



STAFF REPORT

Planning Commission Meeting: April 13, 2026

Application:	RZ26-0003: Rezoning from the CTY PRN2 (County Planned Residential Neighborhood) District to the M-2 (General Industrial) District with a Preliminary Site Development Plan for Lone Elm Commerce Center, Sixth Plat
Location:	Northwest of W. 167th Street and Lone Elm Road
Owner:	Foote Land Company LLC
Applicant/Engineer:	Judd Claussen; Phelps Engineering
Developer:	Rob Heise, LE Commerce Center LLC.
Staff Contact:	Taylor Vande Velde; Planner II

Site Area: 60.46 acres **Proposed Use:** Warehousing, storage, and other Industrial Uses

Building Area: 355,870 sq. ft. **Plat:** Unplatted (FP26-0002 pending)

Existing Zoning: CTY PRN2 **Proposed Zoning:** M-2 (General Industrial)

Lots: 3 **Tracts:** 2

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Industrial Area/Employment Area/Greenways	Undeveloped	CTY PRN2
North	Employment Area/Greenways	Undeveloped	CTY RUR
South	Industrial Areas	Industrial	MP-2
East	Employment/Industrial Areas	Residential	CTY PRN2
West	Employment Area	Industrial	M-2

1. Introduction

The applicant is requesting to rezone property from the CTY PRN2 (County Planned Residential Neighborhood) District to the M-2 (General Industrial) District with a preliminary site development plan for the Lone Elm Commerce Center, 6th Plat. Rezoning to a City zoning district is required prior to development. The subject 60-acre property is located northeast of Monticello Road and S. Erikson Street. The project includes over 355,000 square feet of total floor area across three (3) industrial buildings and three (3) tracts that will be constructed in phases as a continuation of the existing Lone Elm Commerce Center to the west. The development also requires platting (FP26-0002) to establish industrial lots and tracts.

2. History

The site has historically been used for agricultural purposes and remained undeveloped since it was annexed into Olathe in 2006 (ANX-06-007). The proposed development is an extension of the Lone Elm Commerce Center to the west, which was approved in 2017 (RZ17-0006) and consists of five buildings for various industrial uses.



Subject property outlined in yellow.

3. Existing Conditions

The site is currently undeveloped and used for agricultural purposes. The property drains northeastwardly towards the existing creek, and a portion of the site is located within the Cedar Creek Floodplain.



View of the subject property looking northeast along Monticello Road.

4. Zoning Standards

The development is following the base standards of the requested M-2 District found in Column 1 of UDO 18.20.200.

- a. **Land Use** – The applicant’s request to rezone this site to the M-2 District aligns with the property’s designation as an Industrial Area on the PlanOlathe Comprehensive Plan Future Land Use Map. The M-2 District generally permits various industrial uses, such as warehousing, storage, wholesale, and distribution facilities. Phase I (Building #1 and Tracts A, B & C) of the development includes an industrial warehouse and outdoor storage. Future phases are shown as speculative industrial warehousing with trailer parking to support existing businesses in Lone Elm Commerce Center, but specific users have not been identified.

Staff recommends the restriction of some land uses on the subject property due to the greater intensity of these uses and the ability to generate nuisances such as noise and odor. Staff worked with the applicant on these use restrictions, and the applicant is amenable to the following restrictions:

- (1) Power Generation Plant
- (2) Paper Manufacturing
- (3) Recycling Centers, Drop-Off
- (4) Rendering and Meat Byproduct Processing
- (5) Petroleum Bulk Stations and Terminals
- (6) Textile, Clothing and Leather Manufacturing

- b. **Building Height** – The proposed building (Building 1) is 46 feet tall, complying with the maximum building height of 55 feet in the first column of the M-2 District. Future phases must comply with this maximum building height.
- c. **Setbacks** – All buildings and paved areas comply with the minimum setback of 30 feet from the front property line and 10 feet along the side and rear property lines.
- d. **Open Space** – The M-2 District requires a minimum of 15% open space, and the proposal exceeds this requirement by preserving over 42% of the site as open space and natural vegetation.

5. Development Standards

- a. **Phasing** – The development will be constructed in phases. Phase 1 includes Lot 1 (Building #1), Tract A with potential outdoor storage, Tract B for stormwater detention, and Tract C, which preserves the stream corridor. Future phasing includes Lots 2 and 3 for a total of 95,000 SF of industrial development, as well as the construction of Erikson Street as Lots 1 & 2 develop.
- b. **Access/Streets** – The development will be served by the existing Erikson Street, which will be extended as the property develops. Phase I (Building #1, Tracts A, B, and C) will have one access point off Monticello Road and Erikson Street and share future access with Building #2. Phases 2 and 3 show the extension of the existing cul-de-sac as well as future access off the future Erikson St.
- c. **Parking** – The applicant expects that future tenants will require 1 stall per 1,500 square feet of general industrial building area, which is standard for most industrial uses. Altogether, the development provides 428 parking spaces for passenger vehicles and 180 trailer stalls. Final parking requirements will be finalized once specific users are identified.
- d. **Landscaping/Screening** – Landscaping is provided in compliance with UDO requirements, and a mixture of deciduous, evergreen, and ornamental landscaping is proposed throughout the site. Type N (Natural) Buffer is provided along the eastern edge of the property by preserving the existing stream corridor and woodland area, as well as the northern property line of Lot 3.

Nonresidential landscaping will be provided along Erikson Street, and the use of berms and supplemental landscaping is shown for overhead doors facing the street. Staff will continue to work with the applicant to finalize the use of berms around Tract A and future outdoor storage areas. Foundation landscaping is provided along facades that face roadways and parking areas. Landscaping for the future lots will be further refined with revised preliminary and final site development plans as users and tenants are identified.

- e. **Tree Preservation** – Approximately nine (9) acres are considered a woodland area, primarily within the existing stream corridor area. This development preserves 82% (approximately 7 acres) of the woodland area, exceeding the requirement to preserve a minimum of 20% of woodland areas. These areas will further screen the industrial development from public view along nearby arterials and adjacent properties.
- f. **Stormwater/Detention** – One (1) wet detention basin will be installed with Phase I of this development to comply with Title 17 stormwater requirements of the Municipal Code.

Stormwater collected throughout the site will be conveyed into this detention basin, which is generally located in the northern portion of the development.

- g. **Public Utilities** – The property is located within the City of Olathe sewer and WaterOne water service areas. The development will be served by existing sewer and water mains, which will be extended by the developer to serve each of the buildings.

6. Site Design Standards

The property is subject to the **Site Design Category 6** based on the *Industrial Areas* designation on the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – Parking lots must be broken up into parking pods with no more than 320 stalls, which this development complies with.
- b. **Drainage Feature** – A fountain is provided in the wet detention basin in Tract A to incorporate it as a decorative feature for the site, as it is visible from Erikson Street.

7. Building Design Standards

The development includes three (3) industrial buildings that are subject to the **Industrial Building design standards** according to UDO Section 18.15.020.G.10; however, only phase I (Building #1) architecture was provided with this application. The north and west facades are primary facades, while the east and south facades are considered secondary.

Revised preliminary plans will be required for the remaining buildings in Lots 2 and 3 to finalize compatible architecture once users are identified. The following table lists the applicable design requirements and proposed design elements:

Building Design Standard	UDO Design Requirements
<i>Building Entryway</i>	<p>Proposed Design</p> <p><i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>Each primary entrance includes canopies that project over building entrances as well as tower features that project from the building, exceeding UDO requirements.</p>
<i>Horizontal Articulation</i>	<p><i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i></p> <p>Overhead doors on Building #1 are located on the rear southern façade and oriented away from public streets. Building #2 shows dock doors angled towards Erikson Street and will require additional architectural treatment at the time of the revised preliminary development plan. Lot 2 also provides a 4-foot-tall berm and a row of evergreens to further screen this area from the view of Erikson Street.</p>

<i>Vertical Articulation</i>	<i>Horizontal and vertical articulation must be used to divide primary façades into vertical bays that are no greater than 50 and 100 feet in width for buildings under and over 100,000 square feet, respectively.</i> Each primary façade is divided into vertical bays using a variation in the parapet height to differentiate entrances and break up the building. Additionally, wall offsets, wall projections, and canopies provide both vertical and horizontal articulation, meeting UDO requirements. The applicant is also using a variety of material colors and panel sizes to increase visual interest.
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Primary facades must use a minimum of two (2) Class 1 and 2 materials on 75% of the façade and secondary facades must use a minimum of two (2) Class 1, 2, and 3 materials on 50% of the façade. All facades on Lot 1 (Building #1) exceed these requirements, with clear glass (Class 1), metal paneling (Class 1), and tilt-up concrete panels with form-liner reveals (Class 2) comprising 100% of every façade.

Primary façades must also use a minimum of 15% glass on the first floor, for which the applicant has requested a waiver (see Section 9, Waiver Request).

8. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to surrounding property owners within 200 feet and posted a sign on the subject property per UDO requirements. A neighborhood meeting was held on March 19th with no one in attendance. Staff and the applicants have not received any correspondence regarding the project.

9. 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, which is included in the meeting packet.

- A. Percentage of Glass** – The applicant is requesting a waiver from UDO 18.15.020.G.10 pertaining to the percentage of glass on primary facades. The UDO requires a minimum of 15% glass on the first floor of primary facades, and the applicant is providing 11% on the north façade and 6% on the west primary façades of Building 1.

Staff is supportive of the waiver request as the industrial building requires an alternate but complementary design to meet the needs of the anticipated users. Additionally, this development is a continuation of the existing Lone Elm Commerce Center phases, and the proposed building will match the industrial buildings to the west, which will create a more cohesive development. The applicant has also added glass to the primary corner features on all facades to help enhance the impact of these proposed glass areas. There is also an increased level of articulation along the primary facades and varying colored panels to create visual interest instead of clear glass. Further, this alternative design will have no negative impact on the adjacent properties.

10. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the property as industrial uses, employment area, and primary and secondary greenways. This application was reviewed against the UDO criteria listed in Section 18.40.090.G and generally aligns with the industrial areas designation and preserves areas along the primary greenway as well which is detailed below.

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

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as an Industrial Area with Primary and Secondary Greenways. Industrial Areas are designated for more intensive industrial uses, including manufacturing, assembly, and distribution. Research, warehousing, and other light industrial uses are also appropriate in Industrial Areas. In Industrial Areas, complementary retail and service uses should be limited in scale and carefully integrated with surrounding industrial uses. The M-2 District directly aligns with the Industrial Area future land use category, and greenways will be preserved within the northeast portion of the development. This request conforms with the PlanOlathe (Comprehensive Plan) and the following policy elements of the Comprehensive Plan:

LUCC-1.1: Consistency with the Comprehensive Plan. Land use proposals should be consistent with the vision of the Comprehensive Plan, as well as applicable local ordinances and resolutions.

ES-1.3: Targeted Industries. Promote Olathe as an ideal place for desirable new industries, especially those that would diversify the employment base, reflect the labor force capabilities of the community, and complement Olathe's high quality of life.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

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 along 167th Street and Lone Elm Road is primarily industrial warehousing and logistics buildings constructed of concrete and with limited office areas, while the properties to the north remain undeveloped. The proposal will be a continuation of the existing Lone Elm Commerce Center to the west and will have a similar building design and materials. The proposed uses are more speculative at this time, but are expected to include warehousing, distribution, and storage, which are compatible with the surrounding industrial development.

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.

The proposed M-2 (General Industrial) District and proposed industrial uses will be in harmony with the existing businesses within adjacent M-2 and MP-2 zoning districts, which are of similar size and scale, and include some outdoor storage areas.

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

The property currently retains the CTY PRN2 (County Planned Residential) District and must be rezoned to a City zoning district before it may be developed.

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

The property was annexed in 2006 and retained its CTY PRN2 District zoning. The site has remained undeveloped and was largely used for agricultural purposes.

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

Staff has not received information indicating the proposed project will detrimentally affect nearby properties. Approval of this application would allow a similar type of development to the surrounding properties already zoned to the M-2 District.

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

The development as proposed is not anticipated to have any detrimental impact on the value of nearby properties, which are zoned for similar uses. The proposed development is similar to the surrounding developed properties regarding site and building design.

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.

The proposed industrial uses will not cause any adverse effect on traffic and the safety of the road network. The development will be served by two (2) collector streets, which feed into 167th Street and will not warrant additional public improvements.

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 and is not anticipated to create environmental harm.

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

The proposed development will contribute to the local economy by generating additional property taxes to be collected by the City and creating new 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 to the public health, safety, or welfare if the application were denied. If the application were denied, the property would be restricted to the uses permitted in the County PRN2 District and industrial development of this property would not be permitted.

11. Staff Recommendation

- A. Staff recommends approval of RZ26-0003, Lone Elm Commerce Center 6th Plat, for the following reasons:
1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the M-2 District with the following stipulations:
1. Prior to issuance of building permits for Buildings 2 and 3, Erikson Street must be extended adjacent to the property line, or a development agreement must be in place defining the schedule for extending Erikson from its existing terminus to Lone Elm Road.
 3. The following uses are prohibited in the M-2 District:
 - a) Power Generation Plant
 - b) Paper Manufacturing
 - c) Recycling Centers, Drop-Off
 - d) Rendering and Meat Byproduct Processing
 - e) Petroleum Bulk Stations and Terminals
 - f) Textile, Clothing and Leather Manufacturing
- C. Staff recommends approval of the preliminary site development plans with the following stipulations:
2. A waiver is granted for Lot 1 from UDO 18.15.020,G.10. to permit the primary façade glass percentages shown on the architectural elevations for Building 1 dated February 16th, 2026.
 3. Approval of a revised preliminary site development plan is required for Lots 2 and 3.
 4. Buildings within the project boundary must have similar architectural features, colors, and building materials for a cohesive design.
 5. Outdoor storage areas must be fully screened from public view.
 6. Access drives onto Erikson Street for Lots 2 and 3 must meet IFC requirements prior to approval of the final site development plans for each lot.



March 16, 2026

TO: City of Olathe, KS

Re: Lone Elm Commerce Center, 6th Plat
Statement of Purpose
PEI #230174

The proposed Rezoning and Final Plat applications are for a new industrial development located north of Erickson Street and Monticello Road and a continuation of the Lone Elm Commerce Center development. The project will rezone approximately 60 acres from City PRN2 to M-2. The final plat will plat the lot for the 1st building and two stormwater tracts, totaling approximately 44 acres.

The overall project includes 3 lots and buildings.

- Building #1 is a 261,000 SF +/- industrial warehouse with trailer parking and outdoor storage. The outdoor storage will be screened per the UDO.
- Building #2 is 80,000 SF +/- industrial warehouse with trailer parking.
- Building #3 is a 15,000 SF +/- industrial warehouse with trailer parking and outdoor storage. The outdoor storage will be screened per the UDO.

Please feel free to contact me at (913) 393-1155 if you require additional information.

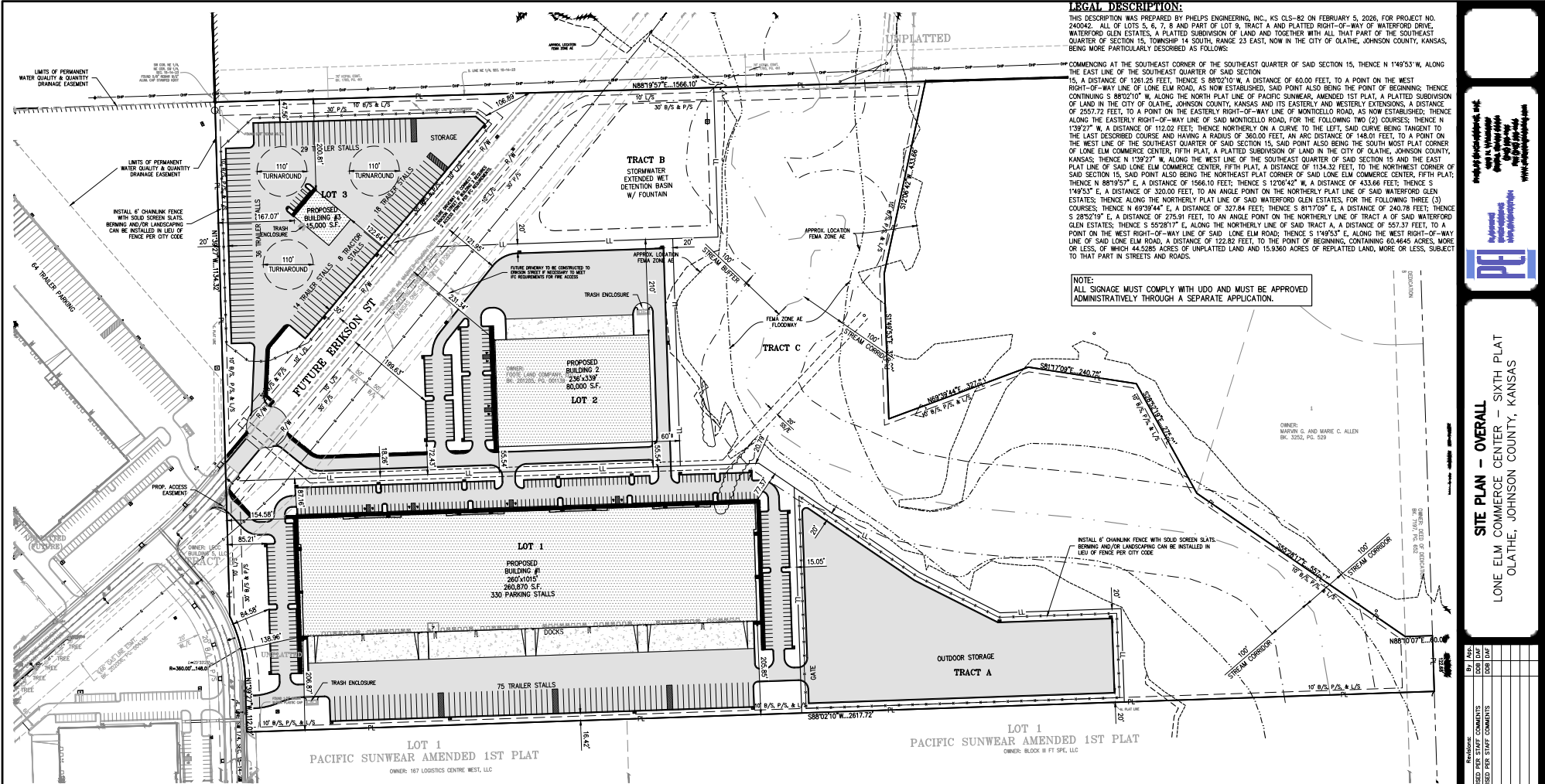
Sincerely,

Phelps Engineering, Inc.

Daniel Finn, P.E.

PHELPS ENGINEERING, INC.

