



In an effort to follow social distancing guidelines during the COVID-19 pandemic, the City of Olathe Planning Commission will be conducting the 7:00 pm June 8, 2020 public meeting remotely as well as in person.

CONTACT INFORMATION

Aimee Nassif, Chief Planning & Development Officer
Tricia Ramdass, Administrative Assistant III
City of Olathe Planning Division
100 E. Santa Fe Street
Olathe, KS 66061
913-971-8750
PlanningContact@Olatheks.org

LIVE ONLINE BROADCAST

Visit OlatheKS.org/PlanningCommission

TESTIMONY

- Written comments may be submitted to the Planning Division using email to PlanningContact@Olatheks.org. All comments will be made part of the record and shared with the Planning Commission and City Council.
- To participate via Zoom, email the Planning Division at PlanningContact@Olatheks.org with your name, address, and the public hearing case you wish to speak on no later than 4 p.m. June 8, 2020. If you are unable to notify the Planning Division prior to 4 p.m., then during the meeting prior to the start of the public hearing case that you want to speak on you will need to use the "raise your hand" function in the Zoom app to notify the Planning Division.
- Following the applicant's presentation, the Moderator will call on individuals who have requested to speak in the order the request was received.

ZOOM MEETING PARTICIPATION

Join from a PC, Mac, iPad, iPhone or Android device:

Topic: City of Olathe - Planning Commission Meeting - 06/08/2020 (7:00 pm)

Please click this URL to join. <https://zoom.us/j/98501146086>

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592
or +1 312 626 6799 or +1 646 876 9923

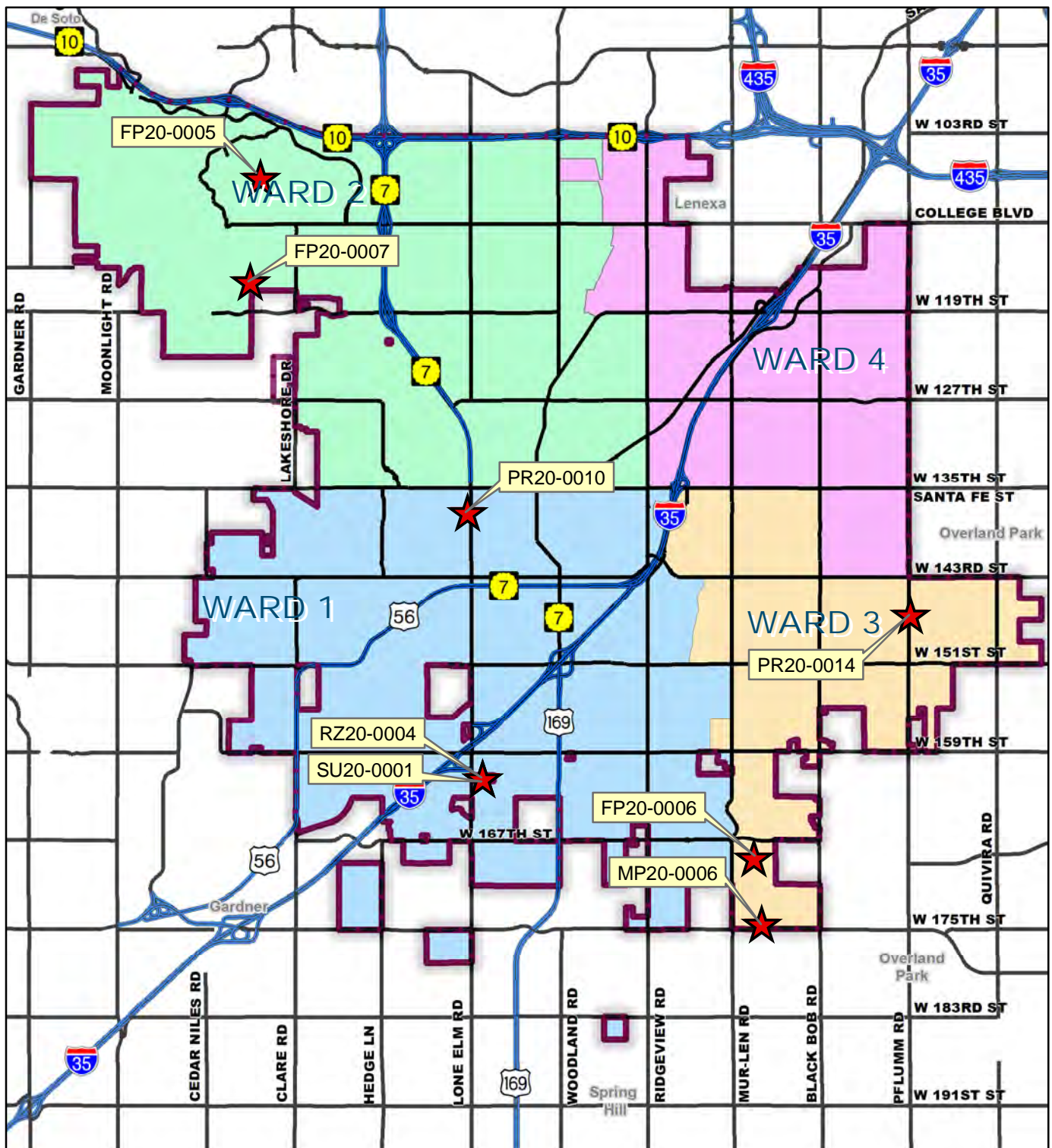
Webinar ID: 985 0114 6086

International numbers available: <https://zoom.us/u/acFFc8An7>

JUNE 8, 2020

OLATHE PLANNING COMMISSION

CASE LOCATIONS



User: JaredMD
Date: 06/02/2020





CALL TO ORDER

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- A. **MN20-0511:** Standing approval of the minutes as written from the May 11, 2020 Planning Commission meeting.
- B. **PR20-0010:** Request approval for a revised preliminary site development plan for **Tommy's Car Wash** on 1.04± acres; located at 225 S. Parker Street.
Owner: Tim Allen, 3 Parker Investments
Applicant: Rob Heise, Heise-Meyer, LLC
Engineer: Judd Claussen, Phelps Engineering
- C. **PR20-0014:** Request approval for a final site development plan for **Willow Crossing Amenities** on 1.98± acres; located at the northwest corner of 147th Street and Haskins Street.
Owner: Brian Rodrock, Willow 143, LLC
Applicant/Engineer: Tim Tucker, Phelps Engineering
- D. **FP20-0005:** Request approval for a final plat for **Hidden Lake Estates, Fourth Plat** containing 30 lots and one (1) common tract on 28.45± acres; located northwest of W. 113th Terrace and S. Clare Road.
Owner: John Duggan, Cedar Creek Development Company
Applicant/Engineer: David Rinne, P.S., Schlagel & Associates
- E. **FP20-0006:** Request approval for a final plat for **Courts at Stonebridge, First Plat** containing one (1) common tract on 6.03± acres; located at the northeast corner of W. 168th Terrace and W. 169th Place.
Owner: Brian Rodrock, Stonebridge Partners, LLC
Applicant/Engineer: Tim Tucker, Phelps Engineering
- F. **FP20-0007:** Request approval for a final plat for **Valley Ridge, Fifth Plat** containing 25 lots and one (1) common tract on 15.45± acres; located southeast of S. Cedar Creek Parkway and W. 115th Street.
Owner: John Duggan, Valley Ridge LLC
Applicant/Engineer: David Rinne, P.S., Schlagel & Associates

- G. MP20-0006:** Request approval for a minor plat for **Village of Forest Hills, Building 3 and 4**, containing eight (8) lots and one (1) common tract on 1.00± acres; located at the northwest corner of W. 174th Terrace and S. Raintree Drive.
Owner: Scott Barnesberger, South Summit Homes
Applicant/Engineer: Matt Schlicht, Engineering Solutions

REGULAR AGENDA-NEW BUSINESS

- A. PUBLIC HEARING**
RZ20-0004: Request approval for a rezoning from CTY RUR (County Rural) District to M-2 (General Industrial) District and a preliminary site development plan for **K-9 Acres** on 9.7± acres; located at 16129 Lone Elm Road.
Owner: Jerry Bain, Lone Elm Ventures, LLC
Applicant: Brandon Sutherland, Emerald Properties, LLC
Engineer: Judd Claussen, Phelps Engineering, Inc.
- B. PUBLIC HEARING**
SU20-0001: Request approval for preliminary development plan and special use permit for Animal Care - Indoor or Outdoor Kennel **K-9 Acres** in M-2 District on 9.7± acres; located at 16129 Lone Elm Road.
Owner: Jerry Bain, Lone Elm Ventures, LLC
Applicant: Brandon Sutherland, Emerald Properties, LLC
Engineer: Judd Claussen, Phelps Engineering, Inc.

ANNOUNCEMENTS

ADJOURNMENT

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



Planning Division

MINUTES – Opening Remarks

Planning Commission Meeting: May 11, 2020

The Planning Commission convened at 5:30 p.m. to meet in regular session with Chairman Dean Vakas presiding. Commissioners Ryan Freeman, Jeremy Fry, Chip Corcoran, Taylor Breen, Ryan Nelson, Marcia Youker and Shirley Allenbrand were present. Commissioner Sutherland was absent.

Recited Pledge of Allegiance.

The Chair made introductory comments. Regarding *ex parte* communication, the Chair requested that if a commissioner had something to report, they specify the nature of the *ex parte* communication when item is reached in the agenda. He also described how to participate in the meeting using the Zoom app.

A motion to approve MN20-0427, the meeting minutes from April 27, 2020, was made by Comm. Nelson and seconded by Comm. Freeman and passed with a vote of 8-0.



Planning Division

MINUTES

Planning Commission Meeting: May 11, 2020

Application:	<u>PR20-0012:</u> Request approval for a revised preliminary site development plan for Arbor Creek Village Office Building Renovation and Expansion on 0.99± acres; located at 15970 S. Bradley Street.
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A motion to approve PR20-0012 was made by Comm. Nelson and seconded by Comm. Freeman, and passed with a vote of 8 to 0 with the following stipulations:

1. An exception to architecture standards, per UDO Section 18.60.020.F, is approved as the existing building will be enlarged in a manner that matches the existing design and façade materials as shown on the elevations included in this packet.
2. A final site development plan must be approved prior to issuance of a building permit.
3. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.



Planning Division

MINUTES

Planning Commission Meeting: May 11, 2020

Application:	<u>RZ20-0003</u> : Request approval for a rezoning from a M-2 (General Industrial) District and C-2 (Community Center) District to M-1 (Light Industrial) District and Preliminary Site Development Plan for Southpark Phase II on 34.02± acres; located south of W. Old 56 Highway and west of S. Fountain Drive.
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A motion to continue RZ20-0003 to a future Planning Commission meeting was made by Comm. Freeman and seconded by Comm. Allenbrand and passed with a vote of 8 to 0.



Planning Division

MINUTES – **Closing Remarks**

Planning Commission Meeting: May 11, 2020

Chair Vakas noted that the next Planning Commission meeting is scheduled for Monday, June 8, 2020.

There were no other announcements.

Meeting adjourned.

STAFF REPORT

Planning Commission Meeting: June 8, 2020

Application	<u>PR20-0010</u> Revised Preliminary Site Development Plan for Tommy's Car Wash, Archer Planned District
Location	225 S. Parker Street
Applicant	Kasey Graham, Frontier Investments, LLC
Owner	Timothy Allen, 3 Parker Investments, LLC
Engineer	Judd Claussen, Phelps Engineering, Inc.
Staff Contact	Kim Hollingsworth, AICP, Senior Planner

Site Area: 1.04± acres

Proposed Use: Car Wash

Zoning: PD (Planned District)

Plat: Archer Subdivision

	Plan Olathe Land Use Category	Existing Use	Current Zoning
Site	Neighborhood Commercial Center, Regional Commercial Center	Vacant	PD
North	Regional Commercial Center	Auto Supply Store	CP-1/RP-3
South	Neighborhood Commercial Center	Vacant	PD
East	Mixed Density Residential Neighborhood	Single-Family Residential, Medical Office	C-1/R-1
West	Mixed Density Residential Neighborhood	Vacant/Future Multi- Family Residential	PD

1. Introduction

The following item is a revised preliminary site development plan for Tommy's Car Wash within the Archer Subdivision Planned District. The applicant is seeking approval for a 4,889 square foot fully automated car wash facility on Lot 2 within the northeast portion of the development.

2. History

A rezoning to the PD Planned District and preliminary site development plan for the Archer Subdivision (RZ17-0009) were approved in October 2017. The planned district zoning established the development, site and building design standards for the multi-family apartments and commercial lots to establish a cohesive mixed-use district. More recently, a zoning amendment to the district was approved to permit a car wash specifically on Lot 2 of the subdivision (Ordinance No. 19-82).



Aerial View of Subject Property

3. Zoning Requirements

- a. **Uses** – The car wash is a permitted use on Lot 2 of the Archer Subdivision planned district. Use regulations are outlined in Ordinance No. 19-82 specifying the nature of the car wash use including that vehicle wash areas will operate in a fully enclosed tunnel design building. No self-service bays will be provided for customers to wash their own vehicles and the use of 20 vacuum stations are permissible by the ordinance. The car wash hours of operation must be between the hours of 7:00 AM and 10:00 PM daily which is consistent with the Tommy's Car Wash business model.
- b. **Setbacks** – The proposed building meets the minimum setback requirements established with the planned district. The building will be setback approximately 68 feet from Parker Street right-of-way. Additionally, the proposed site layout complies with the planned district parking and paving setbacks as the drive lane is greater than 15 feet from Parker Street right-of-way and paving areas are located at least 10 feet from the north and west property lines. The drive lane adjacent to the south property boundary is less than 10 feet from the property line but is permissible per UDO 18.30.160.F.6 as the drive lane does not occupy the required 7.5-foot side-yard setback area.

- c. **Height** – The 28-foot tall building does not exceed the maximum building height of 60 feet established for the commercial lots within the planned district.

4. Development Requirements

- a. **Site Access** – Access will be provided from the internal driveway within the Archer Subdivision that extends south from W Loula Street. The Fire Department has reviewed the proposed circulation and turning radius diagrams for the site and adequate access will be provided for emergency response vehicles. The site also exceeds minimum vehicle stacking area requirements for a car wash, as greater than 80 feet of ingress and 20 feet of egress will be provided.
- b. **Parking** – On-site parking will be provided in the northwest portion of the property to serve employees and customers. Four parking spaces and one handicap accessible parking space are proposed based on the size of the building and the general number of spaces needed for this type of use. The previous preliminary site development plan expected a total of 59 parking spaces between the three commercial lots based on the standards for general retail. The 20 vacuum bay stations also provide additional areas for customers to park while using those services.
- c. **Vacuum Bays** – The applicant continues to work with staff regarding the design of the vacuum bay stalls located within the northern portion of the property. The details of the design will be determined with the final development plan and will be taken into account proper screening methods and compatibility with the building design.
- d. **Landscaping/Screening** – The landscape plan includes a variety of evergreen, deciduous and ornamental trees throughout the overall development area. Significant landscaping will be provided along the Parker Street frontage including street trees and a continuous line of shrubs to screen the vehicle drive lane east of the building. A 3.5-foot decorative black metal fence will be located east of the building interior to the shrubs providing screening. Two retaining walls will be located within the western portion of the property to provide additional screening and designation of drive lane areas.

Landscaping is disbursed along the perimeter of the property and building foundation landscaping is provided through a mixture of deciduous and evergreen shrubs. All undisturbed areas along the site perimeter and directly east of the building will be planted with sod. The trash enclosure will meet the screening requirements of UDO 18.30.130.I including landscaping on three sides, masonry walls that match the building and a metal gate.

- e. **Lighting** – The site will meet parking and building lighting requirements as reviewed with the final development plan.
- f. **Stormwater/Detention** – The site is subject to Title 17 requirements. The Archer Subdivision stormwater quality BMPs include native vegetation, underground infiltration basins, inlet baskets and hydrodynamic stormwater treatment structures that serve the multi-family and commercial lots.
- g. **Public Utilities** – The site is located within the City of Olathe water and sewer service areas.

5. Site Design Standards

The subject property will generally follow the requirements of **Site Design Category 3** which was discussed for the commercial lots as part of the planned district consideration. The following is a summary of the site design elements proposed on site:

- a. **Landscape** – Landscaping must be provided along the sidewalk within the front property which is being provided through a planted buffer area and a decorative fence along Parker Street.
- b. **Amenity** – A water feature will be provided within the green space west of the building to fulfill one of the amenity options. Additional amenities are provided throughout the Archer Subdivision to benefit the apartment residents and visitors to the commercial properties.
- c. **Parking Pod** – The number of parking spaces does not exceed the 40 maximum parking stalls permitted in one parking pod.
- d. **Pedestrian Connectivity** – Adequate pedestrian connections must be provided to the surrounding development, parking areas and transit stops. A sidewalk will connect to the internal private drive which continues north to the existing sidewalk on W. Loula Street. An internal network of pedestrian connections are provided throughout the overall Archer Subdivision development and pedestrian markings will be provided on the site to distinguish pedestrian areas from vehicular use areas.
- e. **Adjacent Driveways** – Driveways should connect with other properties where possible. The circulation of the stacking area for the car wash entrance prevents a connection to the lot directly south; however, the main driveway will connect to the internal access drive.
- f. **Drainage Features** – There are no open drainage areas that would be visible to the public on the subject property.

6. Building Design Standards

The development is subject to **Building Design Category D** as established with the rezoning of the property to the planned district in 2017 (Ordinance No. 19-82). The following analysis summarizes the proposed design against criteria as established within the 2017 Unified Development Ordinance (UDO) (Ordinance No. 17-52).

<i>Design Standard</i>	<i>UDO Requirement (Category D)</i>
<i>Horizontal Articulation</i>	<p><i>One or more wall offsets, notch or projections must be used every 75' of primary façade width.</i></p> <p>The east and west primary facades contain wall offsets between the main façade and the two tower elements. The window casings and columns are positioned every 9 feet and will project from the north and south facades. The significant glass area along the north and south facades will be tilted at an angle to provide additional articulation.</p>

<i>Vertical Articulation</i>	<p><i>Variation in height or roof form must be used every 75' of primary façade width.</i></p> <p>The tower elements within the eastern and westernmost portions of the building provide varying roof heights. The tunnel portion of the carwash also has a curved roofline which provides additional visual interest and articulation for the overall building design.</p>
<i>Focal Point Element</i>	<p><i>Towers, raised parapets, cap elements or pitched roof elements are required on primary facades.</i></p> <p>Tower elements in the east and west portions of the building will provide additional variety and visual interest for the building. Additionally, a unique curved roof design will be employed throughout the entire length of the tunnel car wash portion of the building.</p>
<i>Façade Expression Tools</i>	<p><i>An ornamental cornice, canopies, awnings, or arcade elements are required on primary facades.</i></p> <p>Canopies will be provided on the primary facades at the entrance and exit to the car wash.</p>
<i>Transparent Glass</i>	<p><i>Requirement for 20% glass on primary facades.</i></p> <p>All elevations exceed the minimum glass requirements. The proposed elevations include 30.4% glass on the east façade oriented towards Parker Street. The west façade oriented towards the access road and apartments contains 22.3% transparent glass.</p>
<i>Pedestrian Interest Tools</i>	<p><i>Tools must be utilized that promote pedestrian interest at the ground level primary facades.</i></p> <p>Significant portions of transparent glass will be provided throughout the building, especially along the north façade that pedestrians would be able to access.</p>
<i>Overhead Doors</i>	<p><i>Overhead doors for vehicular access on primary facades must include additional architectural treatment elements.</i></p> <p>The east and west façade overhead doors are located under a canopy and are integrated into the design of the building. During operating hours, the doors will not be visible to allow for the ingress and egress of vehicles from the building.</p>

Building Materials – The proposed building elevations, material percentages and conceptual color renderings are included in the packet for reference. The building will primarily be comprised of a combination of brick, synthetic stone and transparent glass. Architectural composite panels will provide color accents throughout portions of the building with details provided through the use of architectural metal. The building exceeds the material requirements for Building Design Category D as detailed in the following tables.

Proposed Building Materials

Primary Facade	Category 1 (Min. UDO requirement 70%)	Category 2 (Max. UDO requirement 30%)
East Elevation	Brick, Stone, Glass, Architectural Composite Panels (72.4%)	Architectural Metal (27.6%)
West Elevation	Brick, Stone, Glass, Architectural Composite Panels (73.1%)	Architectural Metal (26.9%)
North Elevation	Brick, Stone, Glass, Architectural Composite Panels (81.6%)	Architectural Metal (9.2%)
Secondary Facade	Category 1 (Min. UDO requirement 60%)	Category 2 (Max. UDO requirement 40%)
South Elevation	Brick, Stone, Glass, (72.5%)	Architectural Metal (27.5%)

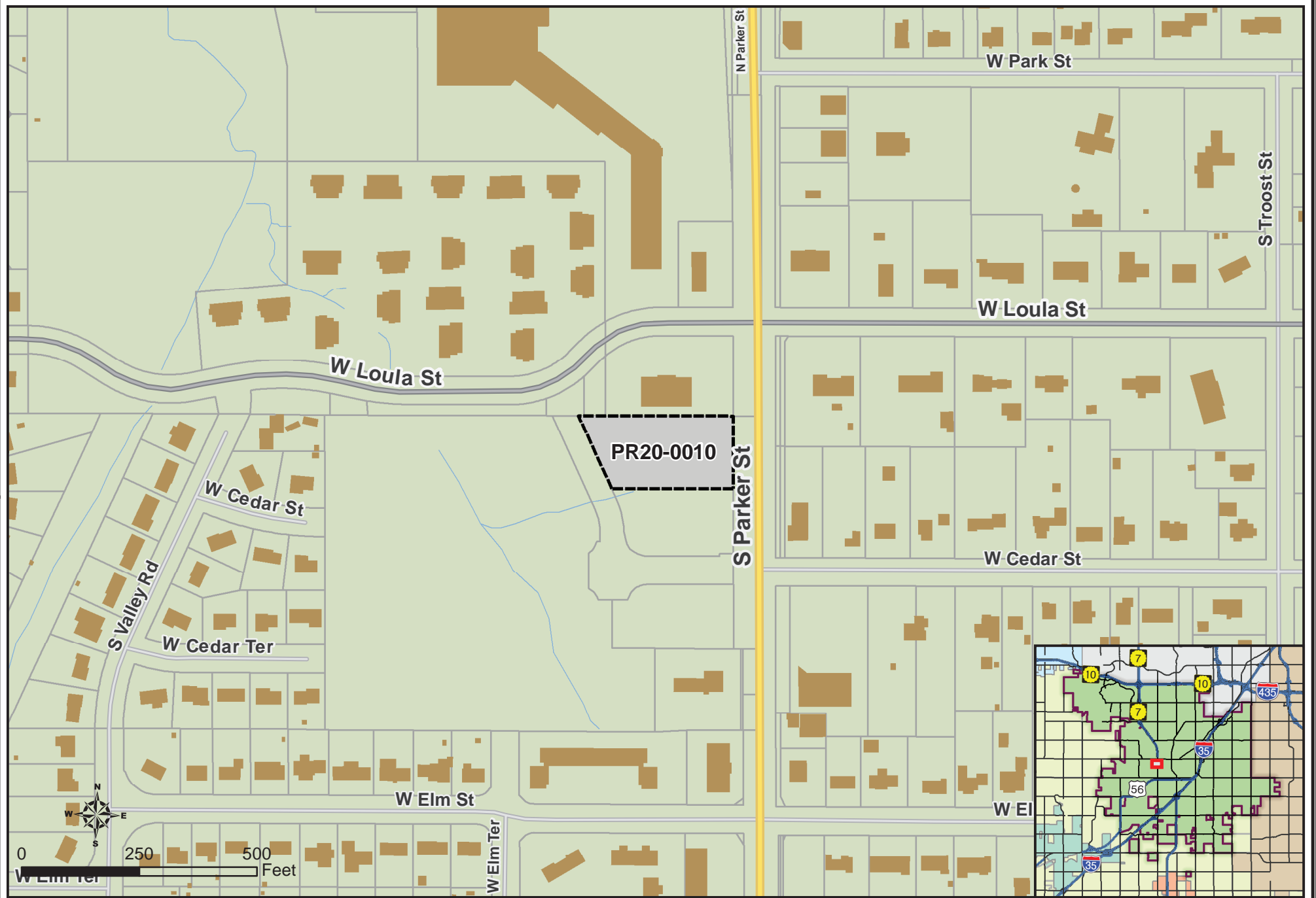
7. Signage

Sign standards for planned districts such as Archer, are established during either the time of zoning or development plan review. The signage is established for the entire development, not individuals lots, in order to create and establish a cohesive design and expectation for signage. Staff will be working with the property owner of the Planned District Development on their sign plan during final site development plan review.

8. Recommendation

Staff recommends approval of the revised preliminary site development plan (PR20-0010) with the following stipulations:

1. A final site development plan must be approved prior to issuance of a building permit.
2. The design and screening of the vacuum bays will be reviewed and approved with the final site development plan.
3. Parking lot and building lighting will be reviewed and approved with the final site development plan.
4. Sign standards for the car wash will be determined with the final site development plan with submittal of a comprehensive sign plan for review and approval.
5. As required by the UDO, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, must be screened from public view with landscaping or an architectural treatment compatible with the building architecture.



User: JaredMD
Date: 06/02/2020

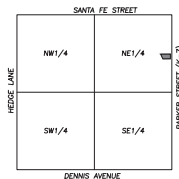
TOMMY'S CAR WASH PR20-0010





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.



VICINITY MAP
SEC. 34-13-23

SITE DATA

LOT 2	45,383 S.F. / 1.0418 AC.
ZONING	PD
EXISTING	
PROPOSED BUILDING (1-STORY)	4,889 S.F.

PARKING DATA

PROPOSED PARKING	
STANDARD STALLS (9'-0" x 18'-0")	4
ACCESSIBLE STALLS	1
VACUUM BAYS	20
TOTAL STALLS	25
REQUIRED ACCESSIBLE STALLS	1-25
TOTAL STALLS	1
REQUIRED ACCESSIBLE STALLS	

SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest edition of the following governing requirements, incorporated herein by reference:
A) City ordinances & O.S.H.A. Regulations.
B) The City of Olathe Technical Specifications and Municipal Code.
2. The contractor shall have one (1) signed copy of the plans (Approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications of the job site at all times.
3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Olathe, Kansas, and all other governing agencies (including state, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
5. The demolition and removal (excavation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed of in the proper manner. The contractor shall be responsible for all permits for handling and disposal of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
6. Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc., as required. All work shall be in accordance with governing authority specifications and shall be approved by such. All work shall be included in the bid.
7. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
9. The contractor shall verify the true line of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. He/she shall be responsible for any discrepancies.
10. SAFETY NOTICE TO CONTRACTOR: In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include notice of the adequacy of the contractor's performance. In, on or over the construction site.
11. Refer to the building plans for all lighting electrical requirements, including conduits, pole boxes, pull boxes, etc.

SITE DIMENSION NOTES:

1. BUILDING THIS SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDING.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 16 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
5. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHEEN'S WILLIAMS S-W TRAFFIC MARKING SERIES 2000 OR EQUIVALENT. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 40°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

LEGAL DESCRIPTION:

LOT 2, ARCHER SUBDIVISION, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, MO, 200713, JOHNSON COUNTY, KANSAS, MAP NO. 200900700, AND DATED AUGUST 3, 2009.

PLANNING NOTES:

1. TRASH ENCLOSURE TO BE CONSTRUCTED PER OLATHE UDO SECTION 18.30.3.130.1.
2. A. THREE (3) SIDES WITH A SIX (6) TO EIGHT (8) FOOT SOLID WALL CONSTRUCTED OF MASONRY OF A COLOR AND FORM THAT IS CONSISTENT AND COMPATIBLE WITH THE PRINCIPAL BUILDING ARCHITECTURE OF THE SITE; AND
B. ONE (1) SIDE WITH A METAL GATE.
3. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.
4. EXTERIOR GROUND MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO MECHANICAL EQUIPMENT UTILITIES METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

CIVIL ENGINEER:
PHILIP ENGINEERING INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 363-1155 (PHONE)
(913) 363-1166 (FAX)

DEVELOPER:
HEISE ACTION PROPERTIES
ATTN: ROB HEISE
800 E. 101ST TERRACE SUITE 120
KANSAS CITY, MO 64131
(913) 393-1166 (FAX)

PROPERTY OWNER:
PARKER INVESTMENTS LLC
3514 CLINTON PKWY STE A-142
LAWRENCE, KS 66047

LEGEND

- PL — PROPERTY LINE
- R/W — RIGHT-OF-WAY
- 2" ROLLED CONCRETE CURB & GUTTER
- 2" CONCRETE CURB & GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- DECORATIVE FENCE
- PARKING LOT LIGHT
- PARKING SPACES



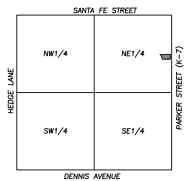
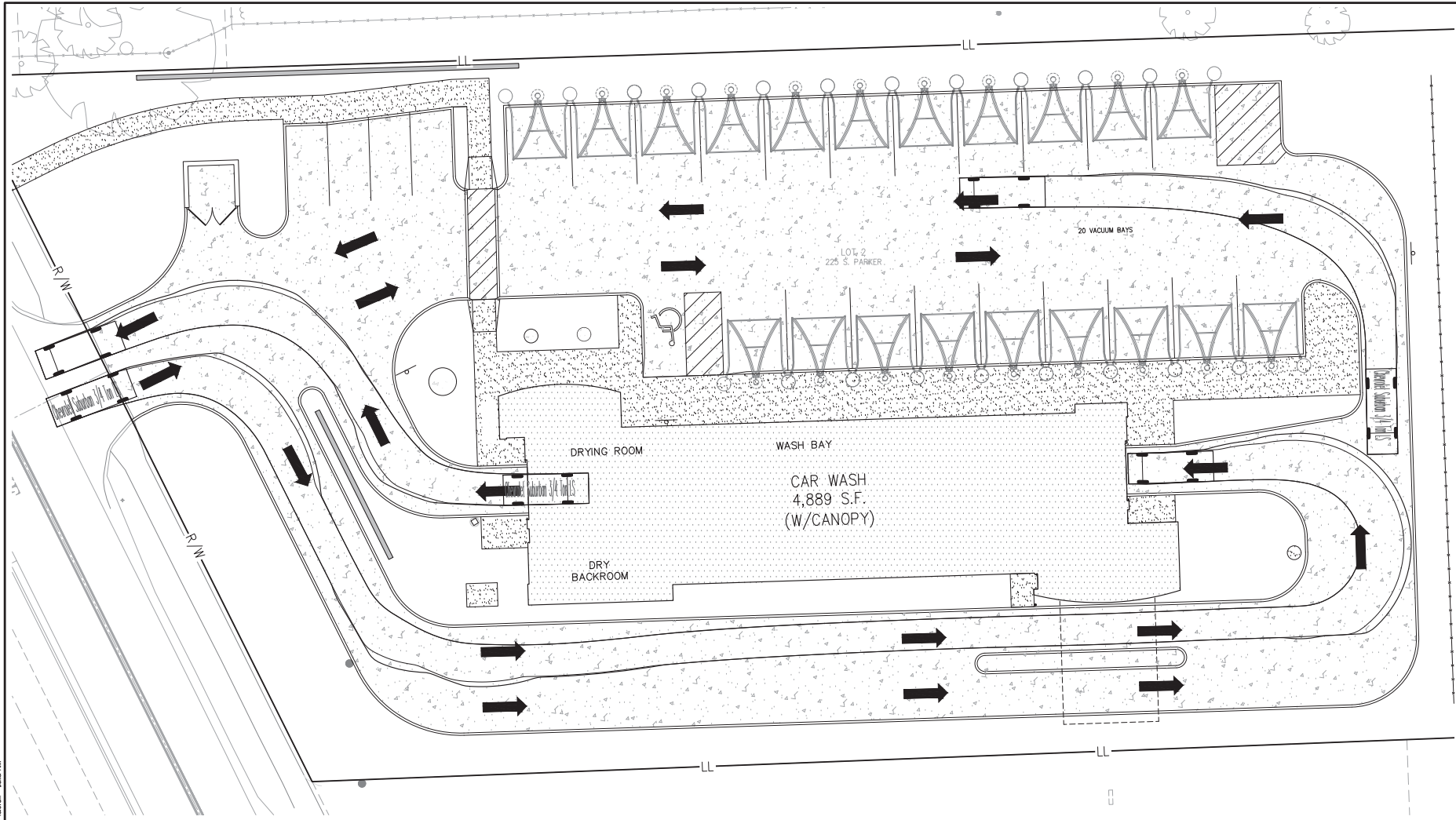
PHILIP ENGINEERING INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061
(913) 363-1155 (PHONE)
(913) 363-1166 (FAX)



SITE PLAN
TOMMY'S EXPRESS CAR WASH
LOT 2, ARCHER SUBDIVISION
225 S. PARKER STREET, OLATHE, KANSAS

DATE	BY	REVISION
4-16-20	JLM	REVISED PER PLANNING COMMENTS

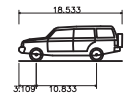
SHEET
C1



SCALE: 1"=2000'

 VICINITY MAP

 SEC. 34-13-23



Chevrolet Suburban 3/4 Ton LS

 Overall Length 18.533

 Overall Width 6.592ft

 Overall Body Height 6.756ft

 Min Body Ground Clearance 0.990ft

 Track Width 6.592ft

 Lock-to-lock time 4.00s

 Curb to Curb Turning Radius 22.650ft

- LEGEND**
- PL — PROPERTY LINE
 - LOT LINE
 - R/W — RIGHT-OF-WAY
 - 2' ROLLED CONCRETE CURB & GUTTER
 - 2' CONCRETE CURB & GUTTER
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - PROPOSED BUILDING
 - CONCRETE SIDEWALK
 - RETAINING WALL
 - PARKING LOT LIGHT
 - PARKING SPACES



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 Description, Inc.

