



STAFF REPORT

Planning Commission Meeting: December 22, 2025

Application:	RZ25-0016: Request for approval of a rezoning from the C-2 (Commercial Center) District to the R-4 (Residential Medium-Density Multifamily) District and preliminary site development plan for Stellar Apartments.		
Location:	Southeast of W. 133 rd Street and S. Blackfoot Drive		
Owner:	Nettie Lochner and Shirley Young		
Applicant:	David Stell, Stellar Development		
Engineer:	Doug Ubben, Phelps Engineering Inc.		
Staff Contact:	Emily Carrillo, Senior Planner		

Site Area:	<u>14.64 ± acres</u>	Proposed Use:	<u>Residence, Multifamily, 5 or more units</u>
Building Area:	<u>361,052 sq.ft.</u>	Plat:	<u>Unplatted</u>
Existing Zoning:	<u>C-2 (Commercial Center)</u>	Proposed Zoning:	<u>R-4 (Residential Medium-Density Multifamily)</u>
Lots:	<u>1</u>	Tracts:	<u>0</u>

Plan Olathe Land Use Category		Existing Use	Existing Zoning
Site	Mixed Density Residential Neighborhood/Commercial Corridor	Vacant	C-2 (Commercial Center)
North	Mixed Density Residential Neighborhood	Religious Institution	R-4 (Residential Medium-Density Multifamily)
South	Commercial Corridor	Vacant	C-2 (Commercial Center)
East	Commercial Corridor	Indoor Athletic Facility	C-2 (Commercial Center)
West	Commercial Corridor	Commercial Retail	C-2 (Commercial Center)

1. Introduction

The applicant is requesting a rezoning from the C-2 (Commercial Center) District to the R-4 (Residential Medium-Density Multifamily) District with a preliminary site development plan for approximately 15 acres south of 133rd Street and west of Blackfoot Drive. The development consists of eight (8) apartment buildings and one (1) clubhouse building for a total of 280 residential units. An outdoor swimming pool, dog park, and walking trails with seating areas are provided as amenities for the residents.

2. History

The property was zoned to the C-2 District in 1988 under Ordinance 88-107. The preliminary site plan identified a strip retail center on this site. A preliminary plat was approved for this site in 2003. No final plats or final site development plans have been approved for the property.

3. Existing Conditions

The existing site is vacant and gently slopes to the west. Stands of mature trees are located throughout the site.



View of property looking south and east at intersection of 133rd Street and Blackfoot Drive.



Subject property highlighted in yellow.

4. Zoning Standards

- a. **Land Use** – The applicant is seeking a change of zoning to allow for the construction of apartments under the R-4 District. Uses in the R-4 District include multifamily residential, single family residential and senior housing. The applicant is proposing vertically attached multifamily units with a density of 17.20 dwelling units per acre, which is less than the maximum density allowed under the R-4 District of 22 dwelling units per acre.

The site is designated as Mixed Density Residential Neighborhood and Commercial Corridor on the PlanOlathe Future Land Use Map. The applicants request to rezone to the R-4 District generally aligns with the future land use designation.

- b. **Building Height** – Building heights within the R-4 District are limited to 4-stories and a height of 50 feet. The proposed buildings are a mix of 3-story, and 3/4-story split buildings where grade changes allow. The 3-story buildings are 37 feet in height, and the 3/4-story split buildings are 47 feet in height as measured from the average ground level to the highest point, meeting Unified Development Ordinance (UDO) requirements
- c. **Setbacks** – The R-4 District requires 5-foot front building setbacks, 20-foot corner side yard setbacks, and 10-foot rear yard setbacks. The preliminary plan meets all the dimensional requirements of the R-4 District.
- d. **Open Space** – The R-4 District requires 15% of the site (2.4 acres) to be utilized as common open space, with 50% (1.2 acres) of the open space being active space. The applicant is providing 8.14 acres as common open space, with 2.07 acres being active, (including the swimming pool, dog park, picnic, and common areas) therefore exceeding UDO requirements.

5. Development Standards

- a. **Access/Streets** – The proposed multifamily development provides two (2) points of access: one onto 133rd Street, which connects to Black Bob Road, and a second onto Blackfoot Drive, which connects to 135th Street. A Traffic Impact Study (TIS) was provided and evaluated by staff, which identifies necessary improvements and accounts for the increase in vehicle traffic. The proposal meets the City's Access Management Plan.
- b. **Parking** – Per UDO 18.30.160, a minimum of one parking space is required per 1.5 multifamily dwelling units, and parking for the leasing office is required at a rate of 1 space per 300 square feet, for a total of 423 spaces required with this development. A total of 423 parking spaces are provided on site, with 294 of these spaces being surface parking stalls, and 129 spaces located within garages and carports.
- c. **Landscape/Screening** – The landscape plans include a 15-foot nonresidential landscape buffer along 133rd Street and Blackfoot Drive, as required per UDO 18.30.130. Parking lot landscaping and screening, foundation landscaping, and street trees are provided in compliance with UDO 18.30.130. All building-mounted and ground-mounted utilities will be fully screened from view as required by the UDO.