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



LEGAL DESCRIPTION:
 THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., KS GLS-82 ON FEBRUARY 5, 2026, FOR PROJECT NO. 240042. ALL OF LOTS 5, 6, 7, 8 AND PART OF LOT 9, TRACT A AND PLATTED RIGHT-OF-WAY OF WATERFORD DRIVE, WATERFORD GLEN ESTATES, A PLATTED SUBDIVISION OF LAND AND TOGETHER WITH ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST, NOW IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, THENCE N 1°49'53" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1281.25 FEET, THENCE S 88°02'10" W, A DISTANCE OF 60.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LONG ELM ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 88°02'10" W, ALONG THE NORTH PLAT LINE OF PACIFIC SUNWEAR, AMENDED 1ST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS AND ITS EASTERLY AND WESTERLY EXTENSIONS, A DISTANCE OF 2572.72 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONTICELLO ROAD, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MONTICELLO ROAD, FOR THE FOLLOWING TWO (2) COURSES; THENCE N 1°39'27" W, A DISTANCE OF 1102.02 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 3650.00 FEET, AN ARC DISTANCE OF 148.00 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING THE SOUTH MOST PLAT CORNER OF LONG ELM COMMERCE CENTER, FIFTH PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 1°39'27" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 AND THE EAST PLAT LINE OF SAID LONG ELM COMMERCE CENTER, FIFTH PLAT, A DISTANCE OF 1134.32 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 15, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF SAID LONG ELM COMMERCE CENTER, FIFTH PLAT; THENCE N 88°19'57" E, A DISTANCE OF 1566.10 FEET; THENCE S 12°02'42" W, A DISTANCE OF 433.66 FEET; THENCE S 1°49'53" E, A DISTANCE OF 320.00 FEET, TO AN ANGLE POINT ON THE NORTHERLY PLAT LINE OF SAID WATERFORD GLEN ESTATES; THENCE ALONG THE NORTHERLY PLAT LINE OF SAID WATERFORD GLEN ESTATES, FOR THE FOLLOWING THREE (3) COURSES; THENCE N 69°39'44" E, A DISTANCE OF 327.84 FEET; THENCE S 81°17'09" E, A DISTANCE OF 240.78 FEET; THENCE S 28°52'19" E, A DISTANCE OF 275.91 FEET, TO AN ANGLE POINT ON THE NORTHERLY PLAT LINE OF TRACT A OF SAID WATERFORD GLEN ESTATES; THENCE S 55°28'17" E, ALONG THE NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 557.37 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID LONG ELM ROAD; THENCE S 1°49'53" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG ELM ROAD, A DISTANCE OF 122.82 FEET, TO THE POINT OF BEGINNING, CONTAINING 60.4645 ACRES, MORE OR LESS, OF WHICH 44.5285 ACRES OF UNPLATTED LAND AND 15.9360 ACRES OF REPLATTED LAND, MORE OR LESS, SUBJECT TO THAT PART IN STREETS AND ROADS.

NOTE:
 ALL SIGNAGE MUST COMPLY WITH UDO AND MUST BE APPROVED ADMINISTRATIVELY THROUGH A SEPARATE APPLICATION.

OWNER:
 MARVIN C. AND MAREE C. ALLEN
 BK. 3252, PL. 529

LOT 1
 PACIFIC SUNWEAR AMENDED 1ST PLAT
 OWNER: 167 LOGISTICS CENTRE WEST, LLC

LOT 1
 PACIFIC SUNWEAR AMENDED 1ST PLAT
 OWNER: BLOCK B FT SPE, LLC

ZONING REGULATIONS

EXISTING CITY PRINZ	PROPOSED M-2		
	LOT 1	LOT 2	LOT 3
FRONT YARD	30 FT	138 FT	231 FT
SIDE YARD	10 FT	266 FT	35 FT
REAR YARD	10 FT	77 FT	60 FT

PARKING SETBACKS (CODE SECTION 18.20.200)	LOT 1	LOT 2	LOT 3
	LOCATION	10 FT	18 FT
FROM P/L	30 FT	84 FT	121 FT
FROM B/W	30 FT	84 FT	30 FT

INDUSTRIAL STR & BUILDING SUMMARY TABLE

SITE DATA	SITE AREA	FAR
LOT 1	15.71 AC.	0.3812
LOT 2	8.59 AC.	0.2142
LOT 3	4.29 AC.	0.2047
TRACT A	4.75 AC.	
TRACT B	3.59 AC.	
TRACT C	20.09 AC.	
R/W	1.44 AC.	
TOTAL	60.46 AC.	0.1351

BUILDING DATA	BUILDING AREA
BUILDING #1	260,870 S.F.
BUILDING #2	80,000 S.F.
BUILDING #3	150,000 S.F.
TOTAL	300,870 S.F.

INDUSTRIAL PARKING SUMMARY TABLE

PARKING REQUIREMENTS (CODE SECTION 18.30.060)

REQUIRED - LOT 1 (WAREHOUSING)	174
PROVIDED - LOT 1	322
STANDARD SPACES	330
ACCESSIBLE SPACES	8
TOTAL	338

REQUIRED - LOT 2 (WAREHOUSING)	54
PROVIDED - LOT 2	88
STANDARD SPACES	88
ACCESSIBLE SPACES	4
TOTAL	92

REQUIRED - LOT 3 (WAREHOUSING)	10
PROVIDED - LOT 3	10
STANDARD SPACES	5
ACCESSIBLE SPACES	1
TOTAL*	6

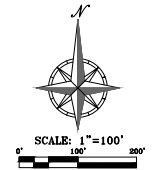
Standards

Standards	Site 4, 5, or 6	Site 3, 5, or 6
Height (maximum)	• Buildings: 35 feet • Other Structures (including signs): 15 feet. The maximum height for any structure shall not exceed 15 feet in height.	• 12,000/144 feet
Front yard (minimum)	• 30 feet	• 30 feet
Side yard (minimum)	• 10 feet	• 10 feet
Rear yard (minimum)	• 30 feet from front edge of lot • 30 feet from property line	• 30 feet from front edge of lot • 30 feet from property line
Parking/travel location	• 30 feet from property line	• 30 feet from property line
Open space	• 10% of total site area	• 10% of total site area

2. See Chapters 18.20 (Development Standards) and 18.30 (Supplemental Use Requirements)

3. Setback requirements listed in the dimensional standards table are minimum requirements and may be required to be greater to accommodate landscape. Buffer requirements listed in Section 18.20.200 (Code Chapter 18.20.200 Code 18.20.200) are minimum requirements.

- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - — — — — RIGHT-OF-WAY
 - R/W —
 - — — — — 2' CURB & OUTLET
 - — — — — 6" CURB & OUTLET
 - BA — BUILDING SETBACK LINE
 - P/S — PARKING SETBACK LINE
 - L/S — LANDSCAPE SETBACK LINE
 - — — — — PROPOSED BUILDING
 - — — — — ASPHALT PAVEMENT
 - — — — — CONCRETE PAVEMENT
 - — — — — CONCRETE SIDEWALK



VICINITY MAP
 SEC. 15-14-23

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

811
 Know what's below. Call before you dig.

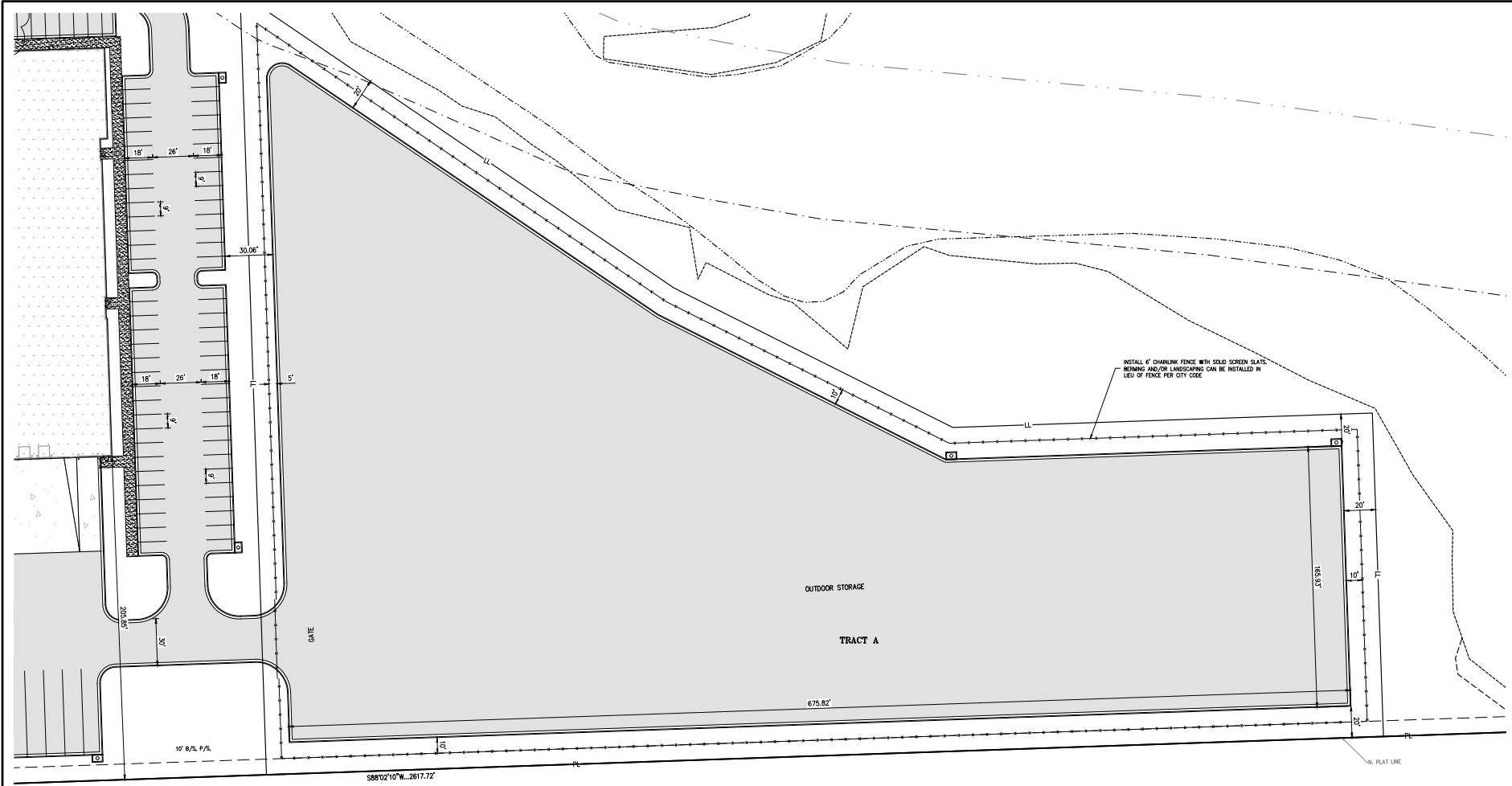
PH
 Phelps Engineering, Inc.
 1500 W. 15th Street, Suite 100
 Olathe, KS 66045
 Phone: 781-766-1111
 Fax: 781-766-1112
 Website: www.phelpseng.com