 101 N. Main Street

 Suite 100

 Olathe, KS 66061

 Phone: (913) 765-1111

 Fax: (913) 765-1112

 www.projectdescription.com



TRUCK TURN PLANS

 TOMMY'S EXPRESS CAR WASH

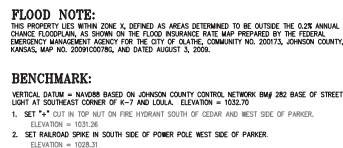
 LOT 2, ARCHER SUBDIVISION

 225 S. PARKER STREET, OLATHE, KANSAS

PROJECT NO.	DATE	BY	CHKD.	REVISED FOR PLANNING COMMENTS
10000000	10/10/20	10/10/20	10/10/20	10/10/20
10000000	10/10/20	10/10/20	10/10/20	10/10/20
10000000	10/10/20	10/10/20	10/10/20	10/10/20
10000000	10/10/20	10/10/20	10/10/20	10/10/20
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10000000	10/10/20	10/10/20	10/10/20	10/10/20
10000000	10/10/20	10/10/20	10/10/20	10/10/20
10000000	10/10/20	10/10/20	10/10/20	10/10/20

SHEET

 C1.1



BENCHMARK:
VERTICAL DATA = NAJ0808 BASED ON JOHNSON COUNTY CONTROL NETWORK BM# 282 BASE OF STREET LIGHT AT SOUTHEAST CORNER OF K-7 AND LOLA. ELEVATION = 1032.70

1. SET "x" OUT IN TOP NUT ON FIRE HYDRANT SOUTH OF CEDAR AND WEST SIDE OF PARKER.
ELEVATION = 1031.26
2. SET RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE WEST SIDE OF PARKER.
ELEVATION = 1028.31



SCALE:
1"=2000'

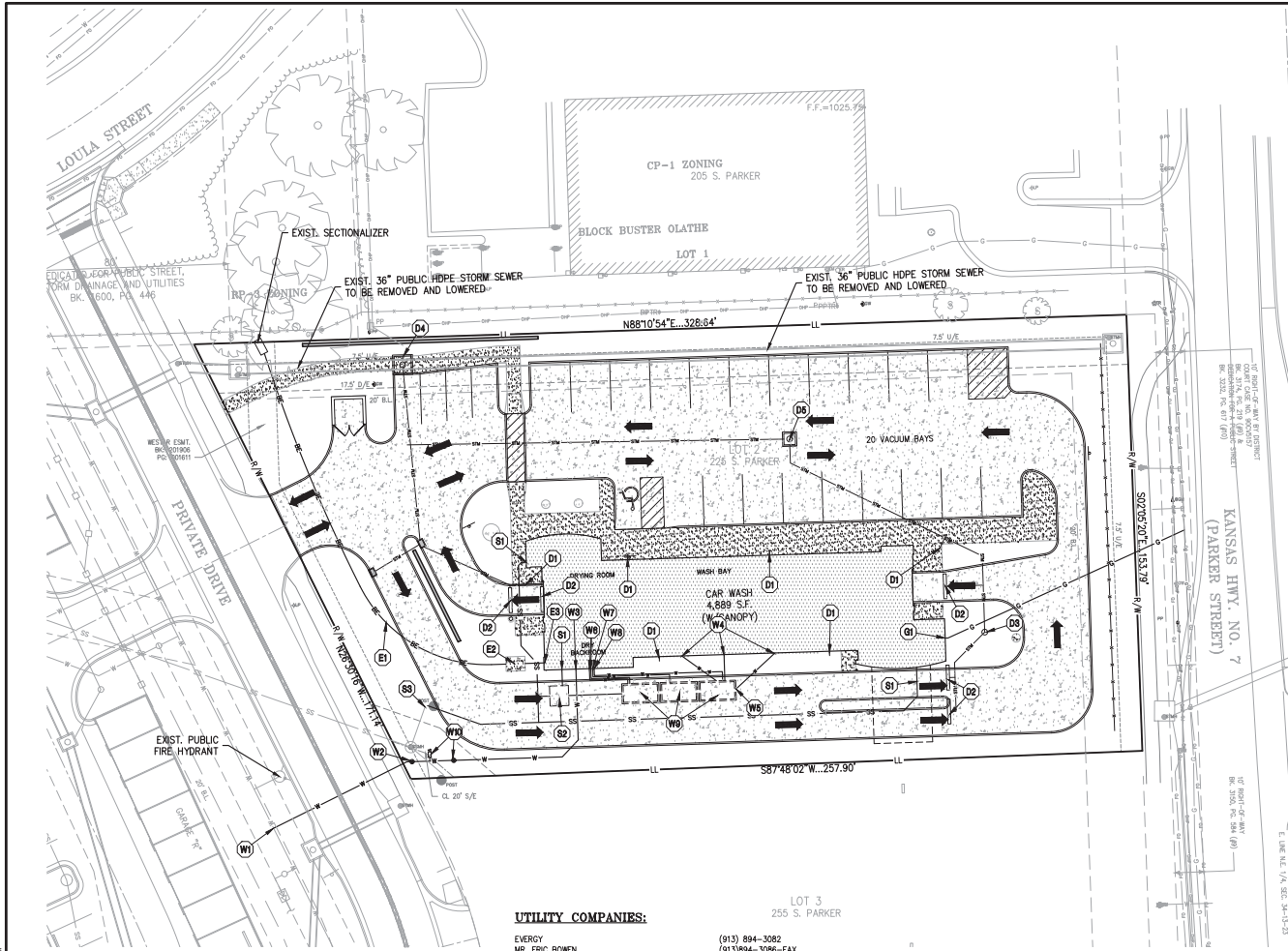
VICINITY MAP
SEC. 34-13-23

SCALE: 1"=20'

GRADING PLAN
TOMMY'S EXPRESS CAR WASH
LOT 2, ARCHER SUBDIVISION
225 S. PARKER STREET, OLATHE KANSAS

PROJECT NO.	REPORT	Date	Revisions	By	Apt
		No.			MGR DAT
SAT-20-20-20	BIG	4-16-20			
CHECKED:	AMENDED:JCC		REVISED PER PLANNING COMMENTS		
OFFICIAL OF AUTHORIZATION					
(NAME AND SIGNATURE - 15-8)					
SIGNATURE - T-30f					
OFFICIAL OF AUTHORIZATION					
(NAME AND SIGNATURE - 15-8)					
SIGNATURE - JCC					

SHEET
C2



UTILITY COMPANIES:

ENERGY MR. ERIC BOWEN (eric.bowen@cpol.com) 16215 W. 108TH STREET LENEXA, KANSAS 66219	(913) 894-3082 (913)894-3086-FAX
ATMOS ENERGY RICHARD YUNGHANS (richard.yunghans@atmosenergy.com) 25290 W. 110TH TERRACE OLATHE, KANSAS 66061	(913) 254-6342 (913) 768-4924 FAX
COMCAST CABLE CO. JIM DUFF (jones_duff@cable.comcast.com) 5400 W. DUNCAN ROAD BLUE SPRINGS, MISSOURI 64015	(816) 795-2257 (816) 795-0346 FAX
CITY OF OLATHE (PUBLIC WORKS) BILL DAVIS 100 E. SANTA FE OLATHE, KS 66051 (bdavis@olatheks.org)	(913) 971-9051 (913) 971-8504 FAX
CITY OF OLATHE (PUBLIC UTILITIES) MR. CHAD JONES 1385 S. ROBINSON DRIVE OLATHE, KS 66051 (cwjones@olatheks.org)	(913) 971-9066 (913) 971-9099 FAX
AT&T CLAYTON ANSPAUGH (ca4089@att.com) 9444 WALL AVENUE OVERLAND PARK, KANSAS 66207	(913) 383-4929 (913) 383-4849 FAX
GOOGLE FIBER CRAIG YOUNG (craigyoung@google.com)	(870) 219-5630

LEGEND

— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— TV —	EXISTING CABLE TELEVISION LINE
— FO —	EXISTING FIBER OPTIC LINE
— EE —	EXISTING BURIED ELECTRIC LINE
— EP —	EXISTING OVERHEAD POWER LINE
— ST —	EXISTING OVERHEAD TELEPHONE LINE
— SS —	EXISTING SANITARY SEWER LINE
— S2 —	EXISTING STORM SEWER LINE (A SIZE)
— S1 —	EXISTING WATER LINE (A SIZE)
— G —	PROPOSED GAS LINE
— BE —	PROPOSED BURIED ELECTRIC LINE
— SS —	PROPOSED SANITARY SEWER LINE
— S2 —	PROPOSED STORM SEWER LINE (A SIZE)
— W —	PROPOSED WATER LINE (A SIZE)
— ST —	PROPOSED ROOF DRAIN (A SIZE)

UTILITY NOTES:

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the utility companies and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate and/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
- The construction of storm sewers on this project shall conform to the requirements of the City of Olathe's Technical Specifications and Design Criteria.
- The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation of locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No plans shall be laid until direction is received from the design engineer.
- It will be the contractor's responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Top of existing manholes shall be raised or lowered as necessary to provide proper vertical clearance, and to be 6 inches above finished ground elevation in non-paved areas. No separate or additional compensation will be made to the contractor for making field adjustments to the manholes and boxes.
- Exact location, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer lines are measured from the center of each inlet and manhole. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipes.
- The contractor shall be responsible for handling and handling of the fire and domestic water lines, meters, backflow devices, pits, valves and all other facilities required for a complete separate fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of the City of Olathe.
- The contractor shall be responsible for handling and handling of all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City of Olathe.
- The contractor shall be responsible for securing all permits, bonds and insurance required by the contract documents, City of Olathe, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
- The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other related equipment and systems as required by the owner and the public utilities. Refer to building plans for exact location of all utilities. Contractor shall verify connection points prior to installation of utility lines.
- All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
- Contractor shall notify the utility authorities 48 hours before commencing to any existing line.
- Water lines shall be as follows (unless otherwise shown on plans):
 - 1. Pipe sizes less than 36-inch tap on installed water grade and outside building shall comply with the following:
 - 1. Sanitary Copper tubing: Type "K" and copper, 4038 B88.
 - 2. Fittings: Wrought copper (MS, 5 To Anthony valve joint), ASME B 16.22.
 - 2. Minimum trench width shall be 2 feet.
- The contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking on called out in specifications and construction notes. Water meters and service lines shall be constructed in accordance to the City of Olathe's specifications for commercial services.
- All waterlines shall be kept no. less than 10' (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, on 24" vertical clearance (outside edge of pipe to outside edge of pipe) if the water line above the sewer line is required.
- Sanitary conflicts will be resolved prior to permit issuance.
- All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
- All necessary permits and/or certifications required by codes and/or utility service companies shall be performed prior to commencing building construction and by the final completion of service. Contractor must coordinate with all utility companies for installation requirements and specifications.
- Refer to building plans for the lighting electrical plan, including, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
- When a building utility connection from the building heading up to the building cannot be made immediately, temporarily mark out such site utility terminations.
- Refer to the building plans for the lighting electrical requirements, including conduits, pole bases, pad boxes, etc.

UTILITY KEY NOTES:

- (D1) TYPICAL STORM WATER DRAIN LINE FROM ROOF TO DISCHARGE TO SPLASH BOWL. RE: ARCHITECTURAL PLANS FOR LOCATIONS.
- (D2) TYPICAL TRENCH DRAIN (RE: MEP PLANS).
- (D3) INSTALL 1" VPO/PAVILION DRAIN WITH STANDARD GRADE. RE: ARCHITECTURAL PLANS FOR LOCATIONS.
- (D4) INSTALL 4" WATER DRAIN ON EXISTING STORM SEWER (SEE PLAN/PROFILE SHEETS).
- (D5) INSTALL 4" WATER DRAIN ON EXISTING STORM SEWER (SEE PLAN/PROFILE SHEETS).
- (G1) GAS ENTRY WITH GAS METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYPING OF METER. WATER SHALL BE EXTENDING BY UTILITY ON ALL WORK ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE.
- (E1) INSTALL PRIMARY ELECTRICAL CONDUIT. FOLLOW LOCAL UTILITY COMPANY WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.
- (E2) INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE AND WORK WITH THE ELECTRIC COMPANY.
- (E3) ELECTRIC ENTRY INTO BUILDING. FOLLOW LOCAL UTILITY COMPANY REQUIREMENTS (RE: BUILDING ELECTRICAL PLAN).
- (E4) 4" SANITARY SEWER CONNECTION (RE: MEP PLANS).
- (E5) SAND I/O INTERCEPTOR (RE: MEP PLANS).
- (E6) CONNECT TO EXISTING 6" PVC SANITARY TUB.
- (W1) CONTRACTOR TO COORDINATE 1/2" TAP ON EXISTING MAIN FOR PROPOSED DOMESTIC SERVICE LINE W/ CITY. CITY TO INSTALL METER & 2" TYP. C. CONDUIT SERVICE LINE FROM TAP TO METER. CONTRACTOR TO INSTALL SERVICE LINE FROM METER TO BUILDING. CONTRACTOR TO INSTALL 2" TYP. C. CONDUIT SERVICE LINE FROM METER TO THE POINT 5 FEET DOWNSTREAM OF THE METER. CONTRACTOR TO TRANSFER FROM 2" TO 1/2" TAP AT THE POINT 5 FEET DOWNSTREAM OF THE METER. CONTACT CITY FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM REQUIREMENTS FEES ASSESSED BY CITY.
- (W2) PROVIDE AND INSTALL 2" PRIMARY WATER METER PIT PER CITY REQUIREMENTS. CONTRACTOR TO COORDINATE AND PAY ALL FEES. ALL LABORS AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH CITY STANDARDS.
- (W3) 2-1/2" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS). GATE VALVES, REDUCERS, BELLS, TEES, ETC. WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.
- (W4) 4" WATER RECLAIM SYSTEM SANITARY PIPING (RE: MEP PLANS).
- (W5) WATER RECOVERY SYSTEM BASINS (RE: MEP PLANS).
- (W6) (2) 3" SUCTOR LINE (RE: MEP PLANS).
- (W7) 1" OZONE RECLOR LINE (RE: MEP PLANS).
- (W8) 1" UNDERFLOW RECLAIM LINE (RE: MEP PLANS).
- (W9) WATER RECLAMATION TANKS (RE: MEP PLANS).
- (W10) CONTRACTOR TO COORDINATE INSTALLATION OF SECONDARY RECLAMATION METER & BACKFLOW PREVENTION DEVICE WITH CITY (SEE SHEET C13).



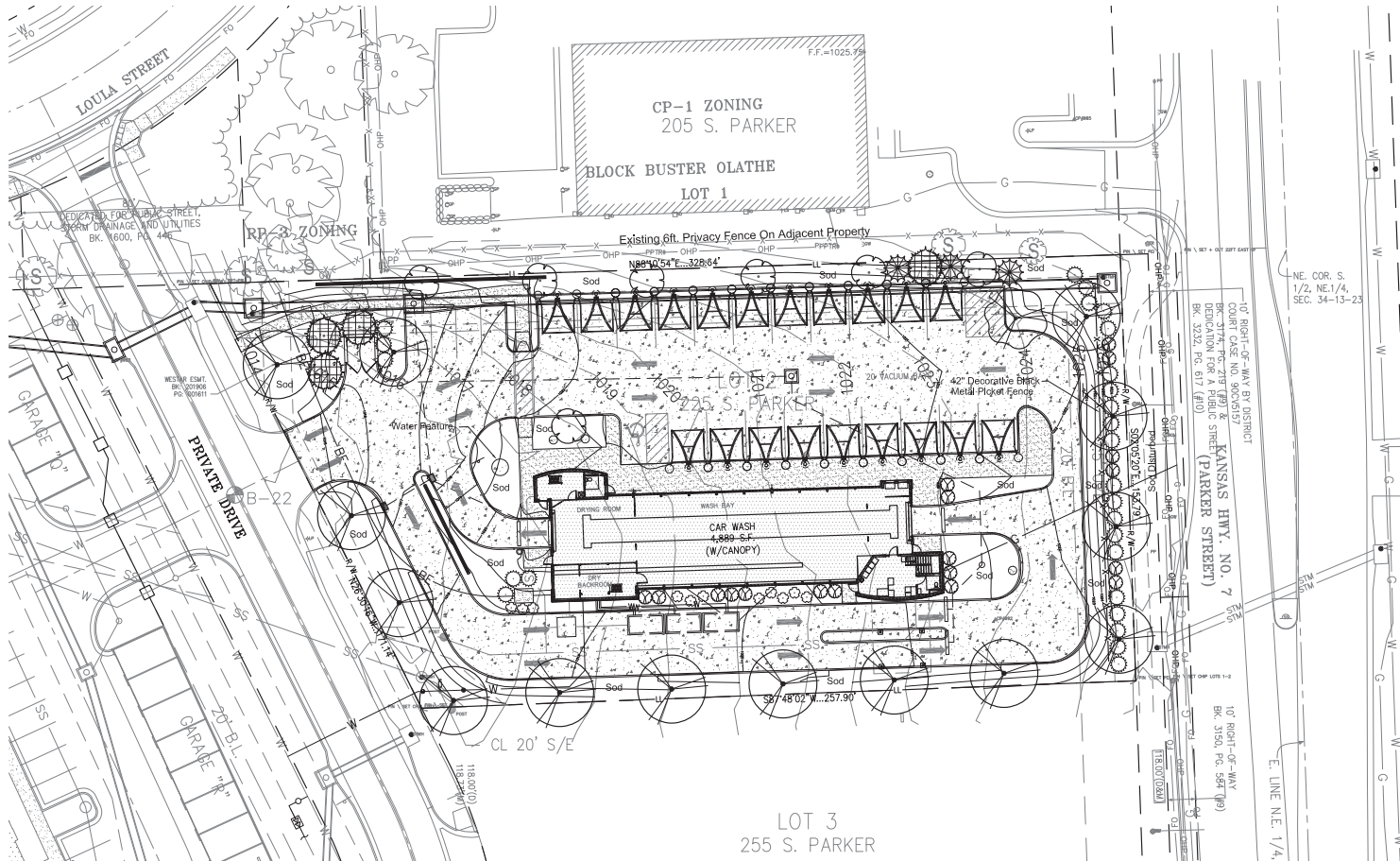
Project Information:
Owner: Tommy's Express Car Wash
Address: 225 S. Parker Street, Olathe, KS 66061
Phone: (913) 254-6342
Fax: (913) 768-4924
Email: tommysexpress@tommysexpress.com



UTILITY PLAN
TOMMY'S EXPRESS CAR WASH
LOT 2, ARCHER SUBDIVISION
225 S. PARKER STREET, OLATHE, KANSAS

NO.	DATE	REVISION
1	4-14-20	REVISED PER PLANNING COMMENTS
2	5-14-20	REVISED PER PLANNING COMMENTS

SHEET
C3



CONCEPT PLANT SCHEDULE

	LARGE SHADE TREES	14
	MEDIUM SHADE TREES	1
	COLUMNAR DECIDUOUS TREES	7
	EVERGREEN TREES	4
	NARROW EVERGREEN TREES	3
	SPREADER EVERGREEN SHRUB	26
	DECIDUOUS SHRUB II	18
	SMALL DECIDUOUS SHRUB	11

City Required Notes:
All on site wiring and cables shall be placed underground.
See screening notes below for utility screening situations.

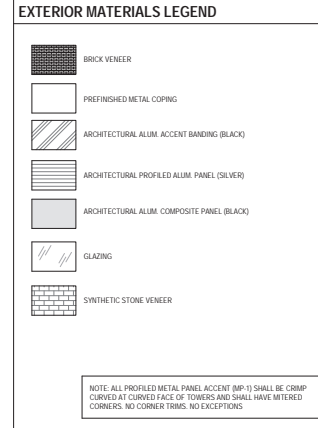
Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction, call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

Preliminary Landscape Plan Tommy's Tunnel Car Wash Olathe, Kansas

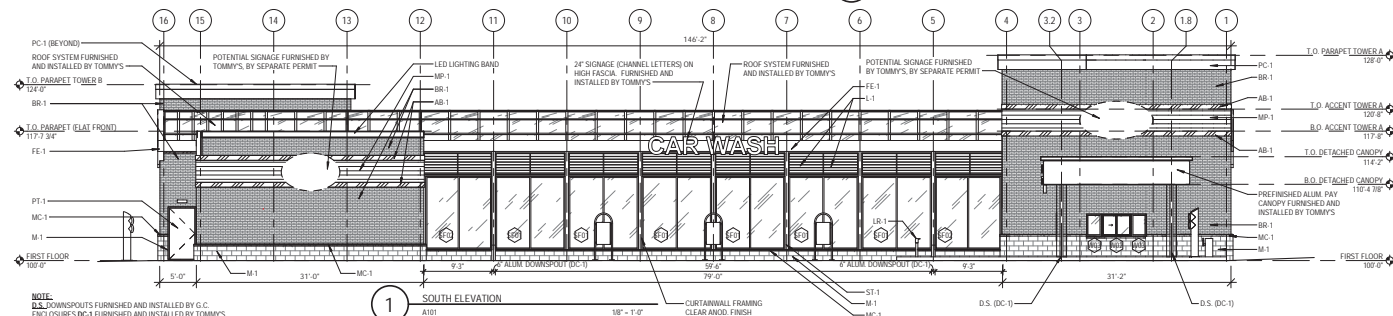
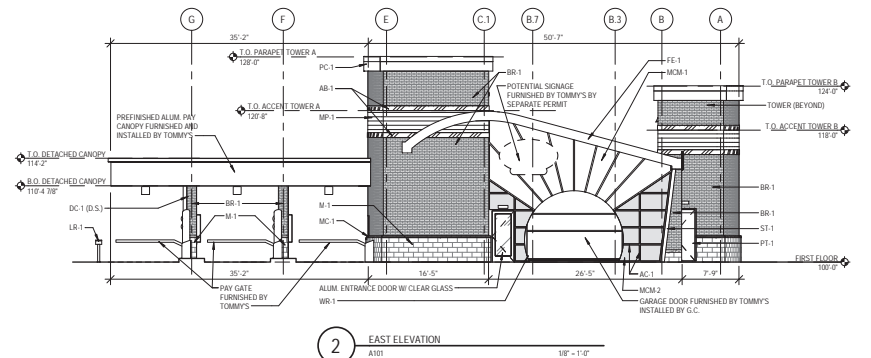


04/17/2020

LS-1



TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	BB	POWDER COATED STRUCTURAL STEEL	BLA 3001	TOMMY'S	TOMMY'S
MP-1	ARCH. PROFILED ALUM. PANELS	ATAS	ATAS 72 BWB30 BELVEDERE	SLIVERSMTH	TOMMY'S	G.C.
BR-1	BROCK VENEER	GLEN GRAY	KLAYCOAT BROCK	STONE GRAY - RAL 7044	G.C.	G.C.
M-1	SYNTHETIC STONE VENEER	BOCKCAST	ARCHITECTURAL SLATE - SMOOTH FINISH	SMOKEHOUSE	G.C.	G.C.
MC-1	PRECAST STONE		MASONRY CLAP	MATCH CMU COLOR	G.C.	
AB-1	ARCH. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	TOMMY'S	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICES	ARCONIC	REYNOLDBOND COMPOSITE PANELS	BRIGHT SILVER METALLIC	TOMMY'S	G.C.
MCM-1	ARCH. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	BRITE RED	TOMMY'S	G.C.
MCM-2	ARCH. ALUM. COMPOSITE PANELS	CITADEL	SHOOCORE	EBONY	TOMMY'S	G.C.
SC-1	PREFIN. ALUM. CLOSURE CAPS	TUBULETE	TUBULETE 20 SERIES CURTAINWALL	CLEAR ANNOUZEED	TOMMY'S	G.C.
AF4: SF4, SF4S	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW E	CLEAR ANNOUZEED	G.C.	
SF4A SF4S	PREFIN. ALUM. STOREFRONT WITH METAL INFILL	KAWNEER	1" MCN PANEL (BLM-M2) SEE DETAIL ON A601	CLEAR ANNOUZEED/MCM-2	G.C.	G.C.
DC-1	PREFINISHED ALUMINIUM	BB	DOWNSPOUT COVER		TOMMY'S	TOMMY'S
LB-1	LICENSE PLATE READER	TOMMY'S	BOLLARD		TOMMY'S	G.C.
WR-1	PREFIN. ALUM. COMPOSITE PANELS		MCN WRAP COVER FOR STEEL RING	STAINLESS STEEL	TOMMY'S	G.C.
FE-1	FACIA / EAVE	ALPOCIC	4MM MCM PANELS AT EAVES AND FACIA	CLEAR ANNOUZEED	TOMMY'S	TOMMY'S
L-1	PREFIN. ALUM. LOUVER	RUSKIN	DRAINABLE LOUVER	CLEAR ANNOUZEED	TOMMY'S	TOMMY'S
PT-1	EXTERIOR PAINT	DUCHON BELLAGES	HOLLOW METAL DOORS	MATCH BROCK - RAL 7044	G.C.	G.C.



NOTE:
D.S. DOWNSPOUTS FURNISHED AND INSTALLED BY G.C.
ENCLOSURES DC-1 FURNISHED AND INSTALLED BY TOMMY

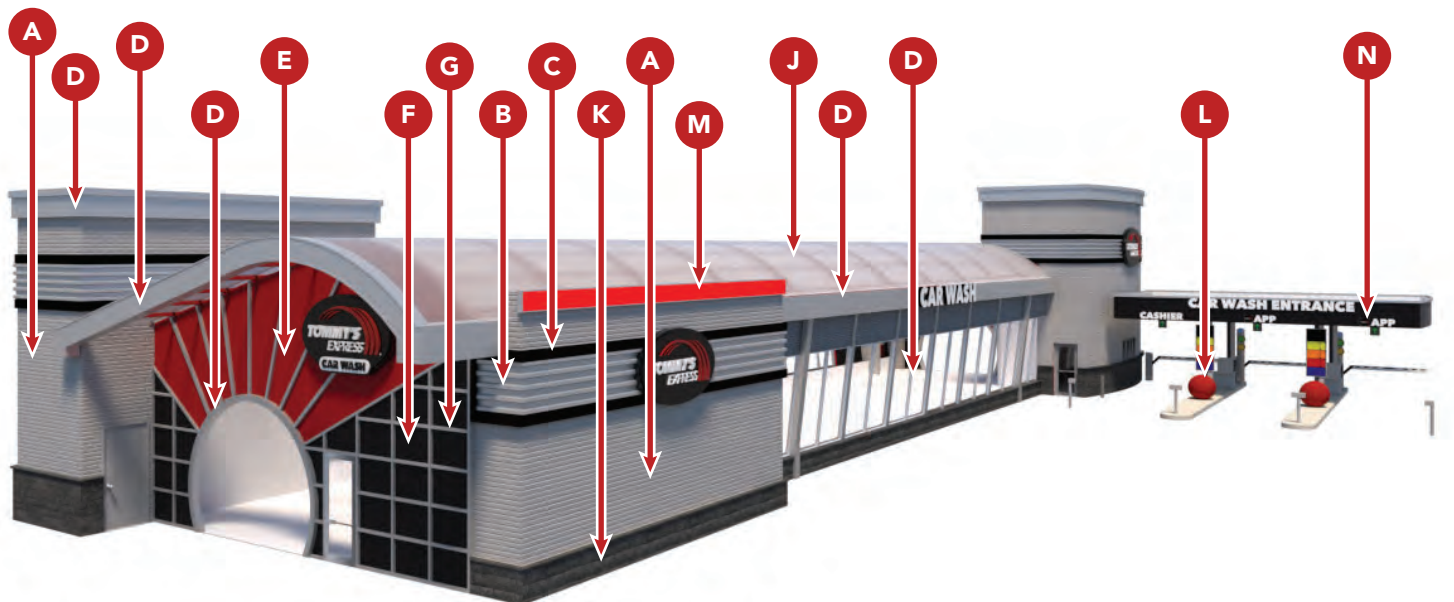
Exterior Material Selections

Tommy's Express Model B2

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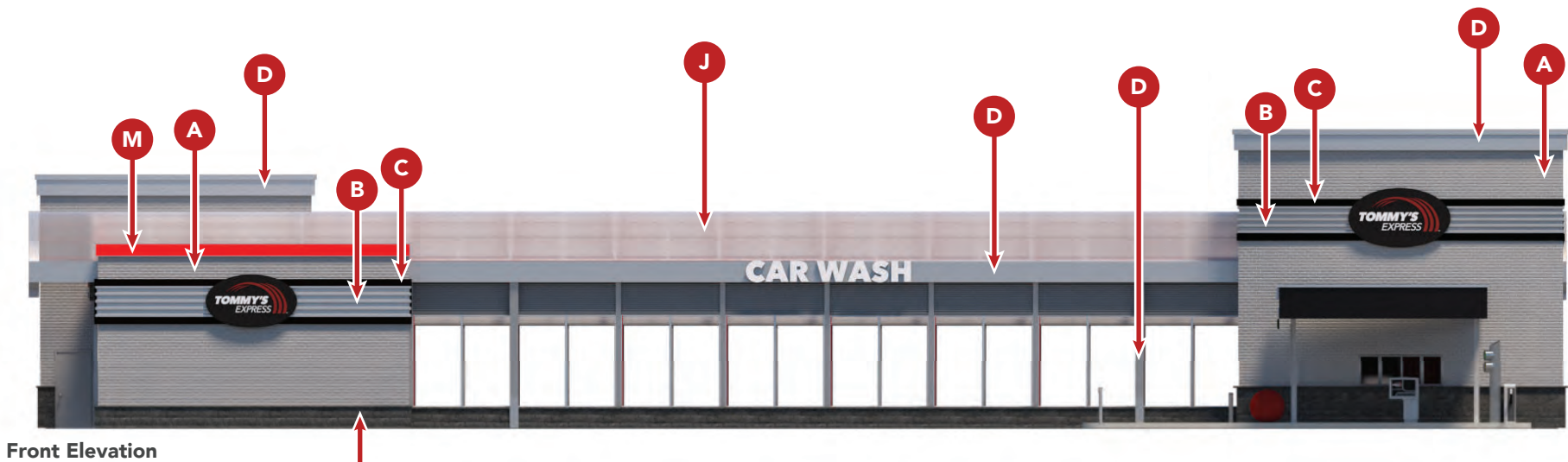
- A** Towers: Glen-Gary - Klaycoat Brick - Stone Gray - RAL 7044
https://www.glengery.com/images/brick/literature/Hanley-Glazed_Klaycoat.pdf
- B** Ribbed Panel: ATAS 7.2 - Silversmith
<http://www.atas.com/products/walls/exposed-fastener/atas-belvedere-rib-panel#ProductInfo>
- C** Ribbed Panel Trim: ATAS Flat Sheet - Black
<http://www.atas.com/products/colors>
- D** Parapet Cap: Reynolux - Bright Silver Metallic
https://www.alcoa.com/aap/north_america/en/product.asp?cat_id=917&prod_id=1537
- D** Fascia: Silver ACM
N/A
- D** Downspout Covers: Silver ACM
N/A
- E** Car Wash Ends (Upper): Laminators Omega Series - Sunset Red
http://www.laminatorsinc.com/sites/www.laminatorsinc.com/files/pdf/laminators_architectural_colors_sept8_2016.pdf
- F** Car Wash Ends (Lower): Citadel Glaze Guard - Ebony (Series F)
<https://www.citadelap.com/finishes/series-f>
- G** Car Wash Ends (Aluminum Caps): Tubelite 200 Series Curtain Wall - Clear Anodized
<https://www.tubeliteinc.com/200-series-curtainwall/>
- A** Dry Backroom: Glen-Gary - Klaycoat Brick - Stone Gray - RAL 7044
https://www.glengery.com/images/brick/literature/Hanley-Glazed_Klaycoat.pdf
- I** Steel: RAL3001
<http://www.ralcolor.com/>
- J** Roof: Acrylic - 8mm ACRYLITE Heatstop - Cool Blue
<http://www.acrylite.net/sites/lists/PM/DocumentsAP/8mm-acrylite-heatstop-hi-ds-tech-jan2013.pdf>
- K** Masonry - RockCast Architectural Slate - Smokehouse
<https://www.readingrock.com/products/architectural-stone/rockcast-modular-veneer-units/rockcast-slate>
- L** Vacuums & Balls: Red
<http://shop.tommymcarwash.com/Tommy-Store/Vacuum-and-Vending>
- M** Dry Backroom Parapet: Lektron LED Linear Light - Leon - Red
<http://www.lektroninc.com/leon/>
- N** Pay Canopy: Black ACM
N/A



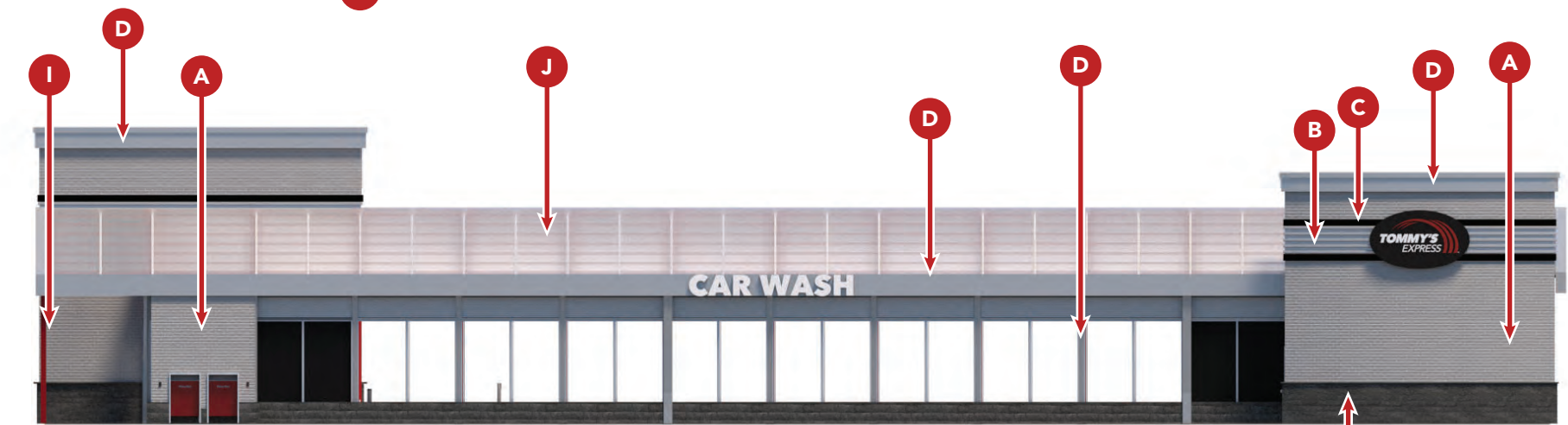
Exterior Material Selections

Tommy's Express Model B2

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Front Elevation

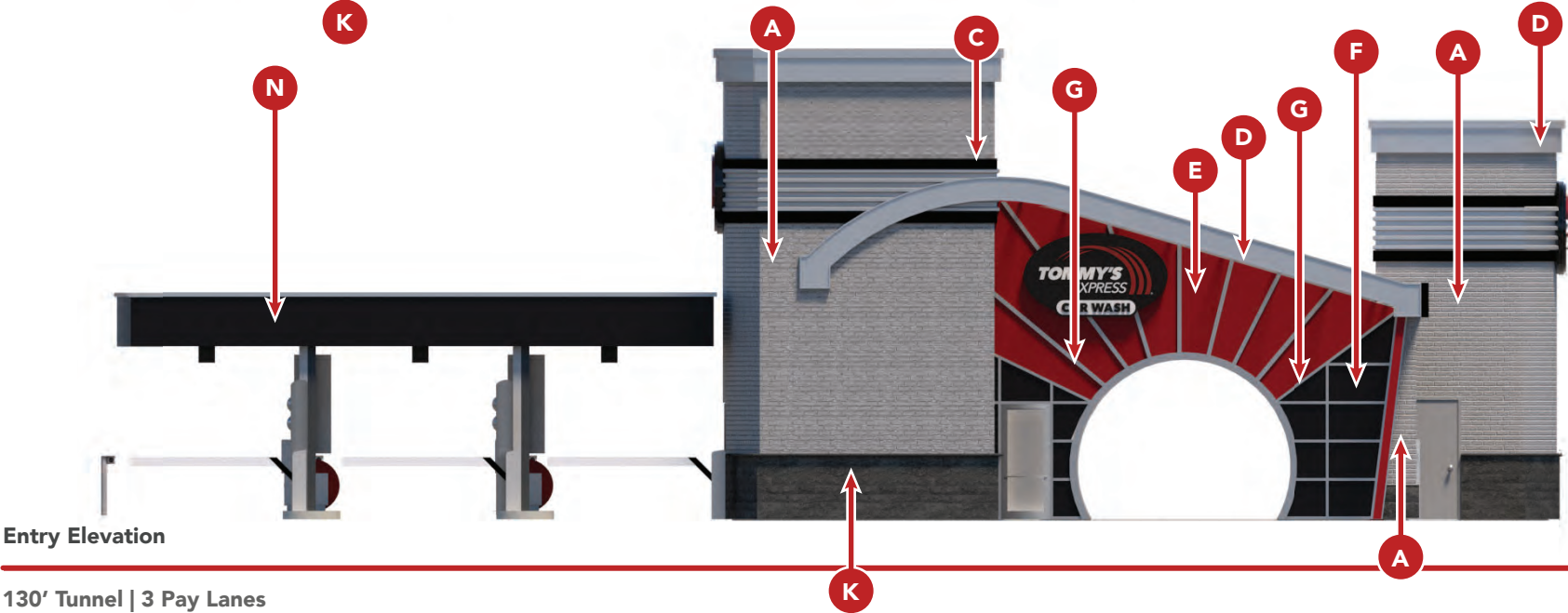
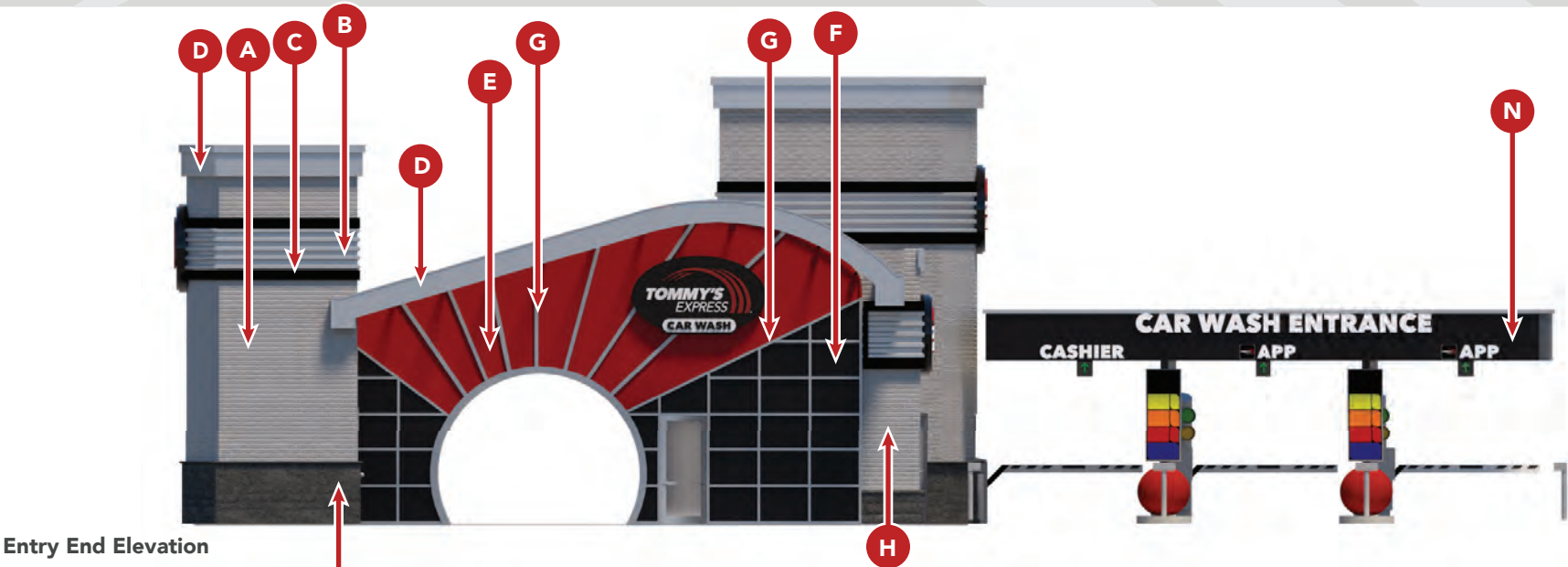


Back Elevation

Exterior Material Selections

Tommy's Express Model B2

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Planning Division

STAFF REPORT

Planning Commission Meeting: June 8, 2020

Application:	<u>PR20-0014:</u> Final Site Development Plan for Willow Crossing Amenities
Location:	Northwest corner of 147 th Street and Haskins Street
Owner/Applicant:	Brian Rodrock; Willows 143, LLC
Engineer:	Tim Tucker, P.E.; Phelps Engineering, Inc.
Staff Contact:	Zachary Moore, Planner II

Site Area:	<u>1.98± acres</u>	Proposed Use:	<u>Accessory Uses – Recreation Area and Building & Swimming Pool</u>
Building Area:	<u>622 square feet</u>	Plat:	<u>Willow Crossing, Second Plat</u>
Zoning:	<u>R-1</u>		

	Plan Olathe Land Use Category	Current Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood	Vacant	R-1	1	-
North	Conventional Neighborhood	Single-Family Residential	R-1	-	-
South	Conventional Neighborhood	Single-Family Residential	R-1	-	-
East	Conventional Neighborhood	Single-Family Residential	R-1	-	-
West	Secondary Greenway	Pflumm Road right-of-way	R-1	-	-

1. Proposal:

The applicant is requesting approval of a final site development plan for Willow Crossing Amenities, at the northwest corner of the intersection of W. 147th Street and Haskins Street. This site is zoned R-1 (Residential Single-Family) and the proposal is for a recreational area for the Willow Crossing subdivision, including a pool and cabanas, which are allowed as Accessory Uses in residential districts, per Unified Development Ordinance (UDO) Section 18.50.020.C. A 622 square foot cabana and pool equipment storage

building is proposed at the southeastern corner of the site, which is the only enclosed building proposed with this request. Three additional open-air cabanas are proposed to the north of the swimming pool. Play equipment, including a jungle gym, slide, and swings are proposed east of the pool.

