



## STAFF REPORT

Planning Commission Meeting: December 22, 2025

<b>Application:</b>	<b>RZ25-0018: Request for a rezoning from the C-O (Office) District to the C-1 (Neighborhood Center) District and a preliminary site development plan for Solomon's Porch Assisted Living</b>		
<b>Location:</b>	16560 Indian Creek Parkway		
<b>Owner/Applicant:</b>	Mark Boek; Prime Property Options LLC		
<b>Engineer:</b>	Mark Huggins; Payne & Brockway		
<b>Staff Contact:</b>	Taylor Vande Velde; Planner II		

<b>Site Area:</b>	<u>2.74 acres</u>	<b>Proposed Use:</b>	<u>Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities</u>
<b>Building Area:</b>	<u>19,772 sq.ft.</u>	<b>Plat:</b>	<u>Platted</u>
<b>Existing Zoning:</b>	<u>C-O (Office)</u>	<b>Proposed Zoning:</b>	<u>C-1 (Neighborhood Center)</u>
<b>Lots:</b>	<u>1</u>	<b>Tracts:</b>	<u>1</u>

<b>Plan Olathe Land Use Category</b>		<b>Existing Use</b>	<b>Existing Zoning</b>
<b>Site</b>	<b>Mixed-Density Residential Neighborhood</b>	Vacant	C-O (Office)
<b>North</b>	<b>Mixed-Density Residential Neighborhood</b>	Apartments	R-3
<b>South</b>	<b>Mixed-Density Residential Neighborhood</b>	Office/Single-Family	C-O & R-1
<b>East</b>	<b>Mixed-Density Residential Neighborhood</b>	Single-Family	R-1
<b>West</b>	<b>Mixed-Density Residential Neighborhood</b>	Office/Medical Offices	C-O & C-2

## 1. Introduction

The applicant is requesting a rezoning from the C-O (Office) District to the C-1 (Neighborhood Center) District with a preliminary site development plan for an Assisted Living Facility. The approximately 2.74-acre property is located at 16560 Indian Creek Parkway, northeast of N. Mur-Len Road and W. Indian Creek Parkway. The applicant also has an associated replat application (FP25-0040), which will go before the Planning Commission following the rezoning request.

The applicant is proposing a small-scale assisted living facility that will provide 24/7 care in a home-like setting for individuals with Alzheimer's. Solomon's Porch Assisted Living is requesting a rezoning to construct two (2) buildings in two (2) phases. Each building will be one story and 9,886.4 square feet in size, with 16 bedrooms. Most of the property will remain open space, with the addition of stormwater management, landscaping, and resident amenities, such as a future koi pond and walking paths. The applicant's anticipated construction timeline for the first phase is Spring 2026.



*Aerial map with subject property outlined in yellow*

## 2. History

The property was zoned to the C-O (Office) District in 1987, and the original office development (PR-32-00) was approved for Indian Creek Office Park in 2000. The property was later platted in 2003, and the existing buildings were constructed between 1987 and 2003.

In 2008, a revised preliminary plan (PR-08-040) for this specific lot approved several additional office buildings for a total of 28,326 square feet and 91 parking spaces. These plans were never constructed, and the site remains vacant except for an accessory shed structure in the northwest corner of the lot.

### 3. Existing Conditions

The property is undeveloped with several trees that were installed between the office buildings to the west. An existing shed was constructed in 2002 and was used for various storage uses. The property naturally slopes towards the southeast property line, where the proposed stormwater is located.



*View of the site looking north from the southeast corner.*



*View of the site looking southeast.*

### 4. Zoning Standards

- a. **Land Use** – Uses allowed in the C-1 District include a variety of low-intensity commercial uses that are typically located adjacent to residential and serve the surrounding neighborhoods. To ensure compatibility of land uses adjacent to residential, Staff is recommending that the following land use be restricted on the property.

Staff collaborated with the applicant on this list, and the applicant is amenable to restricting the following uses on the subject property:

- a. Any Distance Restricted Business as listed in Olathe Municipal Code Chapter 5.43
- a. **Building Height** – Building height in the C-1 District is restricted to 30 feet and 2 stories tall. The applicant is proposing two (2), 21-foot-tall buildings that meet building height standards and provide a similar height to the surrounding single-family homes.
- b. **Setbacks** – Setback requirements in the C-1 District require buildings to be setback at least 20 feet from the front property line and 7 ½ feet from the side and rear property lines. The buildings are setback from the adjacent residential areas between 44 – 54 feet from the north property line and 110 – 126 feet from the east property line, greatly exceeding setback requirements. Parking must be set back 10 feet from property lines, which the property meets on the north side, and has joint parking and access with the adjoining property owners to the west and south.
- c. **Open Space** – The C-1 District also requires a minimum of 20% open space, which the property exceeds by providing 62% (1.70 acres) open space.

## 5. Development Standards

- a. **Access/Streets** – The property is part of the Indian Creek Office Park, which has shared access within the parking lot that feeds out to W. Indian Creek Parkway and N. Mur-Len Road. A signalized intersection southwest of the site has an existing southbound turn lane on N. Mur-Len Rd and east and westbound turn lanes on N. Indian Creek Parkway, and no additional roadway improvements are required with this development.
- b. **Parking** – The Assisted Living use requires a minimum parking ratio of 1 stall per dwelling unit for elderly housing, which requires 32 parking spaces. The project offers 40 parking spaces, including four (4) ADA spaces primarily for staff and visitors.
- c. **Landscaping/Screening** – Perimeter landscaping is required on the north, east, and south, providing a mix of shrubs, deciduous, ornamental, and evergreen trees. The applicant is preserving most of the existing evergreen trees on site, and adjacent properties have existing trees that count towards the minimum landscaping requirements for buffering. This site has several utility and drainage constraints that make it challenging to provide a solid wall or berm along the east property line; however, the applicant is proposing a fence with robust landscaping that provides sufficient landscaping for the proposed use. Parking lot and building foundation landscaping will be provided in accordance with UDO requirements.
- d. **Tree Preservation** – The existing site is preserving eight (8) of the nine (9) existing mature trees along the west property line. A cedar tree will be removed to avoid potential disruption of utilities and replaced with two (2) additional shade trees within the parking lot islands.
- e. **Stormwater/Detention** – Currently, stormwater generally flows east into an existing storm sewer system, and this drainage pattern will remain the same after construction. The project will construct a new wet detention basin in the southeast corner of the site to help manage stormwater for both the proposed development and the existing runoff.

With the new basin in place, stormwater will be collected and slowly released into the existing storm sewer near the east property line.

- f. **Public Utilities** – The site is located within the City of Olathe water and sewer service areas. There are existing sanitary sewer mains that run along the east and north property lines, and an existing water main along the west side of the property, which will be realigned to serve a newly relocated fire hydrant. This waterline easement is being vacated and re-dedicated with the associated final plat (FP25-0040) following the rezoning application.
- g. **Phasing** – The project will be constructed in two (2) phases, beginning with the southernmost building (9,886.4 square feet), consisting of 16 assisted living units, office space, and communal living areas. The first phase will also construct landscaping, the sidewalk connection, fencing, and stormwater management. The second phase will consist of an identical building footprint and layout to the first building, with additional parking. The timing of the second phase is unknown at this time.

## 6. Site Design Standards

The property is subject to the Site Design Category 3 based on the *Mixed Use Residential Neighborhood* designation in the PlanOlathe Future Land Use Map and proposed C-1 District zoning. The following is a summary of the applicable site design requirements:

- a. **Landscape Options** – Site Design Category 3 offers two (2) options for landscape buffers adjacent to arterial roads or any noncommercial or nonindustrial zoning district: a 40-foot planted buffer with no fence or wall or a 15-foot buffer with a fence or wall. The applicant is utilizing the 40-foot planted buffer on the east property line, with landscaping to meet these requirements.
- b. **Parking Pod Size** – The maximum number of parking stalls allowed in one parking pod is 160. The proposed development provides includes 40 parking stalls with multiple landscape islands to break up the parking and blend with the existing parking lot, meeting this UDO requirement.
- c. **Pedestrian Connectivity** – Enhanced pedestrian connections are required to encourage pedestrian use and integrate with surrounding land uses. The development provides a cross-property connection to the south, connecting to the existing sidewalk network leading to Indian Creek Parkway.
- d. **Drainage Feature** – Open drainage and detention areas visible to the public must be incorporated into the design of the site as an attractive amenity or focal point. While the proposed dry detention basin is located out of view from the street in the rear of the development, the applicant incorporated this area into the site landscaping to soften the appearance.