SITE PLAN - OVERALL
 LONE ELM COMMERCE CENTER - SIXTH PLAT
 OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	REVISIONS/COMMENTS
240042	02/26/2026	MS	ISSUED PER STAFF COMMENTS
		MS	REVISED PER STAFF COMMENTS
		MS	REVISED PER STAFF COMMENTS
		MS	REVISED PER STAFF COMMENTS

PROJECT NO. 240042
 DATE: 02/26/2026
 DRAWN BY: MS
 CHECKED BY: MS
 DATE OF APPROVAL: 02/26/2026
 SCALE: 1" = 100'

SHEET
C100



588°02'10"W...2617.72'

- LEGEND**
- PL — PROPERTY LINE
 - - - LL - LOT LINE
 - - - R/W - RIGHT-OF-WAY
 - ==== 2' CURB & GUTTER
 - ==== 6" CURB
 - B/L - BUILDING SETBACK LINE
 - P/S - PARKING SETBACK LINE
 - L/S - LANDSCAPE SETBACK LINE
 - [Pattern] PROPOSED BUILDING
 - [Pattern] ASPHALT PAVEMENT
 - [Pattern] CONCRETE PAVEMENT
 - [Pattern] CONCRETE SIDEWALK



UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
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 LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Know what's below.
 Call before you dig.

Planning & Architecture, Inc.
 1001 N. Washington
 Olathe, Kansas 66061
 Phone: 913.765.1100
 Fax: 913.765.1101
 www.planningandarchitecture.com



SITE PLAN - ENLARGED
 LONE ELM COMMERCE CENTER - SIXTH PLAT
 OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	NO.	DESCRIPTION	BY	DATE	REVISIONS
245292	01/24/2008	1	ISSUED FOR PERMITS	DL	01/24/2008	
		2	REVISED PER STAFF COMMENTS	DL	02-02-2008	
		3	REVISED PER STAFF COMMENTS	DL		

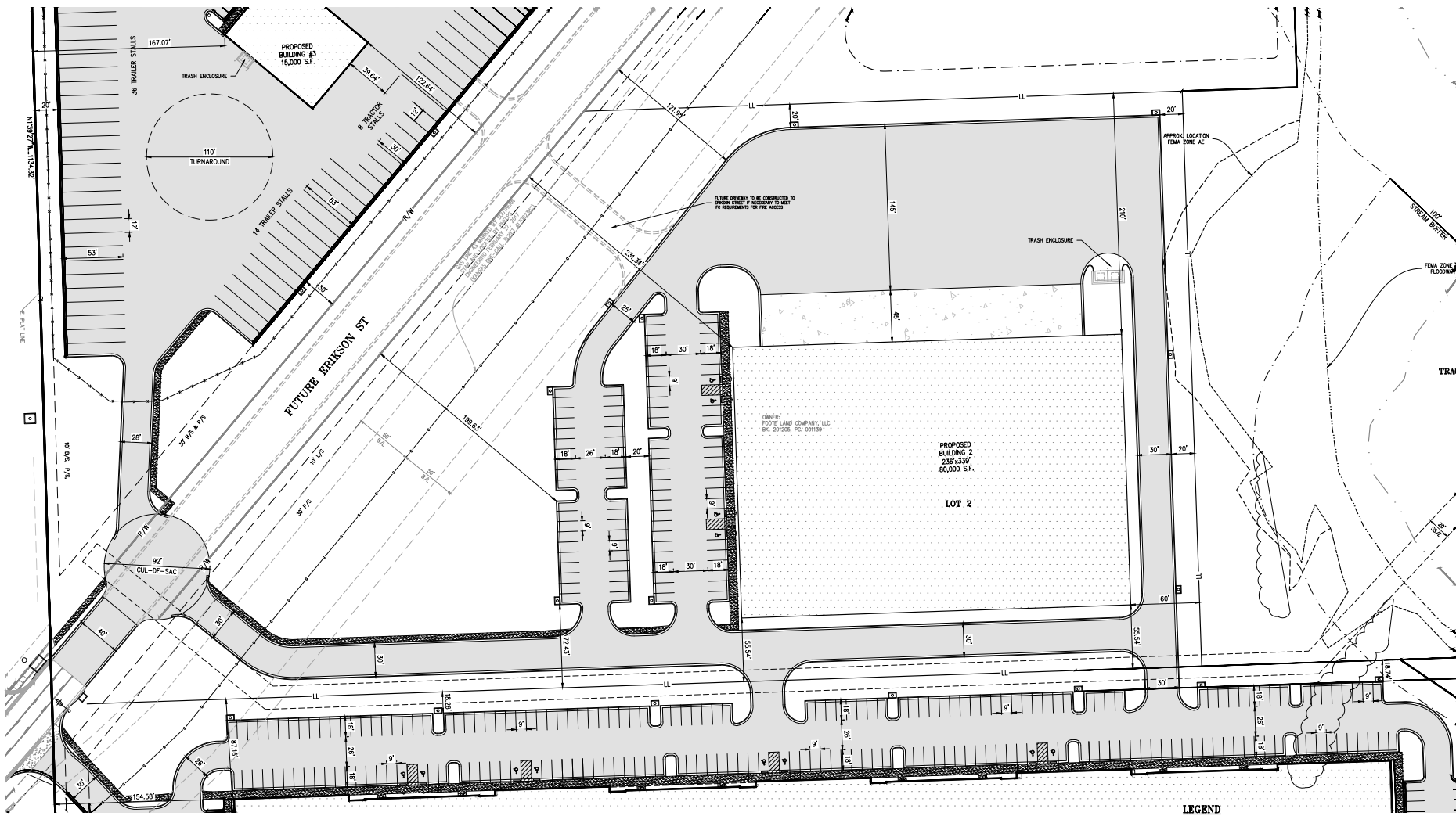
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\\pds\www\proj\317\0000\plan\gymnasium\SITE - PLAN.dwg Export3 Apr 06, 2009 - 3:06pm David Pfm



Know what's below.
Call before you dig.

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.



- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - - - R/W - - - RIGHT-OF-WAY
 - — — 2" CURB & GUTTER
 - — — 6" CURB
 - B/A — BUILDING SETBACK LINE
 - P/S — PARKING SETBACK LINE
 - L/S — LANDSCAPE SETBACK LINE
 - [Pattern] PROPOSED BUILDING
 - [Pattern] ASPHALT PAVEMENT
 - [Pattern] CONCRETE PAVEMENT
 - [Pattern] CONCRETE SIDEWALK