2. History:

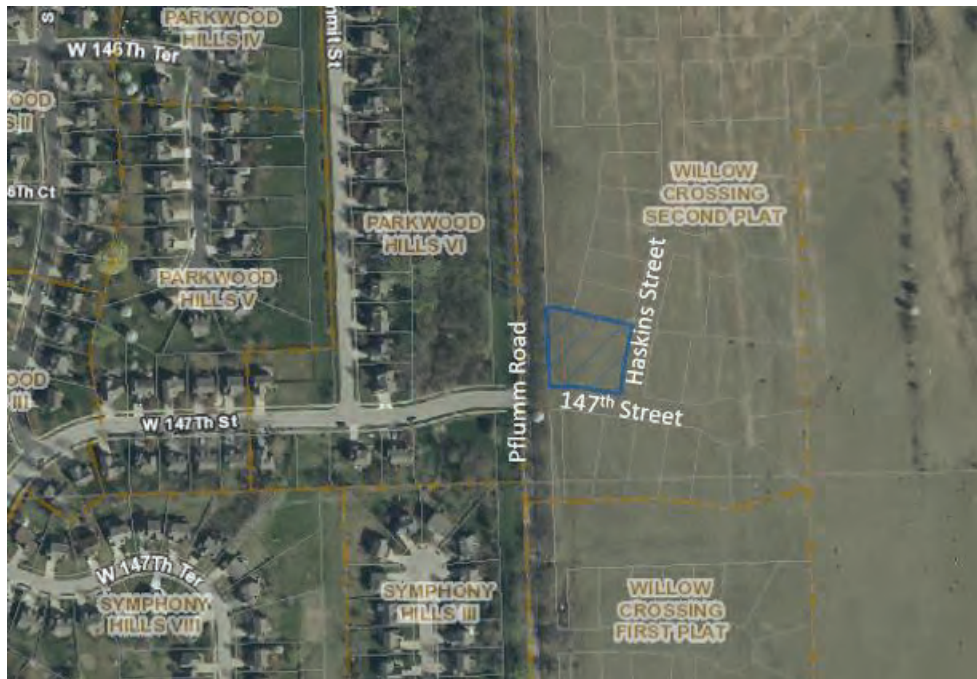
The subject property was annexed into the City in April 1968 and was rezoned from the AG (Agricultural) District to the R-1 (Residential Single-Family) District in January 2016. A preliminary plat accompanied the rezoning in 2016, and a final plat for Willow Crossing was recorded in May 2019. The preliminary plat identified the subject property as the location of future amenities for the neighborhood, including a pool. This site development plan meets the criteria of a final site development plan, and this is the only area designated for use of a pool within the Willow Crossing neighborhood.

3. Existing Conditions/ Site Photos:

The subject property is located at the northwest corner of the 147th Street and Haskins Street and is currently vacant. A photo of the site and an aerial view of the subject property are provided below and on the next page.



View of subject property, looking west



Aerial view of the subject property outlined in navy

4. Neighborhood Meeting/Correspondence:

A Neighborhood Meeting was held regarding this application on May 18, 2020, and notices were mailed to all property owners within 500 feet of the subject property. Two residents attended the neighborhood meeting, and asked questions regarding landscaping proposed from screening from properties to the west and details of the use of the pool (hours, lifeguards, etc.). The development team mentioned that canopy trees would be used to screen the pool deck to the west, and that the pool would be open from 9AM to either 9 or 10PM and would require a key fob to access the pool. The pool will be for HOA members only and would not have a lifeguard on duty. Each resident's questions were answered at the neighborhood meeting, and staff has not received any correspondence regarding this application.

5. Zoning Requirements:

- a. **Building Height** – The maximum height allowed for nonresidential buildings in the R-1 District is 75 feet. The maximum height of the proposed building is 18 feet and 3 inches, complying with the building height requirements of the R-1 District.
- b. **Setbacks** – Buildings and parking/paving areas for developments in the R-1 District are subject to the same setbacks. The parking area accompanying the building is setback 20 feet from the street right-of-way for Haskins Street. Table 1, provided on the next page, lists the setbacks required in the R-1 District and proposed on the site plan.

Table 1: Building Setbacks		
	UDO Requirement (minimum)	Proposed Plan
North (side yard)	7 ½ feet	84 feet
South (front yard)	30 feet	33 feet
East (corner side yard)	20 feet	53 feet
West (corner side yard)	20 feet	85 feet

- c. **Parking** – A total of seven (7) parking spaces are provided for the proposed neighborhood pool. Accessory uses, such as neighborhood pools, do not have minimum parking requirements set forth in the UDO. Staff finds that seven (7) parking stalls is an appropriate number for the neighborhood pool and amenity area, as the anticipated method of travel for many residents to the neighborhood pool will be walking and biking. A bicycle racks is also provided to the east of the proposed building for residents' use.

6. Building Design Standards:

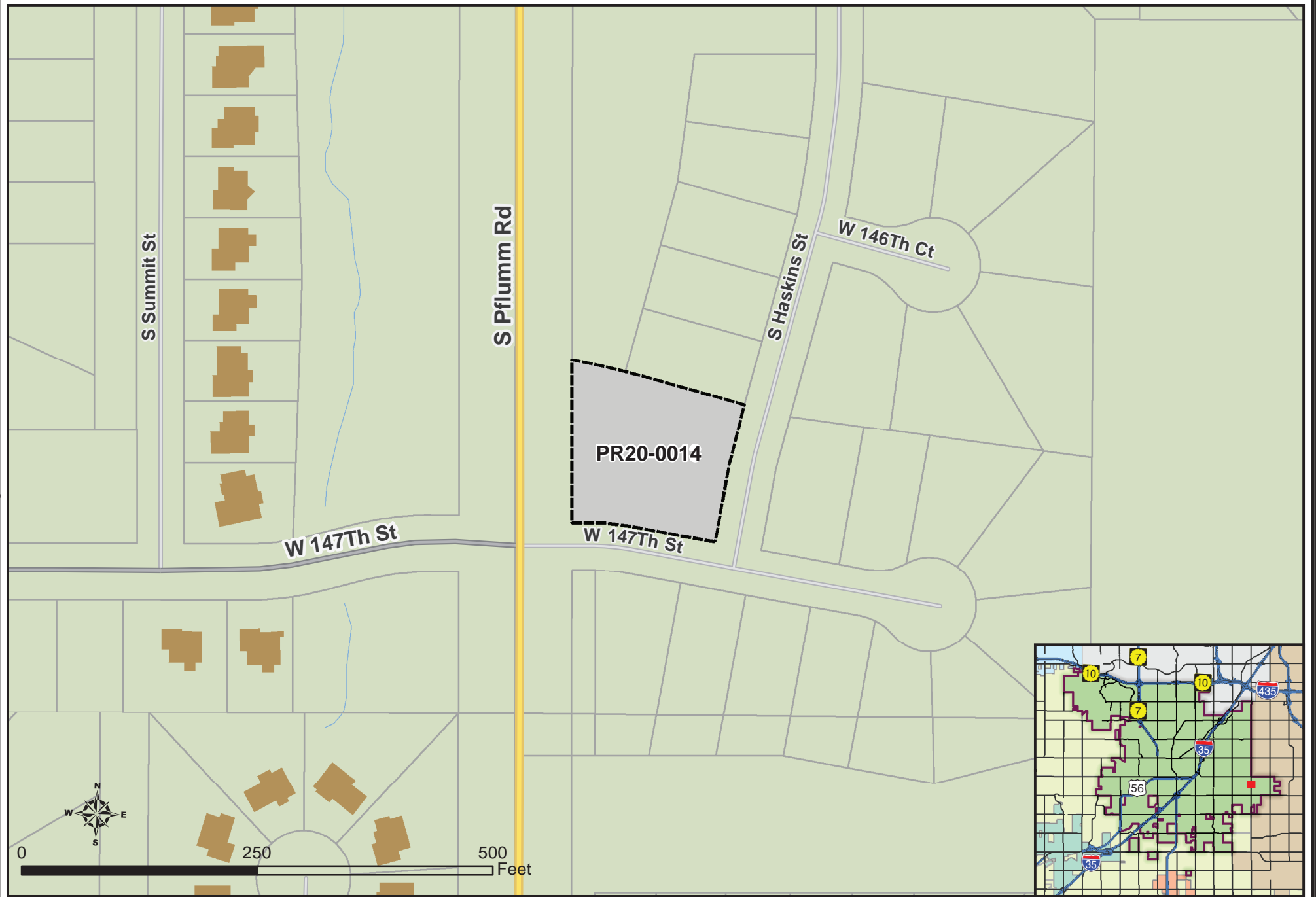
While accessory buildings in the R-1 District are not subject to building design standards, the applicant has provided an architectural design for the 622 square foot cabana and equipment storage building that complements the surrounding neighborhood. The building will be equipped with a pitched roof equipped with asphalt shingles. The building will be clad entirely with Class 1 materials, including glass, stone, and stucco on the north, east, and south façades. The west façade includes an overhead door which will be used for pool equipment storage and will have no vehicular access. This overhead door will be internal to the development and will only be visible from the pool area.

7. Landscaping:

The applicant provided a landscape plan that meets UDO requirements. A 25-foot wide landscape area is provided between the proposed development and the right-of-way for Pflumm Road, which will include four (4) shade trees, two (2) ornamental trees, and 14 evergreen trees, meeting UDO requirements. Street trees are provided along W. 147th Street and Haskins Street, and all areas on site which are not improved with sidewalks or buildings will be planted with turf. Deciduous shade trees are provided at both ends of the row of parking and evergreen trees will be planted to the north of the parking area to provide additional screening from the future home to the north. A six-foot tall wrought iron fence will be provided around the exterior of the pool deck and a four-foot tall metal fence will be placed on top of the retaining wall at the north of the property.

8. **Staff Recommendation:**

Staff recommends approval of the final site development plan (PR20-0014) as presented.



User: JaredMD
Date: 06/02/2020

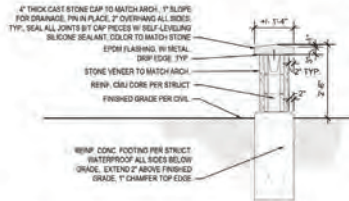
WILLOW CROSSING, 2ND PLAT AMENITIES PR20-0014





2 PLAYGROUND EQUIPMENT CONCEPT IMAGE

NTS



1 SCREEN WALL

1/2"=1'-0"

NOTES:

- 1 SIX PARKING STALLS, 1 ADA PARKING STALL
- 2 CONCRETE SIDEWALK - 8' WIDE
- 3 POOL BUILDING, REFER TO ARCHITECTURE
- 4 FUTURE/POTENTIAL PLAYGROUND, REFER TO 2/SP1.10
- 5 METAL POOL FENCE, 5' HEIGHT WITH SELF-CLOSING, SELF-LATCHING GATE
- 6 ZERO ENTRY POOL
- 7 POOL (4' DEEP)
- 8 CONCRETE POOL DECK
- 9 CABANAS (3)
- 10 RETAINING WALL-SEE CIVIL
- 11 BENCH
- 12 BIKE RACK
- 13 SCREEN WALL, REFER TO 1/SP1.10

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
B. ALL TREES SHALL BE A MINIMUM OF 2' FROM PAVING EDGE.
C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. IN THE EVENT OF WORK IN OR ON THE JOH SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
6. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.09 FOR PLANTING SOIL MIX.
7. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SENCO MATERIALS OR APPROVED EQUAL, 24" SQ. MIN. SIZE, 2-3" THICK.
8. ALL MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE UDO.

PELUMM ROAD

LOT 62

LOT 63



147TH STREET

HASKINS STREET

SITE PLAN - AMENITY CENTER

1"=20'-0"

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
PLANNING
UTILITY SERVICES

NSPJ
ARCHITECTS



A NEW AMENITY CENTER AT:
WILLOW CROSSING
143RD STREET AND PELUMM ROAD
OLATHE, KANSAS

DRAWING RELEASE LOG

REVISIONS
A 10-10-2020 CITY COMMENTS

DATE
04/17/2020
JOB NO.
624718
DRAWN BY
NSPJ
SHEET NO.
SP1.10

GENERAL NOTES

- The General Contractor is responsible for verifying all existing conditions and dimensions. The contractor shall verify existing conditions and notify the architect if conditions are encountered which conflict or are not shown on the drawings.
- All construction must meet all applicable codes including Mechanical, Electrical, plumbing and Fire.
- The Contractor shall adhere to the State of Kansas One Call System, 1-800-344-7233 (800-ONECALL). The person or firm doing record on public right-of-way must give notice to, and obtain information from, utility companies. The Contractor shall notify those companies which have facilities in the near vicinity of the construction to be performed when work commences.
- The General Contractor and all subcontractors shall guarantee all work executed under this Contract for both material and workmanship, for 12 months from the date of substantial completion. Prior to final payment, each contractor must submit lien waivers to the Owner.
- The General Contractor and each subcontractor is responsible for coordinating his work with other trades.
- All mechanical and electrical work must meet all applicable codes and must coordinate with other work and intent of architectural design.

SITE NOTES:

- The contractor shall provide berms, all fences, show holes, or other means to prevent erosion from reaching the right-of-way. If the erosion control measures fail, the contractor is responsible for restoration of the right-of-way.
- The Olathe Municipal Code is incorporated herein by reference.
- All gates in the fence enclosure shall be self-closing and self-latching with latches placed at least 4' above the ground.
- Gates shall be equipped with a keyed lock.
- Enclosure fences shall be constructed so as to prohibit the passage of a sphere larger than 4" in diameter through any opening or under the fence.
- No grade elevation changes shall be greater than 3 to 1.
- Club house FF=1057.6
- Lip of pool = 1057.6
- Slope of the access ramp shall not exceed 1:12.
- All on-site wiring and cables shall be placed underground.
- As required by the Unified Development Ordinance (UDO) All exterior ground or building mounted equipment, including but not limited to mechanical equipment, surge tanks, utility meter banks, and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with building architecture.
- All site landscape improvements shall be completed in accordance with the approved plans prior to the issuance of an occupancy permit.
- Outdoor lighting shall comply with the requirements of the UDO. No wall-post or flood light fixtures are permitted.
- Contractor is responsible for coordinating the relocation or removal of existing utilities, including but not limited to power poles, wires, telephone poles, utility boxes and signs, fire hydrants with respect to utility companies. Contractor shall coordinate with all utility companies for installation requirements and specifications regarding utility services.
- As required by the Unified Development Ordinance (UDO) All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards, such utility cabinets are prohibited within required front or corner side yards adjacent to street right-of-way, unless screened with landscape materials.

LEGAL DESCRIPTION

TRACT D, WILLOW CROSSING, SECOND PLAT, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.

SITE ADDRESS

XXXXX 147TH STREET
OLATHE, KANSAS, 66082

UTILITY COMPANIES:

ATMOS ENERGY (913) 254-6328
MR. DAVE HUGGINS (DAVE.HUGGINS@ATMOSENERGY.COM)
25090 W. 110TH TERRACE
OLATHE, KANSAS 66061

EVRECY (913) 681-7369
MS. NANCY MARTIN (NANCY.MARTIN@CPL.COM)
P.O. BOX 159
STILLWELL, KANSAS 66085

AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (ca0489@att.com)
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207

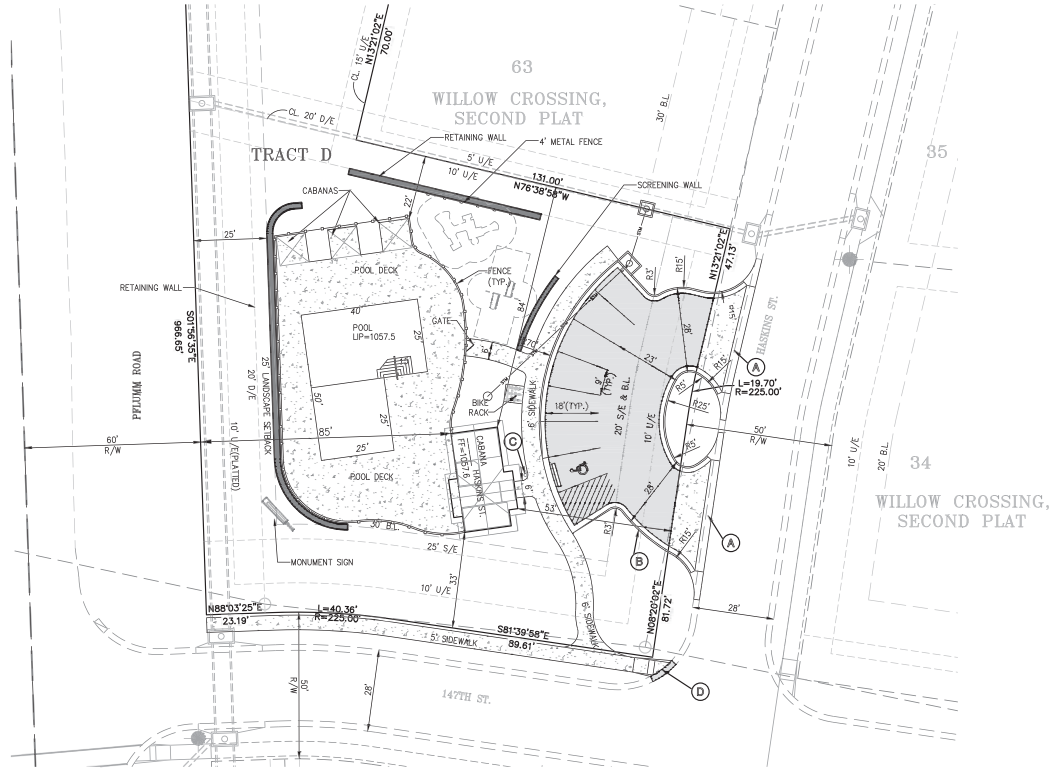
COMCAST CABLE CO. (816) 795-2218
MR. RYAN ALKIRE (816) 795-0346 FAX
(ryan_alkire@comcast.com)
3400 W. DUNCAN ROAD
BLUE SPRINGS, MISSOURI 64015

GOOGLE FIBER (913) 551-4492
MS. TERESA ERB (TERESA.ERB@GOOGLE.COM)
908 BROADWAY BLVD.
KANSAS CITY, MO 66105

CITY OF OLATHE (PUBLIC WORKS) (913) 971-9051
MR. BILL DAVIS (913) 971-8504 FAX
100 E. MAIN ST.
OLATHE, KANSAS 66051

CITY OF OLATHE (PUBLIC UTILITIES) (913) 971-9066
1385 S. ROBINSON DRIVE (913) 971-9099 FAX
OLATHE, KANSAS 66051

SITE PLANS FOR WILLOW CROSSING, POOL/CABANA IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



SITE KEY NOTES:

- REMOVE & REPLACE EXISTING CURB & ASPHALT AS REQUIRED TO CONSTRUCT COMMERCIAL ENTRANCE PER CITY'S STANDARD DETAILS. COORDINATE WITH CITY OF OLATHE OR REQUIRED INSPECTORS AND PERMITS.
- INSTALL TYPE "B" CURB
- INSTALL HANDICAP PARKING SIGN
- SW OUT & REMOVE CURB, REPLACE CURB WITH RAMP CURB. CONSTRUCT TYPE "Y" SIDEWALK RAMP

PAVEMENT MARKING AND SIGNAGE NOTES:

- Parking stall marking stripes shall be four inch (4") wide white stripes. Directional arrow and handicap stall markings shall be furnished at locations shown on plans.
- Handicap pavement markings and signs shall conform to all federal (Americans with Disabilities Act) and state laws and regulations.
- Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices".
- Traffic control and pavement markings shall be painted with a white Sherwin Williams S-W traffic marking series B-2012 or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall not be less than 60°F and rising.

LEGEND OF SYMBOLS

- Proposed Sanitary Sewer
- Proposed Storm Sewer
- Existing Sanitary Sewer
- Existing Storm Sewer
- Install Concrete Sidewalk
- Install Standard Duty Asphalt

DEVELOPER:
WILLOWS 143, LLC
ATTN: BRIAN RODROCK
P.O. BOX 15144
LENEXA, KANSAS 66285
(913) 845-0347
(913) 581-1229 FAX
BRODROCK@BRODROCKHOMES.COM

JO. CO. BENCHMARK #202 - ELEV.=1063.02

STANDARD 2" ALUMINUM CAP AT SOUTHEAST CORNER OF 143RD ST. & BLACKBOK RD. FOUND AT SOUTHWEST CORNER OF STREET LIGHT BASE.

BENCHMARK - ELEV.=1028.87

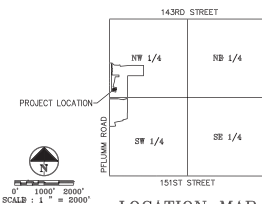
SET R.R. SPIKE IN EAST SIDE OF 4TH POWER POLE SOUTH OF SUMMIT ST. & WEST OF PFLUM RD.

Building and Site Data

Site Area (Gross)	1.58 Ac.
Existing Zoning	R-1
Number of Buildings/Units	1
Total Building Square Footage	822 SF
Density (Units / Acre)	0.5
Open Space (Acres)	1.06
Building Height (Feet)	18'-3"

Parking Summary

Standard Parking Provided	6 Spaces
Standard Handicap Parking Spaces Provided	1 Space
Total Parking Provided	7 Spaces
Total Parking Required (1 stall/250 SF)	2.5 Spaces
Standard Handicap Parking Spaces Required	1 Space



LOCATION MAP
SECTION 3-14-24



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.



SCALE: 1"=20'



HELP ENGINEERING INC.
1001 N. VICTORIA
Olathe, Kansas 66061
(913) 845-0347
www.helpengineering.com



SITE PLAN
WILLOW CROSSING, POOL/CABANA
OLATHE, KANSAS

PROJECT NO.	15027	DATE	10/1/2010	BY	DATE	REVISION	DATE
DESIGNED BY	JOHN MAYER	DATE	10/1/2010	BY	DATE	REVISION	DATE
CHECKED BY	JOHN MAYER	DATE	10/1/2010	BY	DATE	REVISION	DATE
APPROVED BY	JOHN MAYER	DATE	10/1/2010	BY	DATE	REVISION	DATE
DATE OF APPROVAL	10/1/2010	DATE	10/1/2010	BY	DATE	REVISION	DATE
DATE OF APPROVAL	10/1/2010	DATE	10/1/2010	BY	DATE	REVISION	DATE
DATE OF APPROVAL	10/1/2010	DATE	10/1/2010	BY	DATE	REVISION	DATE
DATE OF APPROVAL	10/1/2010	DATE	10/1/2010	BY	DATE	REVISION	DATE

SHEET
C1

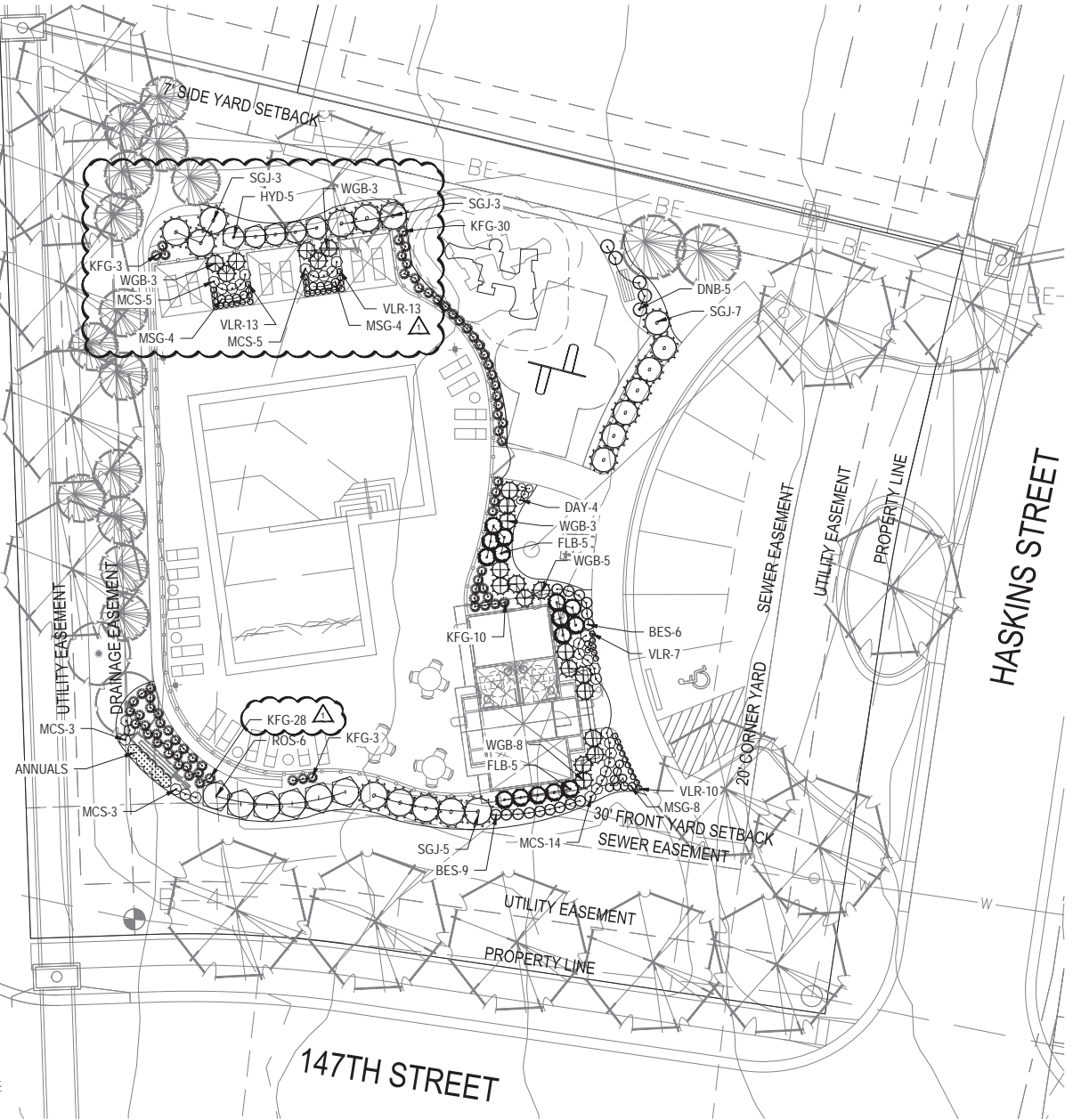
PLANT LIST

Common Name	Botanical Name	Size	Notes
Evergreen Shrubs			
SGJ- Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal	24-30"
WGB- Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal	24-36"
Deciduous Shrubs			
DNB- Tiny Wine Ninebark	Physocarpus opulifolius 'Tiny Wine'	5 Gal	
FLB- Fine Line Buckthorn	Rhamnus frangula	5 Gal	
HYD- Endless Summer Hydrangea	Hydrangea macrophylla 'Sailor'	5 Gal	
MCS- Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	2 Gal	
ROS- Rose of Sharon	Hibiscus syriacus 'Blue Satin'	2 Gal	
Grasses			
KFG- Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal	
VLR- Variegated Liriope	Liriope muscari variegata	6" pot	
Perennials			
BES- Black Eyed Susan	Rudbeckia hirta	1 Gal	
DAY- Daylily	Heimericella 'Black Eyed Stella' or 'Lil'	1 Gal	
MSG- Meadow Sage	Salvia nemorosa	1 Gal	
Annuals			

GENERAL NOTES:

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 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
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6. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L300 FOR PLANTING SOIL MIX.
7. ALL MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE UDO.
8. ANY LANDSCAPE MATERIALS TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IT IS INTENDED TO SCREEN.
9. NO TREE, SHRUB, OR WOODY VEGETATION WILL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC).
10. NO TREES WILL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT.
11. ALL LAND AREA WHICH IS NOT PAVED OR COVERED BY BUILDINGS, MUST BE BROUGHT TO GRADE AND PLANTED WITH TURF.

PFLUMM ROAD



LANDSCAPE PLAN - AMENITY CENTER

1" = 10'-0"



A NEW AMENITY CENTER AT:

WILLOW CROSSING

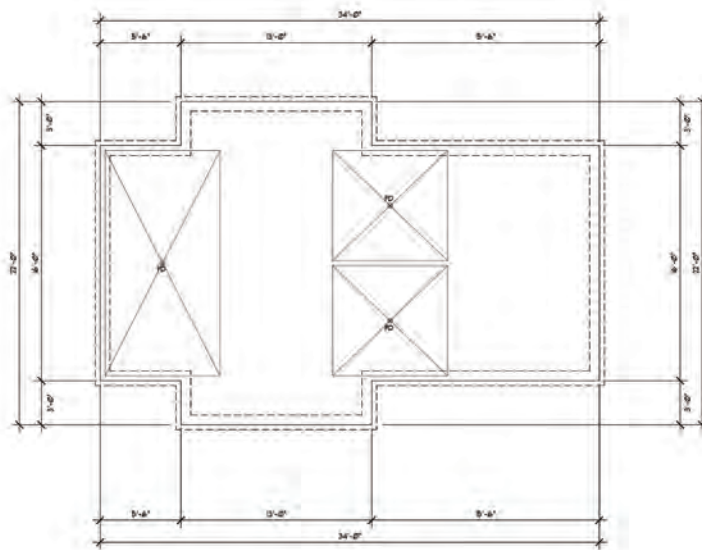
143RD STREET AND PFLUMM ROAD
OLATHE, KANSAS

DRAWING RELEASE LOG

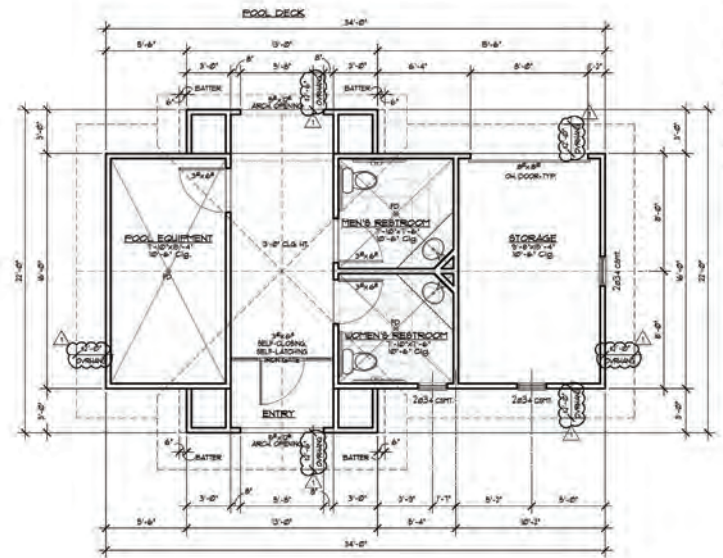
REVISIONS
▲ #05-15-2020 - CITY COMMENTS

DATE
04/17/2020
JOB NO.
624718
DRAWN BY:
NSPJ
SHEET NO.