## 7. Building Design Standards

The buildings are subject to the Vertically Attached Building category of UDO Section 18.15.020.G.5. The western façade of each building is considered a Primary Façade, while the north, east, and west are considered Secondary Facades. The following table lists the applicable design requirements and proposed design elements:

Building Design Standard	Design Requirements Proposed Design
<i>Building Entryway</i>	<b>All common building entries must be defined by being covered by a projection from the façade or by being recessed.</b> The entrances for the assisted living buildings are defined by pitched overhead canopies.
<i>Facade Articulation</i>	<b><i>Horizontal articulation is required every 50 feet across the length of primary façades. Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary façades.</i></b> Horizontal articulation is provided through façade offsets and projections across all primary and secondary facades, exceeding UDO requirements. Vertical articulation is provided through variation of roof form, with gable and shed roofs of varying height alternated throughout.
<i>Glass</i>	<b><i>A minimum of 20% glass is required on primary facades, and a minimum of 10% glass is required on secondary facades.</i></b> All buildings meet minimum glass requirements.

Both buildings will be primarily finished with Class 1 stone, stucco, and glass with Class 3 Hardie Siding accents to match the existing office buildings, while providing a residential design. At this time, the proposed colors of the buildings will be a mixture of beige, brown, and green. The buildings also feature various decorative wood gable trusses at the entrances and pitched roofs.

Vertically attached buildings require a minimum of 70% Class 1 and Class 2 materials on primary facades, and a minimum of 50% Class 1 and Class 2 materials on secondary facades. The western primary façade provides 72% Class 1 stone and stucco materials and 7% Class 3 Hardie Siding meeting UDO requirements. The Secondary Facades (north, east, and south) provide a range of 59 – 76% Class 1 and 2 materials, exceeding UDO requirements.

## 8. Public Notification and Neighborhood Meeting

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

A Neighborhood Meeting was also held in accordance with the UDO held on November 20, 2025 with 3 residents in attendance. Questions posed by the residents include, but are not limited to, drainage and stormwater concerns, project timeline, and operations for the facility. The applicant's responses to these questions are included in the meeting packet.

Staff have not received additional correspondence regarding the project.

## 9. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as a Mixed-Density Residential Neighborhood, intended to support moderately dense housing options such as duplexes, townhomes, and apartments. Although the C-1 district does not directly align with this designation, staff supports the requested rezoning to C-1 as it allows neighborhood-scale commercial uses adjacent to residential areas while maintaining a low-intensity residential character.

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

**HN-1.3: Reduce Impacts from Redevelopment.** Design infill and redevelopment to avoid negative impacts and ensure compatibility and appropriate transitions between land uses.

**HN-1.4: Minimize Spill-over Impacts to Residents.** Protect the character and livability of established residential neighborhoods by minimizing spill-over impacts from adjacent commercial areas and incremental expansion of business activities into residential.

**HN-2.1: Full Range of Housing Choices.** Encourage residential development that supports the full range of housing needs in the community by ensuring that a variety of housing types, prices and styles are created and maintained in the community.

**HN-2.5: Senior Housing.** Address the housing needs of an aging population. Provide neighborhoods with a variety of housing styles and prices that meet the particular needs of seniors and enable residents to “age in place.”

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

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

The subject property is designated as Mixed-Density Residential Neighborhoods on the PlanOlathe Future Land Use Map, but has been zoned Office since 1987. The proposed development is consistent with several PlanOlathe policies, including land use and housing goals that support compatible infill development while responding to the needs of an aging population.

In addition, the Olathe 2040 Strategic Plan and the Community for All Ages program identify strategies that align with the proposal, including promoting a mix of housing types for seniors and fostering a sense of belonging. The proposed assisted living facility is appropriately scaled and compatible with the surrounding uses, making it a suitable infill development for this site.

**B. *The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height,***

***structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

The surrounding area includes a wide variety of uses and densities, from single-family, small apartments, and several offices and commercial uses. These buildings range in style, materials, and height; however, they are all below three stories tall and feature a traditional residential design, including siding, brick, and stone with a mixture of roof designs.

The buildings within the Indian Creek Office Park are one-story buildings with white and beige siding, stone, and dark trim, which the proposed development incorporates.

***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 general area around the intersections of N. Mur-Len Rd and Indian Creek Parkway has an array of zoning districts offering different residential densities from R-1 to RP-4 and commercial and retail uses from C-O to C-2. The proposed development will retain the commercial zoning along N. Murl-Len while allowing for a low-intensity residential use to transition to the adjacent residential uses.

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

The existing site is zoned to the C-O (Office) District, which does not permit senior housing. The proposed rezoning to the C-1 District permits uses such as assisted living facilities, the same office uses, limited retail, and other small-scale commercial activity. The proposed uses would be similar to what's already permitted and were approved in the 2008 preliminary plans. Staff recommends a few use restrictions to ensure compatibility with adjacent residential uses.

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

The property was zoned to the C-O Office District in 1987 and has remained vacant since the preliminary plans were approved in 2003. This site does not have direct access or visibility from public streets, which makes it less suitable for new offices and commercial businesses. The lot also requires several other development steps, such as replatting, utility easement vacation, and stormwater management, which may limit development potential for small-scale commercial users.

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

As noted in the neighborhood meeting, there have been stormwater issues in the area. This development would help manage stormwater runoff flowing to and from the site to improve conditions in the immediately surrounding area. The proposed use and zoning district would allow for less intense uses and greatly reduce the maximum height from the current C-O zoning district, which allows for a maximum of 3-stories or 40 feet tall. The development will also retain more open space than previously approved and currently permitted on the site, providing a suitable transition to the adjacent single-family homes.

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

The proposed development is not anticipated to have any detrimental impact on the value of surrounding properties. The proposal reduces the intensity of potential uses and height of buildings in the existing zoning district.

***H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.***

This proposed use will not cause any adverse effect on traffic and safety of the road network as the previously approved preliminary plan for this lot anticipated more vehicle traffic than the proposed development would. Additionally, the adjacent roads and intersections have existing turn lanes and a traffic light. The development also meets minimum parking requirements, and parking problems for this lot or within the Indian Creek Office Park are not anticipated.

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

The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment. The applicant is maintaining over 60% of the existing open space with a significant reduction in impervious surfaces from the previously approved plan.

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

The senior living facility will increase the property taxes generated on the property in addition to providing employment opportunities and memory care for families within the immediate neighborhoods.

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

There is no gain or detriment to the public health, safety, or welfare if the application were denied. If the application were denied, the property would allow office and retail-related uses.

## **10. Staff Recommendation**

- A. Staff recommends approval of RZ25-0018, Solomon's Porch Assisted Living, for the following reasons:
  1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
  2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.

B. Staff recommends approval of the rezoning to the C-1 District with the following stipulations:

1. The following uses are prohibited:

a) Any Distance Restricted Business as listed in Olathe Municipal Code Chapter 5.43