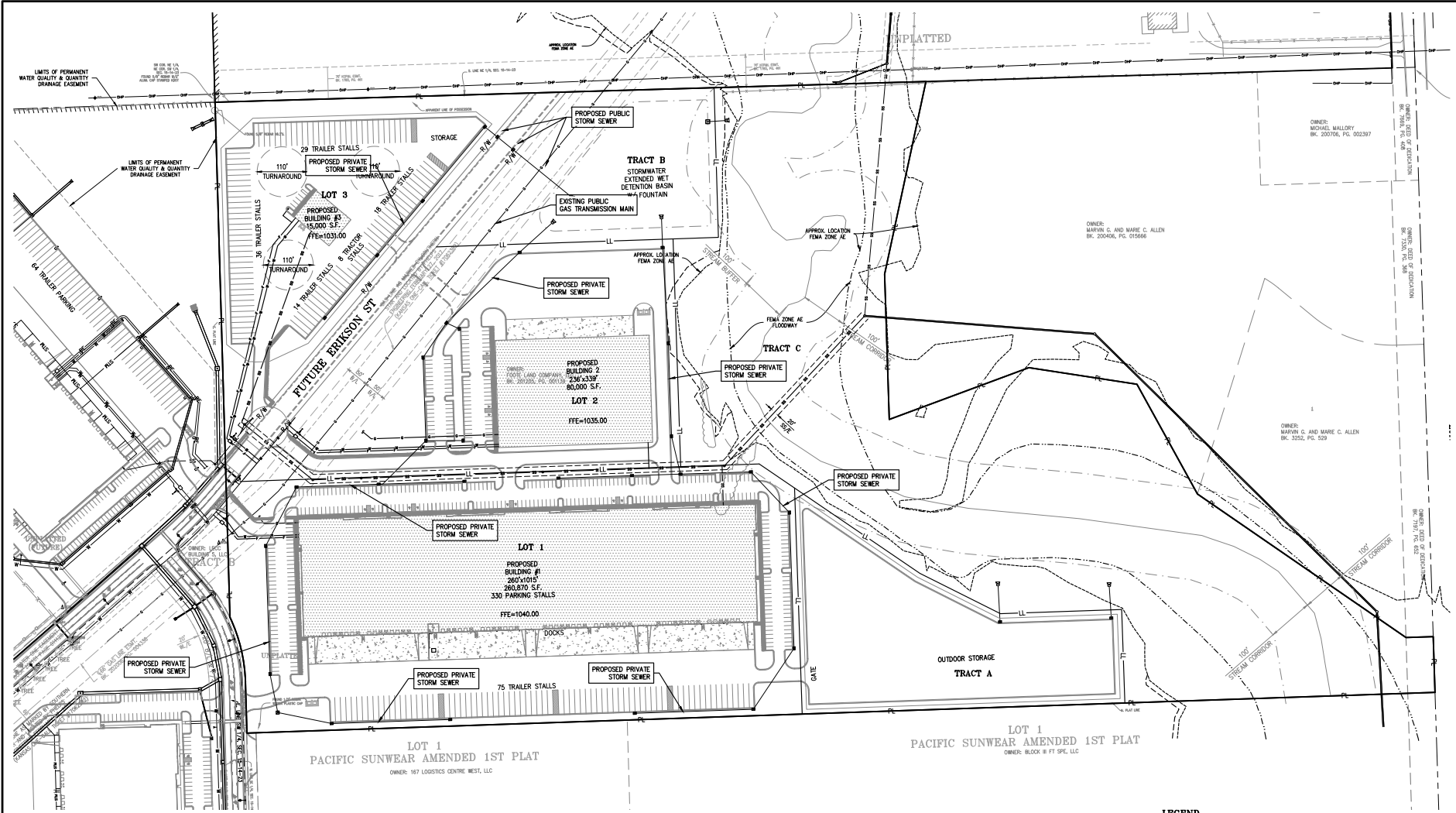


Architect: **PH**
 Planning & Architecture
 1000 N. 10th St.
 Olathe, MO 64040
 Phone: 816.765.1100
 Fax: 816.765.1101
 www.phplanning.com

SITE PLAN - ENLARGED
 LONE ELM COMMERCE CENTER - SIXTH PLAT
 OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	NO.	DESCRIPTION	BY	REVISION
245292	04/06/09	1	ISSUE FOR PERMITS	DAVID PFM	ISSUED PER STAFF COMMENTS
245292	04/06/09	2	ISSUE FOR PERMITS	DAVID PFM	REVISED PER STAFF COMMENTS

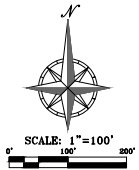
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C104



811
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Call before you dig.

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- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - R/W — RIGHT-OF-WAY
 - COM — EXISTING COMMUNICATIONS LINE
 - OHIC — EXISTING OVERHEAD COMMUNICATIONS LINE
 - G — EXISTING GAS LINE
 - BE — EXISTING BURIED ELECTRIC LINE
 - CHP — EXISTING OVERHEAD POWER LINE
 - SS — EXISTING SANITARY SEWER LINE
 - — EXISTING STORM SEWER LINE
 - W — EXISTING WATER LINE
 - G — PROPOSED GAS LINE
 - BE — PROPOSED BURIED ELECTRIC LINE
 - SS — PROPOSED SANITARY SEWER LINE
 - — PROPOSED STORM SEWER LINE
 - W — PROPOSED WATER LINE
 - F — PROPOSED FIRE LINE
 - STM — PROPOSED SECONDARY STORM
 - COM — PROPOSED COMMUNICATIONS LINE

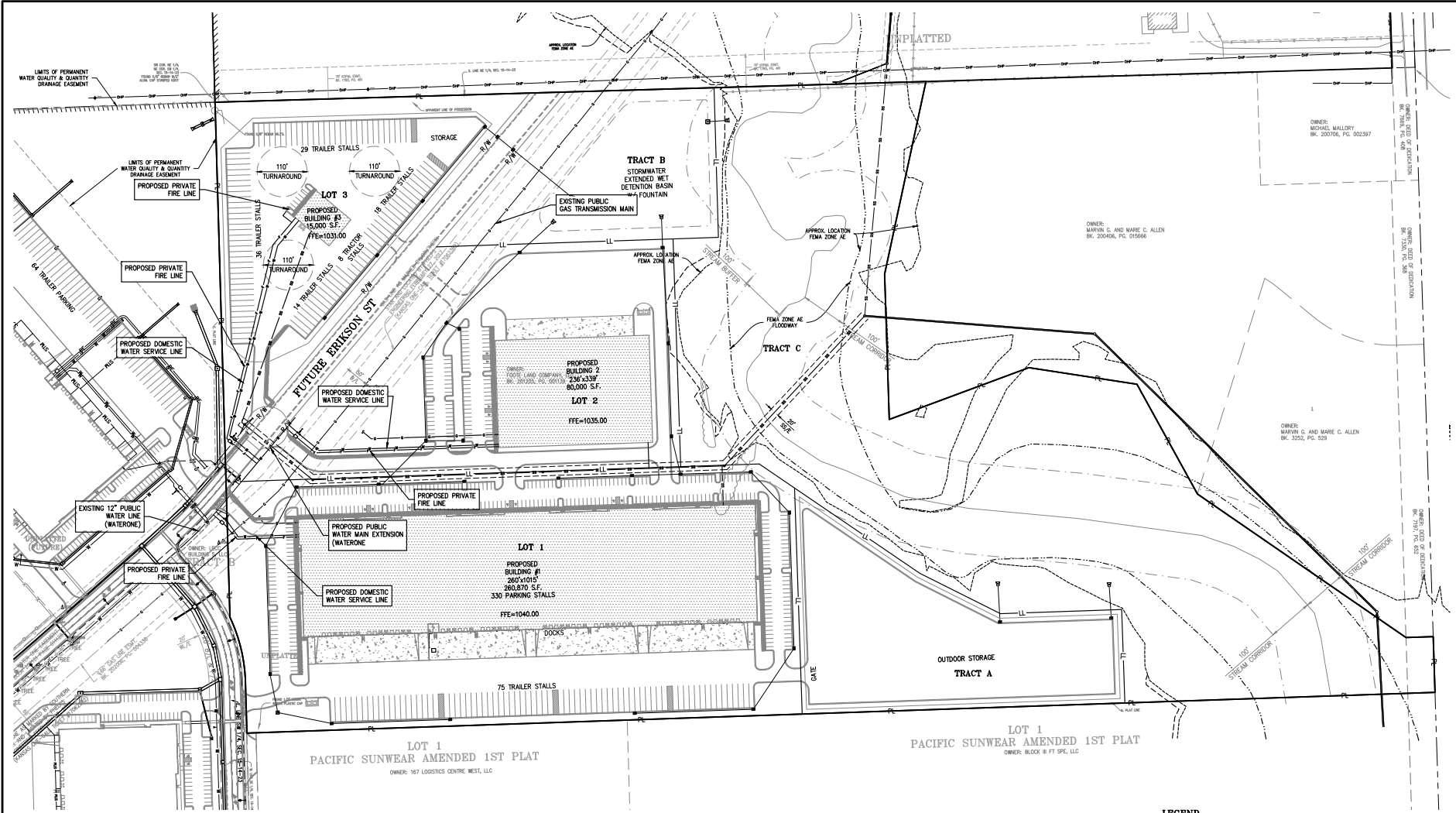


Project developed by: **PH**
PH Engineering & Construction, Inc.
1001 N. Westside Blvd., Suite 100
Olathe, MO 66061
Phone: 816.251.1000
Fax: 816.251.1001
www.ph-engineering.com

UTILITY PLAN - STORM SEWER
LONE ELM COMMERCE CENTER - SIXTH PLAT
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	NO.	DESCRIPTION	BY	DATE	REVISIONS
245292	02/28/2008	1	ISSUED FOR PERMITS	PH	02/28/2008	
		2	REVISED PER STAFF COMMENTS	PH	04-02-2008	

SHEET
C300



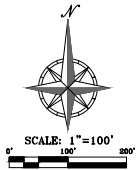
LOT 1
PACIFIC SUNWEAR AMENDED 1ST PLAT
 OWNER: 187 LOGISTICS CENTRE WEST, LLC

LOT 1
PACIFIC SUNWEAR AMENDED 1ST PLAT
 OWNER: BLOCK B FT SPE, LLC

- FIRE NOTES:**
- FIRE LINE MARKING AND FIRE LINE SIGNS ARE REQUIRED FOR APPARATUS ACCESS ROADS PER SECTION 503.3 AND CITY ORDINANCE 16.05.000 (SECTION 503.1).
 - THE CURB ADJACENT TO ALL FIRE HYDRANTS AND THE REMOVE FIRE DEPARTMENT CONNECTION SHALL BE PAINTED YELLOW. A "NO PARKING - FIRE LANE" SIGN SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS AND THE REMOVE FIRE DEPARTMENT CONNECTION.
 - CONTRACTOR TO PROVIDE FIRE STRIPING PLAN TO CITY OF OLAHE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION.

- WATER SERVICE NOTES:**
- WATER PIT OR VALVE LOCATION SHOULD MEET THE FOLLOWING CONDITIONS/REQUIREMENTS:
- AT OR WITHIN 4 FEET OF THE CUSTOMER'S PROPERTY LINE.
 - IN A GRASSY AREA.
 - ON LEVEL GROUND.
 - ON THE CUSTOMER'S SIDE OF THE SIDEWALK.
 - NOT BEHIND A FENCE, RETAINING WALL OR OTHER STRUCTURE.
 - DEPT. # 4 OR LARGER ARE MADE WITH A TAPPING SLEEVE & VALVE.
 - CLEARANCE OF 3'-3" FEET FROM METEOROLOGICAL STRUCTURE.
 - PIPELINE VALVE MUST BE AT LEAST 7 FEET AWAY FROM THE WATER MAIN.
 - ALL BACKFLOW ASSEMBLIES INSTALLED MUST BE ICS APPROVED.

