



STAFF REPORT

Planning Commission Meeting: December 9, 2024

Application:	<u>SU24-0003</u>: Special use permit for motor vehicle sales (golf and utility carts) for ICON Midwest
Location:	1301 E. Santa Fe Street
Owner:	Bob Peel, AEG, LLC
Applicant:	Curtis Petersen, Polsinelli PC
Staff Contact:	Jessica Schuller, AICP, Senior Planner

Site Area:	<u>1.08± acres</u>	Plat:	<u>Quick Trip Santa Fe Addition</u>
Proposed Use:	<u>Motor Vehicles, All Types, Sales/Leasing/Rental</u>	Existing Zoning:	<u>C-3 (Regional Center)</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning
Site	Commercial Corridor	Auto Repair (Former Tint World)	C-3
North	Commercial Corridor	Car Care Facility & Auto Parts Store	C-3
South	Commercial Corridor	Shopping Center	CP-2/C-3
East	Commercial Corridor	Parking Lot/Restaurant	C-3
West	Commercial Corridor	Shopping Center	C-3/CP-2

1. Introduction

This is a request for a special use permit (SUP) to allow motor vehicle sales at 1301 E. Santa Fe Street, specifically for golf carts and utility carts for ICON Midwest (sold by Outlaw Golf Carts). ICON makes several different models including Golf Carts, People Movers, and small Utility Carts, as provided by the applicant in Attachment A and shown below:



Golf Carts



People Mover Carts

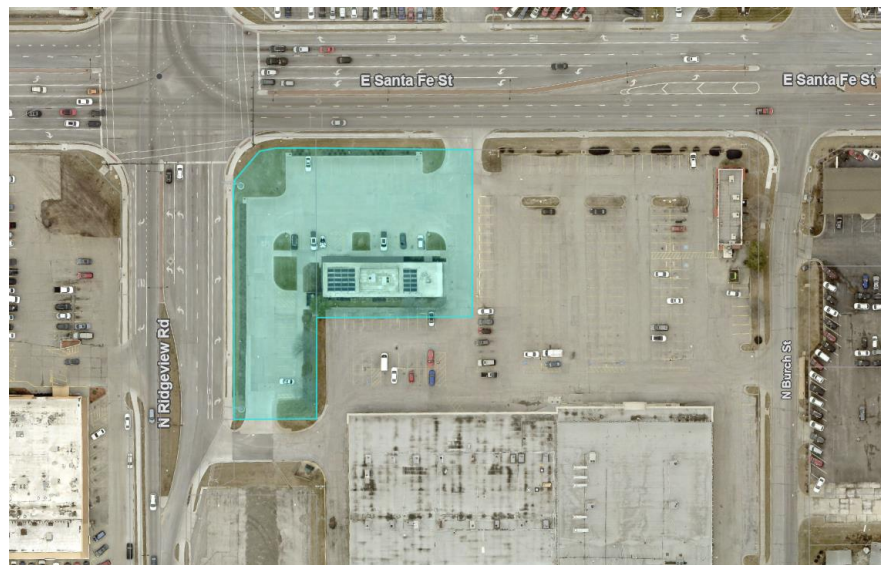


Utility Carts

The site is currently developed and consists of a 4,049 square foot building previously occupied by Tint World. ICON Midwest requests to display a total of 15 golf and utility carts in the existing parking stalls adjacent to Santa Fe Street, to be moved inside the building during overnight hours. The subject property is currently zoned C-3 (Regional Center), which requires approval of a SUP for motor vehicle sales, all types, per Unified Development Ordinance (UDO) 18.20.500.

2. History

The subject property was annexed into the City and platted originally in 1887 as a part of the Lockwood Heights subdivision. Zoning was established on the property in 1970, when conventional zoning districts were first established in the City, and the property was zoned to the C-3 District (Ord. 346-C). In 1995, the property was replatted (P-35-95) as the QuikTrip Santa Fe Addition and a site development plan (PR-46-95) was approved for a gas station with a convenience store (QuikTrip). The gas station and convenience store were constructed in 1996. In 2019, a preliminary site development plan for Tint World was approved (PR19-0001), and the window tinting facility has operated since that time.



Aerial view of subject property



View of property looking south from E. Santa Fe Street

3. Existing Conditions

The property is developed with an existing building and paved parking areas. The site was landscaped with the approval of Tint World in 2019. No changes to the building or lighting are proposed with this application.

4. Zoning Standards

- a. **Land Use** – The existing site is zoned to the C-3 (Regional Center) District. Per UDO 18.20.500, a SUP is required for the sale of motor vehicles, all types, within this District.
- b. **Setbacks/Open Space** – Existing structures on site are proposed to remain as they exist today. The structures and paved areas comply with the setbacks of the C-3 District, as provided in UDO 18.20.150, including the minimum 40-foot building setback from street right-of-way, 10-foot setback from side and rear property lines, and 15-foot paving setback from street right-of-way.