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

1. The details of the proposed fence location and materials will be provided with the Final Site Development Plan.

2. The required pedestrian connection to Lot 3A to the south must be constructed with Phase I of the project.

### **Statement of Purpose for Rezoning Application**

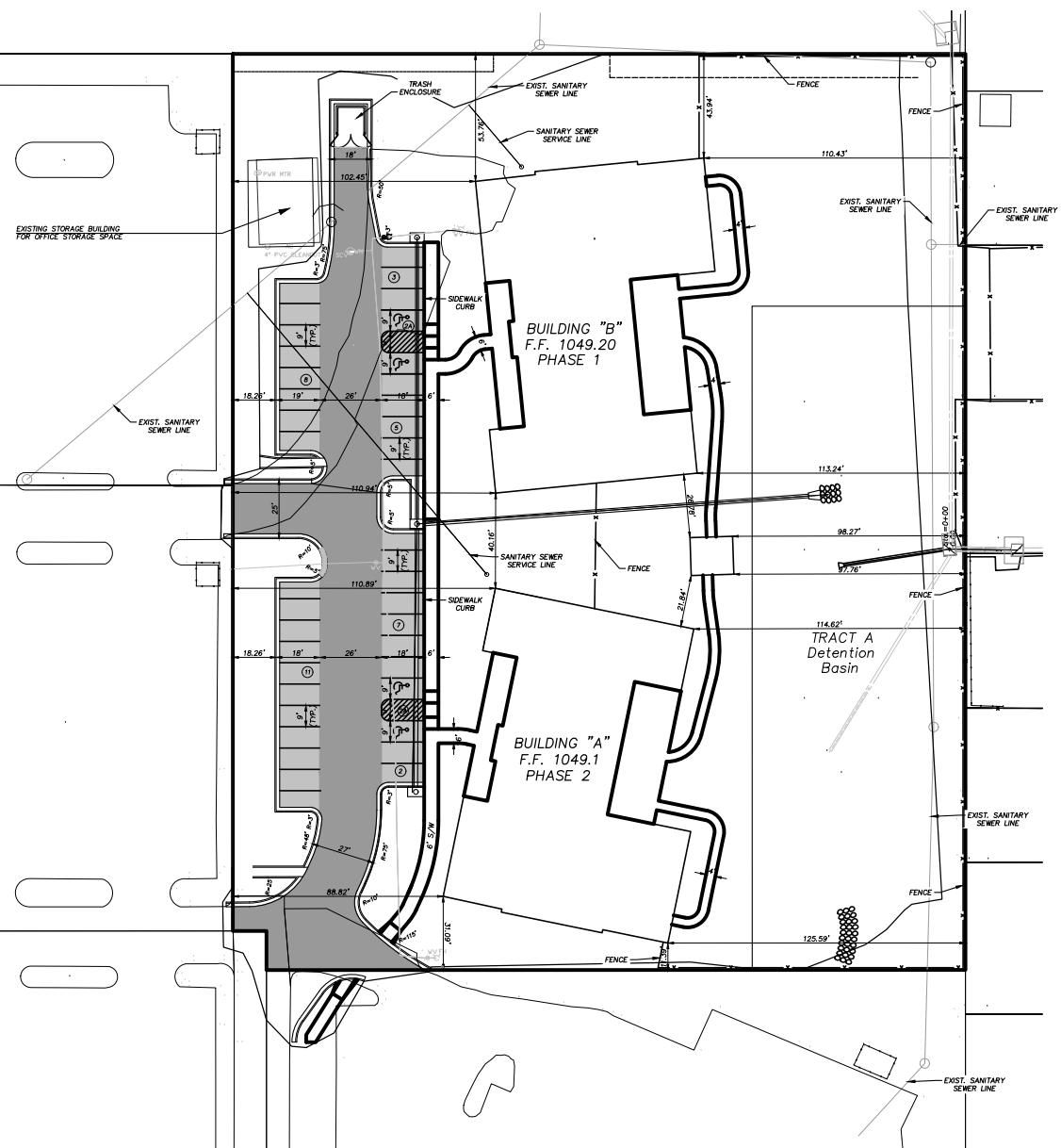
This rezoning request seeks approval to rezone the property at 16560 Indian Creek Parkway from O to C-1 to allow the development of two high-quality residential care homes for seniors. These homes will provide a level of personalized care and attention that exceeds what is typically available in large-scale institutional facilities. The proposed residences are designed to operate in a home-like setting, fostering comfort, dignity, and a sense of belonging for aging residents.

The subject property is ideally positioned within a transitional zone that includes single-family residential homes to the east, multi-family housing to the north, and professional office uses to the west and south. This mix of surrounding land uses supports the integration of senior housing into the neighborhood fabric, aligning with city planning goals for context-sensitive development. The proposed use complements the area's character while addressing the growing need for small-scale, high-quality senior care options within the community.

Thank you for your consideration,

Mark Boek

Managing Member



## GENERAL NOTES:

1. THE CITY OF OLATHE PLAN REVIEW IS ONLY FOR GENERAL CONFORMITY WITH CITY PLANNING DESIGN REVIEW AND THE ZONING CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OR DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS DOCUMENT. THIS DOCUMENT ASSUMES NO RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS FOR CONSTRUCTION, ONE (1) DRAFTER'S COPY, AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOBSITE AT ALL TIMES.
3. CONSTRUCTION OF THE IMPROVEMENTS SHOWN OR PROVIDED BY THIS SET OF DRAWINGS SHALL NOT COMMENCE UNTIL THE CONTRACTOR HAS BEEN PAID IN FULL UNTIL THE CITY ENGINEER IS NOTIFIED OF SUCH PAYMENT, AND ALL REQUIRED AND PROPERLY EXECUTED BONDS AND CONTRACT AGREEMENTS ARE RECEIVED AND DEPOSITED WITH THE CITY OF OLATHE.
4. THE PROJECT SPECIFICATIONS AND THE CITY OF OLATHE CONSTRUCTION REQUIREMENTS SHALL GOVERN CONSTRUCTION OF THE PROJECT.
5. ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING ON THE SITE SHALL BE LOCATED AND IDENTIFIED THROUGH THE NEGLIGENCE OF THE CONTRACTOR, TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
6. ALL BACKFILL SHALL BE TAMPED, BACKFILLED WITHIN THE RIGHT-OF-WAY SHALL BE AT 95% COMPACTION AT OPTIMUM MOISTURE.
7. ALL WATER REQUIRED FOR THE CONSTRUCTION OF THE PROJECT SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL PAY THE HYDRANT WATER METER. METERS CAN BE OBTAINED FROM THE CITY OF OLATHE FOR A NOMINAL DEPOSIT, REFUNDABLE UPON THE RETURN OF THE METER.
8. CONTRACTOR SHALL NOT BE ALLOWED TO WORK ON SUNDAYS, HOLIDAY OR SATURDAY WORK SHALL BE AS APPROVED BY THE CONSTRUCTION MANAGER.
9. THE ENTIRE PROJECT AREA SHALL BE LEFT IN A MOWABLE CONDITION.
10. ALL CLEARING AND GRUBBING SHALL BE SUBORDINARY TO THE PROJECT AND SHALL BE DISPOSED OF ACCORDING TO CITY REGULATIONS.
11. ALL EXCAVATION SHALL INCLUDE UNDERCUT AND REPLACEMENT THERE OF (SUBORDINARY TO GRADING).
12. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION OPERATIONS EITHER BY REMOVAL OF EXISTING SOIL, TERRAIN, PLANT MATERIALS, OR ANY OTHER OPERATION THAT HAS DESTROYED THE EXISTING GRASSES AT THE ORIGINAL SITE, WILL BE SODDED OR SEEDED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND REQUIREMENTS OF PUBLIC IMPROVEMENTS AS SOON AS EROSION CONTROL DEVICES ARE REMOVED.
13. EROSION CONTROL MEASURES WILL BE REQUIRED TO BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES.
14. ALL TREES THAT ARE TO BE REMOVED SHALL BE DISPOSED OF IN A MANNER THAT MEETS THE REQUIREMENTS OF THE CITY OF OLATHE TECHNICAL SPECIFICATIONS.
15. ALL EXCAVATION SHALL BE UNCLASSIFIED. ALL PAVED AREA EXCAVATION IN ROCK (SHALE, SANDSTONE, OR LIMESTONE) SHALL BE UNDERCUT NO LESS THAN 15" FOR THE FULL WIDTH OF THE PROJECT AND BACKFILLED WITH DUSTLESS SOIL. THE CONTRACTOR SHALL TAKEOFF ALL QUANTITIES AND THE CONTRACTOR SHALL TAKEOFF ALL QUANTITIES AND SATISFY HIMSELF TO THE AMOUNT OF WORK TO BE DONE.
16. ALL EXISTING PAVEMENTS, CURB AND GUTTER, STORM SEWER INLETS, MANHOLES AND EXISTING UTILITIES AND LANDSCAPING SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO REPAIR/REPLACE ANY ITEM DAMAGED BY CONSTRUCTION OPERATIONS TO EQUAL OR BETTER CONDITION.
17. BY USE OF THESE PLANS THE CONTRACTOR AGREES THAT HE SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION WORKERS AND OF THE PUBLIC.

## SITE PLAN NOTES:

1. PARKING SPACE DIMENSIONS SHALL COMPLY WITH 18.30.160-1 OF THE UNITED STATES PLANNING ORDINANCE.
2. PER OLATHE REQUIREMENTS, ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BOXES, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING. EQUIPMENT AND METER BOXES SHALL BE AT LEAST AS TALL AS THE EQUIPMENT AND/OR METERS AT PLANTING.
3. ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RETURNED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.