- LEGEND**
- PL — PROPERTY LINE
 - - - - - LOT LINE
 - R/W - RIGHT-OF-WAY
 - COM - EXISTING COMMUNICATIONS LINE
 - OCM - EXISTING OVERHEAD COMMUNICATIONS LINE
 - G - EXISTING GAS LINE
 - BC - EXISTING BURIED ELECTRIC LINE
 - CHP - EXISTING OVERHEAD POWER LINE
 - SS - EXISTING SANITARY SEWER LINE
 - - - - - EXISTING STORM SEWER LINE
 - W - EXISTING WATER LINE
 - G - PROPOSED GAS LINE
 - BC - PROPOSED BURIED ELECTRIC LINE
 - SS - PROPOSED SANITARY SEWER LINE
 - - - - - PROPOSED STORM SEWER LINE
 - W - PROPOSED WATER LINE
 - F - PROPOSED FIRE LINE
 - STM - PROPOSED SECONDARY STORM
 - COM - PROPOSED COMMUNICATIONS LINE



811
 Know what's below.
 Call before you dig.

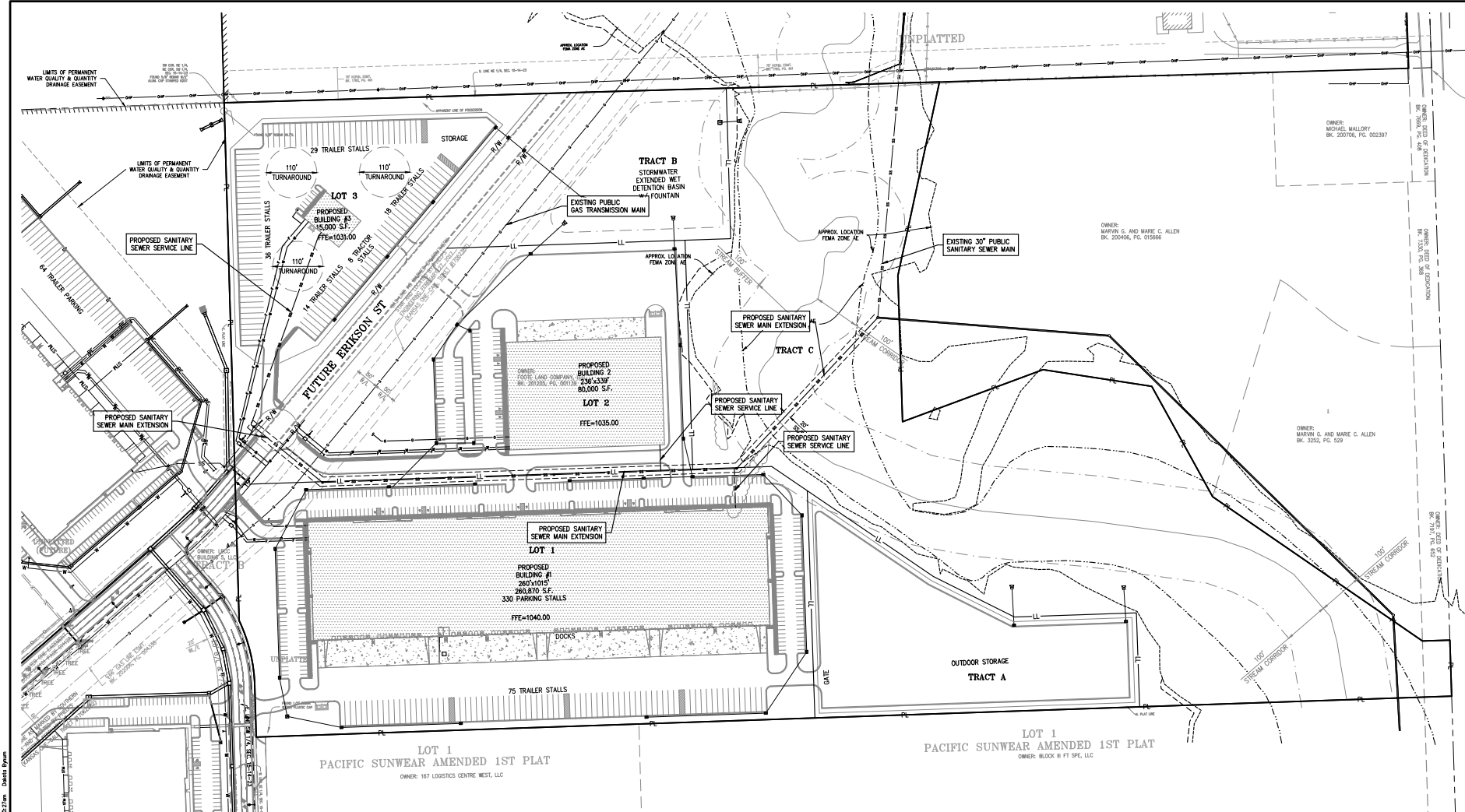
UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Project developed by: **PH**
 PH Engineering & Construction, Inc.
 1001 N. Westside Blvd., Suite 100
 Olathe, MO 64662
 Phone: 816.251.1000
 Fax: 816.251.1001
 Website: www.ph-engineering.com

UTILITY PLAN - WATER
 LONE ELM COMMERCE CENTER - SIXTH PLAT
 OLAHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	CHKD	REVISED COMMENTS
245242	05/20/2024	MS	MS	
245242	05/20/2024	MS	MS	
245242	05/20/2024	MS	MS	
245242	05/20/2024	MS	MS	
245242	05/20/2024	MS	MS	
245242	05/20/2024	MS	MS	
245242	05/20/2024	MS	MS	
245242	05/20/2024	MS	MS	
245242	05/20/2024	MS	MS	
245242	05/20/2024	MS	MS	

SHEET
C301



PROJECT NO. 245292
 DATE: 04/06/2024
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 DATE OF APPROVAL: 04/06/2024
 DATE OF AMENDMENT: 04/06/2024
 PROJECT NO. 245292

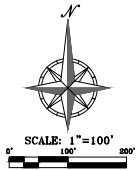


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Call before you dig.

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- SANITARY SEWER NOTES:**
1. ALL SERVICE LINES SHALL BE 6" PVC (SDR-35) W/ RUBBER-GASKETED JOINTS (UNLESS OTHERWISE NOTED).
 2. ALL 6" SERVICE LINES TO BE INSTALLED AT 1.00% UNLESS OTHERWISE NOTED.
 3. THREE (3) FEET OF COVER SHALL BE MAINTAINED AT ALL TIMES OVER THE TOP OF THE SANITARY SEWER MAIN & SERVICE STUBS. NO ROOF DRAINS OR OUTLETS AND DOWNSPOUTS SHALL CONNECT TO SANITARY SEWER.
 4. IN THE EVENT OF WORK IN OR ON THE PUBLIC SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SERVICE EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - R/W — RIGHT-OF-WAY
 - COM — EXISTING COMMUNICATIONS LINE
 - OHC — EXISTING OVERHEAD COMMUNICATIONS LINE
 - G — EXISTING GAS LINE
 - BE — EXISTING BURIED ELECTRIC LINE
 - OHP — EXISTING OVERHEAD POWER LINE
 - SS — EXISTING SANITARY SEWER LINE
 - W — EXISTING WATER LINE
 - C — PROPOSED GAS LINE
 - BE — PROPOSED BURIED ELECTRIC LINE
 - SS — PROPOSED SANITARY SEWER LINE
 - W — PROPOSED WATER LINE
 - F — PROPOSED FIRE LINE
 - STM — PROPOSED SECONDARY STORM
 - COM — PROPOSED COMMUNICATIONS LINE