5. Development Standards

- a. **Access/Streets** – The existing site is accessed via a driveway connecting to E. Santa Fe Street to the north, and N. Ridgeview Road (a right-in/right-out) to the west. No changes to access are proposed with this application.
- b. **Parking** – All parking and paved areas are existing and no changes are proposed. The site has a total of 36 parking spaces, and the motor vehicles sales use on this site requires 9 parking spaces based on a rate of 2 per 1,000 square feet of indoor sales area plus 1 per 4,500 square feet of outdoor sales area. Only 2,430 square feet of outdoor sales area is proposed (15 parking stalls), therefore, the site exceeds minimum UDO parking requirements.
- c. **Outdoor Display** – The request is to display a total of 15 golf and utility carts for sale in the existing striped parking stalls adjacent to Santa Fe Street, between the hours of 9:00 am and 5:30 pm. The carts are proposed to be moved inside during overnight hours. The indoor showroom will display approximately six (6) additional carts and the remainder of the building can accommodate approximately 30 carts for storage and/or display. Parking stalls on the north side of the building will be designated for customer parking stalls, and employee parking will be located to the southwest of the building.

The Santa Fe Street corridor is identified as a specific study area as part of the Comprehensive Plan update currently underway. It is anticipated that the study will recommend strategies for creating a more pedestrian friendly corridor with less focus on auto-oriented uses, including vehicle sales. As redevelopment occurs, the existing UDO requires new structures to be street fronting with parking located internal to the development, therefore, a focus on street-oriented, compact development is expected. Staff recommends limiting the location and number of display golf and utility carts on this property as follows, and as depicted in the graphic below:

- A maximum of 5 golf and utility carts displayed outdoors at any time;
- Display carts must be located in striped and designated stalls located directly adjacent to the building, and are not permitted directly adjacent to Santa Fe Street or Ridgeview Road.



Requested and recommended vehicle display areas

- Landscaping** – A landscape plan meeting UDO requirements was approved in 2019 with the Tint World development project. The majority of the approved landscaping exists today, however, foundation landscaping and some perimeter shrubs and trees are required to be replaced in accordance with the approved plan, and as stipulated by staff.
- Public Utilities** – The site is located within the City of Olathe Sanitary Sewer and Water service areas. No changes to utilities are proposed with this application.
- Stormwater/Detention** – The applicant is not proposing changes to impervious surface area on site; therefore, no new stormwater improvements are required.
- Lighting** – The existing parking lot is illuminated with parking lot light fixtures, and no changes to existing lighting are proposed.

6. Public Notification and Neighborhood Meeting

The applicant notified neighbors within 200 feet of the subject property by certified letter, return receipt requested as required by the UDO. A neighborhood meeting was also required with this application as there is residential development located within 500 feet of the site. The neighborhood meeting was held on Monday, November 25, 2024 and no property owners were in attendance. The applicant received one phone call with general questions regarding the project. Staff has not received any additional public correspondence.

7. Site Design Standards

The subject property is located in the future land use designation of Commercial Corridor according to the *Comprehensive Plan* and the development is subject to **Site Design Category 4** (UDO 18.15.120). The following is a summary of the composite site requirements, which are in existence today:

- a. **Parking Pod Size** – Parking for developments in Site Design Category 4 must be separated into pods no greater than 80 stalls. The largest parking pod that will be provided on this site is 27 stalls.
- b. **Pedestrian Connection** – Development in Site Design Category 4 must provide enhanced pedestrian connections from surrounding development, parking, and adjacent transit stops. There are existing pedestrian connections to adjacent commercial properties, meeting this requirement.
- c. **Connections to Driveways on Adjacent Properties** – Connections to driveways on adjacent properties are required where possible for developments subject to Site Design Category 4 standards. The site shares driveway and paved connections to the adjacent commercial development to the southeast, meeting this requirement.

8. Building Design Standards

The building is subject to the Commercial and Retail building design standards of UDO 18.15.020.G.7. The building was remodeled and the exterior refaced in 2019 with the Tint World development project, and no changes to the exterior of the building are proposed or required.

9. Time Limit

SUPs are required for uses that the City has determined are higher-intensity land uses that require greater consideration, requirements, and review to ensure compatibility with surrounding uses and the goals and visions of the PlanOlathe Comprehensive Plan. For this reason, SUPs are different than by-right permitted land uses and require a time limit.

Unless otherwise specified, SUP permits are approved for a five (5) year period (UDO 18.40.100.F.4), and for this application, the applicants are requesting an approval period of two (2) years.