The applicant is requesting a waiver from UDO 18.30.130 regarding the Type 5B Buffer requirement along portions of the south and east property lines. Additional analysis of this request can be found in Section 9 of this report.

- d. **Tree Preservation** – Tree stand delineation must preserve a minimum of 20% of contiguous tree canopy and understory. The proposed development preserves approximately 35% of existing tree area and therefore exceeds this requirement.
- e. **Stormwater/Detention** – The property is subject to all Title 17 requirements of the Municipal Code. Two connected detention basins will be located on site, which will allow them to function as one extended dry detention basin.
- f. **Public Utilities** – The property is within the City of Olathe water and sanitary sewer service areas. All buildings will connect to existing water and sanitary sewer mains located in the area.

6. Site Design Standards

The property is subject to **Site Design Category 3** based on the Mixed Density Residential/Commercial Corridor designation in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Landscape Options** – The proposal meets the requirements of the planted buffer option by providing at least a 25-foot side landscape area along W. 133rd Street.
- b. **Outdoor Amenity** – Developments greater than 4-acres in size must provide an outdoor amenity space to enhance the public realm and promote pedestrian activity. The applicant is providing a mix of common areas, seating spaces, and a dog park, meeting this requirement.
- c. **Parking Pod Size** – The maximum number of parking stalls allowed in one parking pod, is 40. The applicant is meeting this UDO requirement with the largest pod containing less than 21 spaces.
- d. **Pedestrian Connectivity** – The proposal meets the requirements of the cross-property connection option by providing dedicated pedestrian paths that connect to the exiting public sidewalk along 133rd Street and Blackfoot Drive.
- e. **Drainage Feature** – Two (2) curvilinear landscaped detention basins are provided along the western portion of the site to service this development.

7. Building Design Standards

The buildings are subject to building design standards for Vertically Attached Residential (UDO 18.15.020.G). Color elevations were provided with the preliminary site development plan showing the proposed building materials and architectural style. The following table lists the applicable design requirements and proposed design elements:

Building Design Standard	UDO Design Requirements Proposed Design
<i>Deck, Patio, or Rooftop Area</i>	<p><i>Each unit must have its own deck, balcony or patio that is a minimum of 24 sq. ft. in size, or access to a finished rooftop amenity area in the same building.</i></p> <p>All multifamily buildings provide a covered patio for each unit that meets or exceeds the minimum patio area requirement.</p>
<i>Building Entryway</i>	<p><i>All common building entries must provide a covered projection or a recessed area. Elevated open walkways and stairways along the exterior of the building are prohibited.</i></p> <p>The proposed multifamily buildings utilize internal, open-air stairways and walkways that are recessed within the building envelope and accessed through covered common entry points, meeting this requirement.</p>
<i>Freestanding Garages, Carports and Parking Structures</i>	<p><i>The design for any freestanding garages, carports, or parking structures must comply with the façade articulation and exterior building materials requirements for a primary structure and must be compatible with the design of the primary buildings on site.</i></p> <p>The proposed garages and carports utilize complementary materials, including brick and stucco, and incorporate façade articulation consistent with the primary buildings, thereby meeting this requirement.</p>
<i>Horizontal Articulation</i>	<p><i>A horizontal articulation tool must be used at least every 50 feet on primary facades.</i></p> <p>Each building utilizes either the prescribed wall offset, notch, or projection tool to differentiate between units on each primary façade.</p>
<i>Vertical Articulation</i>	<p><i>A vertical articulation tool must be used at least every 50 feet on primary facades.</i></p> <p>Each building provides the required variation in building or parapet height of at least four (4) feet.</p>
<i>Façade Expression</i>	<p><i>A façade expression technique must be used on all primary facades.</i></p> <p>Each building incorporates prescribed expression techniques to meet this requirement.</p>
<i>Roofing Materials</i>	<p><i>Must use Class 1 or 2 roofing materials.</i></p> <p>A Class 1 standing seam metal roofing system is utilized to meet this requirement.</p>

The buildings are finished with Class 1 brick veneer, traditional stucco, and glass, with Class 3 lap siding as an accent. Primary façades are required to include a combination of three Class 1 materials covering at least 70 % of the façade, with a minimum of 20% clear glass, while secondary façades must include either two Class 1 materials or a combination of Class 1 and Class 2 materials covering at least 50% of the façade, with a minimum of 10% clear glass. All building façades provide between 72% and 100% Class 1 materials, thereby exceeding these requirements.

8. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted a sign on the subject property per UDO requirements. Neighborhood notice was also provided to property owners within 500 feet of the property, and a neighborhood meeting was held on November 19, 2025, with no attendees. Staff and the applicant have not received any inquiries about the project.

9. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant has submitted a justification statement for the requested waiver, which is attached to this report. The applicant is requesting waivers from the following section of the UDO:

UDO 18.30.130.J requires a Type 5B buffer for development in the R-4 district adjacent to C-2 districts. This requirement is applicable to portions of the south and east property lines of the proposed development. A Type 5B buffer requires a minimum 75-foot buffer and allows the applicant flexibility with landscape plantings located within the buffer. The applicant is proposing to reduce the buffer requirement to 28 feet along the southern property line, and to 35 feet along the east property line.