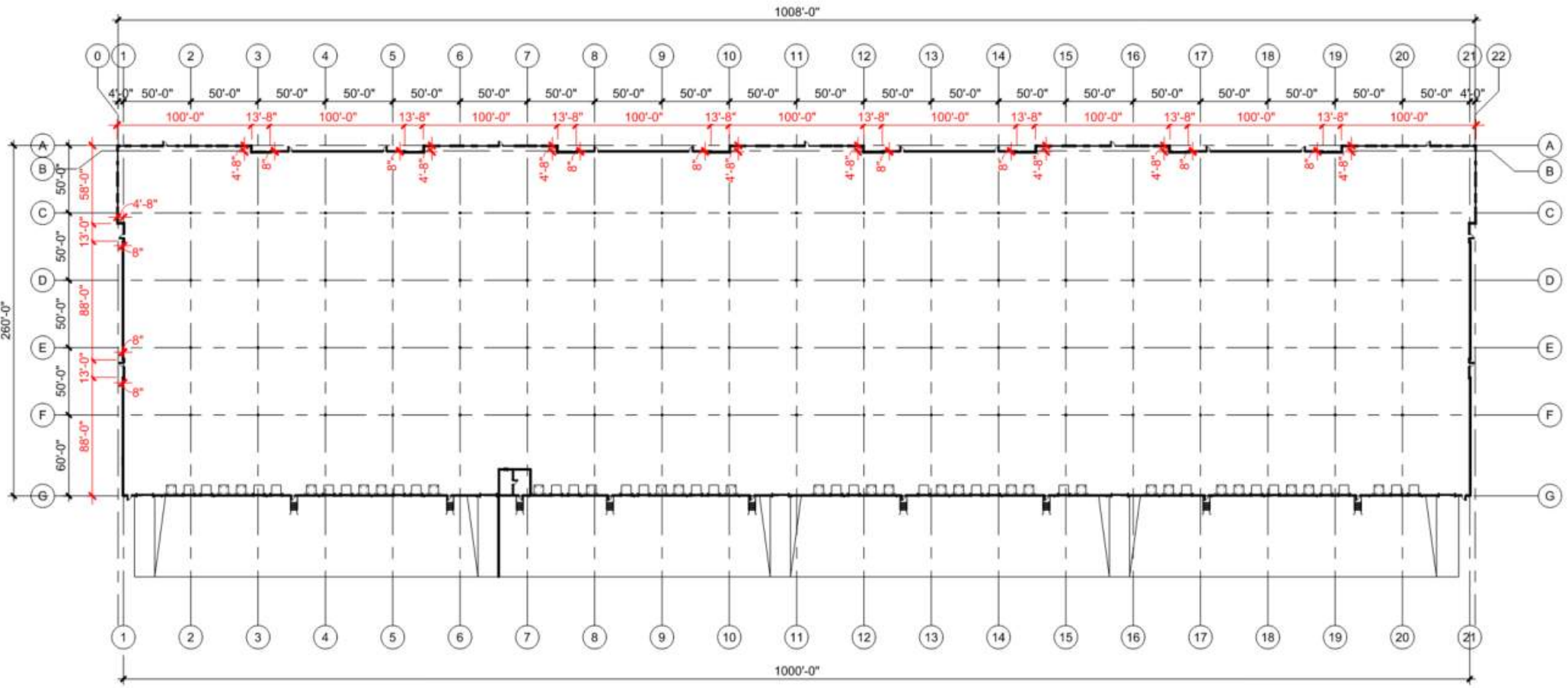


Project developed by: **PH**
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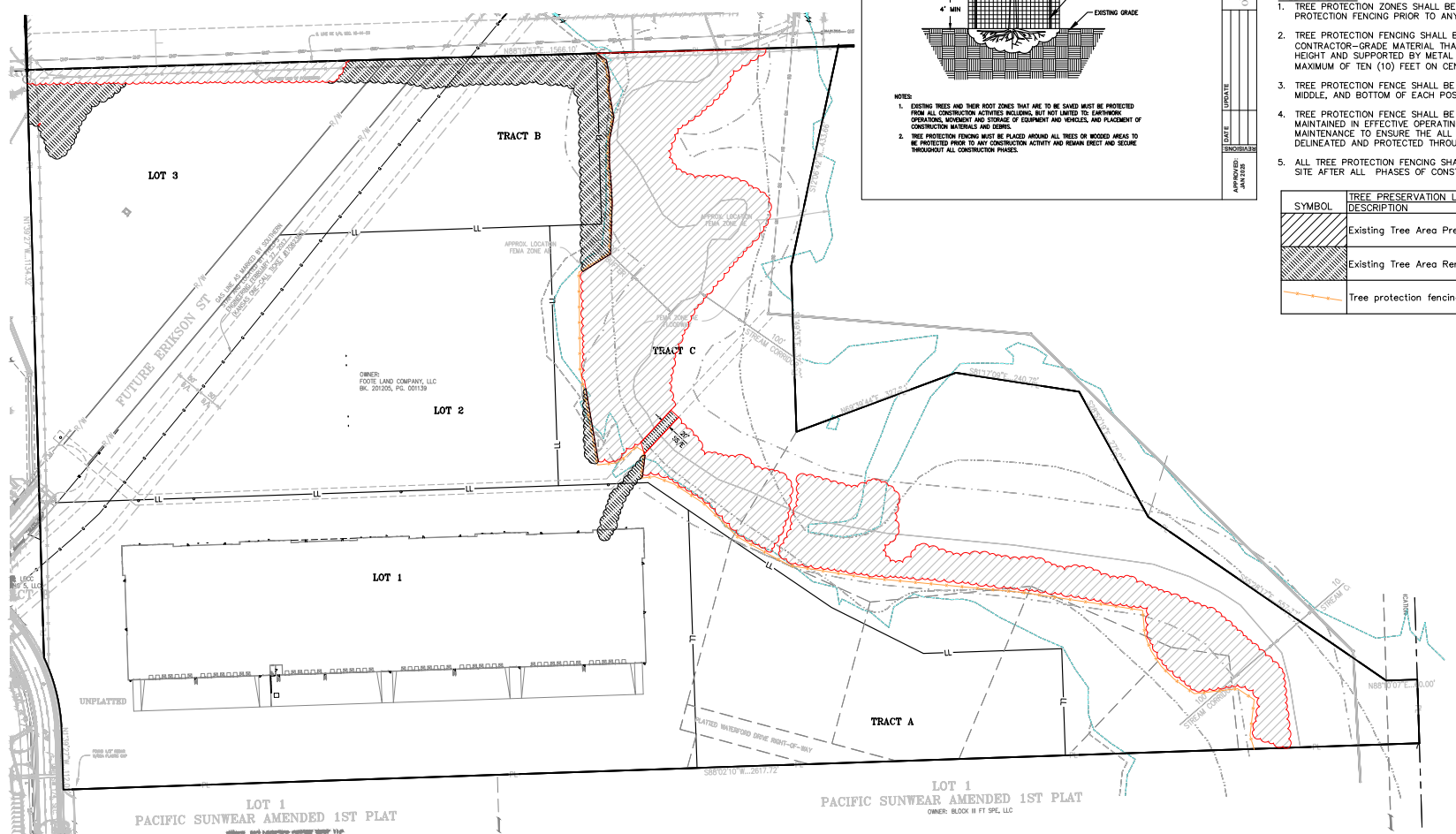
UTILITY PLAN - SANITARY SEWER
 LONE ELM COMMERCE CENTER - SIXTH PLAT
 OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	REVISION
245292	04/06/2024	J. W. WILSON	ISSUED FOR PERMITS
			REVISED PER STAFF COMMENTS

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C302



FLOOR PLAN HORIZONTAL ARTICULATION



18.30.240 Tree Preservation

NOTES:

- EXISTING TREES AND THEIR ROOT ZONES THAT ARE TO BE SAVED MUST BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND VEHICLES, AND PLACEMENT OF CONSTRUCTION MATERIALS AND DEBRIS.
- TREE PROTECTION FENCING MUST BE PLACED AROUND ALL TREES ON WOODED AREAS TO BE PROTECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND REMAIN UPRIGHT AND SECURE THROUGHOUT ALL CONSTRUCTION PHASES.

DATE	DATE	DATE	DATE	DATE

18.30.240 Tree Preservation			
Type	Quantity in Sq.Ft.±	Quantity in Acres±	Percent of Total
Total Existing Tree Area	385748	8.86	100%
Tree Area Saved (Min. 20%)	317303	7.28	82%
Tree Area Removed	68445	1.57	18%

EXISTING TREES AND THEIR ROOT ZONES ABUTTING PROPERTY MUST BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO: EARTHWORK OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND VEHICLES, AND PLACEMENT OF CONSTRUCTION MATERIALS AND DEBRIS.

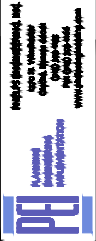
- TREE PROTECTION**
- TREE PROTECTION ZONES SHALL BE DELINEATED ON-SITE WITH TREE PROTECTION FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 - TREE PROTECTION FENCING SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST FOUR (4) FEET IN HEIGHT AND SUPPORTED BY METAL CHANNEL POSTS SPACED AT A MAXIMUM OF TEN (10) FEET ON CENTER.
 - TREE PROTECTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.
 - TREE PROTECTION FENCE SHALL BE INSPECTED EACH WORKDAY AND MAINTAINED IN EFFECTIVE OPERATING CONDITION. PERFORM NECESSARY MAINTENANCE TO ENSURE THE ALL DELINEATED WOOLANDS ARE DELINEATED AND PROTECTED THROUGHOUT ALL CONSTRUCTION PHASES.
 - ALL TREE PROTECTION FENCING SHALL BE PROPERLY REMOVED FROM SITE AFTER ALL PHASES OF CONSTRUCTION ARE COMPLETED.

SYMBOL	TREE PRESERVATION LEGEND DESCRIPTION
[Diagonal Hatching]	Existing Tree Area Preserved (6.79 Acres)
[Cross-hatching]	Existing Tree Area Removed (1.86 Acres)
[Red Dashed Line]	Tree protection fencing



Know what's below.
Call before you dig.

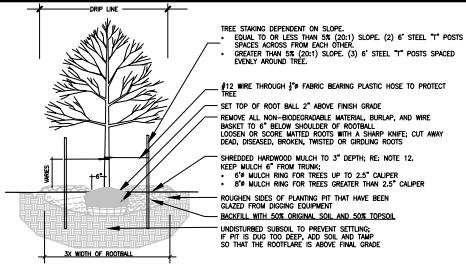
UTILITY NOTES:
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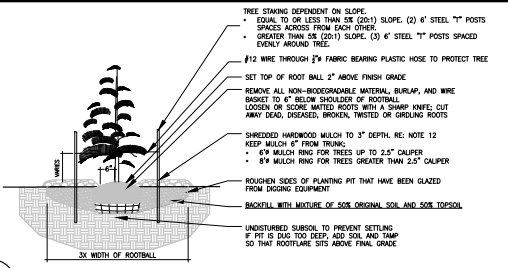
TREE PRESERVATION PLAN
LONE ELM COMMERCE CENTER - SIXTH PLAT
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	REVISION
240042	03-16-2024	REVISED PER STAFF COMMENTS

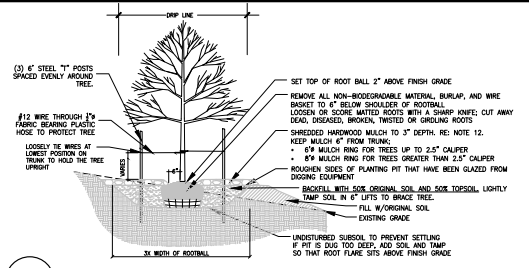
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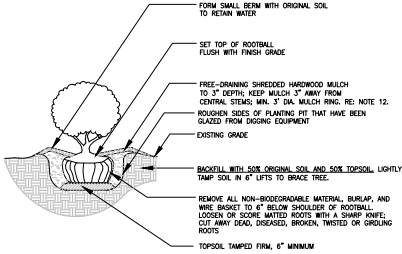
1 DECIDUOUS TREE PLANTING DETAIL NTS