For this application, staff also recommends the initial permit be valid for a two (2) year term. This is due to the ongoing study of the Sante Fe Street corridor taking place as part of the Comprehensive Plan update currently underway. Recommendations from this plan may impact the vision for the type of development in this corridor.

10. UDO Special Use Criteria

The future land use map of the Comprehensive Plan identifies the subject property as *Commercial Corridor*. Staff is supportive of the proposed use of Motor Vehicles, All Types, Sales/Leasing/Rental, in a limited capacity, as this corridor will continue to accommodate a full range of commercial uses, including auto-oriented uses. However, this corridor has the opportunity to be transformed over time into a corridor that is more walkable and incorporates other types of uses. With the guidance of the Comprehensive Plan update currently underway, the corridor offers opportunities to transform into a “mixed-use, multi-modal area” (LUCC-6.2).

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 future land use map of the Comprehensive Plan identifies the subject property as “Commercial Corridor.” The property is zoned C-3 which allows for a variety of general commercial uses in addition to Motor Vehicle Sales with a SUP. This application complies with the following principle of the *Comprehensive Plan*:

- **Principle ES-3:** “*Strengthen and revitalize existing commercial centers.*”

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 area surrounding this site consists of commercial shopping centers, grocery, gas and auto-oriented uses. The surrounding buildings are primarily one-to-two stories in height and were constructed in the early 1970’s. Businesses in the corridor primarily have large parking fields in front of the building, with additional parking and storage areas located behind the buildings. As redevelopment of the corridor occurs, the existing UDO requires buildings to be pulled up to the street with parking located internal to the site.

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 area surrounding this site is also zoned C-3 and consists of other auto-oriented uses such as automotive repair and auto sales. Approval of the SUP for vehicle sales in a limited capacity will be in harmony with surrounding uses.

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

The property is suited for occupancy by a variety of C-3 District uses including limited motor vehicle sales with a SUP. The C-3 District permits a broad range of general commercial uses and motor vehicle sales require a SUP in the C-3 District to ensure compatibility with surrounding uses. However, the corridor is subject to an ongoing land use study as part of the Comprehensive Plan update, which may provide recommendations for more pedestrian oriented uses in the future.

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

The building on the subject property was constructed in 1996 and has been occupied since that time. Occupancy prior to the most recent Tint World business was a convenience store for QuikTrip.

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

The proposed special use will not have an impact on noise, traffic, or lighting. The siting of any outdoor display of vehicles does have an effect on the surrounding area. The property is existing and no exterior changes, with the exception of the display area, are proposed. The property is located adjacent to other commercial properties along Santa Fe Street and was previously used for automotive tinting.

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

Automotive sales generate sales tax revenue and provide economic development opportunities for the City and should have no negative impacts on surrounding property values.

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 development will not adversely affect the adjacent road network. The site is accessed from Santa Fe Street and Ridgeview Road, major arterial roadways with adequate capacity to support the commercial development.

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. Landscaping is being added to the site and there is no increase in impervious surface. The proposed use is subject to all local, state, and federal environmental regulations.

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

The development follows the economic sustainability goals of the Comprehensive Plan by encouraging private investment in the community and reinvestment in an existing commercial property.

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 application were denied, the applicant could not sell golf carts and utility carts at this location; however, other C-3 District land uses would be permitted.

11. Staff Recommendation

- a. Staff recommends approval of SU24-0003 with conditions, for the following reasons:
 1. The proposal conforms to the Goals, Objectives and Policies of the Comprehensive Plan.
 2. The proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.
- b. Staff recommends approval of SU24-0003 subject to the following stipulations:
 1. The special use permit to allow motor vehicle sales for golf and utility carts only, equal or similar to those depicted in Attachment A, is valid for a period of two (2) years following the date of Governing Body approval. The sale of any other motor vehicle types is prohibited.
 2. The maximum number of golf and utility carts permitted to be parked outdoors is five (5) and the carts are not permitted to be parked in paved areas directly adjacent to Santa Fe Street or Ridgeview Road.
 3. Golf and utility carts are only permitted to be displayed outdoors between the hours of 9:00 AM and 5:30 PM; they must be stored inside the building at all other times.
 4. Golf and utility carts for inventory, sales, or display must be located in designated, striped parking stalls and must not be located in driveways or on lawn areas.
 5. No cart or vehicle display risers are permitted outdoors.
 6. Site landscaping must be replaced and maintained in accordance with the landscape plan, dated November 12, 2024.
 7. Roof top utility equipment must be fully screened, per UDO 18.30.130, including modification of the existing screen wall to meet or exceed the height of the existing equipment.
 8. Wind signs, including pennants, streamers, balloons, whirligigs, feather flag banners or similar devices, are not permitted within the front yard or corner side yard.
 9. No outdoor storage of equipment or materials is permitted unless completely screened per UDO 18.30.130.

