exceeding the Class 1 and 2 materials

percentages on all façades, including providing nearly 15% clear glass on the north and south secondary façades. The applicant also incorporates several horizontal and vertical articulation methods and a variation of high-quality materials on the primary façade that will be softened by the landscaping.

9. Neighborhood Meeting/Correspondence

Neighborhood notification was provided to property owners within 500 feet of the subject property, as required by the UDO. A neighborhood meeting was held on January 17, 2025, at the Business Garage Authority. Nine (9) individuals attended the meeting. Topic discussed included the general design and use of the proposed building. Staff has not received any additional correspondence regarding this application.

10. Staff Recommendation

- A. Staff recommends approval of the preliminary site development plans for PR24-0024, Business Garage Authority, with the following stipulations:
 - 1. A waiver is granted from UDO 18.15.00.G.10.b allowing a minimum of 9% clear glass on the western primary façade.
 - 2. 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.