## LEGEND:

	DENOTES PROPOSED BUILDING
	DENOTES PROPOSED CONCRETE
	DENOTES PROPOSED 8" ASPHALT
	DENOTES PROPOSED 6" ASPHALT
	DENOTES PROPOSED TYPE C B CURB UNLESS OTHERWISE NOTED
	DENOTES PROPOSED SIDEWALK
	DENOTES EXISTING SANITARY
	DENOTES EXISTING WATERLINE
	DENOTES EXISTING CURB
	DENOTES EXISTING SIDEWALK
	DENOTES PARKING SPACE COUNTS
	DENOTES ACCESSIBLE PARKING SPACE COUNTS
	DENOTES PROPOSED NATIVE GRASS
	DENOTES PROPOSED FENCE

## SITE DATA:

NET AREA: 2.738 ACRES/119,267.28 SQ.FT.  
 EXISTING ZONING: C-0  
 PROPOSED ZONING: C-1  
 MAXIMUM BUILDING HEIGHT: 2 STORIES / 30 FEET  
 SIDE YARD SETBACK: 7.5 FEET  
 REAR YARD SETBACK: 7.5 FEET  
 PARKING SETBACK: 10 FEET

PLAN OLATHE DESIGNATION: MIXED DENSITY RESIDENTIAL NEIGHBORHOOD  
 BUILDING DESIGN CATEGORY: VERTICAL ATTACHED RESIDENTIAL  
 SITE DESIGN CATEGORY: 3  
 PROPOSED BUILDINGS: 2  
 PROPOSED BUILDING FOOTPRINT AREA: 19,772.8 SQ.FT. TOTAL  
 PROPOSED BUILDING HEIGHT: 21.5 FT.

PROPOSED BUILDING, PARKING, DRIVES, & SIDEWALKS AREAS: 44,967 SQ.FT. OR 38% OF THE SITE

OPEN SPACE REQUIRED: 200 FT.  
 OPEN SPACE AREA: 1.70 ACRES OR 62% OF THE SITE

PARKING SCHEDULE DATA:

BUILDING AREA: 19,772.8 SQ.FT.  
 PARKING REQ: 32 SPACES (1 PER DWELLING UNIT)

PROPOSED PARKING: 36 SPACES  
 4 ACCESSIBLE SPACES  
 40 TOTAL SPACES

PARKING SCHEDULE DATA PHASE 1:

BUILDING AREA: 9,886.4 SQ.FT.  
 PARKING REQ: 16 SPACES (1 PER DWELLING UNIT)

PROPOSED PARKING: 16 SPACES  
 2 ACCESSIBLE SPACES  
 18 TOTAL SPACES

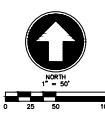
PRIME OPTIONS ASSISTED LIVING HOME  
 OLATHE, KANSAS

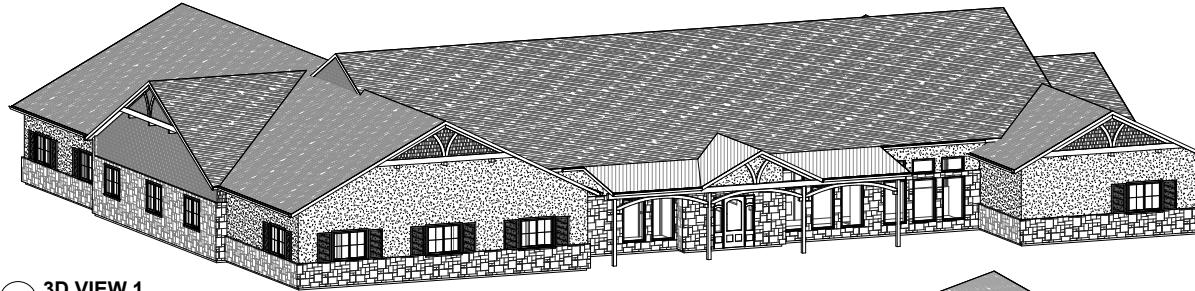
## PRELIMINARY SITE AND DIMENSION PLAN

NO.	DATE	DESCRIPTION	BY
1	11-20-25	Rev. From Staff Comments	MNH
2			
3			
4			
5			
6			
7			



Mark S. Huggins  
 Huggins & Associates, Inc.  
 12-21-24

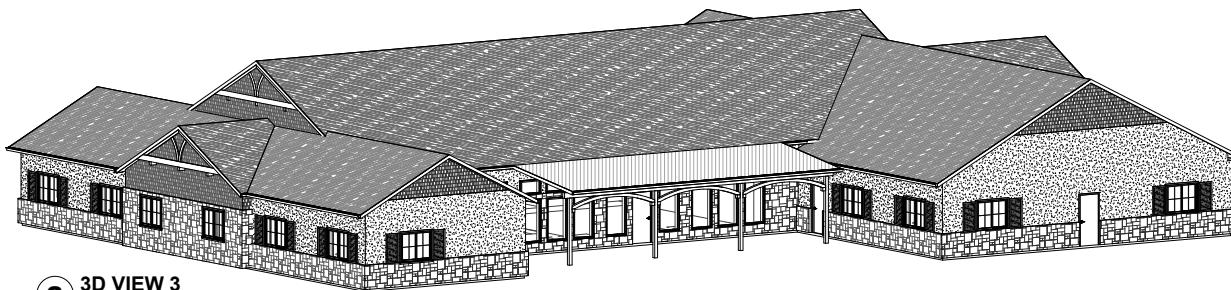




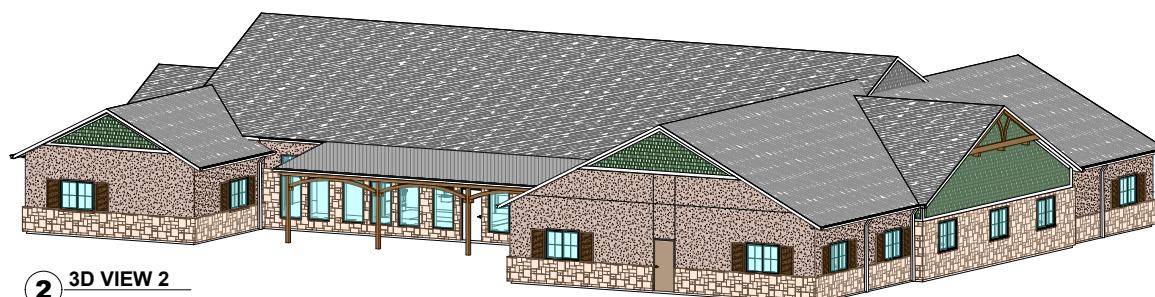
1 3D VIEW 1



4 3D VIEW 4



3 3D VIEW 3



2 3D VIEW 2

PROGRESS  
PRINT

NOT FOR  
CONSTRUCTION



Kansas Code Plans LLC,  
2527 N Beacon Hill Ct  
Wichita, KS 67202  
T. 316.393.8576  
KansasCodePlans.com

**SOLOMON'S PORCH  
ASSISTED LIVING**

16560 INDIAN CREEK PARKWAY  
OLATHE, KS 66082

PRINTS ISSUED

NO.	DATE	REVS.	DESC.
25001			

KCP No. drawn: STAUGHT  
25001 checked: STAUGHT  
3D VIEWS

**A-203**

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10

**PROGRESS  
PRINT**

NOT FOR  
CONSTRUCTION



Kansas Code Plans LLC,  
2527 N Beacon Hill Ct  
Wichita, KS 67202  
T 316.393.8576  
KansasCodePlans.com

**SOLOMON'S PORCH  
ASSISTED LIVING**

15500 INDIAN CREEK PARKWAY  
OLATHE, KS 66062

**EXTERIOR ELEVATION MATERIAL COVERAGE**

FRONT PRIMARY ELEVATION - WEST		SECONDARY ELEVATION - SOUTH		SECONDARY ELEVATION - NORTH		SECONDARY ELEVATION - EAST	
TOTAL FAÇADE AREA: 1,765 SF		TOTAL FAÇADE AREA: 1,096 SF		TOTAL FAÇADE AREA: 1,232 SF		TOTAL FAÇADE AREA: 1,830 SF	
STONE CLASS I	615 SF 35% COVERAGE	STONE CLASS I	435 SF 40% COVERAGE	STONE CLASS I	468 SF 38% COVERAGE	STONE CLASS I	500 SF 28% COVERAGE
CEMENT STUCCO CLASS I	729 SF 37% COVERAGE	CEMENT STUCCO CLASS I	291 SF 25% COVERAGE	CEMENT STUCCO CLASS I	303 SF 25% COVERAGE	CEMENT STUCCO CLASS I	285 SF 16% COVERAGE
CLEAR GLASS CLASS II	355 SF 20% COVERAGE	CLEAR GLASS CLASS I	120 SF 11% COVERAGE	CLEAR GLASS CLASS I	120 SF 10% COVERAGE	CLEAR GLASS CLASS I	138 SF 8% COVERAGE
HARDI SIDING CLASS III	108 SF 7% COVERAGE	HARDI SIDING CLASS III	323 SF 30% COVERAGE	HARDI SIDING CLASS III	344 SF 27% COVERAGE	HARDI SIDING CLASS III	10% MIN. REQUIRED
							50% MAX. ALLOWED

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.

PRINTS ISSUED

REVS.  
NO. DATE DESC.