L2.00



POOL BUILDING FOUNDATION PLAN
SCALE 1/4"=1'-0"

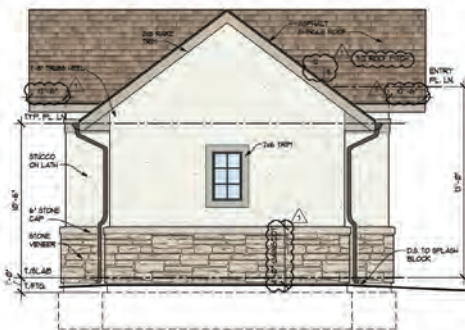


POOL BUILDING PLAN
SCALE 1/4"=1'-0" FINISHED AREA = 622 SQFT.

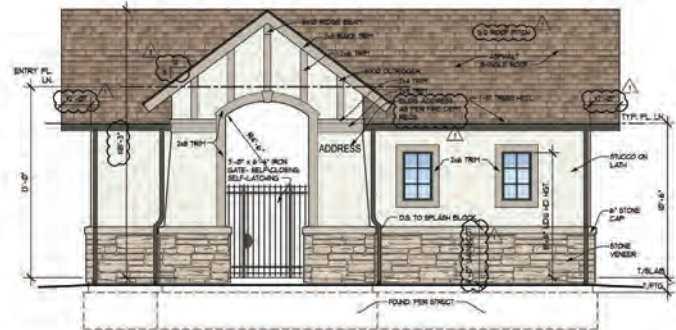
EXTERIOR FINISH MATERIALS			
STONE 86%	STUCCO 86%	OVERALL SF	
FRONT ELEV.	84 SF / 34%	226 SF / 66%	340 SF
LEFT ELEV.	81 SF / 28%	220 SF / 72%	301 SF
REAR ELEV.	83 SF / 28%	201 SF / 66%	290 SF
RIGHT ELEV.	81 SF / 28%	214 SF / 71%	301 SF
	371 SF / 30%	861 SF / 100%	738 SF



REAR ELEVATION
SCALE 1/4"=1'-0"



RIGHT ELEVATION
SCALE 1/4"=1'-0" (LEFT ELEV. SIMILAR)



FRONT ELEVATION
SCALE 1/4"=1'-0"





VIEW OF THE CABANA AND POOL DECK FROM NORTHEAST
N.T.S.

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

NSPJ
ARCHITECTS^{PC}

P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
3515 W. 25TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
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A NEW RESIDENCE FOR:
THE WILLOWS
143RD STREET AND PELUMM ROAD
OLATHE, KANSAS

DRAWING RELEASE LOG

REVISIONS

DATE
04/17/2020
JOB NO.
624718
DRAWN BY:
NSPJ
SHEET NO.

A1.00a

Willow Crossing Pool & Amenities

Neighborhood Meeting Notes

Meeting Date: Monday May 18 at 7 PM

1. **Jeff Lang** – Asked about the landscape screening that would be provided adjacent to the pool at the southwest corner of the pool deck, since his property is located diagonally across Pflumm Road on 147th Street.

***Response** – Katie explained the proposed landscape plan and how the large canopy trees were used for screening the pool deck. It was also explained a 4-foot retaining wall was being utilized along the west edge of the pool deck, so the sight line of the deck would be through the canopy and not under the canopy. Jeff Gifford further noted the development would be wanting so privacy for the pool deck also, and if need may add additional landscape screening if the proposed landscape plan is not sufficient.*

Jeff - Had no more question and seemed satisfied

2. **Darin Splittgerber** – Asked about the hours of the pools, access, and about life-guards.

***Response** – It was explained hours would be 9 AM to 9 or 10 PM, a key fob would be used to open gates, use would be for HOA members only, and it would not have life guard or swim at your own risk.*

Darin – Had no more question and seemed satisfied



PLANNING
ENGINEERING
IMPLEMENTATION

May 7, 2020

Re: **Neighborhood Meeting for Willow Crossing Pool & Amenities project**
147th Street & Pflumm Road NE Corner, Olathe, Kansas
Preliminary Development Plan case # PR20-0013

Dear Neighbor,

On behalf of our client, Willows 143, LLC., I would like to invite you to an informational meeting that we are hosting for our neighbors regarding the development on the above referenced property. Due to the COVID-19 Pandemic, this meeting will be held via a virtual online meeting. Below is the information to attend:

Meeting Date/Time:	Monday May 18 at 7:00 pm.
Website:	https://zoom.us/join
Meeting ID:	820 8975 6532
Password:	001872
Phone call in option:	(312) 626 6799 - for use only if not using computer audio.

Our proposed project consists of the construction of the Willow Crossing Pool and Amenity site. The site will include a pool and cabana, and a soft play area. A copy of the proposed site plan, building elevation, and landscape plan is attached for reference. We have filed a preliminary site development plan application with the City for their approval and we are excited to share this information with you and answer any questions you may have.

An upcoming Planning Commission public hearing will be held at the City of Olathe City Hall at 7 pm, June 8, 2020. The public is invited to attend and will be able to speak.

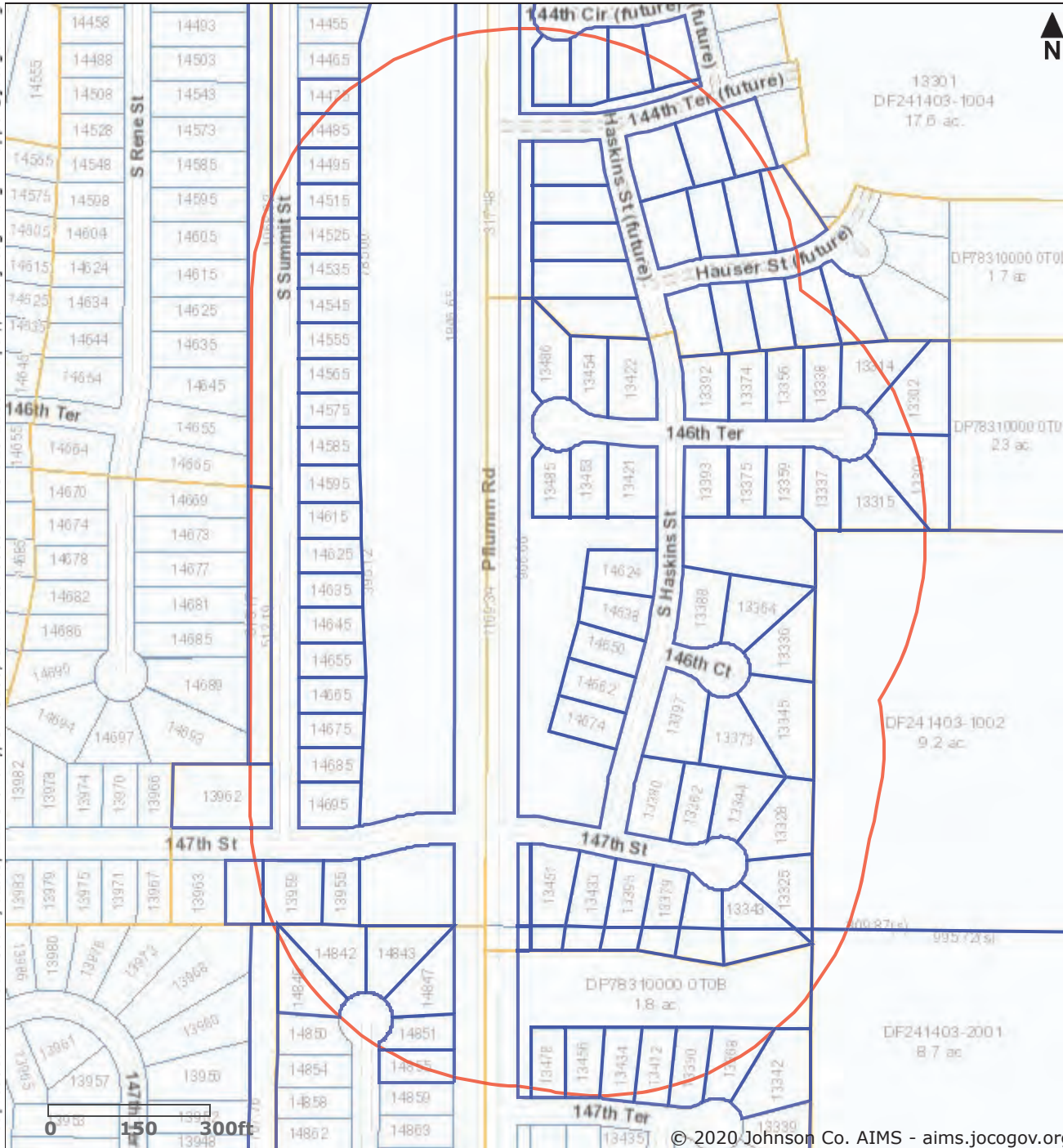
Please feel free to attend this meeting for an opportunity to learn more about the project and discuss any questions you might have. If you are not able to be on the virtual meeting, please contact me and I will be happy to answer any questions you may have.

Sincerely,

Tim Tucker, P.E.
Phelps Engineering, Inc.,
ttucker@phelpsengineering.com
Encl: Site plan, building elevation.

PHELPS ENGINEERING, INC.

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



Johnson Co AIMS Map

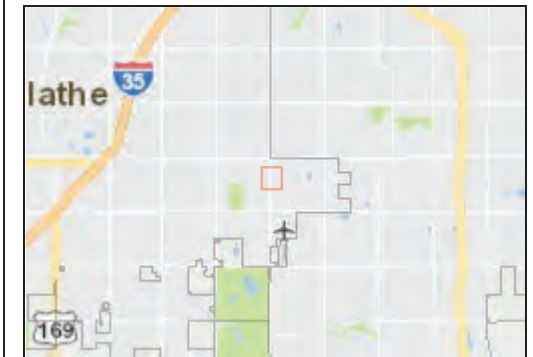
LEGEND

Parcel Line

Plat

Lot Line

--- Original Lot



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JOHNSON COUNTY
KANSAS
AIMS GIS & Mapping

\\PHELPS-SERVER\Projects\p18089\DMC\Site Plans\SITE PLAN.dwg	Apr 07, 2020 - 2:43pm	More McGE
--	-----------------------	-----------

PLANT LIST

	Common Name	Botanical Name	Size	Notes
Shade Trees				
GNK	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2" Cal.	B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal.	B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	2" Cal.	B&B
Evergreen Trees				
BSP	Baker Blue Spruce	Picea pungens 'Baker'	5' Ht.	B&B
NWS	Norway Spruce	Picea abies	5' Ht.	B&B
RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	5' Ht.	B&B
Ornamental Trees				
SVB	Serviceberry	Amelanchier canadensis	1" cal.	B&B

GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREeping GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- IN THE EVENT OF WORK IN OR ON THE JOV SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO LLSJ FOR PLANTING SOIL MIX.
- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE. 2-3" THICK.
- ALL MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE UDO.

LANDSCAPE REQUIREMENTS (OLATHE):

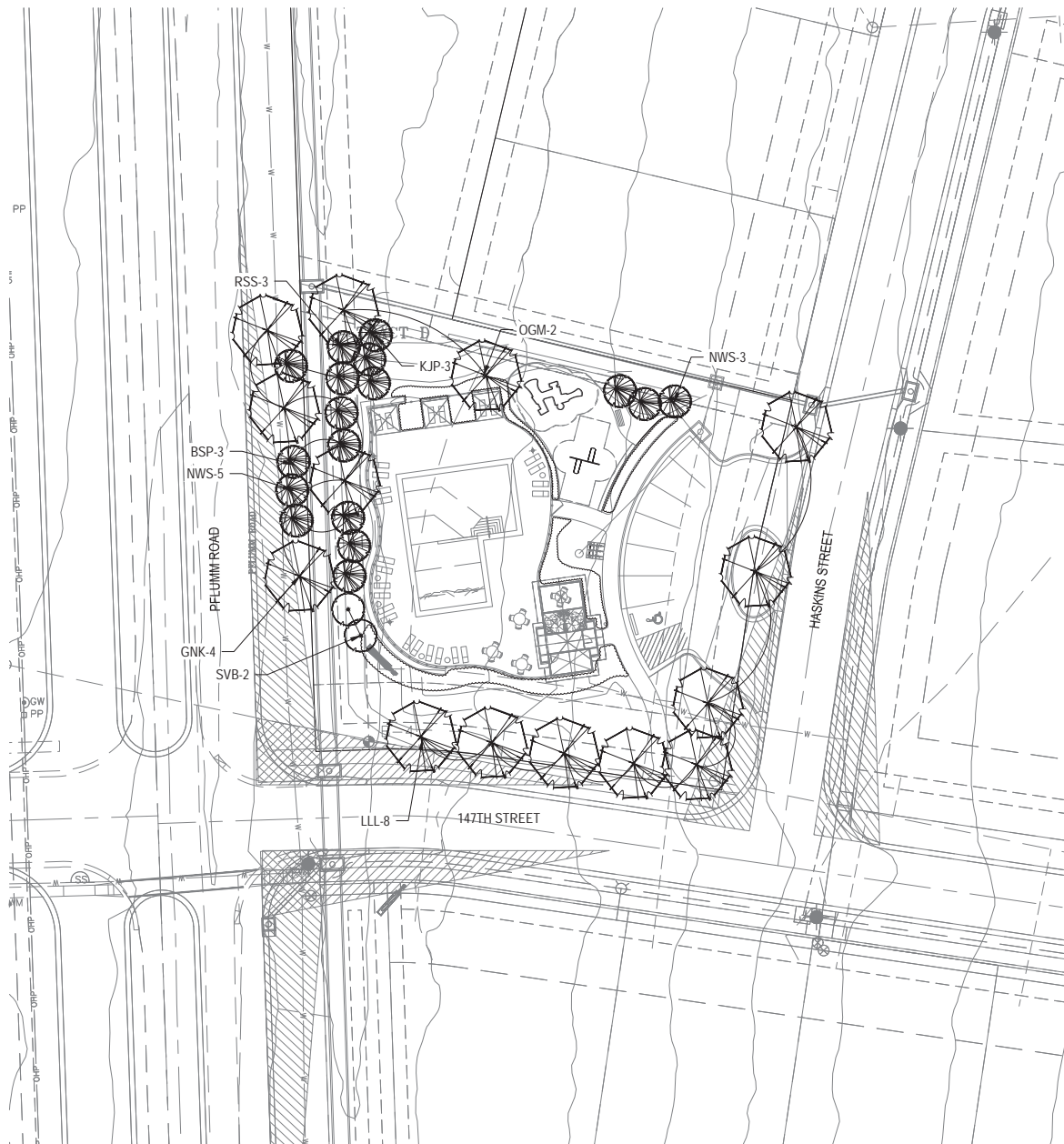
RESIDENTIAL:

STREET TREES (18,30,130 G): 1 TREE PER 40 L.F.

	REQUIRED	PROVIDED
PELUMM ROAD = 4+175 L.F. /40 =	5	5
14TH STREET = 4+693 L.F. /40 =	4	4
HASKINS STREET = 4+148 L.F. /40 =	4	4

ALONG ARTERIAL/COLLECTOR STREETS (18,30,130 H): 8 EVERGREENS, 2 SHADE, 1 ORNAMENTAL PER 100 L.F.

	REQUIRED	PROVIDED
PELUMM = 175 L.F. =	4 SHADE TREES	4 SHADE TREES
	2 ORNAMENTAL	2 ORNAMENTAL
	14 EVERGREENS	14 EVERGREENS



LANDSCAPE PLAN - AMENITY CENTER

1" = 20'-0"

A NEW RESIDENCE FOR:

THE WILLOWS

143RD STREET AND PELUMM ROAD
OLATHE, KANSAS

DRAWING RELEASE LOG

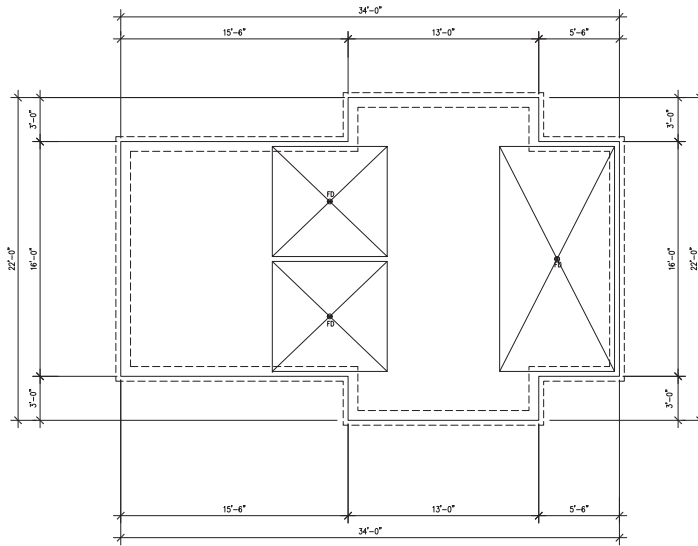
REVISIONS

DATE
03/26/2020
JOB NO.
624718
DRAWN BY:
NSPJ
SHEET NO.

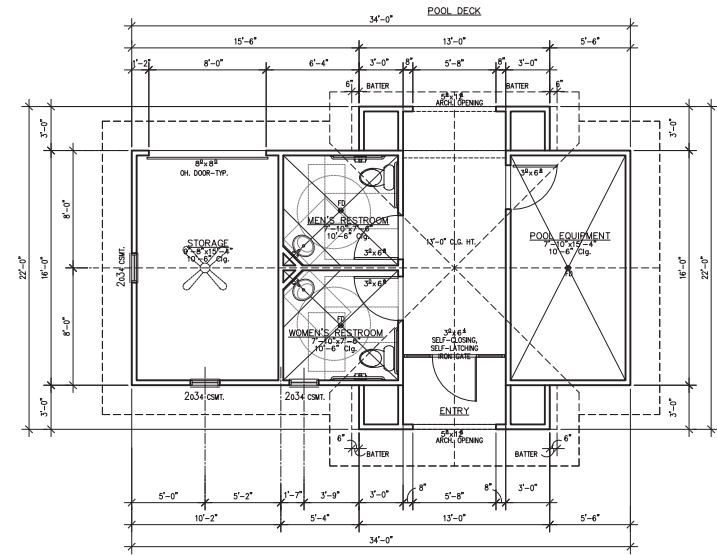
L1.00

NSPJ
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

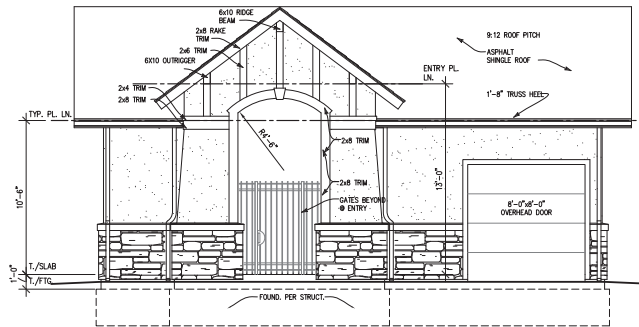
ARCHITECTS^{PC}
3515 W. 35TH ST. SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
© COPYRIGHT 2019



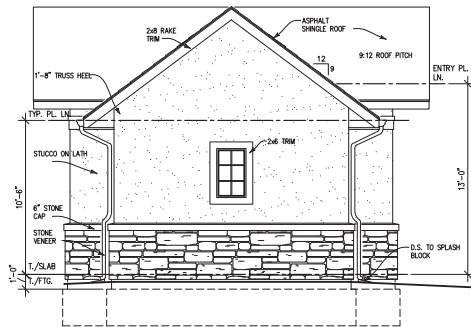
POOL BUILDING FOUNDATION PLAN
SCALE 1/4"=1'-0"



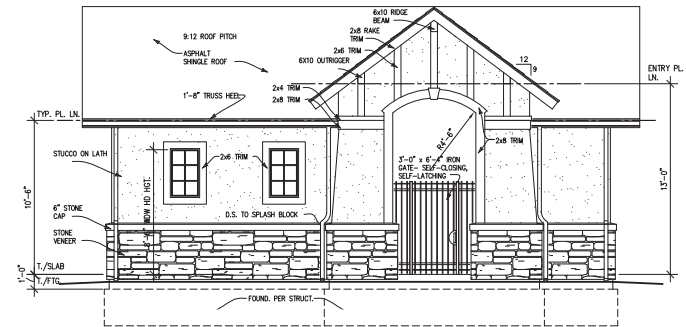
POOL BUILDING PLAN
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/4"=1'-0"



SIDE ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"

Willow Crossing Pool & Neighborhood Meeting Meeting Date: Monday N

Name

Tim Tucker
Katie Martinovic
Jeff Gifford
Steve Campbell
Jeff Lang
Darin Splittgerber

Address

1270 N. Winchester, Olathe, KS (Phelps Engineering)
3515 W. 75th Stret Suite 201, Prairie Village, KS
PO Box 15144, Lenexa, KS
PO Box15144, Lenexa, KS
13955 W. 147th Street
14575 S.Summit Street

STAFF REPORT

Planning Commission Meeting: June 8, 2020

Application:	FP20-0005, Final Plat, Hidden Lake Estates, Fourth Plat		
Location:	Northwest of W. 113 th Terrace and S. Clare Road		
Applicant/Owner:	John Duggan, Cedar Creek Development Company		
Engineer:	David Rinne, Schlagel & Associates, P.A.		
Staff Contact:	Kim Hollingsworth, AICP, Senior Planner		

Site Area:	<u>28.45± acres</u>	Proposed Use:	<u>Residential, Single-Family</u>
Lots:	<u>30</u>	Current Zoning:	<u>RP-1 (Planned Single-Family Residential) District</u>
Tracts:	<u>1</u>		

1. Introduction:

The following item is a request for a final plat for Hidden Lake Estates, Fourth Plat. This plat will establish lot lines, dedicate public easements, right-of-way and common tracts within the subdivision. The approximately 28.5-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in October 2008 (Ordinance No. 08-101). The proposed final plat is consistent with the revised preliminary plat (PP20-0001) that was recently approved April 27, 2020.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes 30 lots and one common tract. The single-family lots range in size from 17,160 to 43,456 square feet and all lots exceed minimum UDO requirements for lot sizes. The common tracts are intended to contain landscaping, drainage areas, and open space that will be owned and maintained by the Homes Association.
- b. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas. Several easements including Utility Easements (U/E), Drainage Easements (D/E), and a Landscape Easement (L/E) will be dedicated with this final plat. A 200-foot utility easement for Evergy power transmission lines is located just east of the platted area. Water and sewer main extensions will be required to serve the development.



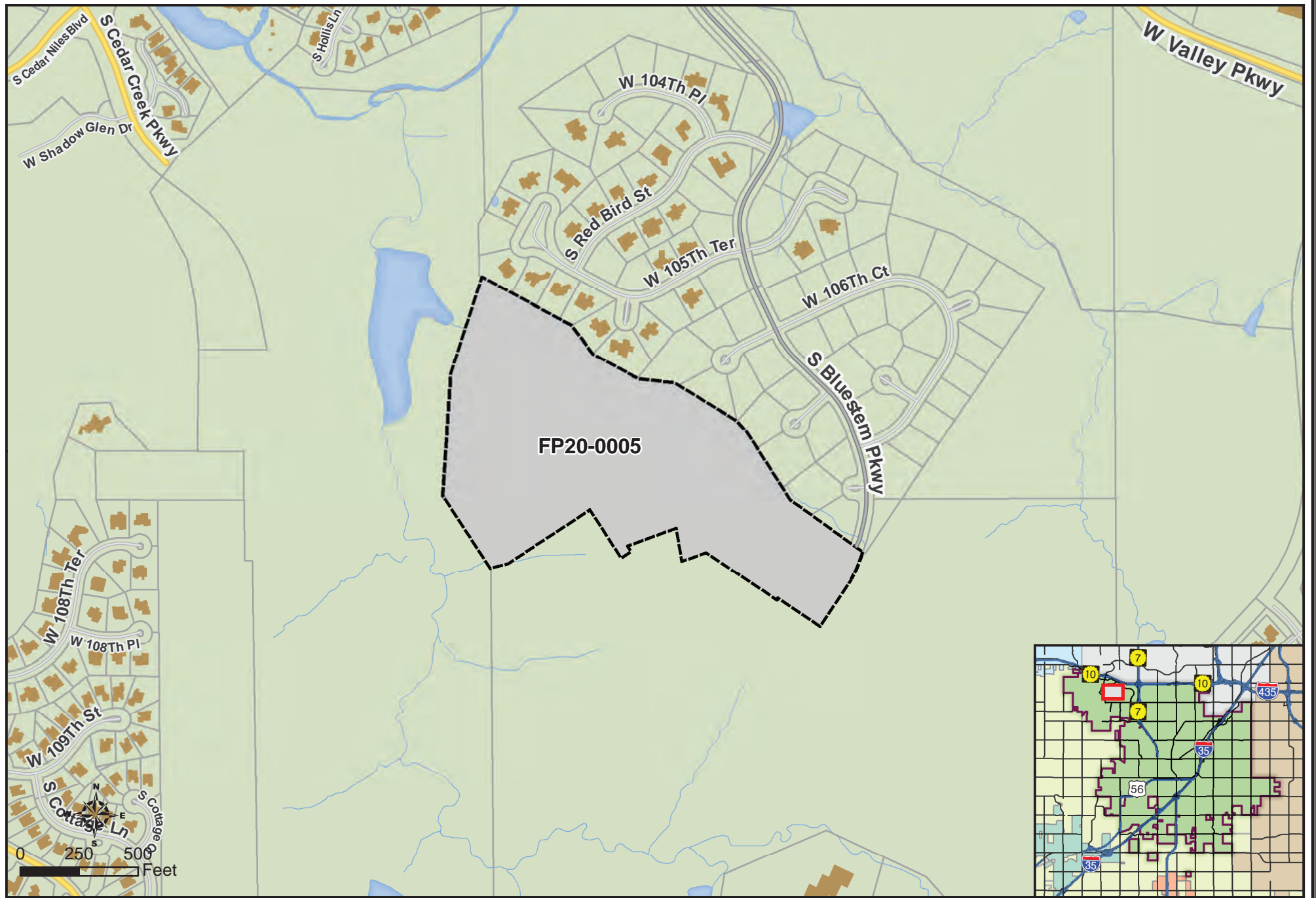
Aerial View of the Subject Property

- c. **Streets/Right-of-Way** – Access to the fourth plat will be provided from S. Bluestem Parkway which will extend south of the existing third plat. Sidewalks will be provided on one side of all local streets and on both sides of collector or arterial roadways within the platted area.
- d. **Stormwater/Detention** – The final plat will be required to meet Title 17 requirements and a final stormwater management report must be reviewed and approved by staff prior to recording of the plat. A minor portion of Tract O is located within the 100-year floodplain.
- e. **Landscaping** – The landscaping will comply with Section 18.51.120 D of the Cedar Creek Overlay District including the on-lot landscaping requirements for each single-family lot. Master landscape screening through a mixture of evergreen and deciduous trees will be provided along Bluestem Parkway and will meet the requirements of UDO 18.30.130.H. Significant areas are devoted to tree preservation including the entirety of Tract O along the northern portion of the platted area. A conservation easement was recorded in December 2016 to protect the natural areas, streamway and dense vegetation within the tract.

3. Staff Recommendation:

Staff recommends approval of FP20-0005 with the following stipulations:

1. Prior to recording, a digital file of the final plat (PDF) must be submitted to the Planning Division.
2. The final plat will conform to Title 17 Requirements. A final Stormwater Management Report will be required prior to recording of the final plat. Any regional detention will be constructed and accepted by the City prior to issuance of building permits.
3. All new on-site wiring and cables must be placed underground.
4. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.

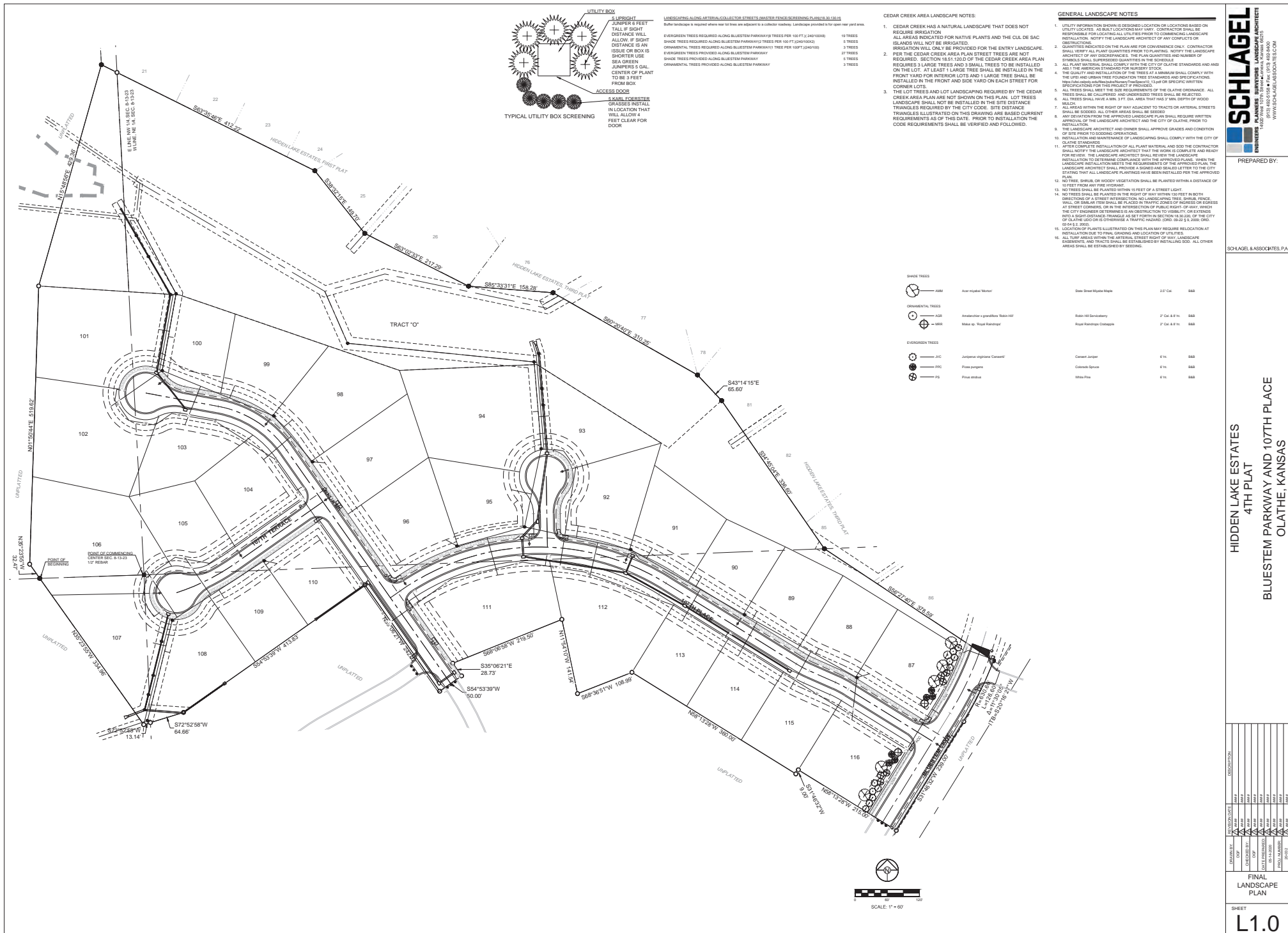


HIDDEN LAKE ESTATES, 4TH PLAT
FP20-0005



User: JaredMD
Date: 06/02/2020







Planning Division

STAFF REPORT

Planning Commission Meeting: June 8, 2020

Application:	FP20-0006: Final Plat for Courts at Stonebridge, First Plat		
Location:	Northeast corner of W. 168 th Terrace and W. 169 th Place		
Owner/Applicant:	Brian Rodrock; Stonebridge Land & Cattle		
Engineer:	Tim Tucker, P.E.; Phelps Engineering, Inc.		
Staff Contact:	Zachary Moore, Planner II		
Site Area:	<u>6.03± acres</u>	Use:	<u>Multi-Family Residential Townhomes</u>
Tracts:	<u>1</u>	Current Zoning:	<u>R-3 (Residential Low-Density Multifamily)</u>

1. Comments:

The following application is a final plat for Courts at Stonebridge, First Plat. This plat will dedicate public street right-of-way, dedicate public easements, and establish Tract A. Tract A is dedicated to be used for the future development of townhomes, in addition to homeowner amenities, landscaping, monument signs, and private open space. The subject property was rezoned to the R-3 District in April 2020 with an associated preliminary site development plan which included 25 townhome units on the subject property.

The applicant has also submitted a final site development plan (PAR20-0020) which is currently under staff review. The property has never been platted previously, and must be platted prior to the issuance of any building permits.

2. Plat Review:

- Lots/Tracts** – The plat includes one common tract approximately 4.28± acres in size. There are no lots within this plat, however, future plats will be submitted to plat each individual townhome unit and to divide them for private ownership.
- Public Utilities** – The subject property is located within the Johnson County Wastewater and WaterOne service areas. Drainage Easements (D/E), Sanitary Sewer Easements (S/E), and Utility Easements (U/E) will be dedicated with this final plat.
- Streets/Right-of-Way** – Fifty (50) feet of right-of-way for Bell Road, a local roadway, will be dedicated with this plat, providing roadway access to all future townhomes in the development. Sixty (60) feet of right-of-way for W. 169th Terrace, a collector

roadway, will also be dedicated along the southern plat boundary to provide future east/west access.