ATTACHMENT A



Golf Carts



People Mover Carts



Utility Carts

Outlaw Golf Carts Philosophy

Outlaw Golf Carts will be the exclusive dealer in Kansas City for ICON Carts.

ICON carts are not just vehicles, but a journey towards a more enjoyable, safe, and stylish experience on and off the golf course. Crafted with precision and pride, our carts redefine luxury, safety, and style on and off the green.

Outlaw Golf Carts is off the grid because of our extensive solar panel investment on the roof. In an era where environmental consciousness is paramount, Icon golf carts follow our sustainability philosophy with only lithium cart batteries that are good for the environment.

Charities are a very important passion for Outlaw Golf Carts. We will be supporting local charities with FREE Golf Carts. The charity can sell raffle tickets for a Free cart to raise a minimum of \$20,000. We are presently negotiating FREE carts for Olathe Northwest High School and Advent Health Championship at Blue Hills Country Club

Outlaw Golf Carts Operations

Outlaw Golf Carts will only provide new cart sales will operate from 9:00 am - 5:30 pm Monday through Saturday. All cart displayed outside during business hours will be moved inside the facility when not open for business.

ICON makes several different models. Those models include Golf Carts, People Movers, and small Utility Carts. We would like to display fifteen of the best-selling carts in the parking spaces along 135th Street only during business hours. The main inside showroom will display approximately 6 vehicles and the remainder of the building can hold approximately 30 vehicles for storage and/or display.