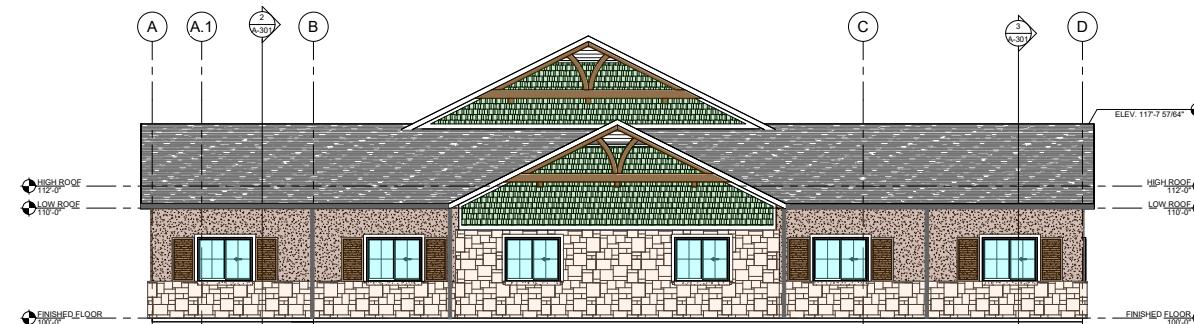
KCP No. drawn: STAHL  
25001 checked: STAHL  
EXTERIOR ELEVATIONS

**A-201**

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**1 WEST ELEVATION**

3/16" = 1'-0"



**2 SOUTH ELEVATION**

3/16" = 1'-0"



**3 EAST ELEVATION**

3/16" = 1'-0"

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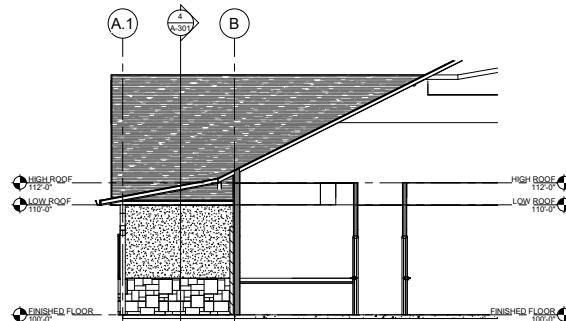


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**1 NORTH ELEVATION**

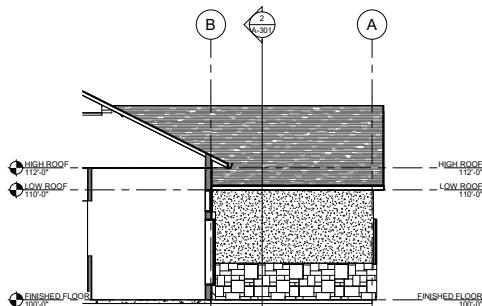
1 3/16" = 1'-0"

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.



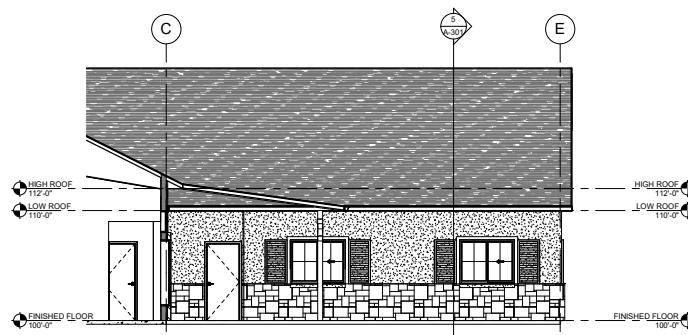
**2** FRONT PORCH - SOUTH

2  $\frac{3}{16}'' = 1'-0''$



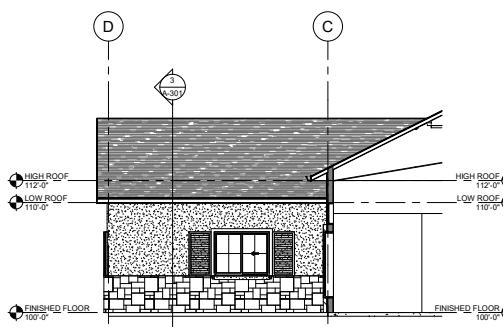
**3** FRONT PORCH - NORTH

3  $\frac{3}{16}$ " =



**4** BACK PORCH - SOUTH

(4) ~~BACK~~  
3/16" = 1'-0"



**5** BACK PORCH - NORTH  
3/16" = 1'-0"

5)  $\frac{3}{16}'' =$

## SOLOMON'S PORCH ASSISTED LIVING

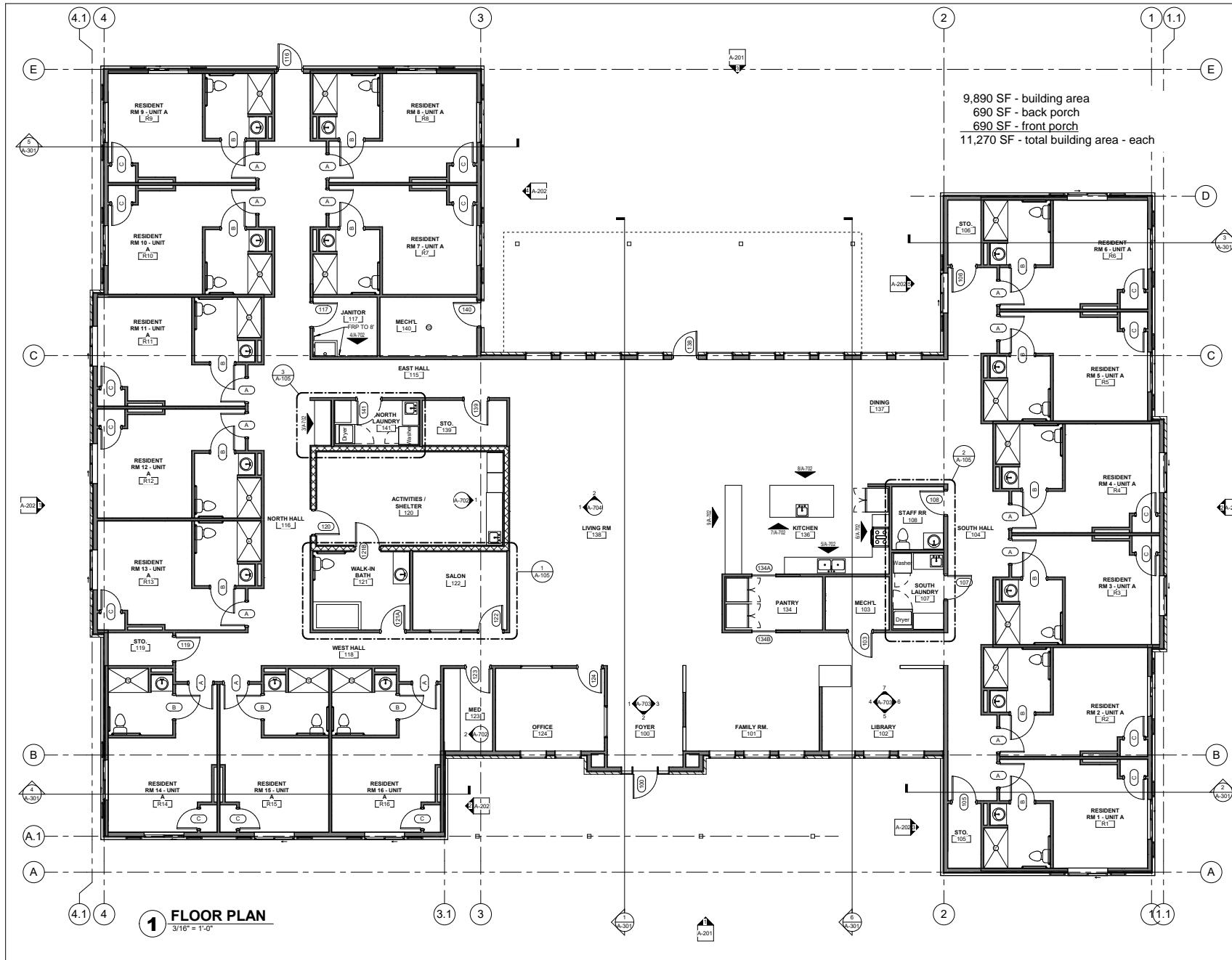
INDIAN CREEK PARKWAY  
21 LATHE, KS 66062

PRINTS ISSUED

REVS.