View of the subject property, looking east

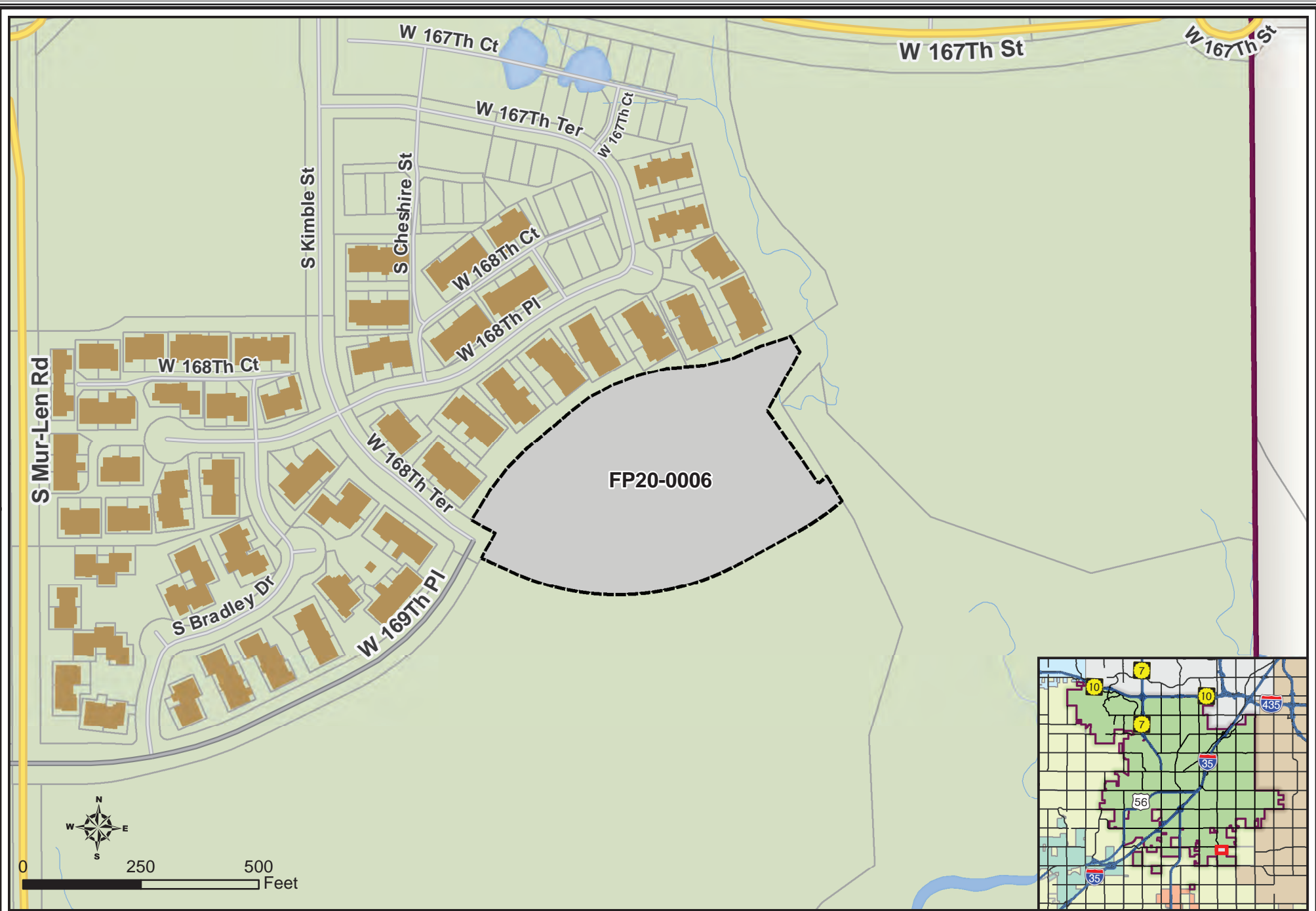


Aerial view of site outlined in red

3. Staff Recommendation:

Staff recommends approval of FP20-0006, final plat for Courts at Stonebridge, First Plat with the following stipulations:

1. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.
2. Prior to recording, the plat must reflect any applicable stormwater treatment facilities and a Stream Corridor Maintenance Agreement must be submitted to the Public Works Department.
3. Prior to the issuance of building permits, this development must meet Title 17 Stormwater quality treatment requirements, along with approval of a final stormwater management plan.
4. Prior to recording the plat, the street labeled as W. 169th Terrace must be renamed W. 168th Terrace.
5. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.
6. All new on-site wiring and cables must be placed underground.
7. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view, either with three-sided landscaping or with an architectural treatment compatible with the buildings.



COURTS AT STONEBRIDGE, 1ST PLAT
FP20-0006



User: JaredMD
Date: 06/02/2020



COURTS AT STONEBRIDGE, FIRST PLAT

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER
SECTION 20, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION
All that part of the Northwest Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 20; thence S 88°01'38" W, along the North line of the Northwest Quarter of said Section 20, a distance of 973.15 feet; thence S 1°48'22" E, perpendicular to the last described course, a distance of 712.52 feet to a point on the Southern plat line of the COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT, a plat subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the point of beginning; thence S 33°33'47" W, a distance of 38.35 feet; thence S 28°36'43" W, a distance of 143.20 feet; thence S 37°02'42" E, a distance of 188.13 feet; thence Northeastery on a curve to the left, said curve having an initial tangent bearing of N 48°34'41" E and a radius of 470.00 feet, an arc distance of 110.7 feet; thence N 47°13'41" E, a distance of 12.10 feet; thence S 34°00'05" E, a distance of 60.71 feet; thence S 47°13'41" W, a distance of 2.84 feet; thence Southeastery on a curve to the right, said curve being tangent to the last described course and having a radius of 530.00 feet, on an arc distance of 114.15 feet; thence S 59°34'07" W, a distance of 144.07 feet; thence Westery on a curve to the right, said curve being tangent to the last described course and having a radius of 530.00 feet, on an arc distance of 484.99 feet; thence N 68°00'04" W, a distance of 49.38 feet; thence Westery on a curve to the right, said curve being tangent to the last described course and having a radius of 680.00 feet, on an arc distance of 30.54 feet to a point on the Eastern plat line of the COURTS AT FAIRFIELD VILLAGE, SECOND PLAT, a plat subdivision of land in the City of Olathe, Johnson County, Kansas, thence along the Eastern plat line of said THE COURTS AT FAIRFIELD VILLAGE, SECOND PLAT, for the following three (3) courses; thence N 27°05'19" E, a distance of 59.33 feet; thence N 62°54'41" W, a distance of 30.00 feet; thence Northeastery on a curve to the right, said curve being tangent to the last described course and having a radius of 620.00 feet, on an arc distance of 26.69 feet to the Southern most corner of the COURTS AT FAIRFIELD VILLAGE, THIRD PLAT, a plat subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Southern plat line of said THE COURTS AT FAIRFIELD VILLAGE, THIRD PLAT, for the following nine (9) courses; thence N 25°53'03" E, a distance of 72.71 feet; thence N 36°08'20" E, a distance of 60.02 feet; thence N 43°02'51" E, a distance of 60.63 feet; thence N 47°37'57" E, a distance of 115.04 feet; thence N 49°58'00" E, a distance of 53.73 feet; thence N 60°48'30" E, a distance of 58.00 feet; thence N 67°19'22" E, a distance of 57.92 feet; thence N 74°02'59" E, a distance of 61.06 feet; thence N 82°46'26" E, a distance of 45.01 feet to the Southeast plat corner of said THE COURTS AT FAIRFIELD VILLAGE, THIRD PLAT, said point also being the Southwest plat corner of the COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT; thence along the Southern plat line of said THE COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT, for the following five (5) courses; thence N 82°46'26" E, a distance of 36.28 feet; thence N 74°03'50" E, a distance of 63.84 feet; thence N 64°39'57" E, a distance of 61.05 feet; thence N 70°13'37" E, a distance of 62.80 feet; thence N 54°02'57" E, a distance of 4.66 feet to the point of beginning, containing 6.0317 acres, more or less, of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "COURTS AT STONEBRIDGE, FIRST PLAT".

DEDICATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, paces, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby disavow and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incurred to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

An easement to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/S" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and to hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCM. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, pipes, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined herein and designated on this plat as "U/E" or "Utility Easement".

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said facilities may apply.

STREAM CORRIDOR NOTICE
This property is located within or contains a Stream Corridor, as defined and regulated in the City of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of land within the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement (SCMA) approved by the City.

Tract "A" shall be owned and maintained by Stonebridge Courts Homes Association. Said tract is intended to be used for future development of future townhomes and homeowner amenities, landscaping, monuments and private open space.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release said land proposed to be dedicated to public ways and thoroughfares, or parts thereof, for public use, from the lien of any special assessments, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, Stonebridge Partners, LLC, has caused this instrument to be executed on this _____ day of _____, 20____.

Stonebridge Partners, LLC

By: Brian Rodrock, Manager

ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Brian Rodrock, Manager of Stonebridge Partners, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20____.

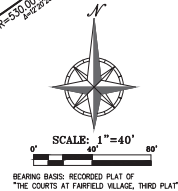
Chairman: C.S. Vokas

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 20____.

Attest: _____
City Clerk: Brenda D. Long

Mayor: Michael E. Copeland

AREAS		
PARCEL AREA (S.F.)	AREA (AC)	
PLAT	282741.77	6.0317
ROW	76210.72	1.7486
TRACT A	186530.98	4.2822



- LEGEND**
- DENOTES SET 1/2"x4" REBAR W/PHILIPS CORP. CLS-42 PLASTIC CAP
 - DENOTES FOUND 1/2" REBAR W/PHILIPS CORP. CLS-42 PLASTIC CAP
 - ▲ DENOTES FOUND 1/2" REBAR W/PMB CLS-49 PLASTIC CAP
 - DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESIGNATED
 - U/E DENOTES UTILITY EASEMENT
 - B/L DENOTES BUILDING LINE
 - S/S DENOTES SANITARY SEWER EASEMENT
 - D/E DENOTES DRAINAGE EASEMENT
 - L/E DENOTES LANDSCAPE EASEMENT

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN MARCH 2024, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



CERTIFICATE OF AUTHORIZATION
KANSAS
ENGINEERING - L-387-42
THOMAS D. PHELPS
03/2024 TO 03/2029



FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCED FLOODPLAIN. NO SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MAP NO. 20091C1010, AND DATED AUGUST 3, 2009.

STAFF REPORT

Planning Commission Meeting: June 8, 2020

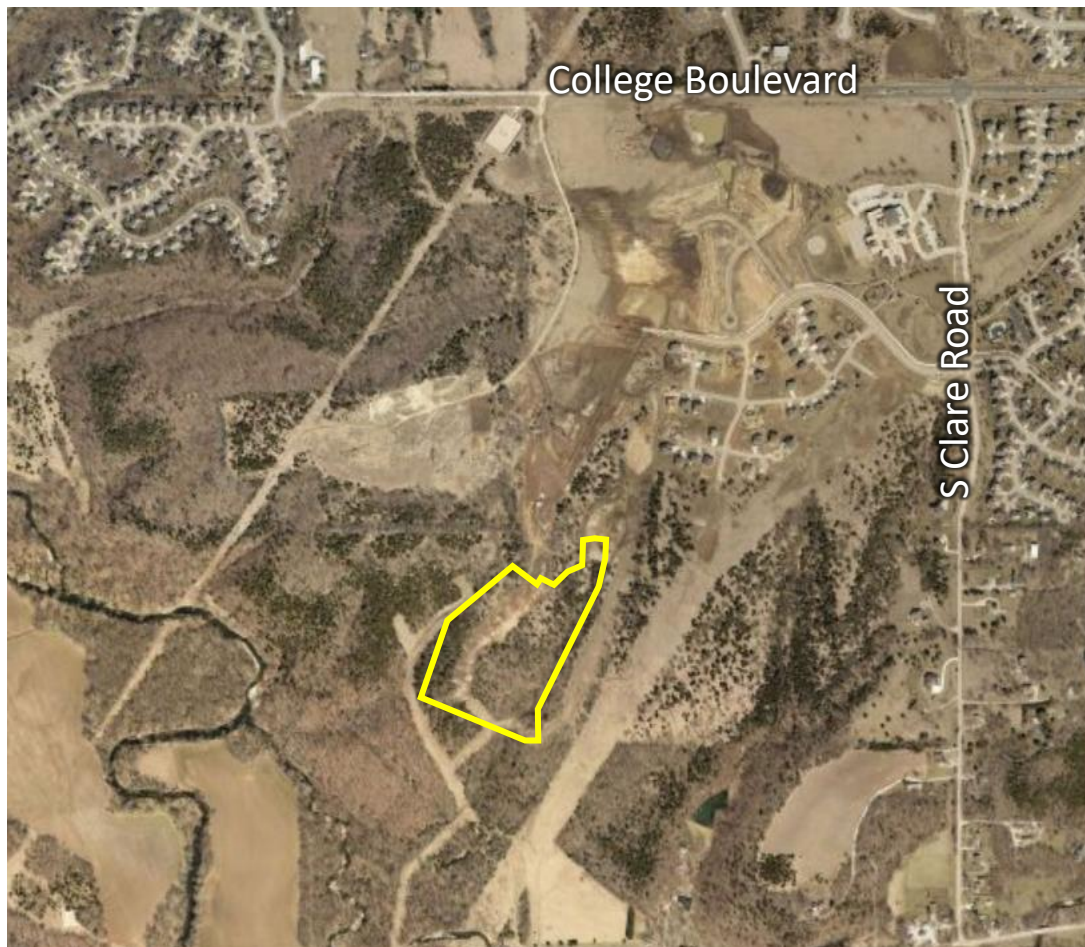
Application:	FP20-0007, Final Plat, Valley Ridge, Fifth Plat		
Location:	Southeast of S. Cedar Creek Parkway and W. 115 th Street		
Applicant/Owner:	John Duggan, Valley Ridge, LLC		
Engineer:	David Rinne, Schlagel & Associates, P.A.		
Staff Contact:	Kim Hollingsworth, AICP, Senior Planner		
Site Area:	<u>15.45± acres</u>	Proposed Use:	<u>Residential, Single-Family</u>
Lots:	<u>25</u>	Current Zoning:	<u>RP-1 (Planned Single-Family Residential) District</u>
Tracts:	<u>1</u>		

1. Introduction:

The following item is a request for a final plat for Valley Ridge, Fifth Plat. This plat will establish lot lines, dedicate public easements, right-of-way and common tracts within the subdivision. This plat is located directly west of the fourth plat that was approved April 27, 2020. The approximately 15.5-acre property was rezoned to the RP-1 (Planned Single-Family Residential) District in February 2008. The proposed final plat is generally consistent with the preliminary plat that accompanied the rezoning.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes 50 lots and one common tract. The single-family lots range in size from 9,100 to 17,319 square feet and all lots exceed minimum UDO requirements for lot sizes. The common tract is intended to contain landscaping, drainage areas, and open space that will be owned and maintained by the Homes Association.
- b. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas. Several easements including Utility Easements (U/E), Drainage Easements (D/E), and a Landscape Easement (L/E) will be dedicated with this final plat. Water and sewer main extensions will be required to serve the development.



Aerial View of the Subject Property

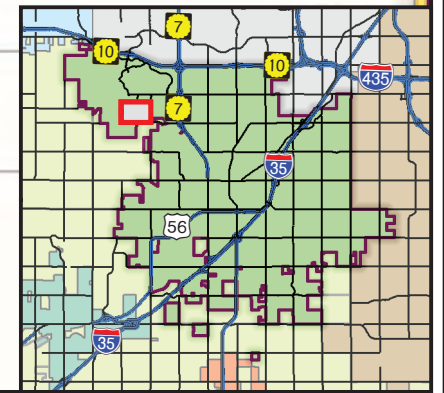
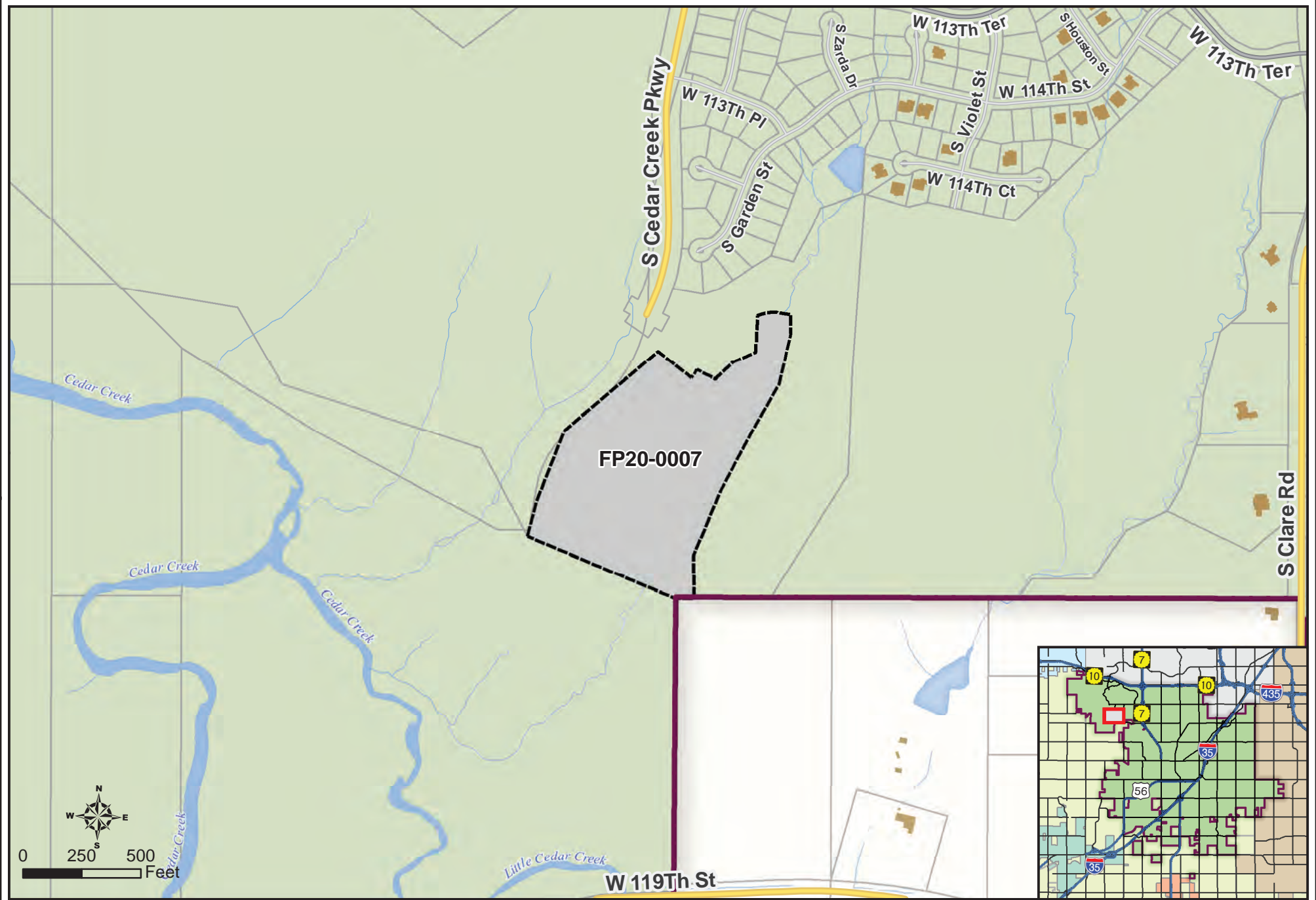
- c. **Streets/Right-of-Way** – Access to the fifth phase of the development will be provided primarily from right-of-way already dedicated for S Cedar Creek Parkway. The cul-de-sac will connect to the fourth plat and extend south from W 115th Street. Sidewalks will be provided on one side of Mize Road within the platted area.
- d. **Landscaping** – The landscaping will comply with Section 18.51.120 D of the Cedar Creek Overlay District including the on-lot landscaping requirements for each single-family lot. Master landscape screening through a mixture of evergreen and deciduous trees meeting the requirements of UDO 18.30.130.H will be required along S Cedar Creek Parkway along the rear of the westernmost lots. The landscaping will be installed in coordination with the construction of S Cedar Creek Parkway and will be reviewed and approved by the Planning Division as part of the roadway construction project.
- e. **Stormwater/Detention** – Stormwater detention and BMP easements are shown on the plat within Tract P in the eastern portion of the development. All areas of the plat are located outside of the floodplain and floodway areas for Cedar Creek.

3. Staff Recommendation:

Staff recommends approval of FP20-0007 with the following stipulations:

1. Prior to recording, a digital file of the final plat (PDF) must be submitted to the Planning Division.

2. A Homeowners Association agreement that describes maintenance of all detention and stormwater quality BMP's must be received prior to recording of the final plat.
3. All new on-site wiring and cables must be placed underground.
4. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.



VALLEY RIDGE, 5TH PLAT
FP20-0007

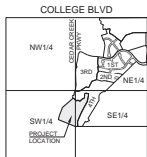


User: JaredMD
Date: 06/02/2020



LOT #	AREA (SF)
150	10,216.86
151	9,100.00
152	9,100.00
153	9,100.00
154	9,100.00
155	9,400.52
156	10,477.69
157	10,547.00
158	10,188.05
159	9,879.07
160	9,984.58
161	13,630.32
162	13,002.79
163	17,319.78
164	15,054.60
165	13,206.89
166	12,105.51
167	14,354.07
168	11,085.37
169	9,822.73
170	9,819.85
171	10,937.50
172	10,500.00
173	11,318.17
174	11,029.50
TRACT "P"	343,478.89

TOTAL WITHOUT ROW = 624460.74



119TH STREET
SECTION 17-13-23
LOCATION MAP
SCALE 1" = 2000'

FINAL PLAT OF VALLEY RIDGE, FIFTH PLAT

PARTS OF THE SW 1/4 AND SE 1/4 OF SEC. 17-13-23 IN THE CITY OF OLATHE,
JOHNSON COUNTY, KANSAS

DESCRIPTION:

Parts of the Southwest One-Quarter, and Southeast One-Quarter of Section 17, Township 13 South, Range 23 East in the City of Olathe, Johnson County, Kansas, both being more particularly described as follows:

Commencing at the Center of the Southwest One-Quarter of said Section 17, thence South 01 degrees 39 minutes 22 seconds East, along the West line of the said Southwest One-Quarter, a distance of 339.63 feet to the Point of Beginning, said point being on the East line of VALLEY RIDGE FOURTH PLAT, a subdivision in the City of Olathe; thence along the East line of said VALLEY RIDGE FOURTH PLAT, for the following three courses, South 53 degrees 30 minutes 22 seconds East, a distance of 77.66 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of North 36 degrees 29 minutes 38 seconds East, a radius of 225.00 feet, a central angle of 10 degrees 40 minutes 26 seconds and an arc length of 41.92 feet; thence South 64 degrees 10 minutes 48 seconds East, a distance of 87.66 feet; thence North 43 degrees 47 minutes 24 seconds East, a distance of 103.89 feet; thence North 64 degrees 21 minutes 08 seconds East, a distance of 165.93 feet; thence North 01 degrees 01 minutes 34 seconds East, a distance of 154.51 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of North 65 degrees 18 minutes 15 seconds East, a radius of 175.00 feet, a central angle of 30 degrees 02 minutes 19 seconds and an arc length of 91.75 feet; thence South 84 degrees 39 minutes 20 seconds East, a distance of 51.28 feet; thence South 03 degrees 43 seconds East, a distance of 82.38 feet; thence South 11 degrees 16 minutes 49 seconds West, a distance of 220.47 feet; thence South 27 degrees 39 minutes 46 seconds West, a distance of 188.90 feet; thence South 26 degrees 34 minutes 33 seconds West, a distance of 160.45 feet; thence South 25 degrees 41 minutes 32 seconds West, a distance of 162.91 feet; thence South 20 degrees 49 minutes 13 seconds West, a distance of 293.57 feet; thence South 02 degrees 09 minutes 00 seconds East, a distance of 187.15 feet to a point on the South line of the North One-Half of the said Southwest One-Quarter; thence South 87 degrees 51 minutes 00 seconds West, along the said South line a distance of 77.58 feet to the Southwest corner of the said North One-Half; thence North 69 degrees 11 minutes 50 seconds West, a distance of 680.62 feet; thence North 12 degrees 41 minutes 08 seconds East, a distance of 154.81 feet; thence North 10 degrees 43 minutes 52 seconds East, a distance of 320.23 feet; thence North 47 degrees 43 minutes 37 seconds East, a distance of 519.13 feet to a point on the South line of Lot 149, of said VALLEY RIDGE FOURTH PLAT; thence South 53 degrees 30 minutes 22 seconds East, along the said South line a distance of 101.47 feet to the Point of Beginning, and containing 15.4504 acres, more or less.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereinafter be known as "VALLEY RIDGE, FIFTH PLAT".

The undersigned proprietor of said property shown on this plat does hereby dedicate those portions of the streets and roadways shown hereon, together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, lanes, roads, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares; subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, steam, sewer pipes, sanitary sewer pipes and related facilities and structures, under and over these areas outlined and designated on this plat as "Public" or "Public Utility Easement" is hereby granted to the City of Olathe, Johnson County, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, under, over and under these areas outlined and designated on this plat as "Utility Easement" or "LUE", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities relative to storm water drainage and sidewalks on, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "D/E".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities, drainage ditches, drainage channels or water courses, other drainage facility tributary corrections and appurtenant work relative to storm water drainage upon, over, or under the areas outlined and designated on this plat as "Stormwater Quality Quantity Easement" or "SQ/QE".

An easement or license is hereby granted to the City of Olathe for the purpose of construction, repair and maintenance of curbs, streets and for their restoration of any disturbed areas upon and across those areas outlined and designated on this plat as "Street Easement" or "ST/E".

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absorbed except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners or their authorized representatives thereof.

The maintenance of the stormwater detention facilities located within Tract "P" and all water quality BMPs within Tract "P" are to be maintained by the Homes Association or their authorized representatives thereof.

Tract "P" shall be owned and maintained by the Homes Association or their authorized representatives thereof and used for landscaping purposes.

The undersigned proprietor of the described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessment on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

The use of all lots, units and properties in this subdivision shall be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

On-site landscaping shall meet the requirements of Cedar Creek Overlay District 18.51.120 D.

The architectural and site design standards shall comply with the requirements of Cedar Creek Overlay District 18.51.130, including meeting all architectural standards and approval of the New Construction Committee.

Fences adjacent to the landscape tracts or landscape easements are subject to the approval of the HOA.

All on-site wiring and cables must be placed underground.

All above ground electrical equipment and/or telephone cabinets must be placed in the rear yard.

Sidewalks in cul-de-sacs will terminate at a driveway.

NOTICE: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

APPROVALS:

APPROVED BY the Planning Commission of the City of Olathe, Johnson County, Kansas, this ____ day of ____ 2020.

Chairman, C.S. VAKAS

APPROVED BY the Governing Body of the City of Olathe, Johnson County, Kansas, this ____ day of ____ 2020.

Mayor, MICHAEL COPELAND

City Clerk, BRENDA D. LONG

CONSENT TO LEVY:

The undersigned proprietor of the above described tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessment on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

EXECUTION:

IN TESTIMONY WHEREOF, JOHN DUGGAN, Member of VALLEY RIDGE, LLC, a Kansas limited liability company, by the authority of its Member, has caused this instrument to be executed, this ____ day of ____ 20____.

VALLEY RIDGE, LLC

By: JOHN DUGGAN, Member

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED that on this ____ day of ____ 20____ before me, the undersigned, a Notary Public in and for said County and State, came JOHN DUGGAN, Member of VALLEY RIDGE, LLC, a Kansas Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public

My Commission Expires: _____

Print Name

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 9-2-2019. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron T. Rader, Land Surveyor
K&S LS-1429

DATE 05/15/20
DRAWN BY JMT
CHECKED BY ARS
PROJ. NO. 20-031



FINAL PLAT OF
VALLEY RIDGE
FIFTH PLAT
SHEET NO. 1

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH KSL5 54 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR IN 5/4 CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND ROW LINES
- EXISTING LOT AND PROPERTY LINES
- BUILDING LINE
- RIGHT-OF-WAY



SCALE: 1" = 50'
BASIS OF BEARINGS:
VALLEY RIDGE
FIRST, SECOND, THIRD &
FOURTH PLATS



Planning Division

STAFF REPORT

Planning Commission Meeting: June 8, 2020

Application:	MP20-0006: Villages of Forest Hills, Buildings 3 and 4
Location:	Northwest corner of W. 174 th Terrace and S. Raintree Drive
Owner/Applicant:	Scott Bamesberger; South Summit Homes
Engineer:	Matt Schlicht; Engineering Solutions
Staff Contact:	Zachary Moore, Planner II

Site Area: <u>1.00± acres</u>	Proposed Use: Multi-Family Residential
Lots: <u>8</u>	Current Zoning: <u>RP-3</u>
Tracts: <u>1</u>	

1. Comments:

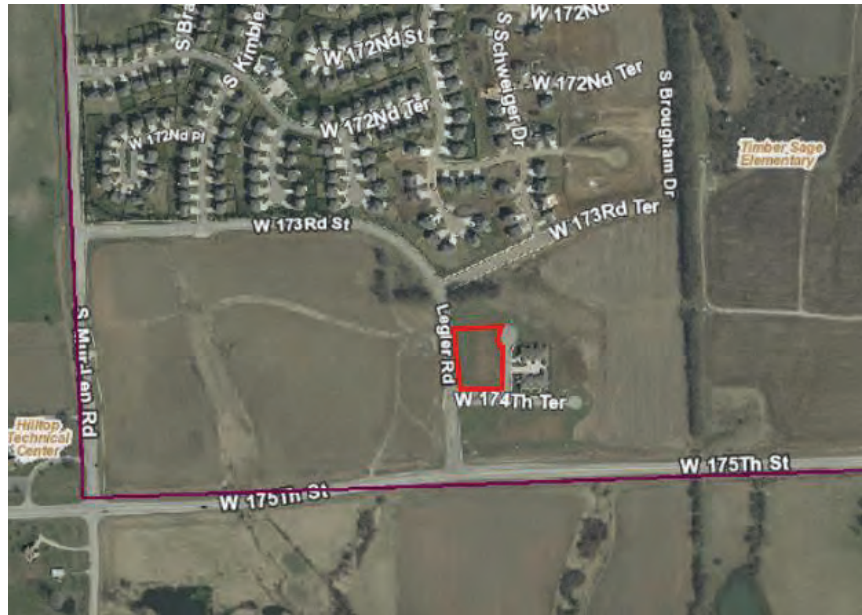
This is a request for approval of a minor plat for Villages of Forest Hills, Buildings 3 and 4, for eight (8) lots on 1.00± acres, located at the northwest corner of W. 174th Terrace and S. Raintree Drive. The applicant is replatting the property currently known as Village of Forest Hills First Plat to allow for the individual units to be separately owned.

The subject property was rezoned to the RP-3 District as part of Villages of Forest Hills in 2007 (RZ-06-029) and was originally platted in 2007. A final site development plan (PAR19-0008) was approved in 2019 for the development of attached townhome units.

No public easements or right-of-way will be dedicated with this replat and therefore the plat will not require City Council acceptance.

2. Plat Review:

- Lots** – The replat includes lots for eight (8) individual townhome units, which are consistent with the approved final site development plan (PAR19-0008).
- Public Utilities** – The subject property is located in the Johnson County Wastewater and WaterOne service areas. No new easements are being dedicated with this replat.
- Streets/Right-of-Way** – Each unit will have direct access to a concrete driveway, which will provide access to the public street network at S. Raintree Drive. No new public street right-of-way will be dedicated with this plat.



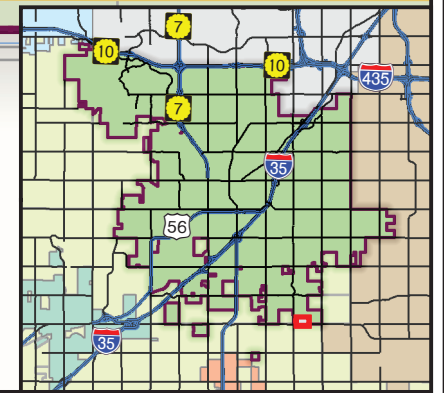
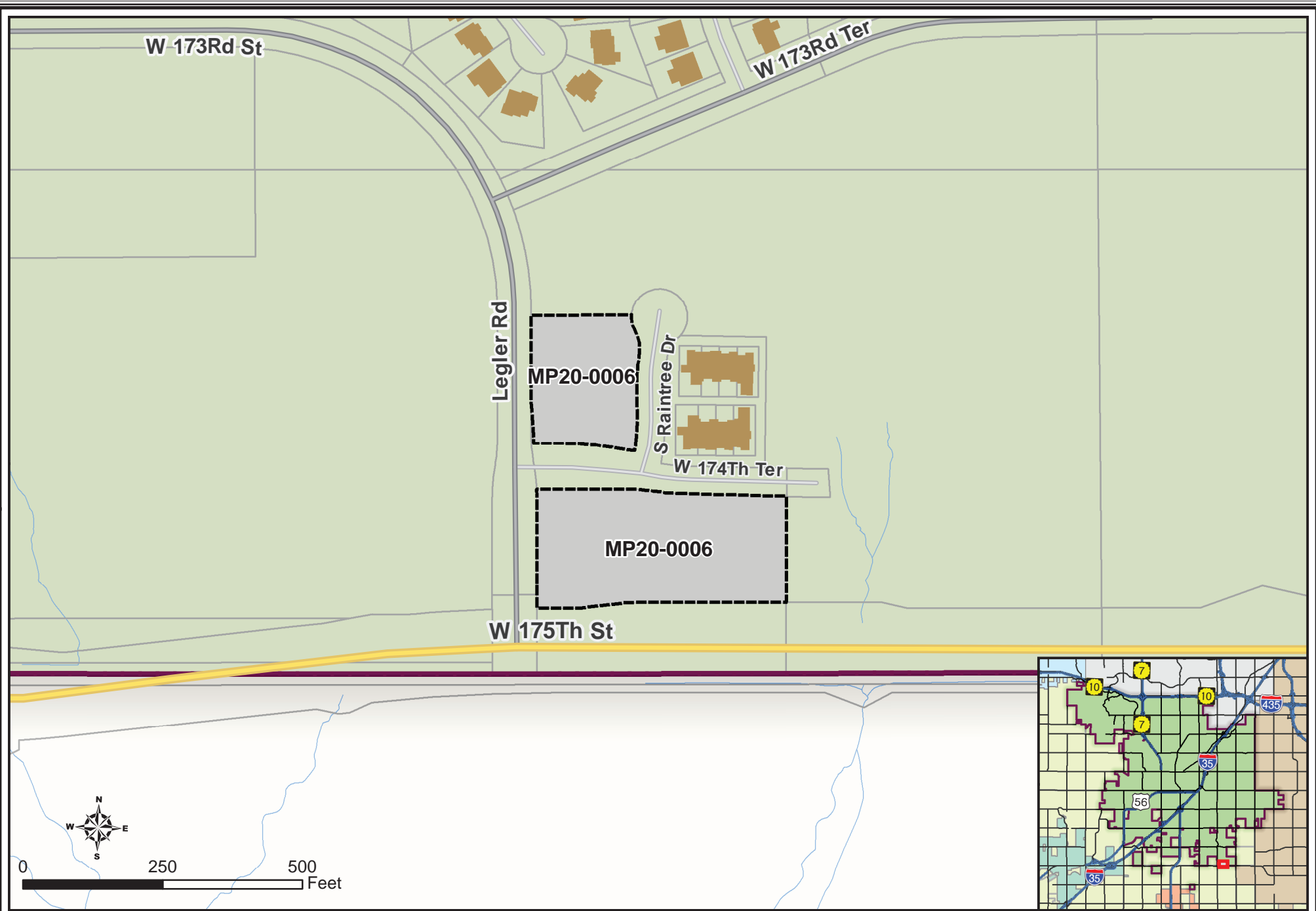
Aerial View of subject property, outlined in red



View of subject property from W. 174th Terrace

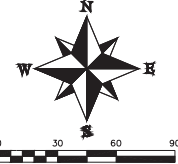
3. Staff Recommendation:

- a. Staff recommends approval of MP20-0006 with the following stipulations:
 1. Prior to recording the plat, a digital file of the final plat must be submitted to the Planning Division.
 2. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials, subject to UDO 18.30.130.
 3. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.



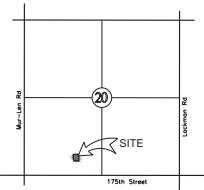
VILLAGE OF FOREST HILLS, BUILDING 3 AND 4
MP20-0006

Villages of Forest Hills,
Buildings 3 and 4
Replat of Tract A, Village of Forest Hills, First Plat
Section 20, Township 14, Range 24
Olathe, Johnson County, Kansas



LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cop (LS-218)
 - ⊗ Found Survey Monument (As Noted)
 - ⓪ Exception Document Location



LOCATION MAP
SECTION 20-T14-R24

DEVELOPER/OWNER:
SOUTH SUMMIT HOMES LLC
200 NW COMMERCE CT
LEE'S SUMMIT, MO 64086
(816) 524-3855

PLAT BOUNDARY DESCRIPTION

All of Tract A, Village of Forest Hills, First Plat, a subdivision as recorded in Olathe, Johnson County, Kansas. Recorded on Book 200710, Page 008787.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREFTER BE KNOWN AS

VILLAGES OF FOREST HILLS, BUILDINGS 3 AND 4

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, AVENUES, AND ALLEYS, NOT HERETOFORE DEDICATED.