Golf Carts



People Mover Carts

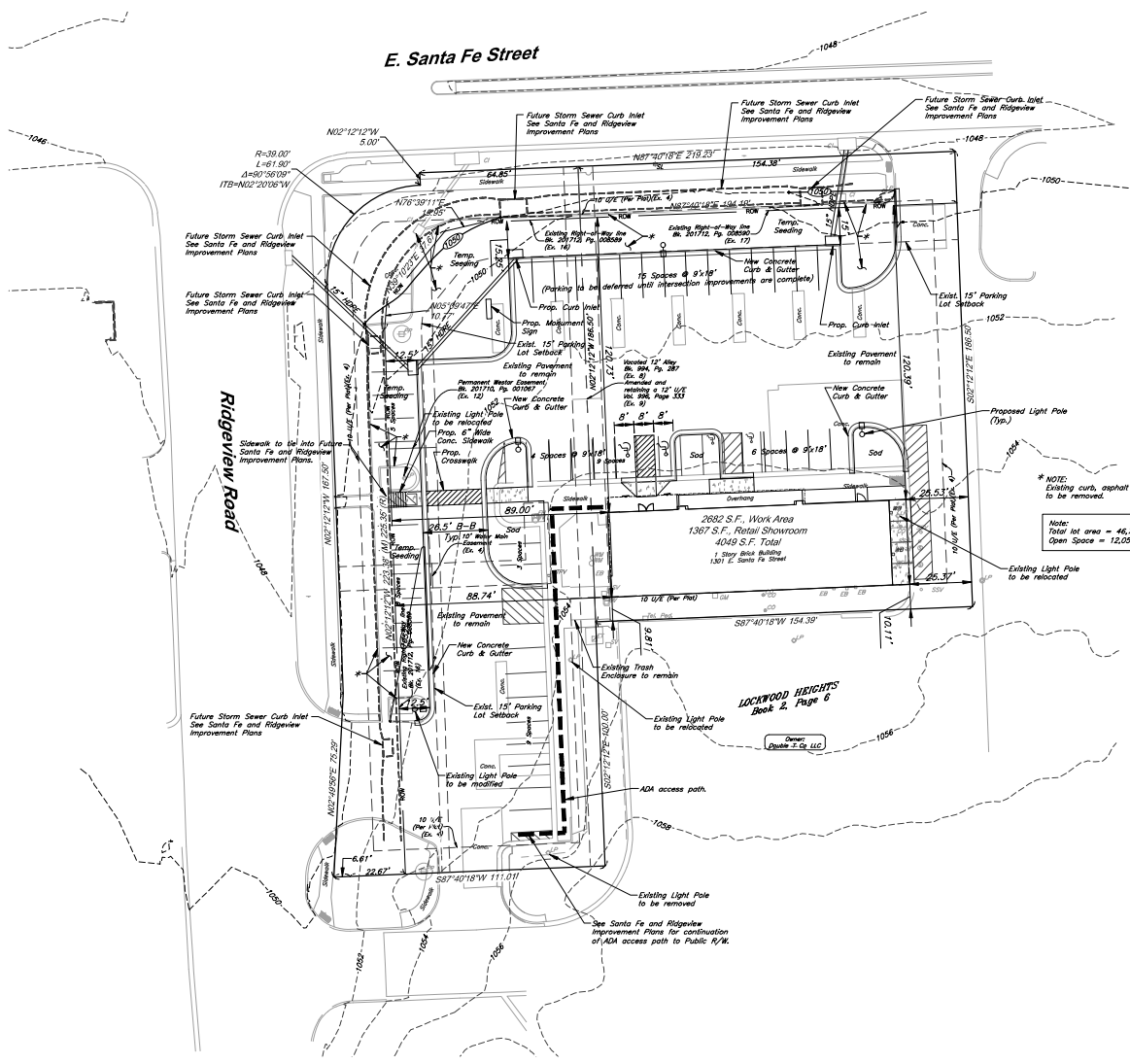


Utility Carts

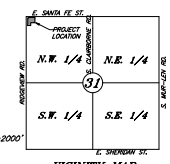
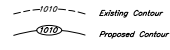
Outlaw Golf Cart Service

The only service work being performed will be warranty issues (e.g. replace headlight, fix radio). We will also offer to customize/personalize the carts for customers similar to what Tint World offered its customers (e.g. tires, rims, add sun nets, padded armrests, upgrade of sound systems, golf bag holders, floor mats, LED lighting, heaters and fans, custom steering wheels, custom seats, and vinyl wraps). All customized work will occur inside the building.

E. Santa Fe Street



Legend



VICINITY MAP SECTION 31-13-24

Legal Description

Tract 1 and Tract 2, QUINTRIP SANTA FE ADDITION, in the City of Olathe, Johnson County, Kansas.
 EXCEPT that part deeded to the City of Olathe, Kansas, a Municipal corporation by deed of Dedication for a Public Street recorded 12/28/2017 as Document No. 20171228-0008589 in Book 201712 at Page 008589.
 AND EXCEPT that part deeded to the City of Olathe, Kansas, a Municipal corporation by deed of Dedication for a Public Street recorded 12/28/2017 as Document No. 20171228-0008590 in Book 201712 at Page 008590.

Notes:

1. All new on-site wiring and cables shall be placed underground.
2. Exterior ground-mounted 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 with an architectural treatment compatible with the building architecture.
3. Per UDO, Section 18.20.150.D, "No merchandise shall be stored or displayed outside a building, and no equipment or vehicle other than passenger vehicles shall be stored outside a building."
4. Per UDO, Section 18.20.150.D.2, "Sales of merchandise from a vehicle or temporary structure is prohibited, except as provided for by temporary sales and events permit or catering or food trucks as licensed by the City Clerk."
5. The building is 20'-0" tall at the high point of the parapet. The entry feature area is 10'-0" from soffit to sidewalk.

* NOTE:
Existing curb, asphalt and curb inlets to be removed.

Note:
Total lot area = 46,705.77 S.F.
Open Space = 12,053.69 S.F. (25.81%)

NOT FOR CONSTRUCTION

RIDGEVIEW AND SANTA FE, OLATHE, KS

Project No.: 1652
 Date: 27 November 2018
 Issued For: PRELIMINARY REVIEW

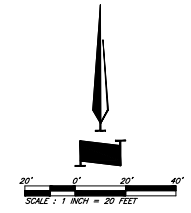
REVISIONS

No.	Date	Description
1	11/27/18	City Comments

REGISTRATION

PROJECT TEAM

- ARCHITECT: FINKLE+WILLIAMS ARCHITECTURE
- CML: CML CONSULTANT
- LANDSCAPE: LANDSCAPE
- FOUNDATIONS: FOUNDATIONS
- STRUCTURAL: STRUCTURAL
- PLUMBING: PLUMBING
- MECHANICAL: MECHANICAL
- ELECTRICAL: ELECTRICAL
- FIRE PROTECTION: FIRE PROTECTION
- CONTRACTOR: GC