KCP No. drawn: STA  
**25001** checked: STA  
EXTERIOR ELEVATIONS

A-202



## PROGRESS PRINT

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# SOLOMON'S PORCH ASSISTED LIVING

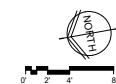
EDEN  
INDIAN CREEK PARKWAY  
WATTHE, KS 66062

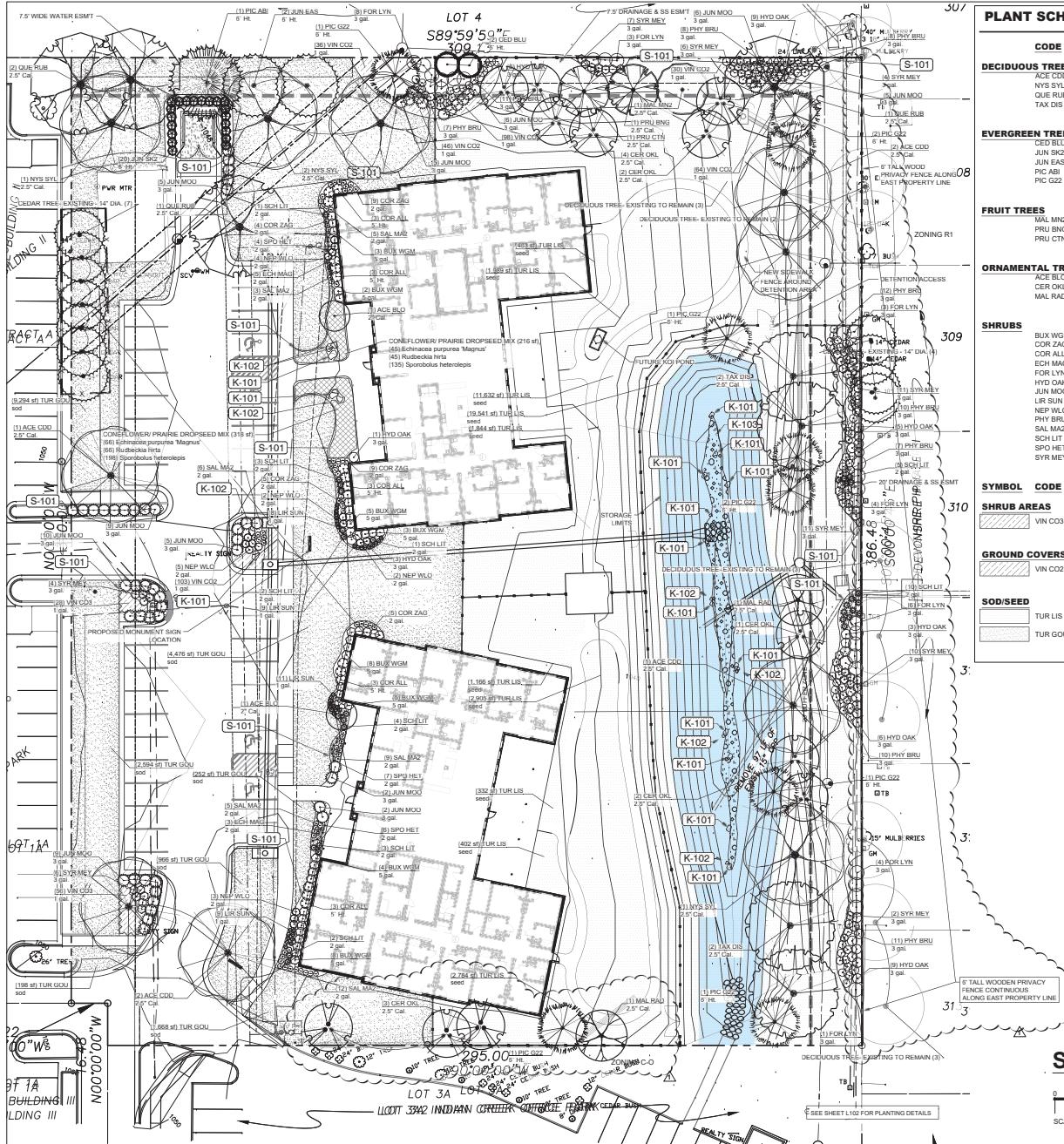
PRINTS ISSUED

REVS.

KCP No. drawn: STA  
**25001** checked: STA  
FLOOR PLAN

**A-101**





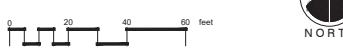
## PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
<b>DECIDUOUS TREES</b>					
ACE CDD	Acer saccharum 'Cad' / Cadro Sugar Maple	2.5' Cal.	B&B	6	1A,103
NYC TYL	Nyssa sylvatica / Tupelo	2.5' Cal.	B&B	4	1A,103
QUE RUB	Quercus rubra / Northern Red Oak	2.5' Cal.	B&B	4	1A,103
TAX DIS	Taxodium distichum / Bald Cypress	2.5' Cal.	B&B	4	1A,103
	<b>SUBTOTAL:</b>			18	
<b>EVERGREEN TREES</b>					
CED BLU	Cedrus atlantica 'Glauca' / Blue Atlas Cedar	6' Ht.	B&B	2	1A,103
JUN SK2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	6' Ht.	B&B	20	1A,103
JUN EAS	Juniperus virginiana / Eastern Redcedar	6' Ht.	B&B	2	1A,103
PIC ABL	Pinus strobus 'Norway Spruce'	6' Ht.	B&B	1	1A,103
PIC G22	Pinus pungens 'Glauca' / Blue Colorado Spruce	6' Ht.	B&B	9	1A,103
	<b>SUBTOTAL:</b>			34	
<b>FRUIT TREES</b>					
MAL MN2	Malus x 'MN 1711' / Honeycrisp Apple	2.5' Cal.	B&B	1	1A,103
PRU BNG	Prunus avium 'Bing' / Bing Sweet Cherry	2.5' Cal.	B&B	1	1A,103
PRU CTN	Prunus persica 'Contender' / Contender Peach	2.5' Cal.	B&B	1	1A,103
	<b>SUBTOTAL:</b>			3	
<b>ORNAMENTAL TREE</b>					
ACE BLO	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	2' Cal.	B&B	2	1A,103
CER OKL	Cercis canadensis 'Oklahomae' / Oklahoma Redbud	2.5' Cal.	B&B	12	1A,103
MAL RAD	Malus x 'Radant' / Radiant Crabapple	2.5' Cal.	B&B	2	1A,103
	<b>SUBTOTAL:</b>			16	
<b>SHRUBS</b>					
BUX WGM	Buxus microphylla 'Japonica' / Winter Gem Japanese Boxwood	5 gal.	Pot	38	
COR ZAO	Coronilla varia 'Zagreb' / Zagreb Tickseed	2 gal.	Pot	32	
COR ALL	Coronilla varia 'Allemen's Compact' / Dwarf Red Twig Dogwood	5' Ht.	Pot	15	
ECH MAG	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	2 gal.	Pot	8	
HYD OAK	Forsythia x intermedia 'Lynwood Gold' / Lynwood Gold Forsythia	3 gal.	B&B	29	
JUN MOO	Hydrangea serrata 'Strawberry Queen' / Queen Oakleaf Hydrangeas	3 gal.	B&B	42	
LIR SUN	Leucanthemum 'Silvery Surpuff' / Silvery Surpuff Shasta Daisy	1 gal.	Pot	64	
NEP WLD	Nepea x 'Walker's Low' / Walker's Low Catmint	2 gal.	Pot	37	
PHL SUN	Physoscarpum opulifolium 'Purpureum' / Purple Plumleaf Ninebark	3 gal.	B&B	16	
SAL MAZ	Salvia 'May Night' / May Night Meadow Sage	2 gal.	B&B	40	
SCH LIT	Schizachyrium scoparium 'Lilac Bluestem'	2 gal.	Pot	31	
SPO HET	Sporobolus heterolepis / Prairie Dropseed	2 gal.	Pot	17	
SYR MEY	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	3 gal.	Pot	61	
	<b>SUBTOTAL:</b>			514	
<b>SYMBOL</b>	<b>CODE</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>CONTAINER</b>	<b>SPACING</b>
<b>SHRUB AREAS</b>	VIN CO3	Vinca minor 'Bowles' / Bowles Periwinkle	1 gal.	Pot	18" o.c.
		<b>SUBTOTAL:</b>			84
<b>GROUND COVERS</b>	VIN CO2	Vinca minor 'Bowles' / Bowles Periwinkle	1 gal.	Pot	12" o.c.
		<b>SUBTOTAL:</b>			377
<b>SOD/SEED</b>	TUR LIS	KANSAS PREMIUM FESCUE BLEND- SEED	seed		43,078 sf
	TUR GOU	KANSAS PREMIUM FESCUE BLEND- SOD / Fescue Blend including Blue Grass	sod		19,448 sf
		<b>SUBTOTAL:</b>			62,526 sf

## REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL	STONE SIZE
<b>Rock</b>			
K-101	BOULDER- GRANITE SIZE: 24" x 36"		
K-102	BOULDER- GRANITE SIZE 12" x 24"		
K-103	STONE GRADATION MIX AS FOLLOWS: 6"-12" STONES SHALL BE ROUNDED NATURAL RIVERROCK. PLACE NON-WOVEN GEOTEXTILE FABRIC BELOW ROCK.	4' L/103	6-12" x 3"
<b>MIX SIZE:</b> Stone Size Percent of Mix Notes			
3-4 in I 20-30% I Larger stones for structural stability			
3-4 in I 30-40% I Medium stones for interlocking			
0.5-1 in I 5-10% I Smaller stones fill voids, improve infiltration			
<b>CODE</b>	<b>DESCRIPTION</b>		<b>DETAIL</b>
Site Furnishings	S-101 STEEL EDGING- ALUMINUM		3'L/103

## SITE PLANTING PLAN



## SOLOMON'S PORCH ASSISTED LIVING

1650 W INDIAN CREEK PKWY,  
OLATHE, KS 66202

PRINTS ISSUED  
10/27/25 FOR APPLICATION

REVS.	NO.	DATE	DESC.
△ 11/18/25 PLAN REVIEW COMMENTS			

SLA Studio Landscape Architecture  
SLA No. drawn: NS  
25-2005 checked: NS

SITE PLANTING PLAN

L101

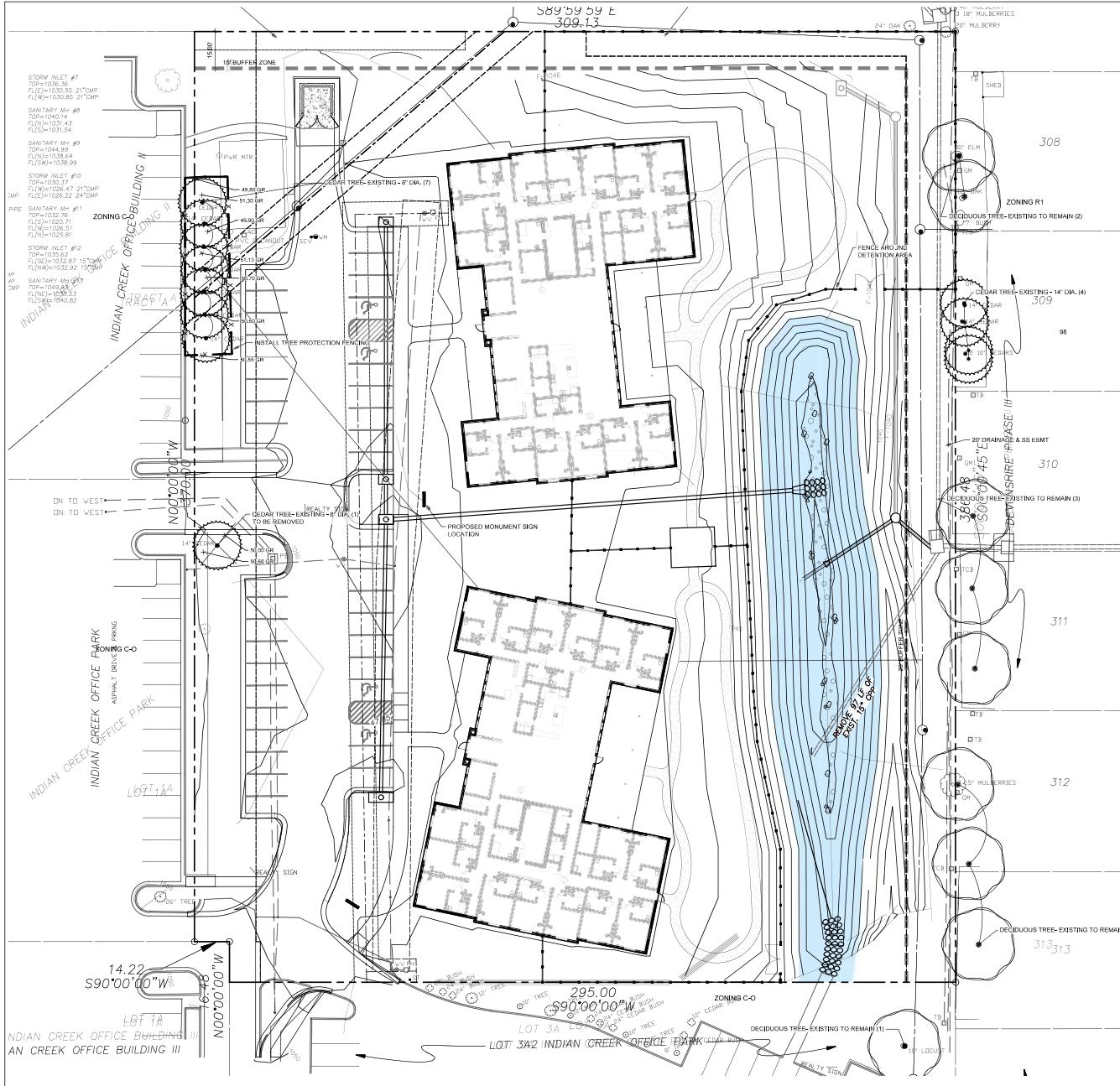
316.304.1720 4305 N. CIMARRON STREET, WICHITA, KS 67205

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NICHOLAS J. ST. LUB  
LICENSING #511825  
11/18/25  
KANSAS CODE PLANS LLC  
2027 N Beacon Hill Ct  
Wichita, KS 67220  
T 316.393.8576  
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## **TREE PRESERVATION NOTES**

1. PRESERVATION AREA DEFINITION- TREE PRESERVATION AREAS (TPA) SHALL INCLUDE ALL EXISTING TREES AND VEGETATION DESIGNATED FOR PRESERVATION IN ACCORDANCE WITH OLAHUE UDO 18.30.240. THESE AREAS SHALL BE PROTECTED FROM GRADING, EXCAVATION, AND COMPACTION.
2. MINIMUM PRESERVATION REQUIREMENT- A MINIMUM OF 30% OF THE SITE'S CONTIGUOUS EXISTING TREE CANOPY SHALL BE PRESERVED IN A SINGLE OR CONNECTED BLOCK. PRESERVATION SHALL BE MEASURED IN FEET OF CANOPY DIA.
3. CONSTRUCTION PROTECTION MEASURES- PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE OF THE PROJECT. FENCING SHALL BE LOCATED AT THE DRIPLINE OR OUTER LIMIT OF THE TREE PRESERVATION AREA, WHICHEVER IS GREATER.
4. PROHIBITED ACTIVITIES- NO GRADING, TRENCHING, STORAGE OF MATERIALS, PARKING OF VEHICLES, OR DISPOSAL OF DEBRIS SHALL OCCUR WITHIN DESIGNATED TREE PRESERVATION AREAS.
5. REQUIRED SIGNAGE- SIGNAGE READING "TREE PRESERVATION AREA-DO NOT ENTER" SHALL BE POSTED AT 50' INTERVALS ALONG ALL SIDES OF THE PROTECTION ZONE.
6. ENFORCEMENT- ANY DAMAGE OR UNAUTHORIZED REMOVAL OF PRESERVED TREES SHALL REQUIRE MITIGATION PER OLAHUE UDO 18.30.240(E), INCLUDING REPLACEMENT TREES OR ADDITIONAL CANOPY AREA AS DETERMINED BY THE CITY LANDSCAPE ADMINISTRATOR.
7. LIMITS OF DISTURBANCE- ALL LIMITS OF DISTURBANCE (LOD) ARE SHOWN AND SHALL BE FIELD-STAKED PRIOR TO PRE-CONSTRUCTION MEETING. NO CONSTRUCTION ACTIVITY SHALL OCCUR OUTSIDE THE APPROVED LOD.
8. ROOT ZONE PROTECTION- WHERE PRESERVATION AREAS ARE ADJACENT TO GRADING, ROOT PRUNING SHALL BE PERFORMED CLEANLY UNDER SUPERVISION OF THE LANDSCAPE ARCHITECT OR ARBORIST.
9. INSPECTION REQUIREMENT- TREE PROTECTION FENCING AND SIGNAGE SHALL BE INSPECTED AND APPROVED BY THE CITY LANDSCAPE INSPECTOR PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT.