THE UNDERSIGNED PROPRIETORS(S) OF SAID PROPERTY SHOWN ON THIS PLAT DO HEREBY CERTIFY THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHFARES RUNNING TO ANY PERSON, UTILITY, OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY AGREE AND CONSENT THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS AND THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THROUGHFARES, OR PARTS THEREOF, FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING AND ABUTTING ON SAID DEDICATED PUBLIC WAY OR THROUGHFARE.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER LINES, STORM PIPES, SEWER PIPES AND RELATED FACILITIES AND STRUCTURES, AND SIDEWALKS UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "PUBLIC" OR "PUBLIC UTILITY EASEMENT", IS HEREBY GRANTED TO THE CITY OF OLATHE, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSE.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER GAS, SEWER, PIPES, POLES WIRES, SURFACE DRAINAGE FACILITIES, INCLUDING MANHOLES, INLETS, PIPES, DRAINS, ETC., UPON, OVER, AND UNDER THOSE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "DIE" OR "DRAINAGE EASEMENT" OR "SIE" OR "SANITARY EASEMENT".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER GAS, SEWER, PIPES, POLES WIRES, SURFACE DRAINAGE FACILITIES, DUCTS, CABLES, ETC., UPON, OVER AND UNDER THOSE AREAS OUTLINED HEREON AND DESIGNATED ON THIS PLAT AS "UIE" OR "UTILITY EASEMENT".

TRACT A IS TO BE OWNED AND MAINTAINED BY THE FOREST HILLS ESTATES HOMES ASSOCIATION AND SAID TRACT WILL BE USED FOR HOMEOWNER AMENITIES, LANDSCAPING, MONUMENTS, EGRESS AND INGRESS, AND PRIVATE OPEN SPACE.

CONSENT

THE UNDERSIGNED PROPRIETORS(S) OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY AGREE AND CONSENT THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS, AND THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THROUGHFARES, OR PARTS THEREOF, FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING AND ABUTTING ON SAID DEDICATED PUBLIC WAY OR THROUGHFARE.

IN TESTIMONY WHEREOF, SOUTH SUMMIT HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT BAMEBERGER THIS ____ DAY OF _____, 2020.

SOUTH SUMMIT HOMES, LLC

SCOTT BAMEBERGER, MEMBER

NOTARY CERTIFICATION:
STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT BAMEBERGER, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF SOUTH SUMMIT HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL, THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC

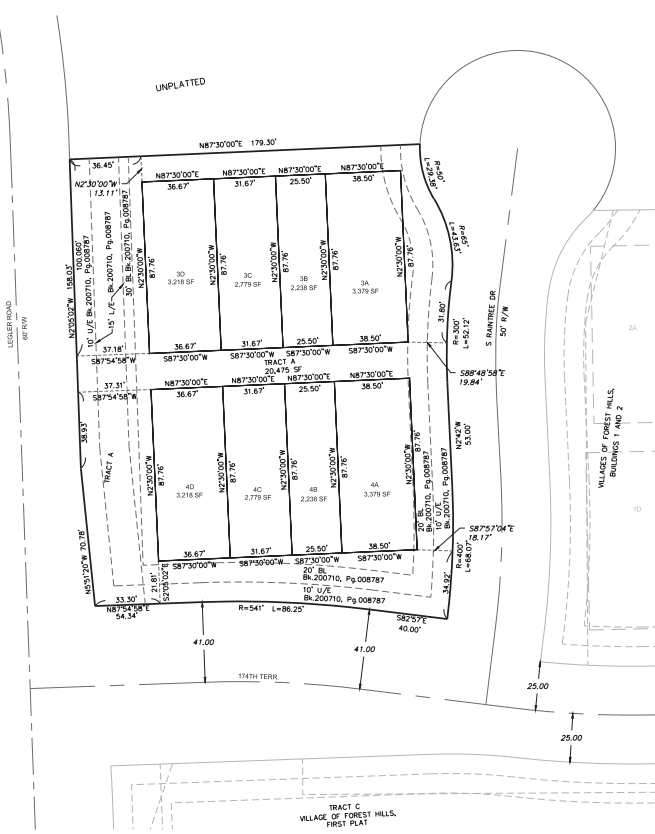
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS FOR PROFESSIONAL SURVEYING" AS JOINTLY ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONALS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, KSPLS 1596
ENGINEERING SOLUTIONS, LLC, KS CORP LS 219-D

DATE: _____



SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - SEM-PERMANENT MONUMENTS.
 - SET 1/2" REBAR WITH PLASTIC CAP IN CONCRETE MARKED "LS-218" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
 - PERMANENT MONUMENTS.
 - SET 5/8" REBAR WITH ALUMINUM CAP MARKED "LS-218" AT PLAT BOUNDARY CORNERS.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (SUBURBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF "VILLAGE OF FOREST HILLS, FIRST PLAT" RECORDED UNDER BOOK 200710, PAGE 008787.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X). PROJECT AREA IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP NO. 2009010125G, PANEL NO. 125 OF 161, EFFECTIVE DATE AUGUST 3, 2009, AND PER FEMA MAP NO. 2009010150G, PANEL 110 OF 161, EFFECTIVE DATE AUGUST 3, 2009.
- INDIVIDUAL LOT OWNERS(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
- PLAT DESCRIPTION CLOSURE PRECISION = ± 1 IN 7278437 TOTAL BOUNDARY DISTANCE = 634.90 FEET.

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS ____ DAY OF _____, 2020

CHAIRMAN, C.S. YAKAS

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS ____ DAY OF _____, 2020

MAYOR, MICHAEL COPELAND

DEPUTY CITY CLERK, DAVID F. BRYANT, II

REVISIONS	
DATE	

Villages of Forest Hills, Buildings 3 & 4
Section 20, Township 14, Range 24
Olathe, Johnson County, Kansas

Final Plat	
SHEET	1
SECTION	20
TOWNSHIP	14
RANGE	24
COUNTY	JOHNSON
DATE OF PREPARATION	April 21, 2020
SCALE	1"=30'
DRAWN BY	M. Schlicht, PLS, PE

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS
1100 SOUTH STREET
SUITE 100
P.O. BOX 623-0808
FAX 816-623-0809



Planning Division

STAFF REPORT

Planning Commission Meeting: June 8, 2020

Application:	<u>RZ20-0004:</u> Preliminary Development Plan and Rezoning for 16129 S. Lone Elm Road		
Location:	16129 Lone Elm Road		
Owner:	Jerry Bain, Lone Elm Ventures, LLC		
Applicant:	Brandon Sutherland, Emerald Properties, LLC		
Engineer:	Judd Claussen, P.E., Phelps Engineering		
Staff Contact:	Jessica Schuller, AICP, Senior Planner		

Site Area:	<u>9.7± acres</u>	Existing Building Area:	<u>4,000 sq.ft.</u>
Current Zoning:	<u>CTY RUR (County Rural)</u>	Proposed Total Building Area:	<u>18,000 sq.ft.</u>
Proposed Zoning:	<u>M-2 (General Industrial)</u>	Plat:	<u>M.G.A. Estates</u>

1. Comments:

The applicant is requesting approval of a rezoning and preliminary site development plan for the property located at 16129 Lone Elm Road, which is south of 159th Street and east of Lone Elm Road. The property is currently zoned CTY RUR (County Rural) and was the previous location of Southwest Community Church. The applicant proposes to rezone the property from CTY RUR to the M-2 (General Industrial) District.

2. History:

The subject property is the location of the former Southwest Community Church, which was constructed in 1999. The 4,000 square foot building is proposed to remain on the property, in addition to a newly proposed 14,000 square foot building located on the eastern end of the existing parking lot. A related application requesting a special use permit for *Animal Care – Indoor or Outdoor Kennel* in the M-2 District is also on this agenda (SU20-0001).

The subject property was platted in 1996 as part of the M.G.A. Estates and was annexed in May 2020 (ANX20-0001).



Site Aerial – Outlined in Blue



Site Photo – Looking east from Lone Elm Road

3. Property Owner Notice:

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property over 20 days prior to the public hearing.

The applicant held a neighborhood meeting on May 18, 2020, which no neighbors attended. Notice of the neighborhood meeting was mailed to all property owners within 500 feet of the subject property in accordance with UDO requirements and staff has not received any correspondence regarding this proposed rezoning.

4. Zoning Requirements:

- a. **Land Use** – The applicant proposes to rezone this property from CTY RUR (County Rural) to the M-2 (General Industrial) District. The proposed zoning is consistent with the surrounding zoning, as the adjacent lot to the south is currently zoned M-2, in addition to the TVH Industrial Park also located south of the subject property. The property to the north of the subject site is zoned C-O (Office) and consists of Mission Life Church and associated buildings used for gathering and event space.
- b. **Building Height** – Building heights within the M-2 District are limited to 55' in height. The proposed building is 21' tall at its highest point and the existing building is approximately 18' tall, meeting the requirements of the UDO.
- c. **Setbacks/Open Space** – Table 1, below, lists the required dimensional standards for the M-2 District and those proposed for the development.

Table 1: Setbacks	UDO Requirement (minimum)	Proposed Plan
<i>Front Yard</i>	30' from property line	129.8' from property line
<i>Side Yard</i>	10' from property line	60.8' from property line
<i>Rear Yard</i>	10' from the property line	789' from property line
<i>Parking/Paving</i>	30' from right-of-way/10' from property line	200' from right-of-way
<i>Open Space</i>	15% of site area	84% of site area

5. Development Requirements:

- a. **Access/Streets** – One existing driveway provides access to the southern portion of the site from Lone Elm Road which is not proposed to change. A 5' sidewalk is being constructed from Lone Elm Road to the existing building.
- b. **Landscaping** – The property is currently landscaped and the applicant has provided additional landscaping exceeding the current requirements of the UDO by providing

additional evergreen trees along the northern property line to further screen from the adjacent use to the north. A Type 1 Buffer is provided on the eastern property line, and additional plantings are provided on the southern property line to supplement the existing landscaping to meet the Type 1 Buffer requirements. Foundation plantings are provided along facades facing the parking lot, and an existing row of trees provides screening of the parking lot from the right-of-way. The applicant is also proposing plantings along long expanses of fence, per UDO requirements.

- c. **Public Utilities** – The property is within the Olathe sewer and WaterOne service areas.
- d. **Stormwater/Detention** – Existing Stormwater detention is located on the northwest corner of the property. The basin will be modified to meet current requirements for extended dry detention basins and is subject to Title 17 requirements.

6. Site Design and Building Design Standards:

The proposed development must follow Site Design Category 6 requirements (UDO 18.15.130), which address drainage features, landscape buffers, and parking pod sizes to ensure that the site is compatible with the General Industrial District requirements and surrounding uses. Future development will also be subject to the Building Design Category for Industrial Buildings. The building design requirements consists of an emphasis on high-quality building materials, building articulation, and façade expression tools that elevate the character of the structure.

7. Land Use Analysis:

The future land use map of the Comprehensive Plan identifies the subject property as “Employment Center.” Staff is supportive of the proposed rezoning, as General Industrial is a higher intensity use that relies on an increased amount of indoor and outdoor space, which this 9.7 acre lot provides. The following are criteria for considering special use applications as listed in Unified Development Ordinance (UDO) Section 18.40.100.F:

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

The Comprehensive Plan designates the subject property as part of an Employment Center which allows for a variety of uses, including light industrial uses, and complementary retail and service uses, which should be carefully integrated with the surrounding employment area. The proposed parcel has been platted since 1996 as part of M.G.A. Estates, and a religious institution was previously located on this site. The proposed M-2 District zoning aligns with the Employment Center designation and promotes the goals of PlanOlathe by promoting the infill of vacant parcels and discouraging sprawl. The proposed zoning district also serves to “develop distinct employment districts to ensure Olathe’s strong and diversified economy.”

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 consists of commercial and industrial uses on large parcels. A large industrial building, the Frito Lay Warehouse, is located on the parcel immediately

south of the subject property and is a three-story tall concrete structure. Life Mission Church is located on the parcel north of the subject property and consists of multiple structures/assembly spaces and large parking areas. To the east of the subject property is the Olathe District Activity Center, a sports and recreation facility consisting of football, soccer, baseball and softball fields.

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

The proposed development is consistent with the zoning of nearby properties and surrounding uses. The surrounding land uses range from outdoor athletic uses to the east (zoned AG – Agricultural), civic assembly uses to the north (zoned C-O – Office), and trucking/warehousing uses to the south (zoned M-2 – General Industrial). There are existing residences to the southwest, across Lone Elm Road. These single-family residences are situated on multi-acre lots with farmland (zoned RUR – County Rural) and are setback significantly from the roadway.

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

The M-2 (General Industrial) District permits more intensive uses than the existing CTY RUR zoning district, permitting uses such as warehousing, office, automobile, product assembly, and construction type uses. A number of additional uses require approval of a special use permit before being permitted in this district. The City requires that parcels zoned under county zoning obtain city zoning to an appropriate district prior to redevelopment of a site. The zoning of this property to the M-2 District provides a continuation of the zoning established immediately to the south and to the east of the Olathe Activity Center.

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

The subject property is currently zoned CTY RUR (County Rural) and the Southwest Community Church was constructed on the property in 1999 but is not currently in use on this site.

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

The proposed development is not anticipated to detrimentally affect nearby properties as it is a continuation of the M-2 zoning district established immediately to the south. The existing church located on the parcel to the north is located a reasonable distance from the subject property and will be screened at the property line with landscaping beyond the requirements of the UDO.

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

The proposed rezoning will not substantially harm the value of nearby properties, which consist of higher intensity industrial uses to the south, farmland to the west, religious assembly to the north and outdoor athletics the east. Landscaping buffers will be provided along property lines to screen from the adjacent uses and mitigate noise.

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 use will not adversely affect the capacity or safety of the roadway network. Lone Elm Road is a high capacity arterial roadway. The proposed use will likely result in fewer trips taking place at a specific time than the previous use on the site, that of a religious institution. The proposed application is reducing the total number of parking spaces that currently exist on site.

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

Staff is not aware of any potential for unlawful levels of air, water or noise pollution with the proposed development. The proposed development is be subject to all local, state, and federal environmental regulations.

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

Zoning of this property will allow for development of a new commercial business here which will generate additional sales tax revenue.

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.

The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the related special use permit (SU20-0001) were denied, the parcel would remain abandoned, causing a hardship for the property owner. City staff and the applicant agree the rezoning offers an improved use of the property and service to the community, while providing consistency with surrounding properties.

8. Staff Recommendation:

Staff recommends approval of the rezoning and preliminary site development plan (RZ20-0004) with the following stipulations:

A. Staff recommends approval of RZ20-0004 for the following reasons:

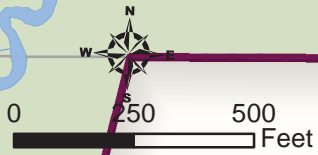
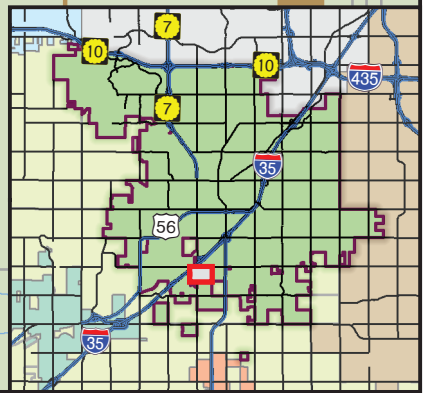
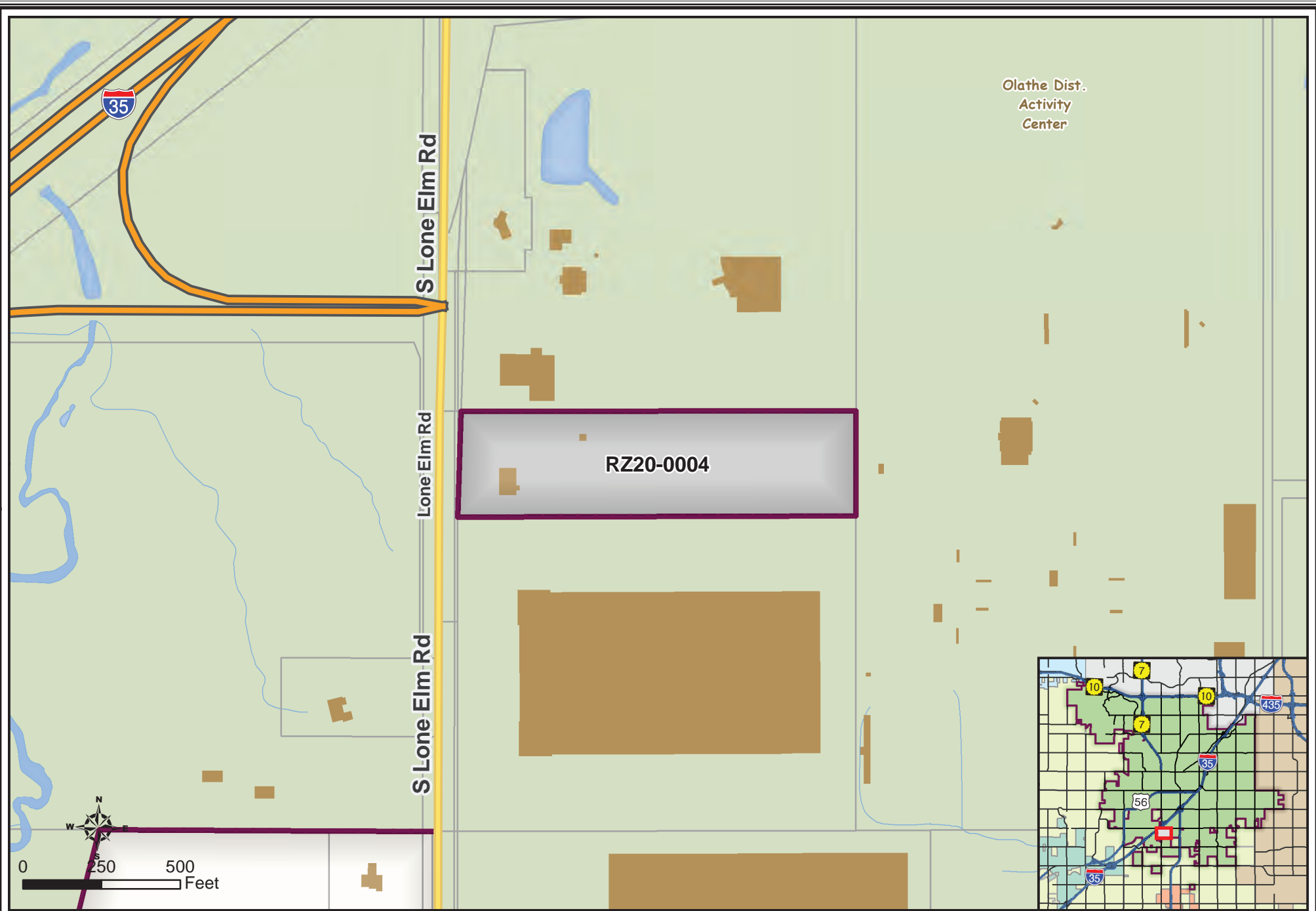
1. The proposed development complies with the policies and goals of the *Comprehensive Plan*.

Principle LUCC-6: Discourage Sprawl. “Discourage “leap-frog” or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas.”

ES-4: Employment Areas as Districts. “Develop distinct employment districts to ensure Olathe’s strong and diversified economy.”

2. The requested rezoning to the M-2 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.

- B. Staff recommends approval of the rezoning to the M-2 District as presented with no stipulations.
- C. The following stipulations apply to the preliminary site development plan:
 - 1. A final site development plan must be approved prior to building permit submittal.
 - 2. Building standards for new structures on site must comply with the Industrial Building requirements of UDO Section 18.15.020.
 - 3. As required by the UDO, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building.
 - 4. All new on-site wiring and cables shall be placed underground.
 - 5. At the time of Final Development Plan, the proposed building must either provide an automatic fire sprinkler system or alterations to the access roads in order to resolve the fire access deficiency.



User: JaredMD
Date: 06/02/2020

K-9 ACRES
RZ20-0004







Professional Engineer, State of Kansas
No. 200533
David Finn
www.davidfinn.com

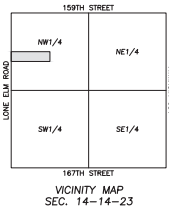
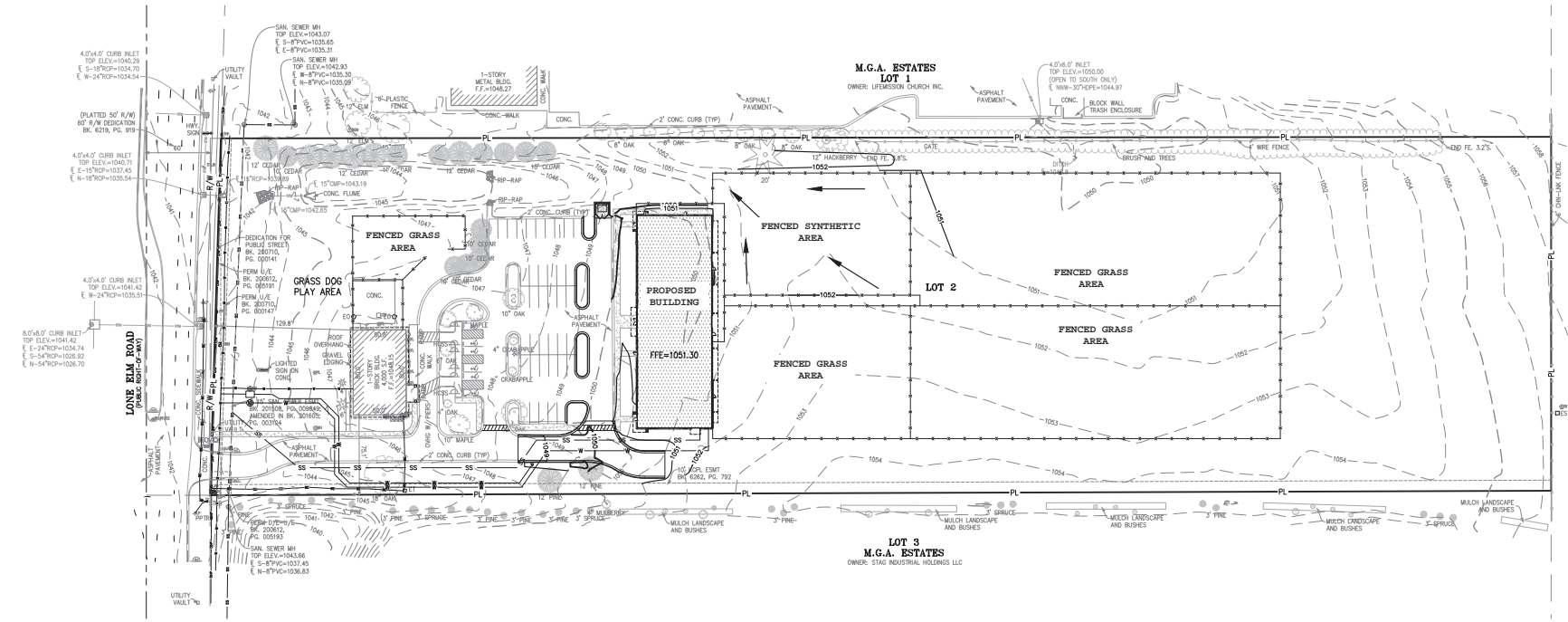


GRADING PLAN

K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	REVISIONS
200533	5/17/23	DAVID FINN	REVISION FOR PLANNING COMMENTS
200533	5/17/23	DAVID FINN	REVISION FOR PLANNING COMMENTS
200533	5/17/23	DAVID FINN	REVISION FOR PLANNING COMMENTS
200533	5/17/23	DAVID FINN	REVISION FOR PLANNING COMMENTS
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200533	5/17/23	DAVID FINN	REVISION FOR PLANNING COMMENTS
200533	5/17/23	DAVID FINN	REVISION FOR PLANNING COMMENTS

SHEET
C2



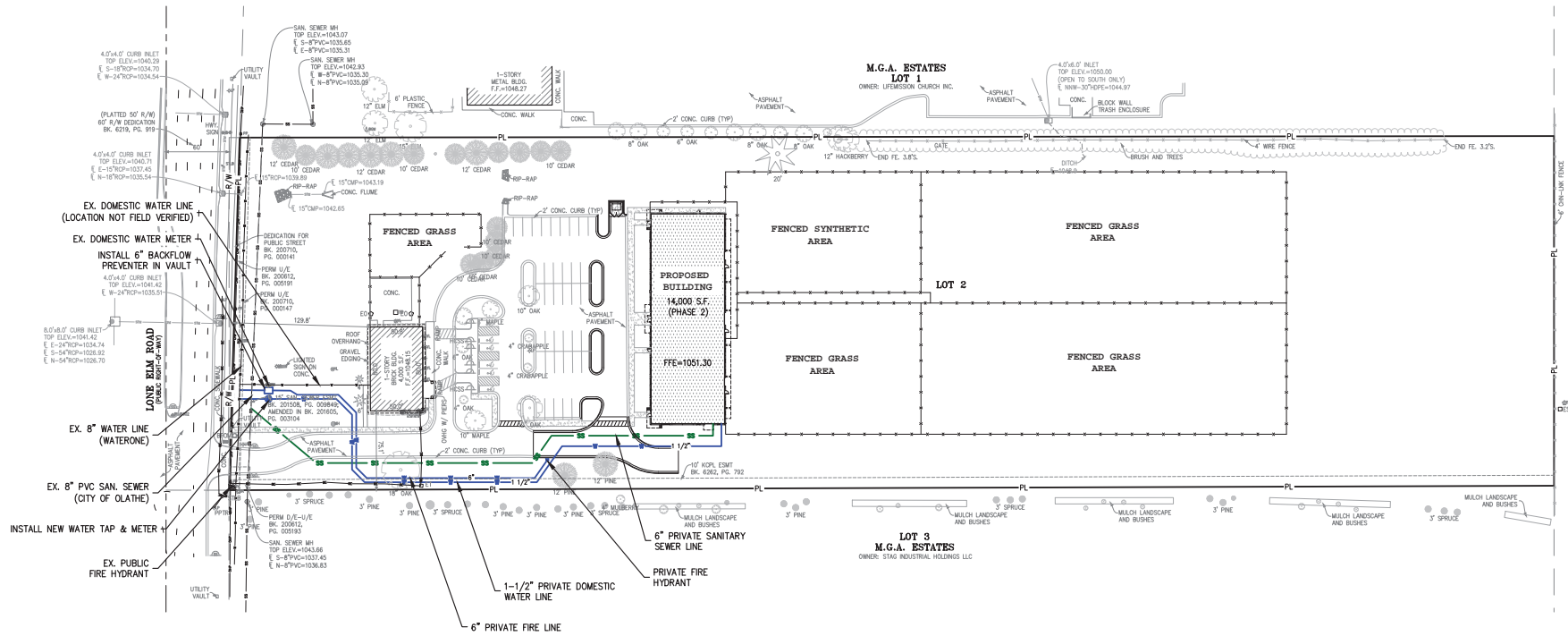
FLOOD NOTE:
THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200713, MAP NO. 2009070100, DATED AUGUST 3, 2009.

BENCHMARK:
VERTICAL DATUM = NAVD83 BASED ON THE AS-BUILT SANITARY SEWER LINE THROUGH PROPERTY.
1. SET 1" CUT ON SOUTH END OF ISLAND IN CENTER OF LONE ELM ROAD ADJACENT TO PROPERTY. ELEVATION = 1042.92

- LEGEND**
- PL PROPERTY LINE
 - LL LOT LINE
 - R/W RIGHT-OF-WAY
 - 2' CURB & GUTTER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - LG LG UP OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - P TOP OF PAVEMENT
 - TE TOP OF STRUCTURE
 - GR GROUND ELEVATION
 - BS BOTTOM OF STEPS
 - TS TOP OF STEPS
 - BW BOTTOM OF WALL
 - TW TOP OF WALL
 - EXISTING STORM SEWER
 - PROPOSED STORM PIPE
 - PROPOSED WET CURB & GUTTER
 - PROPOSED DRY CURB & GUTTER
 - PROPOSED RETAINING WALL

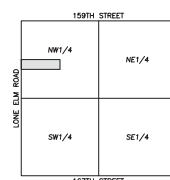


Know what's below.
Call before you dig.



LEGEND

- | | |
|--------------|-------------------------------------|
| — PL — | PROPERTY LINE |
| — LL — | LOT LINE |
| — R/W — | RIGHT-OF-WAY |
| — CTV — | EXISTING CABLE TELEVISION LINE |
| — FO — | EXISTING FIBER OPTIC LINE |
| — G — | EXISTING GAS LINE |
| — BE — | EXISTING BURIED ELECTRIC LINE |
| — OHP — | EXISTING OVERHEAD POWER LINE |
| — TEL — | EXISTING OVERHEAD TELEPHONE LINE |
| — SS — | EXISTING SANITARY SEWER LINE |
| — 24" OF — | EXISTING STORM SEWER LINE (8" SIZE) |
| — TEL — | EXISTING BURIED TELEPHONE LINE |
| — W — | EXISTING WATER LINE (8" SIZE) |
| — CTV — | PROPOSED CABLE TELEVISION LINE |
| — FO — | PROPOSED FIBER OPTIC LINE |
| — G — | PROPOSED GAS LINE |
| — BE — | PROPOSED BURIED ELECTRIC LINE |
| — SS — | PROPOSED SANITARY SEWER LINE |
| — OHP — | PROPOSED OVERHEAD POWER LINE |
| — STW — 6" — | PROPOSED STORM SEWER LINE (6" SIZE) |
| — ST — 6" — | PROPOSED STORM SEWER LINE (8" SIZE) |
| — W — 6" — | PROPOSED WATER LINE (6" SIZE) |
| — W — 8" — | PROPOSED WATER LINE (8" SIZE) |
| — ST — 6" — | PROPOSED ROAD DRAIN (6" SIZE) |

VICINITY MAP
SEC. 14-14-23

SCALE: 1"=50'

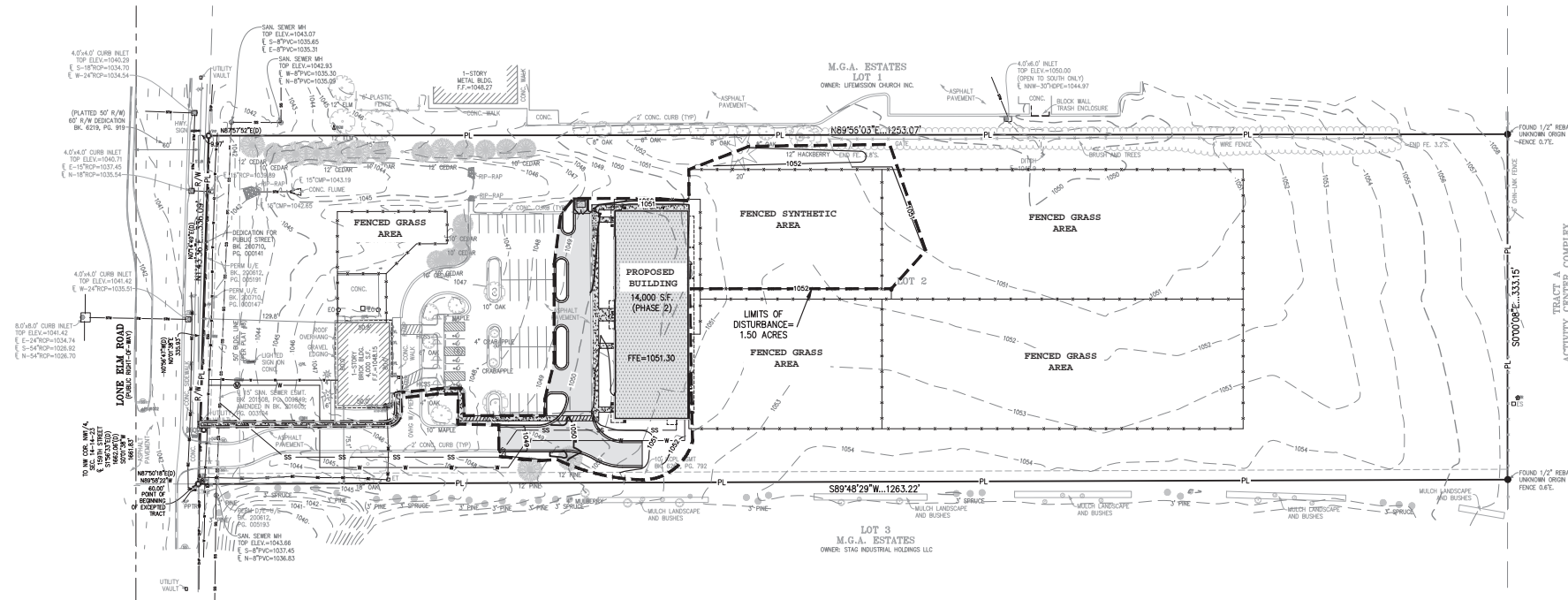


Know what's below.
Call before you dig.

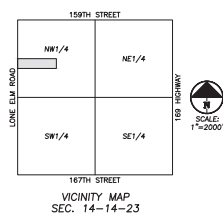
PROPOSED CONDITIONS MAP
K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO. 200353	No.	Date	Revisions:	By	App.
DATE: 4-20-2001 DRAWING: SH-1	1	05-14-20	Revised per Planning Comments	SNH	DAF
ORDERED: DRAFT APPROVED: JDC					
DATE OF ORDER: 4-20-01					
DATE OF APPROVAL: 4-20-01					
DATE OF ORDER: 4-20-01					
DATE OF APPROVAL: 4-20-01					
DATE OF ORDER: 4-20-01					
DATE OF APPROVAL: 4-20-01					

SHEET
A2






PROPOSED IMPERVIOUS AREA = 0.63 ACRES



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.

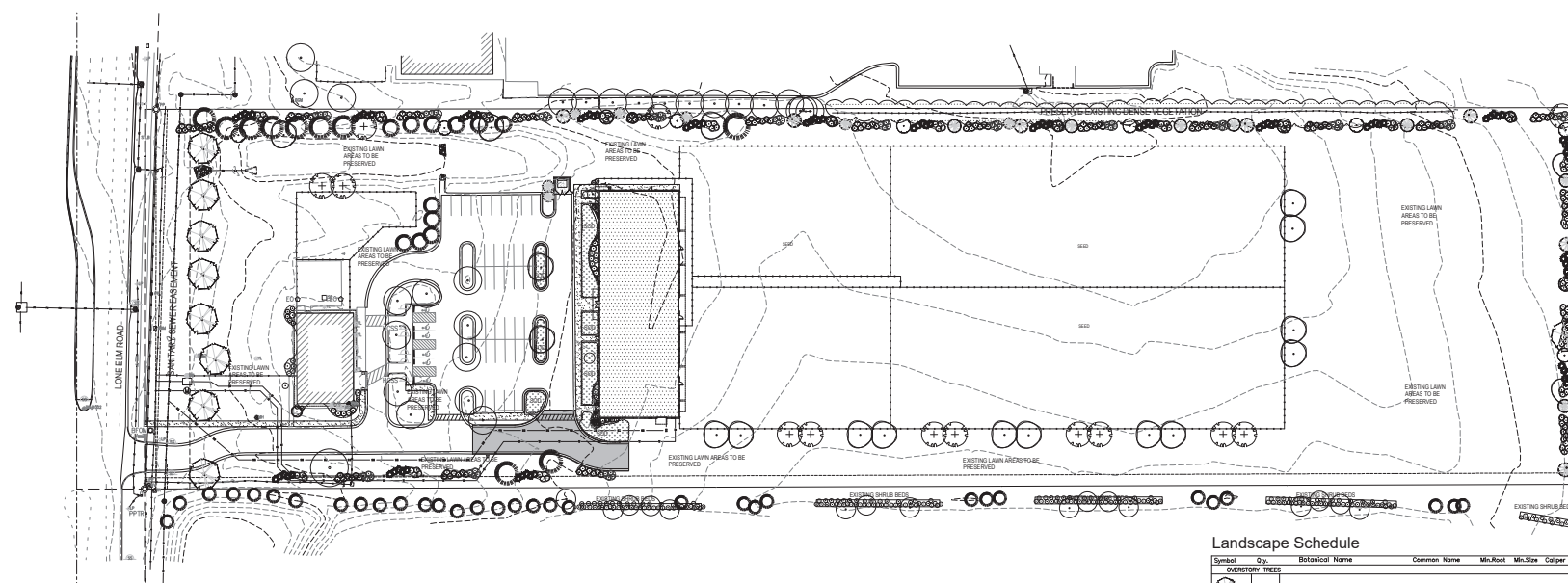
LEGEND

- | | |
|---|-----------------------|
| — PL — | PROPERTY LINE |
| — LOT LINE — | LOT LINE |
| — R/W — | RIGHT-OF-WAY |
|  | IMPERVIOUS |
|  | OPEN SPACE |
|  | LIMITS OF DISTURBANCE |



SCALE: 1"=50'

TOTAL LOT = 420,888 S.F. (9.66 ACRES)
IMPERVIOUS = 87,281 S.F. (2.00 ACRES)
OPEN SPACE = 333,607 S.F. (7.66 ACRES)



LANDSCAPE PLAN

M-2 Zoning Landscape Calculations

STREET TREE REQUIREMENTS:
One tree per 40 feet public or private street frontage (minus intersecting driveways)
311 LP along Lone Elm Road
8 Street trees required
8 Street trees provided
Requirements Met

BUFFER LANDSCAPING:
M-1 adjacent to M-1, M-2, C-2, buffer landscape requirements (North and South Boundary):
Minimum buffer width: 10R - TYPE 1 Buffer required.
(1 Deciduous Shade Tree, 1 Ornamental tree, 1 evergreen tree, 20 shrubs, per 100 linear feet)

Linear feet along North edge of site: 1253 LF (extensive existing vegetation to be preserved)
Deciduous trees required: 13
Existing Deciduous trees provided: 13
Evergreen trees required: 13
Existing Evergreen trees provided: 13
Additional Evergreen trees provided above requirements.