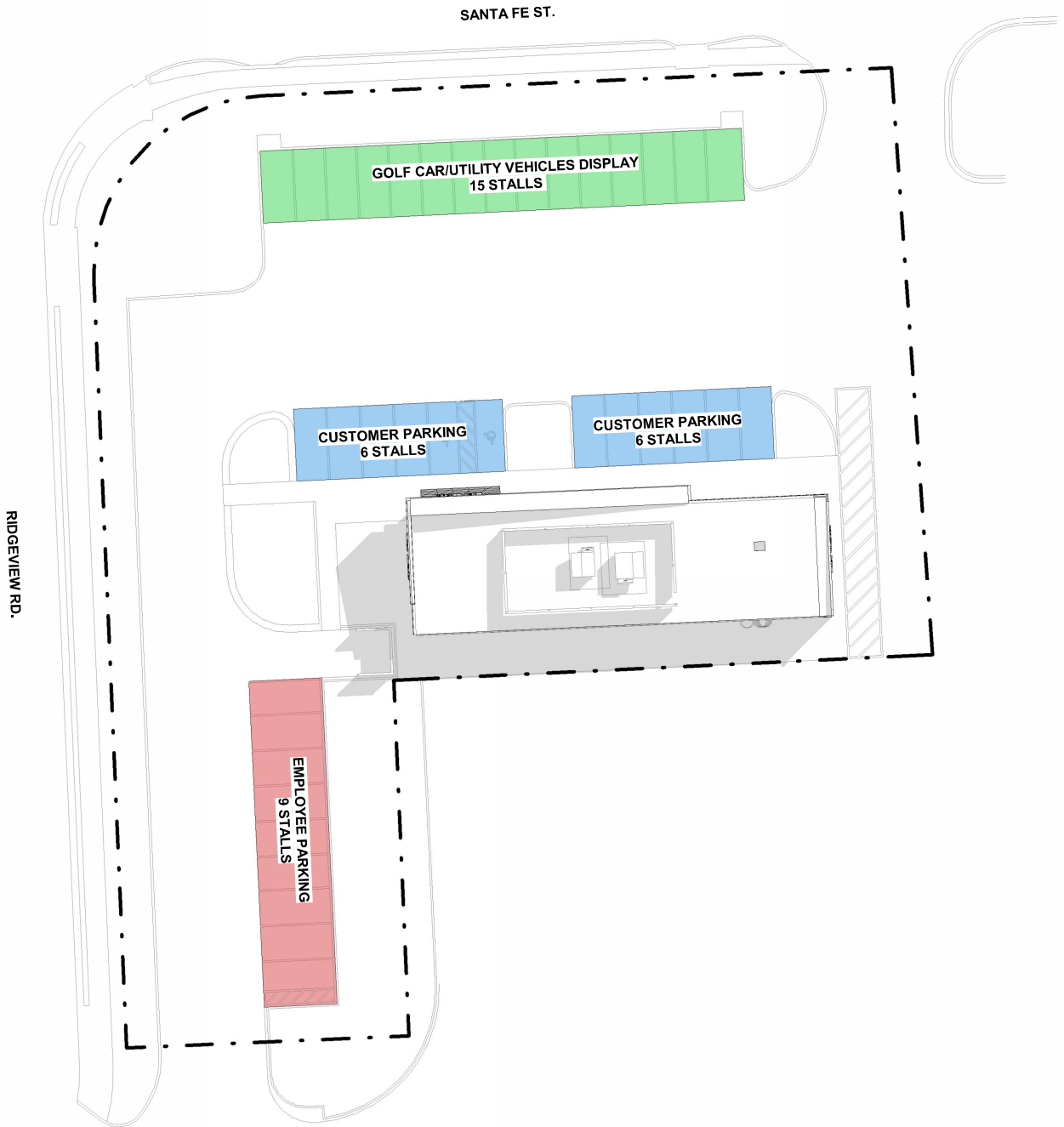
CIVIL ENGINEERING BY:
GBA
 9801 Renner Boulevard
 Lenexa, Kansas 66219
 913.492.0400
 www.gbateam.com