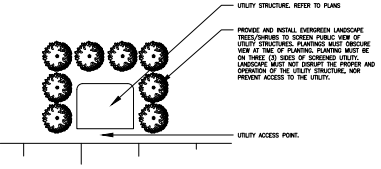
2 CONIFER/EVERGREEN PLANTING DETAIL NTS



3 TREE PLANTING ON MODERATE SLOPES (FROM 20:1 TO 2:1 SLOPE) NTS



4 SHRUB PLANTING NTS



5 UTILITY SCREENING NTS

CITY OF OLATHE NOTES

- 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.
- PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASES AND/OR DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED AND REPLACED.
- ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL OR DESIGNEE.
- 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, EDGE, MULCHING OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
- THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS AND SHRUBS ON PRIVATE PROPERTY WITHIN THE CITY, WHEN THOSE TREES, PLANTS AND SHRUBS CONSTITUTE A HAZARD TO LIFE AND/OR PROPERTY OR HARBOR INSECTS OR DISEASE WHICH CONSTITUTES A POTENTIAL THREAT TO OTHER TREES, PLANTS OR SHRUBS WITHIN THE CITY.
- NO TREE, SHRUB, OR WOODY VEGETATION WILL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC).
- NO TREES WILL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT.
- NO TREES WILL BE PLACED WITHIN PUBLIC UTILITY EASEMENTS.
- ANY LANDSCAPE MATERIALS TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IT IS INTENDED TO SCREEN.
- EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED UTILITIES MUST BE SCREENED ON THREE SIDES WITH PLANTINGS AT LEAST AS TALL AS THE UTILITY BOX AT THE TIME OF PLANTING, OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING.

LANDSCAPE NOTES

- DEFINITIONS - "CONTRACTOR" SHALL REFER TO THE GENERAL CONTRACTOR AWARDED THIS SCOPE OF WORK TO COMPLETION, AND ANY SUBCONTRACTOR AWARDED THIS SCOPE OF WORK BY THE AWARDED CONTRACTOR.
- LANDSCAPE ARCHITECT SHALL REFER TO THE LICENSED LANDSCAPE ARCHITECT WHO HAS SEALED THESE CONSTRUCTION DOCUMENTS. "OWNER" SHALL REFER TO THE FINAL OWNER OF THIS PROPERTY AT ANY TIME DURING THE BIDDING, AWARD, CONSTRUCTION, AND MAINTENANCE PERIOD, OR THEIR ASSIGNED REPRESENTATIVE. IF THERE IS A DISCREPANCY IN THE DEFINITION OR TERMINOLOGY OF SAID TERMS PROVIDED IN THE GENERAL CONDITIONS OF THE AWARDED CONTRACT, THE DEFINITION OR TERMINOLOGY STATED IN THE GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THE DEFINED TERMINOLOGY IN THIS NOTE.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER MEASURED DIMENSIONS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
- ALL PLANT MATERIAL DELIVERED ON SITE SHALL COMPLY WITH THE GENERAL STANDARDS FOR NURSERY STOCK AS DEFINED BY THE MOST RECENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT, INCLUDING (BUT NOT EXCLUSIVELY INCLUDING) FORM, HABIT, GROW, HEALTH, AND MEASURE.
- ALL SIZES INDICATED ON THE PLANT SCHEDULE ARE THE MINIMUM ACCEPTABLE SIZE. REFER TO SHEET L110 FOR PLANT SCHEDULE. ALL MATERIAL SHALL MEET THE MINIMUM DIAMETERS, DEPTHS, AND CUBIC VOLUMES PER THE "AMERICAN STANDARD FOR NURSERY STOCK". MATERIAL SMALLER THAN THE MINIMUM ACCEPTED SIZE SHALL NOT BE ACCEPTED. ANY MATERIAL INSTALLED THAT DOES NOT MEET THESE MINIMUM SIZE REQUIREMENTS SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
- NO PLANT MATERIAL SUBSTITUTIONS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- ALL LANDSCAPE MATERIAL QUANTITIES SHOWN SHALL BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL VERIFY QUANTITIES; CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITTEN/DRAWN CALCULATIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR WILL BE HELD FINANCIALLY LIABLE FOR ANY DAMAGE CAUSED TO NEW PAVEMENT, CURBS, OR OTHER COMPLETED CONSTRUCTION ITEMS INCURRED DURING THE LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER.
- THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP & QUALITY CONTROL INSPECTION.

ADDITIONAL NOTES

- BEFORE INSTALLATION OF MULCH, A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND TREE MULCH RINGS.

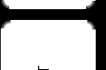
ADDITIONAL CITY CODES AND REFERENCES

- ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS OF THE CITY OF OLATHE.
- ALL REQUIRED LANDSCAPING MATERIALS, BOTH LIVING AND NONLIVING, MUST BE IN PLACE PRIOR TO THE TIME OF ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, REFER TO OLATHE MUNICIPAL CODE 18.30.130.F.1 FOR MORE INFORMATION.
- CONTRACTOR SHALL INCLUDE A ONE-YEAR GUARANTEE PERIOD FOR ALL PLANT MATERIAL AND LANDSCAPE WORK IN COMPLIANCE WITH OLATHE MUNICIPAL CODE 18.30.130.G.6. THIS PERIOD SHALL BEGIN FROM THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER AND CONTINUE FOR 365 DAYS FROM THIS DATE. PLANT MATERIAL WHICH IS NOT IN GOOD LIVING CONDITION (E.G. DEAD, SIGNIFICANT EVIDENCE OF DECLINE OR DIEBACK, SUBSTANTIAL DAMAGE FROM INSECTS OR DISEASES) DURING THE ONE-YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR AND OWNER SHALL AGREE ON THE INSTALLATION TIMEFRAME FOR REPLACEMENT MATERIAL SO AS TO OCCUR DURING NORMAL PLANTING SEASONS.
- OPTED TECHNIQUES INCORPORATED INTO THE LAYOUT AND DESIGN OF THE LANDSCAPE PLAN: CLEAR SIGHT LINES AROUND LOW LANDSCAPING AROUND ENTRIES, NATURAL ACCESS CONTROL TO DEFINE PATHS AND IMPLY ACCESS.

V:\PHILIPS-STADIUM\Project\3\34002\Del\Primavera\LANDSCAPE.dwg, Layout:L240, Apr. 01, 2024, 8:11am, Mike Madsen

PRIMAVERA CONSULTANTS INC.
1000 West 10th Street
Olathe, MO 64040
Tel: (816) 765-1000
www.primavera.com

PLANNING
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN



LANDSCAPE DETAILS
LONE ELM COMMERCE CENTER - SIXTH PLAT
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	NO.	DATE	BY	APP.
18-30-130-F.1	03-16-2024	1			
18-30-130-G.6	03-16-2024	1			
18-30-130-F.1	03-16-2024	1			
18-30-130-G.6	03-16-2024	1			
18-30-130-F.1	03-16-2024	1			
18-30-130-G.6	03-16-2024	1			
18-30-130-F.1	03-16-2024	1			
18-30-130-G.6	03-16-2024	1			
18-30-130-F.1	03-16-2024	1			
18-30-130-G.6	03-16-2024	1			

SHEET
L240



Meeting Date: Thursday, March 19, 2026 at 5:30 PM

Location of Meeting: Offices of Phelps Engineering, Inc.
1270 N Winchester, Olathe, KS

Project: RZ26-0003 Lone Elm Commerce Center 6th Plat
Rezoning and preliminary development plan

Neighborhood Attendees: None.

Development Team: Judd D. Claussen, P.E. – Phelps Engineering, Inc.

Meeting started at 5:30 pm. There was no neighborhood attendees present. After waiting about 30 minutes, no one else came to meeting, so meeting ended at 6 pm.

**Lone Elm Commerce Park / RZ26-0003
REQUEST FOR WAIVERS**

In accordance with Olathe UDO Chapter 18.15 ‘Building and Site Design Standards’, please see the following request for waivers from Section 18.15.020 Building Design Standards Section G.10.:

(1) Transparent Glass on Primary Façade. Section G.10.a (3) requires a minimum of 15% transparent glass on first floor of primary facades. The applicant is providing transparent glass in the amount of 11% on the primary façade (north elevation), and 6% on the primary façade (west elevation) of Building #1. The applicant has also added glass at the primary corner features (implying a second level of office use) on both buildings, including corners not on the primary facades, to help enhance the impact of these areas.

The approving authority may approve waivers for items above if the applicant demonstrates one (1) or more of the following, and if the area proposed for modification is illustrated on the plat or site development plan:

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

RESPONSE: The applicant believes that the proposed building design meets the intent of the Building Design Standards. The building types impose some limitations unique to the use (industrial). The waiver requested above have been addressed in an alternate but complimentary manner, anticipating the functional needs of the building users, while still maintaining the desired exterior design aesthetic. Further, this alternative design will have no negative impact to the adjacent residential or nonresidential properties.

(b) Development restrictions imposed on the property to ensure low impact land uses, low scale buildings and a site design arrangement in which adjoining residential properties will not be negatively impacted by any change in the applicable regulations.

RESPONSE: Not applicable.

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

RESPONSE: Not applicable

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

RESPONSE: Not applicable.

(e) The regulation imposes 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:

(i) No private rights will be injured or endangered by the waiver.

(ii) The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

RESPONSE: The applicant is proposing an alternative building design that meets the intent of the City's design standards. No private rights will be injured or endangered by the waiver and the public will not suffer a loss or inconvenience thereby and that in justice to the applicant the application should be granted.