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THE 1990 CENSUS OF POPULATION: A COMPARISON OF THE 1980 AND 1990 CENSUSES

400 PRESERVATION OF CULTURAL HERITAGE	0308	
TOTAL ASHARIA		4,21 ASHARIA
101. SURVEY OF HERITAGE	10,30,240	
102. HERITAGE IN CLOUD. (4) 100101@ 80000-64" (ASIA X3000- 75% MAST) IN PRESERVE		PRESERVE0000-00000000
103. PRESERVATION SURVEY OF HERITAGE IN CLOUD. (4) 100101@ 80000-64" (ASIA X3000- 75% MAST) IN PRESERVE	10,30,240	HERITAGE0000-00000000 IN PRESERVE 0001...

## **TREE SCHEDULE**

Tree ID | CEDAR | 8 DBH (in) | FAIR |

## TREE PRESERVATION PLAN



**SLA**  
STUDIO  
Landscape Architecture

# SOLOMON'S PORCH ASSISTED LIVING

6550 W INDIAN CREEK PKWY,  
OLATHE, KS 66062

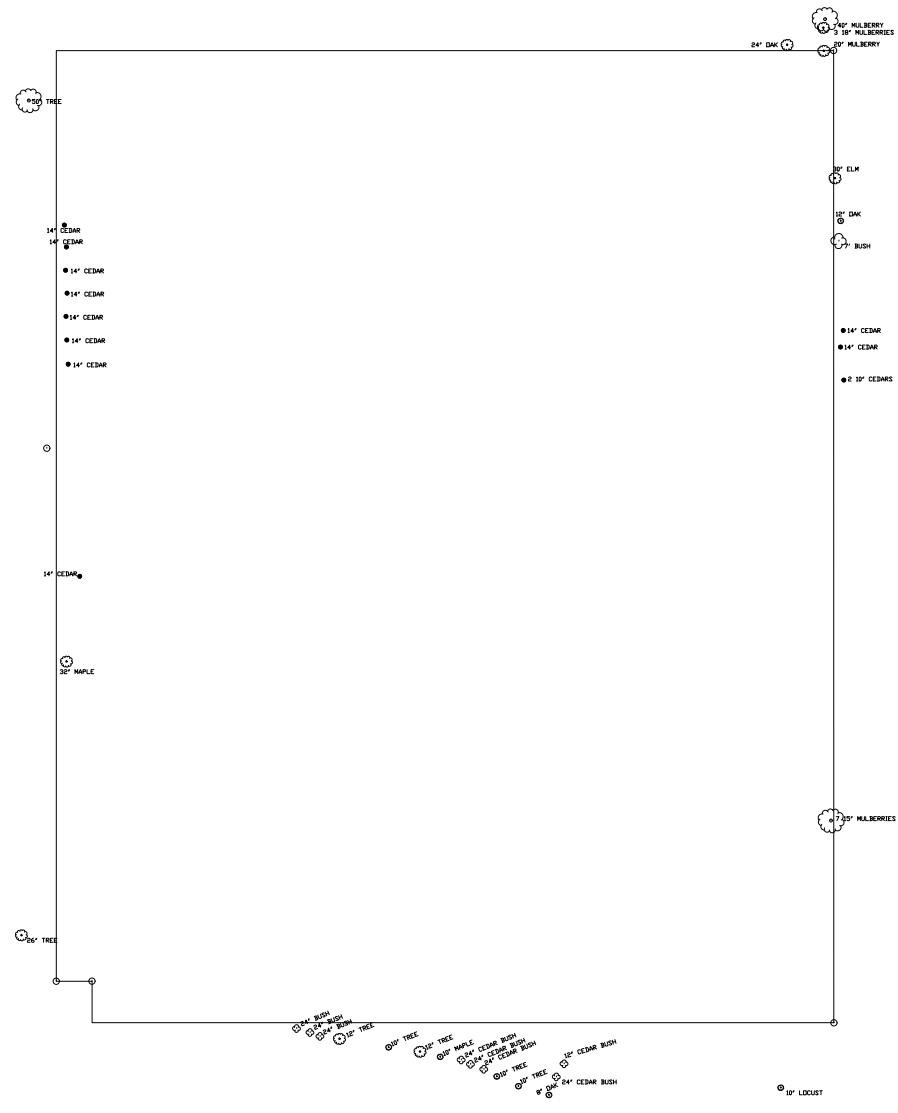
PRINTS ISSUED  
10/27/25 FOR APPLICATION

**REVS.**

SLA No. drawn: NS  
**25-2005** checked: NS  
TREE PRESERVATION PLAN

L201

# Tree Survey



**NOTES:**  
NO EXISTING SIGNIFICANT TREES IDENTIFIED ON THE TREE SURVEY  
WILL BE REMOVED DURING THE CONSTRUCTION OF THE PRIVATE  
INFRASTRUCTURE.

THE EXISTING TREES WERE DETERMINED TO BE 8 INCHES OR GREATER IN CALIPER AS MEASURED AT 4-1/2 FEET ABOVE THE GROUND.

HOWEVER, BASED ON THE SITES REQUIRED PLANTINGS, WE BELIEVE THAT WE HAVE MEANT THE MITIGATION FOR THE REMOVED TREES.

EXISTING TREE SURVEY	
TREE	SIZE
MARPLE	32"
MULBERRY	15"
MULBERRY	20"
CEAR	14"
TOTAL	179"



Prepared By: Payne & Brockway Engineers, P.A.  
P. O. Box 128  
Olathe, Kansas 66051  
913-782-4800

Prepared For: McKinzie Asset Management Company LLC  
c/o Mark McKinzie, Manager  
12248 W. 128th Street  
Overland Park, Kansas 66213  
913-888-1000

Developed By: Insite Real Estates Investment  
Properties LLC  
c/o Andrew Johnson, P.E., P.M.  
1400 Sixteenth Street, Suite #300  
Oak Brook, Illinois 60523  
847-287-9292

847-287-9292

SOLOMONS PORCH  
INDIAN CREEK PKWY & SOUTH MUR-LEN RD  
EXISTING TREE SURVEY EXHIBIT

10/27/25  
TREE SRV

# Solomon's Porch Neighborhood Meeting 11/20/25

## case #RZ25-0018

Date: 11/20/2025

Location: Pioneer Trail Middle School  
15100 W 127th St  
Olathe, KS 66062

Attendees:

Mark Boek – Owner Representative  
Kathy Boek – Owner Representative  
Mark Huggins – Civil Engineer – Payne & Brockway  
Lonnie Craig – Neighbor  
Claudia Mitchell – Neighbor  
Stefanie (Claudia's Daughter)

Time: 6:30pm

Welcome

Introduction

Location  
Project overview

Reason for building

Family member with Alzheimers  
The growing need and lack of beds.

Ideal location

Great access for families with loved ones needing care  
Easy access to housing for caregivers

Site Plan

Landscape Plan

Building details to benefit residents.

The Real purpose for the home: For residents not to just exist, but to thrive

Methods of care  
Interaction with community and youth

Questions and Answers

Question or Comment	Response of Applicant	Resolved? Y / N
Stefanie - Claudia Mitchell's daughter - Assuming you get approval for rezoning, what is your timeline?	We hope to break ground in March, then 9 months of construction and 1 month to get licensed. Open either the end of next year or the first of 2027	Y

<p>Claudia Mitchel -The main concern of the neighbors is the drainage. Previous to construction there was no drainage problem, due to it being farmland. They've had more runoff as there has been more construction. At the time of construction of Ramsgate and first office buildings on MurLen, they had terrible drainage runoff problems. That's when retention pond was installed. They're concerned that if there is more building there will be more drainage problems.</p>	<p>Mark Huggins, civil engineer from Payne &amp; Brockway, explained that city will require us to maintain the level of runoff. He explained that most of the runoff from the commercial area currently runs into the detention basin.</p>	<p>Y</p>
<p>Claudia Mitchell - She's all in favor of the project. Other than worrying about the drainage, she's all for it, and neighbors she's talked to have said nothing negative about it.</p>		<p>Y</p>
<p>Mark Huggins, civil engineer from Payne &amp; Brockway - Used site plan drawing to give further details regarding the current drainage of Ramsgate Apartments and how all our water will be directed into the detention basin. He explained how basins are designed so little water stays in the basin.</p>		<p>Y</p>
<p>Claudia Mitchell - When are you going to start taking reservations?</p>	<p>We can start a list.</p>	<p>Y</p>
<p>Stefanie - Claudia Mitchell's daughter - If we have questions is there a way to get in touch with you?</p>	<p>Gave card and facebook page to follow progress.</p>	<p>Y</p>

Meeting Adjourned: 6:57pm

Solomon's Porch Sign-in Sheet case #RZ25-0018