1 SITE PLAN
 C1.00 SCALE: 1/8" = 1'-0"

SHEET TITLE
 SITE PLAN

SHEET NUMBER
 C1.00

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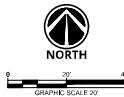
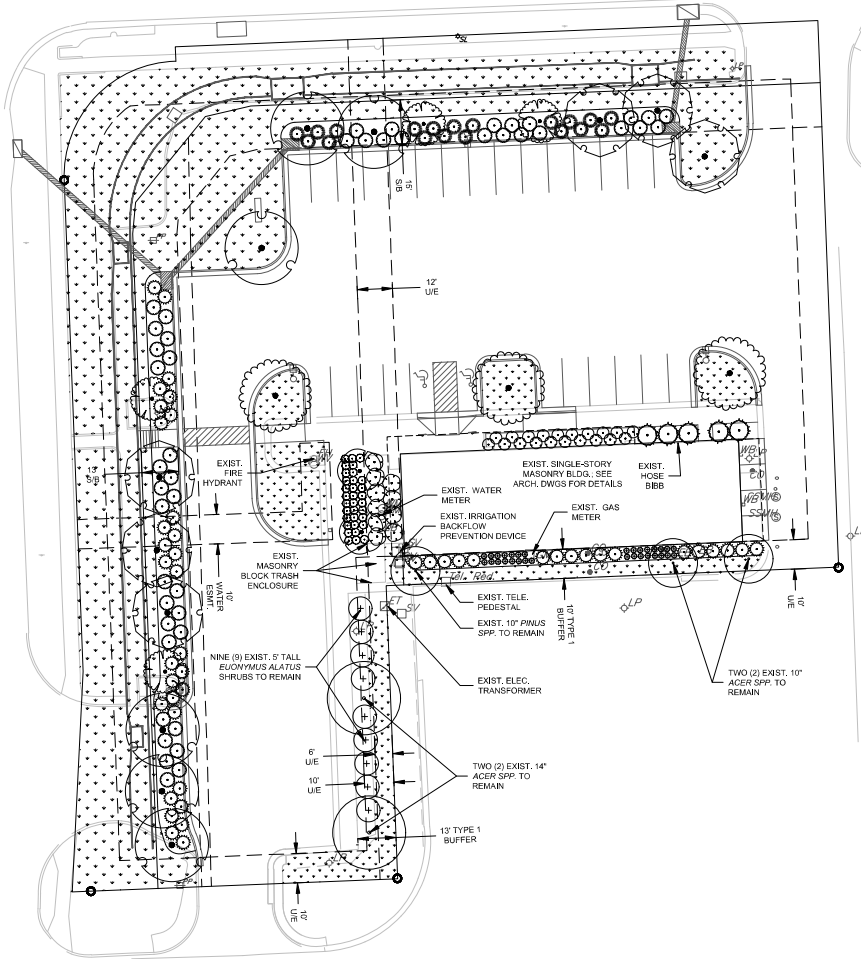


ARCHITECTURAL SITE PLAN



SANTE FE STREET

RIDGEVIEW ROAD



LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT KANSAS ONE CALL AT 8-1-1 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANNING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANNING PLAN PRIOR TO BIDDING.
- ALL LAND AREAS NOT PAVED OR COVERED BY BUILDINGS SHALL BE BROUGHT TO FINISH GRADE AND PLANTED WITH TURF, NATIVE GRASSES, OR OTHER APPROPRIATE GROUND COVERS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK."
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. THE OWNER IS RESPONSIBLE FOR PROVIDING ALL WATER, AS WELL AS ANY MATERIALS AND LABOR REQUIRED TO SUPPLY WATER, TO MAINTAIN THE PROPOSED LANDSCAPING DURING A THREE (3) YEAR ESTABLISHMENT PERIOD.
- THIS SITE IS EQUIPPED WITH AN EXISTING UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR UPGRADING AND EXTENDING THE SYSTEM, AS NEEDED, TO SERVE THE PROPOSED LANDSCAPING.
- ANY SUBSTITUTIONS PROPOSED FOR PLANTING MATERIALS LISTED AND SHOWN ON THIS PLAN MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND CITY OF OLATHE STAFF. COMPARABLE SUBSTITUTE PLANTING MATERIALS MUST BE MADE FROM THE LIST OF APPROVED SPECIES MAINTAINED BY THE CITY OF OLATHE.
- THE INSTALLATION OF ALL PROPOSED LANDSCAPE MATERIALS IN THE AREAS ADJACENT TO SANTA FE STREET AND RIDGEVIEW ROAD WILL BE DEFERRED UNTIL THE COMPLETION OF GEOMETRIC IMPROVEMENTS AT THE SOUTH-EAST CORNER OF THE INTERSECTION OF SANTA FE STREET AND RIDGEVIEW ROAD.
- WHERE VISIBLE FROM A STREET, PARKING LOTS MUST BE SCREENED BY LANDSCAPING OR STREET WALLS BETWEEN THREE (3) AND FOUR (4) FEET IN HEIGHT, IN ACCORDANCE WITH U.G.C. SECTION 18.20.150.C.2.
- A MINIMUM OF ONE-THIRD (1/3) OF ALL PLANTINGS SHALL BE EVERGREEN SPECIES, IN ACCORDANCE WITH U.G.C. SECTION 18.20.300.D.2.F.
- EXTERIOR GREEN-SHADOWED OR BLUE-GREEN-SHADOWED EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES METER BANKS AND COOLERS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- NO TREE SHALL BE PLANTED WITHIN 15 FEET OF A STREET LIGHT OR FIRE HYDRANT.