Linear feet along East edge of site: 331 LF
Deciduous trees required: 3
Existing Deciduous trees provided: 3
Evergreen trees required: 3
Existing Evergreen trees provided: 3
Requirements Met

Linear feet along South edge of site: 1263 LF (Partial Type 1 buffer already existing)
Deciduous trees required: 13
Existing Deciduous trees provided: 13
Evergreen trees required: 13
Existing Evergreen trees provided: 13
Requirements Met

INTERIOR PARKING REQUIREMENTS:
One (1) shade tree shall be provided for every parking and vehicular use landscape island.
Requirement Met

BUILDING FOUNDATION PLANTINGS:
Along any building facade or foundation that fronts upon a public right-of-way or a parking lot provided for the building, landscape areas shall be provided equivalent to a minimum of twenty-five (25) percent of each building facade or foundation.
Requirement Met

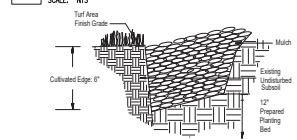
Planting Notes

- Location of all existing utilities needs to be done before commencing work.
 - The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3' from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2' from paved edge.
 - Mulch all planting beds areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
 - Note: If plants are not labeled - they are existing and shall remain.
 - In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City.
 - All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.
 - No trees may be planted within 15 feet of a street light.
 - Landscape areas must contain 50% living material.
 - Building facade and foundation landscape areas must be irrigated.
- Materials:**
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting beds areas shall be free of all other foreign substances.
- Installation:**
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Groundcover or Shrub Pit	Plant Quantities Per Square Foot
10"	Square Feet x .50
12"	Square Feet x .44
18"	Square Feet x .30
30"	Square Feet x .16
36"	Square Feet x .11

NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS NOTED ON PLANS.

GROUNDCOVER/SHRUB DETAIL



CULTIVATED EDGE DETAIL

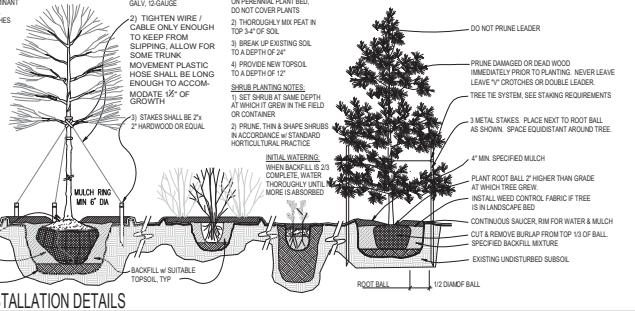
SCALE: NTS

TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE THE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- APPLY 4" W/ WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK.
- EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
- REMOVE ALL TRUNK ROOTS, WIRE, AND BURGLAR FROM THE UPPER 1/3 OF ROOT BALL. REMOVE IRON BASKETS.
- PLACE ALL ROOT BALLS ON TOP OF EXCAVATED OR TAMPED SOIL, TYPE.

PLANTING INSTALLATION DETAILS

SCALE: NTS



Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
DECIDUOUS TREES							
13	8	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust	2.5"	6"	1/4"	min. clear, ground to canopy
13	8	Platanus x acerifolia	London Plane Tree	2.5"	6"	1/4"	min. clear, ground to canopy
13	8	Acer x fraxinifolius "Seminole"	Pacific Sweet Maple	2.5"	6"	1/4"	min. clear, ground to canopy
EVERGREEN TREES							
7	7	Juniperus chinensis "Savoy"	Horizontal Juniper	6"	18"	1/4"	symmetrical pyramidal form
7	7	Chamaecyparis nortoniensis "Pencil"	Weeping Alaska Cedar	6"	18"	1/4"	symmetrical pyramidal form
7	7	Picea canadensis	Norway Spruce	6"	18"	1/4"	symmetrical pyramidal form
ORNAMENTAL TREES							
11	3	Cercis canadensis	Eastern Redbud	1.5"	6"	1/4"	
3	3	Cornus florida "Cloud Nine"	Cloud 9 Dogwood	1.5"	6"	1/4"	
6	6	Betula papyrifera var. japonica "Whisper"	Whisper River Birch	2"	5"	1/4"	min. clear
DECIDUOUS SHRUBS/GRASSES							
24	24	Liriodendron tulipifera "Variegated"	Variegated Yellow	1	1	1/4"	Plant @ 18" O.C.
71	71	Eurythoe distans "Compacta"	Dwarf Burning Bush	3	3	1/4"	Plant @ 3' O.C.
2	2	Hydrangea paniculata "Dolby Fire"	Little Quick Fire Hydrangea	3	3	1/4"	Plant @ 4' O.C.
42	42	Hydrangea x 'Tendril'	Blooming Purple Vine	5	5	1/4"	Plant @ 5' O.C.
EVERGREEN SHRUBS							
142	142	Juniperus chinensis "Sea Green"	Sea Green Juniper	3	3	1/4"	Plant @ 4' O.C.
14	14	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3	3	1/4"	Plant @ 4' O.C.
93	93	Taxus x media "Hicksii"	Hicks Yew	5"	5"	1/4"	Symmetrical pyramidal form
SPRING-BLOOMING PLANTS							
3	3	Juniperus horizontalis "Wilton"	Blue Rug Juniper	1	1	1/4"	Plant @ 24" O.C.
EXISTING TREES/SHRUBS TO BE PRESERVED							
EXISTING TREES/SHRUBS TO BE REMOVED							
LAWN AREAS							
SOO	SOO	SOO SHALL BE TALL FESCUE MIXTURE, AS PRODUCED BY MEMBERS OF THE TURF PRODUCERS ASSOC.					
SEED	SEED	SEED SHALL BE TALL FESCUE MIXTURE, AS PRODUCED BY MEMBERS OF THE TURF PRODUCERS ASSOC.					

STAKING REQUIREMENTS:
1) WIRE / CABLE SHALL BE GALV. 12 GAUGE
2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH
3) STAKES SHALL BE 2" x 4" HARDWOOD OR EQUAL

PERSONAL PLANTING NOTES:
1) APPLY 2" W/ BED OF MULCH ON PERSONAL PLANT BED. DO NOT COVER PLANTS
2) THOROUGHLY MIX PEAT IN TOP 1/4" OF SOIL
3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"
5) SET DRIBBLES TO SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
6) PRUNE, TRIM & SHAPE SHRUBS IN ACCORDANCE W/ STANDARDS FOR TOPSOIL PRACTICE
7) INITIAL WATERING: WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL MOISTENED
8) PLANT ROOT BALL 2" HIGHER THAN GRADE AT WHICH TREE GREW. INSTALL NEED CONTROL FABRIC IF TREE IS IN LANDSCAPE BED
9) CONTINUOUS SAUCER, RIM FOR WATER & MULCH CUT & REMOVE BURLAP FROM TOP 1/3 OF BALL. SPECIFIED BACKFILL MIXTURE. EXISTING UNDISTURBED SUBSOIL

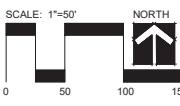
MEIER
LANDSCAPE
ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817



CLIENT
Brandon and Danette
Sutherland
14665 S CAENEN LN
Overland Park, KS 66062

In association with:
David Caton
KC Elite Dog Training

PROJECT
K-9 Acres
Property Masterplan
16129 Lone Elm Road
Olathe, Kansas



Date: 5.15.2020
Project #: 593
Layout Plan

L1

CITY OF OLATHE

Property Owner Notification Letter

Case No. RZ20-0004

Dear Property Owner:

This is to notify you that a public hearing will be held at the Olathe City Hall Council Meeting Room at 100 E. Santa Fe, Olathe, Kansas, to consider a **rezoning** request from RUR (present zoning) to M2 (proposed zoning), ~~or a Zoning Amendment for~~ _____ District (present zoning) on the following described tract of land:

Legal Description:
Lengthy, See Attached.

General Location: 16129 Lone Elm Rd (See general location map attached)

A public hearing will be held to consider the rezoning request for the above-described tract at 7:00 PM on June 8, 2020. Any interested persons or property owners are invited to attend. Due to the COVID-19 pandemic, the City of Olathe continues to follow social distancing and recommendations from the State and Johnson County, therefore additional means of meeting participation may be provided through interactive communication methods, such as Zoom. Please refer to the City of Olathe Planning Division website (<https://www.olatheks.org/government/planning>) for updates and latest news on the meeting format. You may also call the Planning Division at 913-971-8750.

Information regarding this rezoning application is available in the Planning Division located at City Hall, at 913-917-8750, through email at PlanningContact@Olatheks.org, or you may contact Judd Claussen at Phelps Engineering at the contact information below for additional information regarding this rezoning request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition with the City Clerk. If valid protest petitions are received from property owners of twenty (20) percent of the land within the notification area, exclusive of the public right-of-way, a three- quarters ($\frac{3}{4}$) vote of the City Council is required to approve this rezoning request.

Copies of the protest petitions are available from the Planning Division or City Clerk office at 913-971 8521 or CCO@Olatheks.org.

Respectfully,

Judd D. Claussen, P.E.

Applicant (or Owner or Agent)
jclaussen@phelpsengineering.com
PHONE: 913-393-1155
ADDRESS: 1270 N Winchester
CITY: Olathe
STATE: KS
ZIP: 66061



May 5, 2020

Re: **Neighborhood Meeting for K-9 Acres project**

16129 Lone Elm Rd, Olathe, Kansas

Rezoning case # RZ20-0004

Special Use permit case # SU20-0001

Dear Neighbor,

On behalf of our client, Emerald Properties, LLC., I would like to invite you to an informational meeting that we are hosting for our neighbors regarding the development on the above referenced property. Due to the COVID-19 Pandemic, this meeting will be held via a virtual online meeting. Below is the information to attend:

Meeting Date/Time:	Monday May 18 at 5:30 pm.
Website:	https://zoom.us/join
Meeting ID:	856 0818 3958
Password:	Olathe
Phone call in option:	(312) 626 6799 - for use only if not using computer audio.

Our proposed project consists of remodeling the existing church building and re-purposing the building for a canine facility where training, day-care, boarding, and veterinary services will be provided for canines. A new building will be constructed east of the existing parking lot, and play/training fields will be located on the eastern portion of the property. A copy of the proposed site plan and building elevation is attached for reference. We have filed rezoning and special use permit applications with the City for their approval and we are excited to share this information with you and answer any questions you may have.

An upcoming Planning Commission public hearing will be held at the City of Olathe City Hall at 7 pm, June 8, 2020. The public is invited to attend and will be able to speak.

Please feel free to attend this meeting for an opportunity to learn more about the project and discuss any questions you might have. If you are not able to be on the virtual meeting, please contact me and I will be happy to answer any questions you may have.

Sincerely,

Judd D. Claussen, P.E.

Phelps Engineering, Inc.,

Jclaussen@phelpsengineering.com

Encl: Site plan, building elevation.

PHELPS ENGINEERING, INC.

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



Date: May 18, 2020

Meeting Date: May 18, 2020 at 5:30 PM

Location of Meeting: Zoom online meeting (see attached invite letter)

Project: K-9 Acres

Project/File No.: 200353

Neighborhood Attendees: None.

Development Team: Brandon Sutherland – Emerald Properties
Jason Meier – Meier Consulting – Landscape Architect
Judd Claussen – Phelps Engineering
Daniel Finn – Phelps Engineering
Powell Minnis – Davidson Architects & Engineers

Copy: Olathe Planning Department

-
1. Development team called / logged in at meeting time. After approximately 20 minutes, there had been no neighbors that called or logged into the meeting. Meeting ended approximately 5:50 pm.



Planning Division

STAFF REPORT

Planning Commission Meeting: June 8, 2020

Application:	<u>SU20-0001</u>: Preliminary Development Plan and Special Use Permit for <i>Animal Care – Indoor or Outdoor Kennel</i>, K-9 Acres		
Location:	16129 Lone Elm Road		
Owner:	Jerry Bain, Lone Elm Ventures, LLC		
Applicant:	Brandon Sutherland, Emerald Properties, LLC		
Engineer:	Judd Claussen, P.E., Phelps Engineering		
Staff Contact:	Jessica Schuller, AICP, Senior Planner		

Site Area:	<u>9.7± acres</u>	Existing Building Area:	<u>4,000 sq.ft.</u>
Current Zoning:	<u>CTY RUR (County Rural)</u>	Proposed Total Building Area:	<u>18,000 sq.ft.</u>
Proposed Zoning:	<u>M-2 (General Industrial)</u>	Plat:	<u>M.G.A. Estates</u>

1. Comments:

The applicant is requesting a special use permit for K-9 Acres, a dog training and boarding facility with an associated veterinary clinic. The Unified Development Ordinance (UDO) requires a special use permit for this use category which is classified as an *Animal Care – Indoor or Outdoor Kennel*, in the M-2 (General Industrial) District.

The proposed facility includes multiple outdoor grass play areas, turf play areas, an indoor training and kennel facility, and an associated veterinary clinic. The project will be phased, with the remodel of an existing building taking place in Phase 1, and the construction of a new building and fenced areas east of the new building taking place in Phase 2. A related application is on this agenda for a rezoning and revised preliminary site development plan (RZ20-0004). Zoning to the M-2 district is required for consideration of this special use permit. If case RZ20-0004 is not approved, this special use permit cannot be recommended for approval.

2. History:

The subject property was the previous location of Southwest Community Church, which was constructed in 1999. The 4,000 square foot church building is proposed to remain on the property, to be used for veterinary services, in addition to a proposed 14,000 square foot training/kennel facility. The property is currently zoned CTY RUR (County Rural); a

related application to rezone the property to M-2 (General Industrial) is on this agenda (RZ20-0004).

The subject property was platted in 1996 as part of the M.G.A. Estates and was annexed in May 2020 (ANX20-0001).



Site Aerial – Outlined in Blue



Site Photo – Looking east from Lone Elm Road

3. Property Owner Notice:

The applicant held a neighborhood meeting on May 18, 2020, which no neighbors attended. Notice of the neighborhood meeting was mailed to all property owners within 500 feet of the subject property in accordance with UDO requirements and staff has not received any correspondence regarding this proposed special use.

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property over 20 days prior to the public hearing.

4. Zoning Requirements:

- a. **Land Use** – The proposed primary land use of *Animal Care – Indoor or Outdoor Kennel* for this development requires approval of a special use permit and is consistent with uses permitted within the M-2 District. *Animal Care – Indoor or Outdoor Kennel* is the primary use and is permitted with approval of a special use permit.
- b. **Building Height** – Building heights within the M-2 District are limited to 55' in height. The proposed building is 21' tall at its highest point, and the existing building is approximately 18' tall, meeting the requirements of the UDO.
- c. **Setbacks/Open Space** – Table 1, below, lists the required dimensional standards for the M-2 District and those proposed for the development.

Table 1: Setbacks	UDO Requirement (minimum)	Proposed Plan
<i>Front Yard</i>	30' from property line	129.8' from property line
<i>Side Yard</i>	10' from property line	60.8' from property line
<i>Rear Yard</i>	10' from the property line	789' from property line
<i>Parking/Paving</i>	30' from right-of-way/10' from property line	200' from right-of-way
<i>Open Space</i>	15% of site area	84% of site area

5. Development Requirements:

- a. **Access/Streets** – One existing driveway provides access to the southern end of the site from Lone Elm Road, which is not proposed to change. A 5' sidewalk is being constructed from Lone Elm Road to the southern side of the existing building.
- b. **Parking** – Per UDO requirements, parking is required at a minimum rate of one space per 1,500 square feet of building area, with no parking maximum. With 18,000 square feet of total building area, a minimum of 12 parking spaces are required. The

applicant proposes to reduce the number of parking spaces from the existing 69 to 45 spaces and will add additional landscape islands to endcap the parking rows.

- c. **Landscaping** –The applicant will provide additional landscaping exceeding the current requirements of the UDO with additional evergreen trees along the northern property line to further screen the proposed development from the adjacent site to the north. A Type 1 Buffer is provided on the eastern property line, and additional plantings are provided on the southern property line to supplement the existing landscaping in order to meet the Type 1 Buffer requirements. Foundation plantings are provided along facades facing the parking lot, and an existing row of trees provides screening of the parking lot from the Lone Elm Road right-of-way.

Preliminary plans identify locations and areas for proposed fencing. The details of the type of fencing and proposed screening will be finalized at the time of final development plan as the developer continues to collaborate with staff. The fences will be landscaped intermittently to break long expanses of fencing, as required by the UDO.

- d. **Public Utilities** – The property is in the Olathe sewer service and WaterOne service areas.
- e. **Stormwater/Detention** – Existing stormwater detention is located on the northwest corner of the property. The basin will be modified to meet current requirements for extended dry detention basins.

6. Site Design Standards:

The site is designated as Employment Center on the *PlanOlathe* Comprehensive Plan Future Land Use Map but is proposed to be rezoned to the M-2 District, therefore the proposed development is subject to **Site Design Category 6** (UDO 18.15.130). Table 2 below provides an analysis of the site design requirements.

Table 2. Composite Site Design (Category 6)	Design Requirements
<i>Parking Pod Size</i>	<p><i>The maximum number of parking stalls allowed in one parking pod is 320.</i></p> <p>The proposed plan has 45 parking spaces, meeting the requirements of the UDO.</p>
<i>Landscape Buffer Area</i>	<p><i>Buildings must be set back at least 50 feet from an adjoining arterial street or nonindustrial zoning district and landscaped with 70% permeable surfaces and 50% planted material.</i></p> <p>The property adjoins a nonindustrial zoning district to the north and east and an arterial street to the west. The building is setback approximately 73' from the northern property line, 790' from the east property line, and 130' feet from the arterial roadway; the site will be landscaped and sodded, meeting the requirements of the UDO.</p>

<i>Drainage Features</i>	<p><i>Open drainage and detention areas visible to the public shall be designed as an attractive amenity.</i></p> <p>The existing dry detention basin on site is maintained as landscaped open space or yard area, meeting the requirements of the UDO.</p>
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7. Building Design Standards:

The building is subject to building design standards for **Industrial Buildings** (UDO 18.15.020.G.10). Table 3, below, lists the requirements of the UDO, and the elements of the proposed design which meet these requirements.

Table 3: Building Design Standards	Design Requirements
	Proposed Design
<i>Building Entryway</i>	<p><i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>Entries are located at the corners and in the center of building and are defined with projecting canopies, meeting the requirements of the UDO.</p>
<i>Garage Doors</i>	<p><i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i></p> <p>No proposed garage doors face a local or collector street, meeting the requirements of the UDO.</p>
<i>Vertical Articulation</i>	<p><i>Each primary façade must provide vertical articulation every 50 linear feet of the façade.</i></p> <p>The parapet heights of the primary facade change by 4' across the front façade, creating variation in height at the building entrances located in the center and at both ends of the building, and meeting the requirements of the UDO.</p>
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 50 linear feet of the façade.</i></p> <p>Wall projections that are 4" deep and 24" wide are provided for the full height of the facade on both sides of the central building entrance, and on each end of the building near the corner entrances, meeting the requirements of the UDO.</p>
<i>Building Materials – Primary Facades</i>	<p><i>Each primary façade requires a minimum of 75% Class 1 & Class 2 materials and a minimum of 15% clear glass.</i></p> <p>The primary façade exceeds this minimum requirements. See Table 4, below, for building materials.</p>

<i>Building Materials – Secondary Facades</i>	<p><i>Each secondary façade requires a minimum of 40% Class 1, Class 2 and Class 3 materials.</i></p> <p>The secondary façade exceeds this minimum requirement. See Table 4, below, for building materials.</p>
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Proposed Building Materials

The proposed building will be constructed of architectural quality precast concrete panels with integral color in varying shades of gray, tan colored stone veneer, and gray colored genuine stucco. Glass is used on all facades, located around building entrances, and on the upper portions of the building. The standing seam metal roof is screened from the primary façade by the building parapet, which will also fully screen the rooftop mechanical units.

Table 4, below, lists the percentages of Class 1 and Class 2 materials used on each façade. A Class 3 material is used in the form of pre-cast concrete painted architectural panels, at 20% of the primary façade. A small percentage of metal trim (a Class 4 material) is also used throughout the building.

Table 4. Building Materials	Stone Veneer & Stucco (Class 1)	Clear Glass (Class 1)	Precast Concrete Panels (Class 1)	Metal Awning (Class 1)	Total (Class 1)
<i>Secondary Façade - North</i>	12%	3%	83%	0%	98%
<i>Secondary Façade - East</i>	0%	16%	52%	25%	93%
<i>Secondary Façade - South</i>	12%	3%	77%	3%	95%
<i>Primary Façade - West</i>	16%	17%	47%	0%	80%

The existing building on site is proposed to be repurposed as a veterinary clinic. The exterior of the building is proposed to remain as existing, with the exception of new paint colors to match the color scheme of the proposed building.

8. Employees/Operation:

K-9 Acres anticipates a maximum of 25 employees with a ratio of one employee per 15 dogs. The maximum dog capacity is 250 and there will be overnight staff to care for the dogs, and 24/7 emergency hours for the veterinarian office.

According to the applicant, normal hours of operation are daily, 6 a.m. – 8 p.m.

9. Time Limit:

According to UDO 18.40.100F.4, unless otherwise specified, Special Use Permits are approved for a five (5) year period. In this instance, the applicant's proposal meets all UDO requirements and there are no residential developments within 500 feet of the site. The applicant is requesting a 10 year Special Use Permit, which staff is supportive of.

10. Land Use Analysis:

The future land use map of the *Comprehensive Plan* identifies the subject property as "Employment Center." Staff is supportive of the proposed use, as *Animal Care – Indoor or Outdoor Kennel* is a higher intensity commercial/industrial use that relies on an increased amount of indoor and outdoor space. The potential for a higher level of noise creation is suitable for an employment center that is zoned for General Industrial uses. The following are criteria for considering special use applications as listed in *Unified Development Ordinance (UDO) Section 18.40.100.F*:

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

The Comprehensive Plan designates the subject property as part of an Employment Center which allows for a variety of uses, including light industrial uses, and complementary retail and service uses which should be carefully integrated with the surrounding employment area. The proposed use of *Animal Care – Indoor or Outdoor Kennel* is appropriate for the subject property as it is a commercial service-type use that is situated on a large lot and is well screened from adjacent uses.

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 consists of commercial and industrial uses on large parcels. A large industrial building, the Frito Lay Warehouse, is located on the parcel south of the subject property and is a three-story tall concrete structure. LifeMission Church is located on the parcel north of the property and consists of multiple structures/assembly spaces and large parking areas. The Olathe District Activity Center, a sports and recreation facility consisting of football, soccer, baseball and softball fields, is located to the east of the subject property.

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

The proposed development is consistent with the zoning of nearby properties and surrounding uses. The surrounding land uses range from sporting uses to the east

(zoned AG – Agricultural), assembly uses to the north (zoned C-O – Office) and trucking/warehousing uses to the south (zoned M-2 – General Industrial). There are existing residences to the west, across Lone Elm Road. These single-family residences are situated on multi-acre lots with farmland (zoned CTY RUR – County Rural) and are setback from the roadway. The proposed use of *Animal Care – Indoor or Outdoor Kennel* is in harmony with the surrounding uses as the uses are separated by large lots and exceed the minimum setbacks required in the UDO. The site is well buffered by landscaping and the style of the building is consistent with surrounding structures.

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

The proposed outdoor kennel use is not permitted within the existing CTY RUR zoning district, requiring a rezoning to develop the property as proposed. The proposed M-2 (General Industrial) District permits more intensive uses than the existing CTY RUR zoning district, permitting uses such as warehousing, office, automobile, product assembly, and construction type uses. The proposed use of *Animal Care – Indoor or Outdoor Kennel* is allowed in M-2 Districts with a special use permit. The special use permit ensures that adequate precautions are taken to assure compatibility with surrounding uses. The special use permit will be reconsidered by the Planning Commission upon its expiration, should the applicant wish to seek a renewal.

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

The subject property is currently zoned CTY RUR (County Rural) and was developed with the Southwest Community Church in 1999. The church, however, is not currently in use on this site.

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

The proposed development is not anticipated to detrimentally affect nearby properties. The proposed use may potentially produce a greater level of noise than standard commercial uses due to the outdoor kennel areas, but is located a suitable distance from adjacent property lines and buffered with landscaping; neighboring uses (sporting, assembly, and trucking) also have the potential to create increased levels of noise.

The UDO requires that outdoor kennels not be located closer than 40' to religious buildings. The proposed kennels are approximately 70' from the property line, and a greater distance to the religious buildings.

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

The proposed special use will not substantially harm the value of nearby properties, which consist of higher intensity industrial use to the south, farmland to the west, religious assembly to the north and outdoor athletic uses to the east. Landscaping buffers will be provided along property lines to screen the proposed kennel from the adjacent existing uses.

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 use will not adversely affect the capacity or safety of the roadway network. Lone Elm Road is a high capacity arterial roadway. The proposed use will likely result in fewer trips than the previous use on the site, that of a religious institution. The proposed application is also reducing the total number of parking spaces that currently exist from 69 to 45, which will provide adequate parking for the proposed use.

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

Staff is not aware of any potential for unlawful levels of air, water or noise pollution with the proposed development. The proposed development shall be subject to all local, state, and federal environmental regulations.

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

K-9 Acres has indicated that they anticipate hiring 25 employees and the new center will generate additional sales tax revenue.

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.

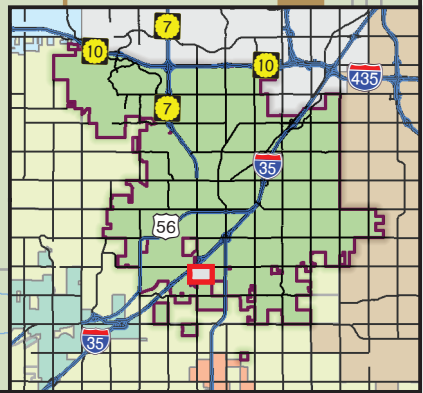
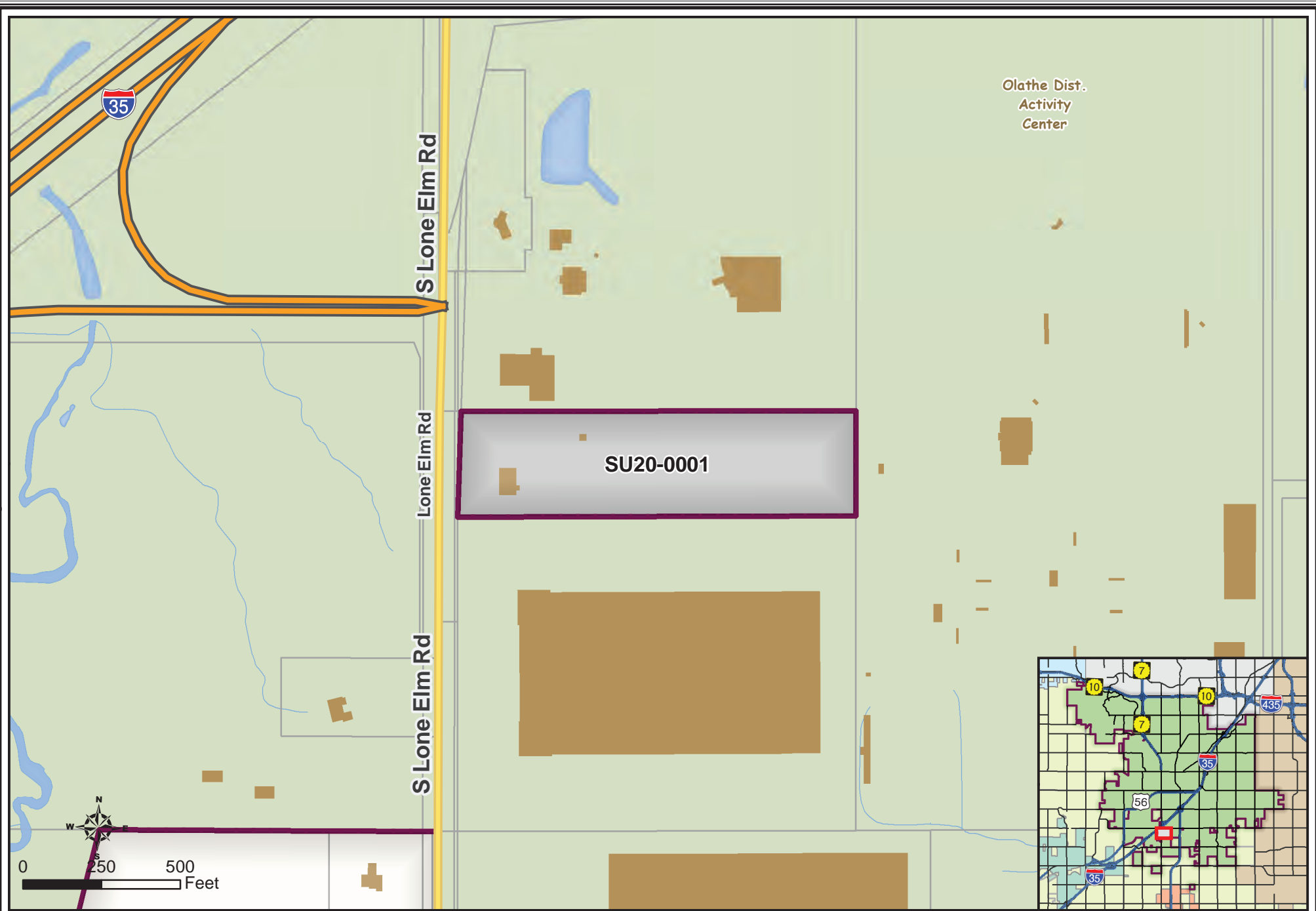
The proposed special use does not negatively impact public health, safety, or welfare as presented. If the special use permit were denied, the parcel would remain abandoned, causing a hardship for the property owner. City staff and the applicant agree the special use permit offers an improved use of the property and service to the community, while providing consistency with surrounding properties.

11. Staff Recommendation:

Staff recommends approval of the special use permit (SU20-0001) with the following stipulations:

- a. The special use permit for *Animal Care – Indoor or Outdoor Kennel* is approved for a ten (10) year period effective from the date of the Resolution.
- b. A final site development plan must be approved prior to issuance of a building permit.
- c. As required by the UDO, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building.
- d. All new on-site wiring and cables shall be placed underground.
- e. Details of the fencing of the outdoor enclosed dog areas, including landscaping details, shall be determined at the time of Final Site Development Plan.

- f. Additional architectural interest on the north and south facades will be provided by the applicant during Final Site Development Plan review.
- g. At the time of Final Site Development Plan, the proposed building must either provide an automatic fire sprinkler system or alterations to the access roads in order to resolve the fire access deficiency.



K-9 ACRES
SU20-0001



User: JaredMD
Date: 06/02/2020





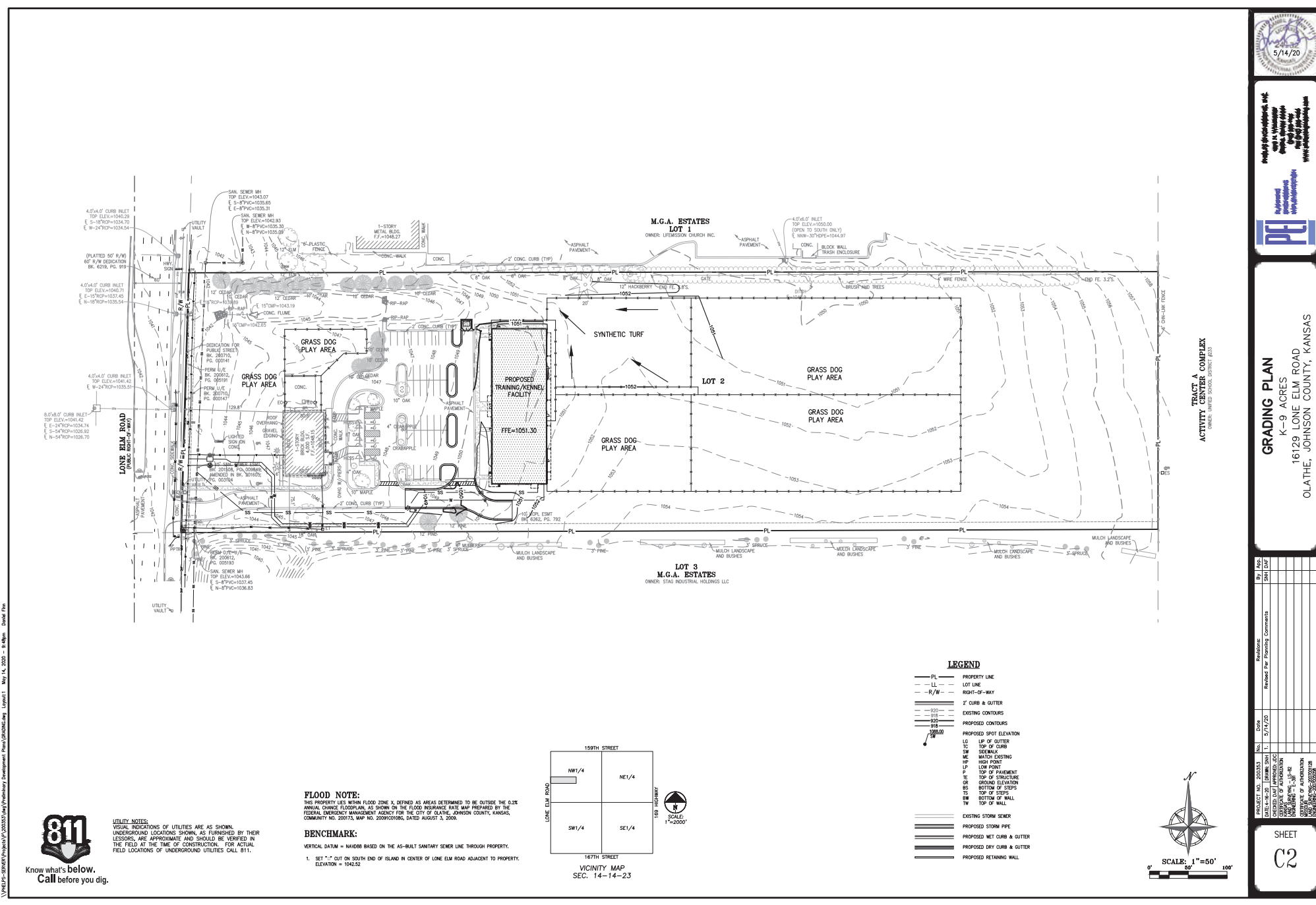
Professional Engineer, State of Kansas
No. 52437
Exp. 5/14/20



GRADING PLAN
K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

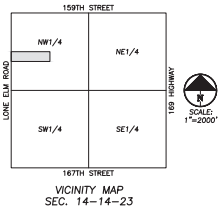
PROJECT NO.	DATE	BY	CHKD.	REVISIONS
200553	5/17/23	SWH	SWH	
1				Revised Per Planning Comments
2				
3				
4				
5				
6				
7				
8				
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10				

SHEET
C2



FLOOD NOTE:
THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 20073, MAP NO. 2009070100, DATED AUGUST 3, 2009.