LANDSCAPE SUMMARY

BUFFERS

- REQUIRED:** TYPE 1 BUFFER ON SOUTHERLY BOUNDARY (255 LF):
 10-FOOT MINIMUM WIDTH
 1 DECIDUOUS SHADE TREE PER 100 LINEAR FEET (3)
 1 ORNAMENTAL TREE PER 100 LINEAR FEET (3)
 1 EVERGREEN TREE PER 100 LINEAR FEET (3)
 20 SHRUBS/ORNAMENTAL GRASSES PER 100 LF (50)
- PROVIDED:** 16-13 FEET CONTINUOUS WIDTH
 4 EXISTING DECIDUOUS SHADE TREES
 1 EXISTING EVERGREEN TREE
 57 SHRUBS/ORNAMENTAL GRASSES

NON-RESIDENTIAL LANDSCAPING

- REQUIRED:** CONTINUOUS 10' FOOT LANDSCAPE AREA
 1 DECIDUOUS SHADE TREE PER 50 FEET OF FRONTAGE (10)
 1 ORNAMENTAL TREE FOR PER 3 SHADE TREES (3)
- PROVIDED:** CONTINUOUS 10' 5" FEET WIDTH
 11 DECIDUOUS SHADE TREES
 4 ORNAMENTAL TREES

PARKING AND VEHICULAR USE AREAS

- REQUIRED:** SHRUBS FORMING A CONTINUOUS VISUAL SCREEN 3-FEET HIGH
 1 LANDSCAPE ISLAND (165 SF) PER 20 PARKING SPACES (2)
 1 SHADE TREE PER LANDSCAPE ISLAND (2)
- PROVIDED:** CONTINUOUS SCREEN OF SHRUBS 3-FEET IN HEIGHT
 5 LANDSCAPE ISLANDS
 5 SHADE TREES

BUILDING FACADE FOUNDATION LANDSCAPING

- REQUIRED:** LANDSCAPE AREAS EQUIVALENT TO 25% OF EACH FACADE
 SANTA FE STREET 122 FEET * 0.25 = 31 FEET
 RIDGEVIEW ROAD 35 FEET * 0.25 = 9 FEET
- PROVIDED:** SANTA FE STREET 85 FEET (70%)
 RIDGEVIEW ROAD 25 FEET (71%)

LANDSCAPE SCHEDULE

DECIDUOUS TREES

	AC	6	CADDY MAPLE / ACER SACCHARUM 'CADDY'	B & B	2.5" CAL
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EVERGREEN TREES

	JT	5	TAYLOR EASTERN RED CEDAR / JUNIPERUS VIRGINIANA 'TAYLOR'	B & B	6'-7" TALL
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ORNAMENTAL TREES

	AG	2	'AUTUMN BRILLIANCE' SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B & B	1.5" CAL
	CC	4	EASTERN REDBUD / CERCIUS CANADENSIS	B & B	1.5" CAL

STREET TREES

	QA	3	SAWTOOTH OAK / QUERCUS ACUTISSIMA	B & B	2.5" CAL
	TG	6	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPIRE'	B & B	2.5" CAL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
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DECIDUOUS SHRUBS

	CA	20	KELSEY'S DWARF RED OSIER DOGWOOD / CORNUS SERICEA 'KELSEY'	5 GAL
	IV	46	HENRY'S GARNET SWEETSPICE / ITEA VIRGINICA 'HENRY'S GARNET'	5 GAL
	PAL	33	RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'LACEY BLUE'	3 GAL
	PN	10	SUMMER WINE NINEBARK / PHYSOCARPUS OPULEFOLIUS 'SUMMER WINE'	5 GAL

EVERGREEN SHRUBS

	JS	47	BUFFALO JUNIPER / JUNIPERUS SABINA 'BUFFALO'	5 GAL
	TMD	19	DENSE YEW / TAXUS X MEDIA 'DENSIFORMIS'	5 GAL

GRASSES & PERENNIALS

	PS	31	SWITCH GRASS / PANICUM VIRGATUM 'SHENANDOAH'	1 GAL
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SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
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GROUND COVERS

	TS	17,865 SF	TURF-TYPE TALL FESCUE / TURF SEED	SEED
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TINT WORLD

RIDGEVIEW AND SANTA FE, OLATHE, KS

Project No.: 18052
 Date: 12 NOVEMBER 2024
 Issued For: SPECIAL USE PERMIT

REVISIONS		
No.	Date	Description

REGISTRATION

PROJECT TEAM

ARCHITECT	FINKE-WILLIAMS ARCHITECTURE
CIVIL	GBA
LANDSCAPE	LANDWORKS STUDIO
FOUNDATIONS	
STRUCTURAL	STAND STRUCTURAL ENGINEERING
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	



7007 College Blvd, Suite 415
 Overland Park, Kansas 66211
 913-498-1550

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.00

landworks STUDIO
 102 S. CHERRY STREET, 2ND FLOOR
 OLATHE, KS 66061 | TEL: 913-780-6707
 LANDSCAPE ARCHITECTURE + DESIGN

1	LANDSCAPE PLAN
L1.00	SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

11/18/2024 Neighborhood Meeting
(Icon Midwest – SP24-0003)

Attendance:

Amy Grant, Polsinelli PC

The meeting commenced at 6:00 p.m. The development team waited until 6:20 p.m. and then ended the meeting as no one arrive for the meeting by that time.