BENCHMARK:
VERTICAL DATUM = NAVD83 BASED ON THE AS-BUILT SANITARY SEWER LINE THROUGH PROPERTY.
1. SET 1" CUT ON SOUTH END OF ISLAND IN CENTER OF LONE ELM ROAD ADJACENT TO PROPERTY. ELEVATION = 1042.52



- LEGEND**
- PL PROPERTY LINE
 - LL LOT LINE
 - R/W RIGHT-OF-WAY
 - 2' CURB & GUTTER
 - 2'-0" EXISTING CONTOURS
 - 2'-0" PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - LG LG OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - P TOP OF PAVEMENT
 - TE TOP OF STRUCTURE
 - GR GROUND ELEVATION
 - BS BOTTOM OF STEPS
 - TS TOP OF STEPS
 - BW BOTTOM OF WALL
 - TW TOP OF WALL
 - EXISTING STORM SEWER
 - PROPOSED STORM PIPE
 - PROPOSED WET CURB & GUTTER
 - PROPOSED DRY CURB & GUTTER
 - PROPOSED RETAINING WALL



Know what's below.
Call before you dig.



Professional Engineer, State of Kansas
License No. 5243
Date: 5/14/20

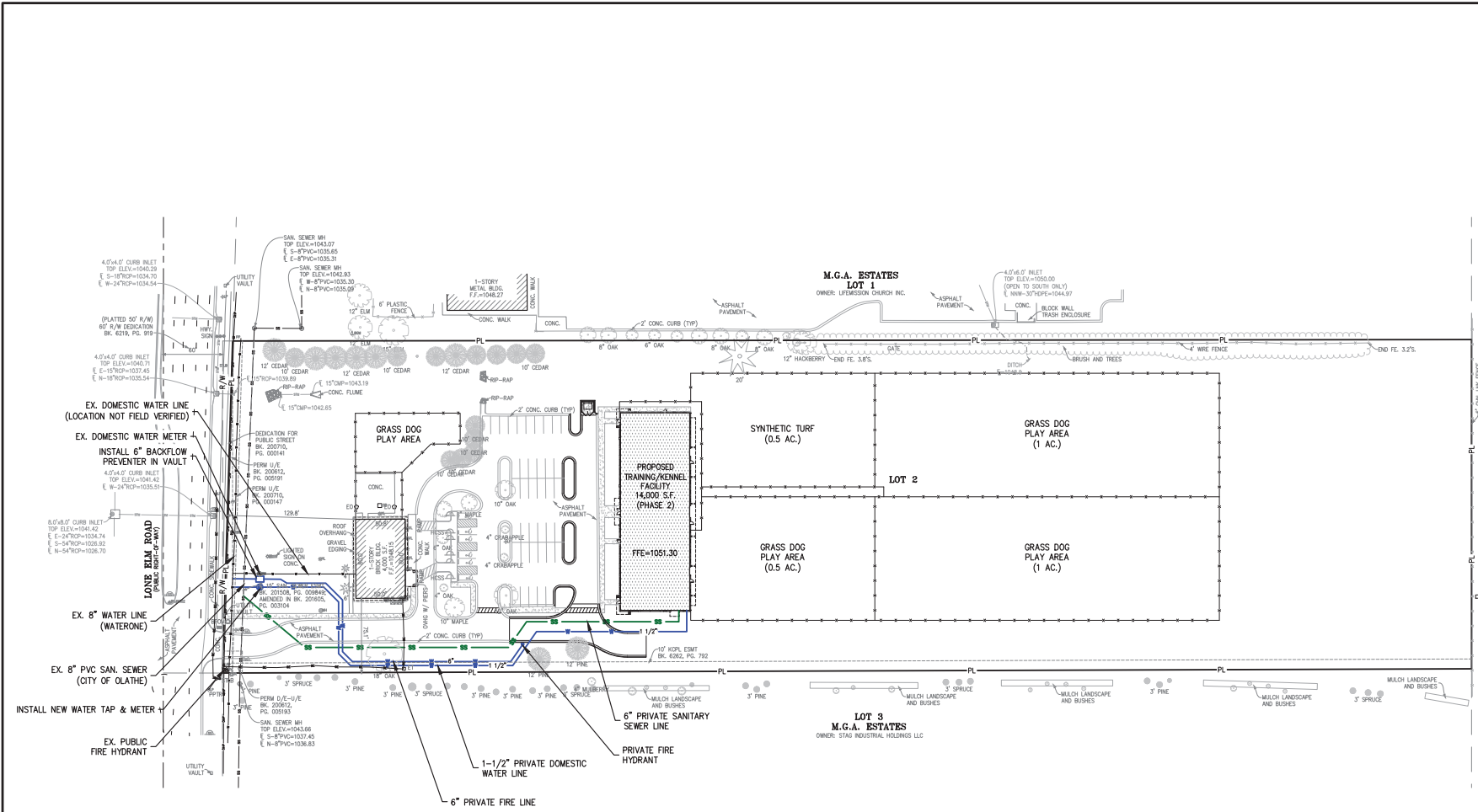


UTILITY PLAN

K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	REVISIONS
200553	5/17/23	SMI/DAF	
NO.	DATE	BY	REVISIONS
1	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
2	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
3	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
4	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
5	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
6	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
7	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
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14	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
15	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
16	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
17	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
18	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
19	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS
20	5/17/23	SMI/DAF	REVISION FOR PROPERTY COMMENTS

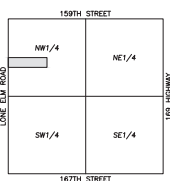
SHEET
C3



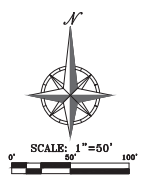
UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

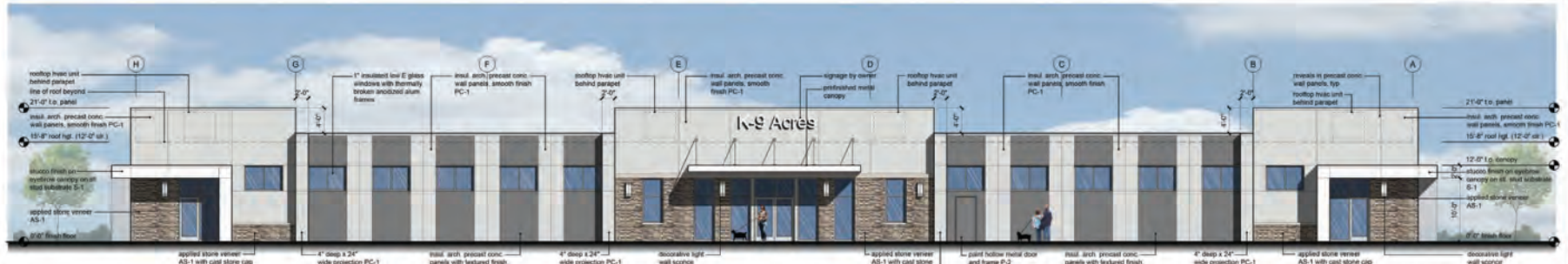
LEGEND

- PL - PROPERTY LINE
- LL - LOT LINE
- R/W - RIGHT-OF-WAY
- TV - EXISTING CABLE TELEVISION LINE
- FO - EXISTING FIBER OPTIC LINE
- GE - EXISTING GAS LINE
- BE - EXISTING BURIED ELECTRIC LINE
- OP - EXISTING OVERHEAD POWER LINE
- HT - EXISTING OVERHEAD TELEPHONE LINE
- SS - EXISTING SANITARY SEWER LINE
- ST - EXISTING STORM SEWER LINE (A SIZE)
- BT - EXISTING BURIED TELEPHONE LINE
- CA - EXISTING CABLE TELEVISION LINE
- FO - EXISTING FIBER OPTIC LINE
- G - PROPOSED GAS LINE
- BE - PROPOSED BURIED ELECTRIC LINE
- SS - PROPOSED SANITARY SEWER LINE
- OP - PROPOSED OVERHEAD POWER LINE
- ST - PROPOSED STORM SEWER LINE (A SIZE)
- BT - PROPOSED BURIED TELEPHONE LINE
- G - PROPOSED WATER LINE (A SIZE)
- ST - PROPOSED ROOF DRAIN (A SIZE)

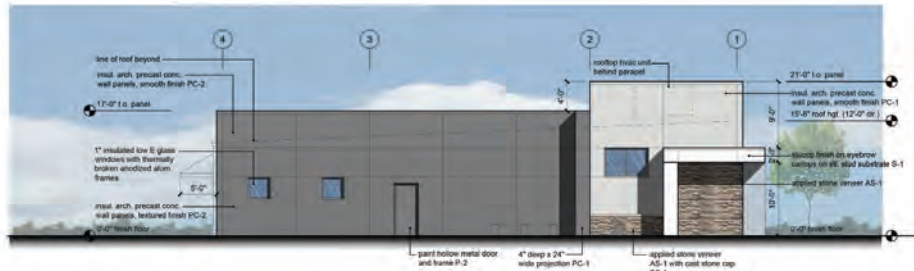


VICINITY MAP
SEC. 14-14-23

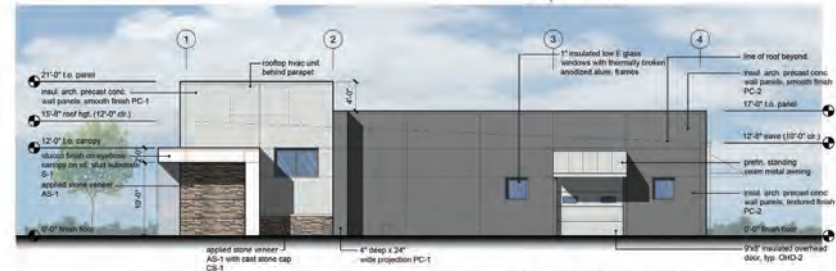




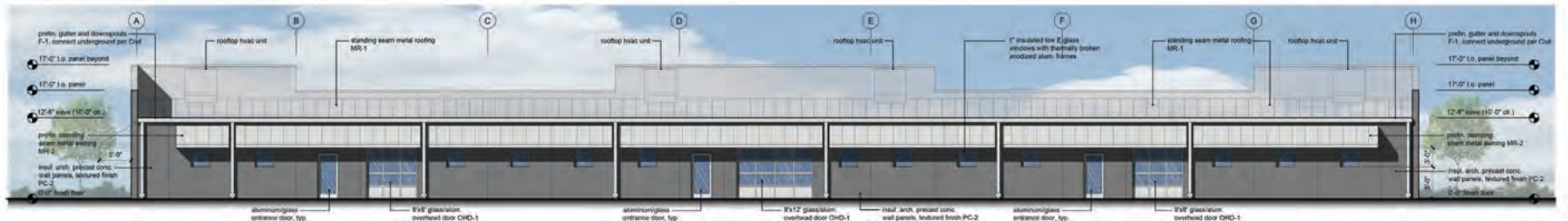
1 West Elevation
scale: 1/8" = 1'-0"



3 North Elevation
scale: 1/8" = 1'-0"



2 South Elevation
scale: 1/8" = 1'-0"



4 East Elevation
scale: 1/8" = 1'-0"

primary facade - west

material	area	% of wall area
architectural quality precast conc. panels, class 1	1574 sf	51%
integral color		
clear glass in alum. frame curtainwall, class 1	664 sf	17%
stone veneer, synthetic, class 1	104 sf	3%
stone veneer, synthetic, class 1	853 sf	13%
precast conc. panels, painted, class 3 (dark gray)	760 sf	25%
total wall area	3825 sf	100%

UDO requirements: 2 materials from class 1 or comb. 2 materials from class 1 and 2 with no less than 75% of facade with 15% min. clear glass

West primary facade has 80% class 1 materials, including 17% clear glass

secondary facade - east

material	area	% of wall area
architectural quality precast conc. panels, class 1	1138 sf	52%
integral color		
clear glass in alum. frame curtainwall, class 1	404 sf	16%
standing seam metal roofing, class 1	845 sf	25%
metal roof, class 4	181 sf	7%
total wall area	2569 sf	100%

UDO requirements: 2 materials from class 1 or comb. 2 materials from class 1, 2 or 3 with no less than 40% of facade

east facade has 90% class 1 materials

secondary facade - north

material	area	% of wall area
architectural quality precast conc. panels, class 1	1079 sf	30%
integral color		
clear glass in alum. frame curtainwall, class 1	42 sf	3%
stone veneer, synthetic, class 1	42 sf	3%
stone veneer, synthetic, class 1	116 sf	9%
metal roof, class 4	21 sf	2%
total wall area	1302 sf	100%

UDO requirements: 2 materials from class 1 or comb. 2 materials from class 1, 2 or 3 with no less than 40% of facade

North facade has 90% class 1 materials

secondary facade - south

material	area	% of wall area
architectural quality precast conc. panels, class 1	993 sf	77%
integral color		
clear glass in alum. frame curtainwall, class 1	42 sf	3%
stone veneer, synthetic, class 1	42 sf	3%
standing seam metal roofing, class 1	116 sf	9%
metal roof, class 4	21 sf	2%
total wall area	1302 sf	100%

UDO requirements: 2 materials from class 1 or comb. 2 materials from class 1, 2 or 3 with no less than 40% of facade

South facade has 90% class 1 materials

exterior materials and finishes:

- pre-cast concrete architectural panels
- PC-1 light gray integral color, match SW7071 Gray Screen
- PC-2 dark gray integral color, match SW7074 Software
- exterior paint:
- P-1 Sherwin Williams SW7071 Gray Screen
- P-2 Sherwin Williams SW7074 Software
- applied stone veneer:
- AS-1 Eldorado Stone, Stacked Stone pattern, color Alderwood or equal cast stone
- CS-1 Midwest Cast Stone, color: 1A or equal
- stone veneer:
- S-1 fine finish, color: white
- standing seam metal roofing
- standing seam metal roofing
- MR-1
- standing seam metal roofing
- MR-2
- standing seam metal roofing
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- MR-4
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- MR-100
- standing seam metal roofing

UDO category 10 Industrial Buildings compliance:

- Building Facade Treatment
- 1. Building Entry - a 2' wide x 5' deep prefabricated metal canopy projects from the facade
- 2. Overhead Doors - no overhead doors face the public street
- 3. Windows - primary west facade has 17% clear glass, exceeds UDO minimum
- 4. Facade Articulation - the 200' long primary west facade is divided into 5 vertical bays. Two end bays, one corner bay and 3 bays that separate the center and end bays from each other. The building is "bookended" with vertical articulation at both ends, and at the corner where the main building entrance is located.
- One facade articulation technique is required for each of the following categories:
- 1. Horizontal Articulation
- 2. Vertical Articulation
- 3. Window Articulation
- 4. Wall Articulation
- 5. Roofline Articulation
- 6. Material Articulation
- 7. Color Articulation
- 8. Texture Articulation
- 9. Shape Articulation
- 10. Detail Articulation
- 11. Finish Articulation
- 12. Pattern Articulation
- 13. Scale Articulation
- 14. Proportion Articulation
- 15. Contrast Articulation
- 16. Emphasis Articulation
- 17. Rhythm Articulation
- 18. Balance Articulation
- 19. Unity Articulation
- 20. Variety Articulation
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- 22. Emphasis Articulation
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- 94. Emphasis Articulation
- 95. Rhythm Articulation
- 96. Balance Articulation
- 97. Unity Articulation
- 98. Variety Articulation
- 99. Contrast Articulation
- 100. Emphasis Articulation

notes:

1. All signage is approved administratively through a separate application.

a new development for
K-9 Acres
16129 S. Lone Elm Road
Olathe, Kansas

date
05.15.2020
drawn by
DAE
checked by
DAE
revisions

sheet number
A3.1

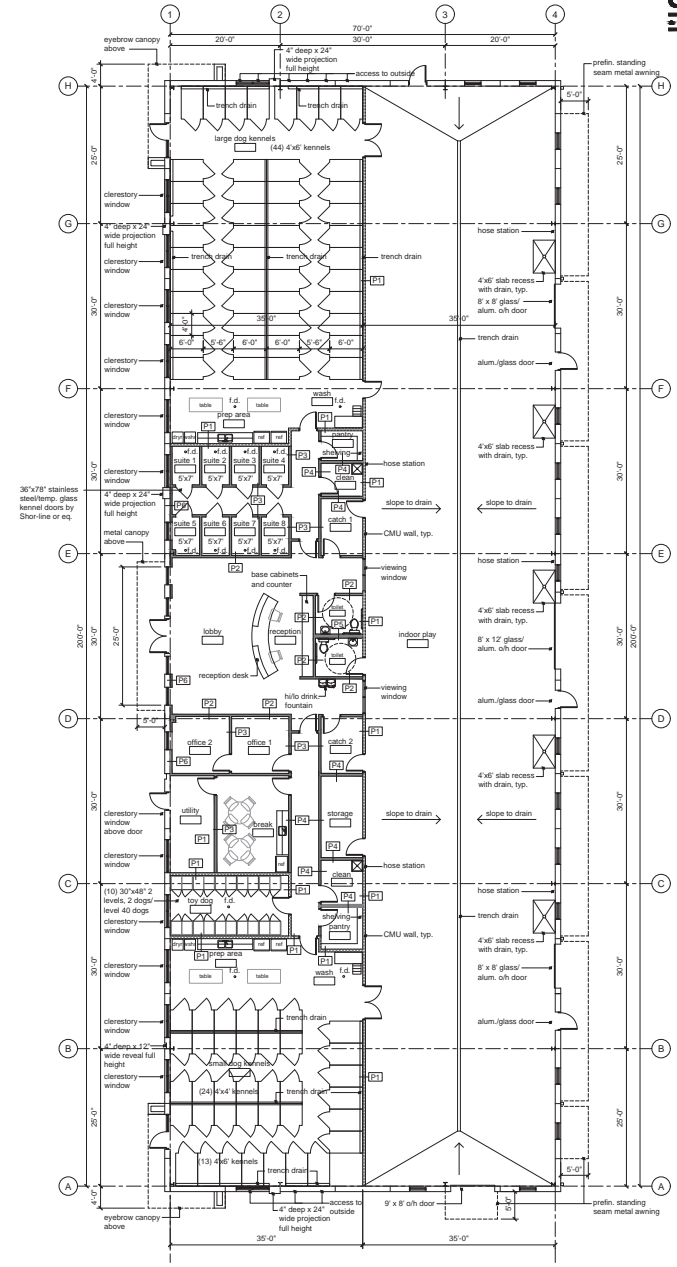
drawing type
preliminary
project number
20057

partition legend:

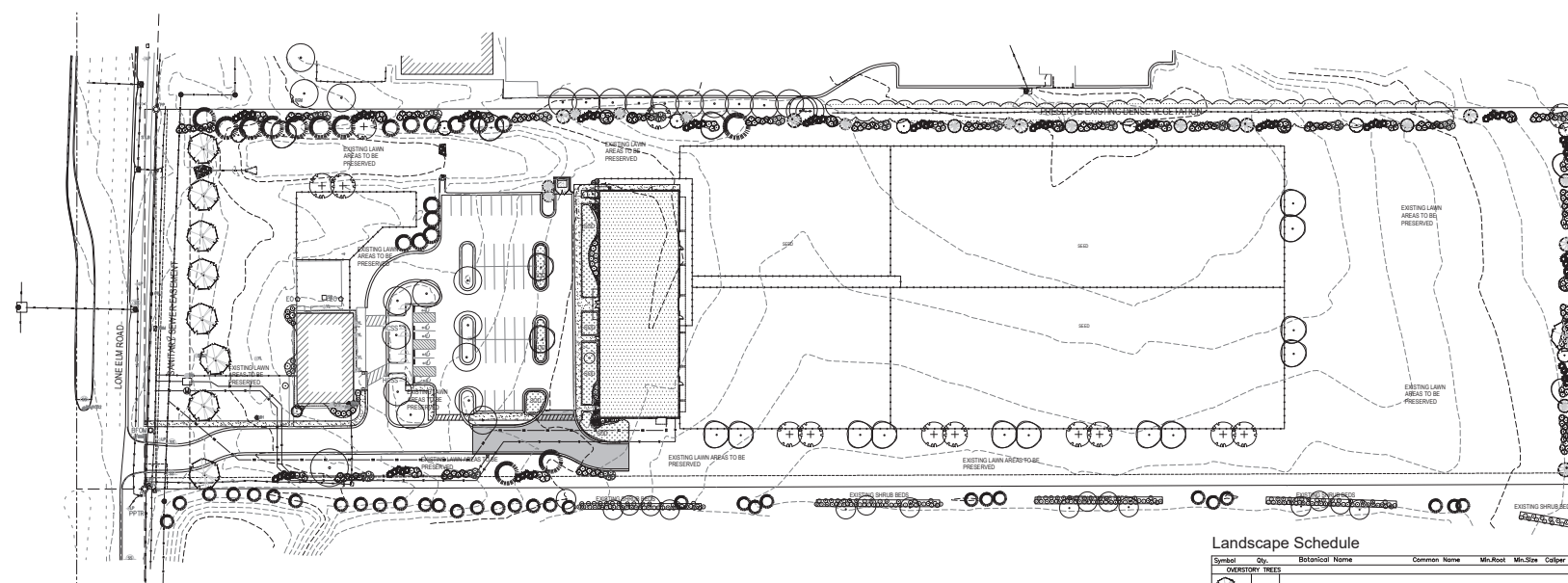
- full height CMU partition:
full height 8" thick CMU wall to structure. Reinforcing and grouting per structural.
- full height insulated partition:
6" metal studs at 16" o.c. with 5/8" gypsum on each side full height to underside roof decking with deep leg slip track per detail and full batt insulation. Stud gauge per supplier.
- standard insulated partition:
3-5/8" metal studs at 16" o.c. with 5/8" gypsum on each side to 12'-0" a.f.f. with 3 1/2" unfaced sound attenuation insulation. Stud gauge per supplier. Utilize Dens-Armour Plus at all restroom walls.
- standard partition:
3-5/8" metal studs at 16" o.c. with 5/8" gypsum on each side to 12'-0" a.f.f. Stud gauge per supplier. Utilize Dens-Armour Plus at all restroom walls.
- plumbing chase partition:
8" metal studs at 16" o.c. with 5/8" Dens-Armour Plus gypsum board on both sides up to 12'-0" a.f.f., with sound attenuation insulation. Stud gauge per supplier.
- interior turned partition:
5/8" gypsum on interior side of 3 5/8" studs to above ceiling with 3 1/2" batt insulation. Stud gauge per supplier.

plan notes:

1. Flooring is epoxy (with epoxy cove base) except as noted.
Lobby - ceramic tile
toilet off lobby - ceramic tile
2 offices - carpet
utility room - sealed concrete
2. Personal suites will have FRP on walls.
Price glass/steel doors on suites by Shor-Line, or equal, 8 total.
3. Walls in Indoor Play will have epoxy paint.
4. Provide cost for full CMU wall separation between Indoor Play and Office/Kennel area. Indoor play will be heated and ventilated only. Suspended heating units and exhaust fans/louvers for Indoor Play area. Contractor can price (3) HVLS fans in Indoor area for consideration.
Provide cost for fence between Kennel areas and Indoor Play with HVAC entire facility.
5. All other interior doors are hollow metal doors and frames, painted.
6. Ceiling heights:
Lobby - 12'
Offices, toilets break, pantry, etc. 10'
Kennel areas - exposed to roof structure
Indoor Play - exposed to roof structure
7. Kennels shown will be purchased by owner.
8. Office area and Kennel areas HVAC are roof mounted, screened by building parapets.
9. Contractor can price prefabricated standing seam metal awnings on east side as well as canvas type awnings, for owner review and selection.
10. Coordinate type of dog wash tub selection with owner.
11. Refrigerators, washers and dryers shown are by owner, but will require M/P/E connections.
12. Provide alternate cost for 25' wide x 10' high aluminum frameless curtainwall and entrance. See alternate west elevation A3.1a.
(Base bid is curtainwall system as shown on west elevation sheet A3.1.)



1 Floor Plan
scale: 3/32" = 1'-0"
north



1 LANDSCAPE PLAN

SCALE: 1"=50'-0"

M-2 Zoning Landscape Calculations

STREET TREE REQUIREMENTS:

One tree per 40 feet public or private street frontage (minus intersecting driveways)
311 LP along Lone Elm Road
8 Street trees required
8 Street trees provided
Requirements Met

BUFFER LANDSCAPING:

M-1 adjacent to M-1, M-2, C-2, C-3, buffer landscape requirements (North and South Boundary):
Minimum buffer width: 10R - TYPE 1 Buffer required.
(1 Deciduous Shade Tree, 1 Ornamental tree, 1 evergreen tree, 20 shrubs, per 100 linear feet)

Linear feet along North edge of site: 1253 LF (extensive existing vegetation to be preserved)

Deciduous trees required: 13
Existing Deciduous trees provided: 13
Evergreen trees required: 13
Existing Evergreen trees provided: 13
Additional evergreen trees provided above requirements.

Linear feet along East edge of site: 331 LF

Deciduous trees required: 3
Existing Deciduous trees provided: 3
Evergreen trees required: 3
Existing Evergreen trees provided: 3
Requirements Met

Linear feet along South edge of site: 1263 LF (Partial Type 1 buffer already existing)

Deciduous trees required: 13
Existing Deciduous trees provided: 13
Evergreen trees required: 13
Existing Evergreen trees provided: 13
Requirements Met

INTERIOR PARKING REQUIREMENTS:

One (1) shade tree shall be provided for every parking and vehicular use landscape island.
Requirement Met

BUILDING FOUNDATION PLANTINGS:

Along any building facade or foundation that fronts upon a public right-of-way or a parking lot provided for the building, landscape areas shall be provided equivalent to a minimum of twenty-five (25) percent of each building facade or foundation.
Requirement Met

Planting Notes

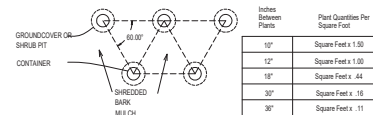
- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3' from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2' from paved edge.
 - Mulch all planting beds areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
 - Note: If plants are not labeled - they are existing and shall remain.
 - In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City.
 - All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.
 - No trees may be planted within 15 feet of a street light.
 - Landscape areas must contain 50% living material.
 - Building facade and foundation landscape areas must be irrigated.

Materials:

- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting beds areas shall be free of all other foreign substances.

Installation:

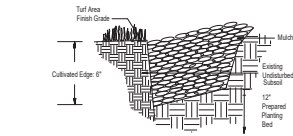
- All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
- After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
- Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
- Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
- Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.



NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS NOTED ON PLANS.

2 GROUNDCOVER/SHRUB DETAIL

SCALE: NTS



3 CULTIVATED EDGE DETAIL

SCALE: NTS

TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE THE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- APPLY 4" W/ WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK.
- EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
- REMOVE ALL TRUNK ROOTS, WIRE, AND BURGLAR FROM THE UPPER 1/3 OF ROOT BALL. REMOVE IRON BASKETS.
- PLACE ALL ROOT BALLS ON TOP OF EXCAVATED OR TAMPED SOIL, TYPE.

4 PLANTING INSTALLATION DETAILS

SCALE: NTS

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
DECIDUOUS TREES							
13	8	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust	2.5"	6"	1/8"	min. clear, ground to canopy
13	8	Platanus x acerifolia	London Plane Tree	2.5"	6"	1/8"	min. clear, ground to canopy
13	8	Acer x fraxinifolium "Seminole"	Pacific Sweet Maple	2.5"	6"	1/8"	min. clear, ground to canopy
EVERGREEN TREES							
7	7	Juniperus chinensis "Savoyana"	Horizontal Juniper	6"	18"	1/8"	symmetrical pyramidal form
7	7	Chamaecyparis nudi-pendula "Pendula"	Weeping Alaska Cedar	6"	18"	1/8"	symmetrical pyramidal form
7	7	Picea canadensis	Norway Spruce	6"	18"	1/8"	symmetrical pyramidal form
ORNAMENTAL TREES							
11	3	Cercis canadensis	Eastern Redbud	1.5"	6"	1/8"	min. clear
3	3	Cornus florida "Cloud Nine"	Cloud 9 Dogwood	1.5"	6"	1/8"	min. clear
3	3	Betula papyrifera var. japonica "Whisper"	Whisper River Birch	1.5"	6"	1/8"	min. clear
DECIDUOUS SHRUBS/GRASSES							
24	24	Liriodendron tulipifera "Variegata"	Variegated Yellow	1	3"	1/8"	Plant @ 18" O.C.
71	71	Eurythoe distans "Compacta"	Dwarf Burning Bush	3	3"	1/8"	Plant @ 3' O.C.
142	142	Hydrangea paniculata "Dawn of Fire"	Little Quick Fire Hydrangea	3	3"	1/8"	Plant @ 4' O.C.
142	142	Hydrangea x 'Tendril'	Blooming Purple Vine	5	3"	1/8"	Plant @ 5' O.C.
EVERGREEN SHRUBS							
142	142	Juniperus chinensis "Sea Green"	Sea Green Juniper	3	3"	1/8"	Plant @ 4' O.C.
14	14	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3	3"	1/8"	Plant @ 4' O.C.
93	93	Taxus x media "Hicksii"	Hicks Yew	5"	18"	1/8"	Symmetrical pyramidal form
SPERMATOPHYTES AND GYMNOGAMETOPHYTES							
3	3	Juniperus horizontalis "Wilton"	Blue Rug Juniper	1	3"	1/8"	Plant @ 24" O.C.
EXISTING TREES/SHRUBS TO BE PRESERVED							
EXISTING TREES/SHRUBS TO BE REMOVED							
LAWN AREAS							
SOO	SOO	SOO SHALL BE TALL FESCUE MIXTURE, AS PRODUCED BY MEMBERS OF THE TURF PRODUCERS ASSOC.					
SOO	SOO	PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS
SOO	SOO	PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS
SOO	SOO	PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS

MEIER
LANDSCAPE
ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817



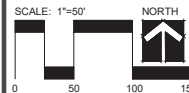
CLIENT

Brandon and Danette
Sutherland
14665 S CAENEN LN
Overland Park, KS 66062

In association with:
David Caton
KC Elite Dog Training

PROJECT

K-9 Acres
Property Masterplan
16129 Lone Elm Road
Olathe, Kansas



Date: 5.15.2020
Project #: 593
Layout Plan

L1

CITY OF OLATHE

Property Owner Notification Letter

Case No. SU20-0001

Dear Property Owner:

This is to notify you that a public hearing will be held at the Olathe City Hall Council Meeting room at 100 E. Santa Fe, Olathe, Kansas, to consider a **SPECIAL USE PERMIT** for Animal Care - Indoor or Outdoor Kennel on the following described tract of land:

Legal Description:

Lengthy, See Attached.

General Location: 16129 Lone Elm Rd (See general location map attached)

A public hearing will be held to consider a request for a special use permit for the above-described tract at 7:00 PM on June 8, 2020. Any interested persons or property owners are invited to attend. Due to the COVID-19 pandemic, the City of Olathe continues to follow social distancing and recommendations from the State and Johnson County, therefore additional means of meeting participation may be provided through interactive communication methods, such as Zoom. Please refer to the City of Olathe Planning Division website (<https://www.olatheks.org/government/planning>) for updates and latest news on the meeting format. You may also call the Planning Division at 913-971-8750.

Information regarding this special use permit application is available in the Planning Division located at City Hall, at 913-917-8750, through email at PlanningContact@Olatheks.org, or you may contact Judd Claussen at Phelps Engineering at the contact information below for additional information regarding this request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition with the City Clerk. If valid protest petitions are received from property owners of twenty (20) percent of the land within the notification area, exclusive of the public right-of-way, a three- quarters ($\frac{3}{4}$) vote of the City Council is required to approve this request.

Copies of the protest petitions are available from the Planning Division or City Clerk office at 913-971 8521 or CCO@Olatheks.org.

Respectfully,

Judd D. Claussen, P.E.

Applicant (or Owner or Agent)
jclaussen@phelpsengineering.com
PHONE: 913-393-1155
ADDRESS: 1270 N Winchester
CITY: Olathe
STATE: KS
ZIP: 66061



May 5, 2020

Re: **Neighborhood Meeting for K-9 Acres project**

16129 Lone Elm Rd, Olathe, Kansas

Rezoning case # RZ20-0004

Special Use permit case # SU20-0001

Dear Neighbor,

On behalf of our client, Emerald Properties, LLC., I would like to invite you to an informational meeting that we are hosting for our neighbors regarding the development on the above referenced property. Due to the COVID-19 Pandemic, this meeting will be held via a virtual online meeting. Below is the information to attend:

Meeting Date/Time:	Monday May 18 at 5:30 pm.
Website:	https://zoom.us/join
Meeting ID:	856 0818 3958
Password:	Olathe
Phone call in option:	(312) 626 6799 - for use only if not using computer audio.

Our proposed project consists of remodeling the existing church building and re-purposing the building for a canine facility where training, day-care, boarding, and veterinary services will be provided for canines. A new building will be constructed east of the existing parking lot, and play/training fields will be located on the eastern portion of the property. A copy of the proposed site plan and building elevation is attached for reference. We have filed rezoning and special use permit applications with the City for their approval and we are excited to share this information with you and answer any questions you may have.

An upcoming Planning Commission public hearing will be held at the City of Olathe City Hall at 7 pm, June 8, 2020. The public is invited to attend and will be able to speak.

Please feel free to attend this meeting for an opportunity to learn more about the project and discuss any questions you might have. If you are not able to be on the virtual meeting, please contact me and I will be happy to answer any questions you may have.

Sincerely,

Judd D. Claussen, P.E.

Phelps Engineering, Inc.,

Jclaussen@phelpsengineering.com

Encl: Site plan, building elevation.

PHELPS ENGINEERING, INC.

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



Date: May 18, 2020

Meeting Date: May 18, 2020 at 5:30 PM

Location of Meeting: Zoom online meeting (see attached invite letter)

Project: K-9 Acres

Project/File No.: 200353

Neighborhood Attendees: None.

Development Team: Brandon Sutherland – Emerald Properties
Jason Meier – Meier Consulting – Landscape Architect
Judd Claussen – Phelps Engineering
Daniel Finn – Phelps Engineering
Powell Minnis – Davidson Architects & Engineers

Copy: Olathe Planning Department

-
1. Development team called / logged in at meeting time. After approximately 20 minutes, there had been no neighbors that called or logged into the meeting. Meeting ended approximately 5:50 pm.