Staff is supportive of the requested buffer reduction, as enhanced landscaping is provided through a double row of evergreen trees along the entire length of the southern property line, and a large existing tree stand is being preserved along the eastern property line, providing additional screening to the adjacent property.

10. UDO Rezoning Criteria

The Future Land Use Map of the PlanOlathe Comprehensive Plan identifies the subject property as Commercial Corridor and Mixed Density Residential Neighborhood. The proposed multifamily residential development is consistent with and supported by both future land use designations

The Mixed Density Residential Neighborhood designation encourages a carefully integrated mix of housing types, styles, sizes, and densities, generally located within a five- to ten-minute walk of neighborhood-scale commercial, civic, or open space uses. Development within this category is oriented more toward attached multifamily units than detached single-family homes.

The Commercial Corridor designation applies to the commercial development pattern along East Santa Fe Street, which accommodates a full range of commercial uses while providing

opportunities for gradual transformation into a more walkable, mixed-use corridor. This designation supports the integration of complementary land uses adjacent to commercial areas.

The proposed multifamily residential use is located in close proximity to significant areas of existing commercial uses to the east, west, and south, with additional Commercial Corridor land preserved immediately south of the proposed development closer to 135th Street. Multifamily zoning and established multifamily land uses are also located to the north along W. 133rd Street. The proposed development is consistent with these land use designations and the overall intent of the Comprehensive Plan:

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

LUCC-3.1: Encourage Housing Near Services. *Encourage higher density housing development near transit services, commercial centers, and planned transit nodes and corridors to create activity areas that add to the community's quality of life.*

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

HN-2.3: Higher Residential Densities. *Target future medium and high-density residential development to locations that are accessible to and integrated with potential employment and transit centers.*

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

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

The proposed multifamily development meets several policies of PlanOlathe by encouraging a mix of complimentary land uses, including a variety of housing options near services, and integrating an appropriate transition to nearby residential. The Olathe 2040 Future Ready Strategic Plan identifies strategies that align with the proposal to promote and encourage a mix of housing types and opportunities throughout the community and encourage new residential to attract people to work and live in Olathe. The development aligns with the PlanOlathe Future Land Use Map, which designates the property as both Commercial Corridor and Mixed Density Residential.

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 neighborhood to the north includes multifamily zoning with compatible uses including existing multifamily apartments, approved plans for multifamily apartments and townhomes, and a church that transitions northward to traditional single-

family homes. The adjacent commercial uses to the east, west and south are characterized by large parking areas and offices, small inline retail and pad-site buildings with high-quality architecture.

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

The proposed zoning and land use is consistent with the development pattern of surrounding properties, which include established commercial and multifamily residential uses. The proposed multifamily serves as an appropriate use complementary to the existing residential districts to the north and serves as an appropriate transition to the commercial corridor located along Santa Fe and Black Bob.

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

The property has been zoned for commercial use since 1988, with a preliminary site plan at that time identifying a strip retail center. However, no final site development plans or final plats have been approved, and the property has remained undeveloped. While commercial zoning allows a range of permitted uses, the site's location is three tiers removed from 135th Street, surrounding land use context, and evolving development patterns along the corridor suggest that traditional strip commercial development may no longer represent the most suitable or effective use of the property under current conditions.

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

The property has remained undeveloped for approximately 35 years since being zoned for commercial use.

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

The zoning district proposed provides use and design standards that are not anticipated to have any detrimental effect on nearby properties. The proposed R-4 district provides for the same uses permitted on existing multifamily properties to the north, and existing commercial properties are buffered from the proposed development by existing and proposed landscape buffers and berms. The project is following all UDO requirements for building and site design.

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

Staff has not received any information indicating that the proposal would lead to a detrimental impact on the value of surrounding properties, and it does not impact the appraised value of existing properties.

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

This zoning request will not cause any adverse effect on traffic and safety of the road network with the required roadway improvements. A Traffic Impact Study (TIS) was provided and evaluated by staff, which identifies necessary improvements and accounts for the increase in vehicle traffic. The proposal meets the City's Access Management Plan.

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

The development is not anticipated to create pollution or other environmental harm. The development will follow all regulations and requirements pertaining to stormwater, air quality, noise, and other related items. The development is maintaining existing tree stands and planting new vegetation in accordance with the UDO.

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

Development of the subject property as multifamily will generate property taxes and sales taxes by residents frequenting nearby commercial developments to be collected by the City as well as create new jobs.

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

There is no gain or detriment to the public health, safety, or welfare if the application were denied. The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the application were denied, development of the property would be limited to small scale, low intensity commercial and office uses.

11. Staff Recommendation

- A. Staff recommends approval of RZ25-0016, Stellar Apartments, for the following reasons:
 1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the R-4 District with no stipulations.
- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
 1. A waiver is granted from UDO 18.30.130. to reduce the required Type 5B landscape buffer from 75 feet to 28 feet along the southern property line, and to

35 feet along the east property line with plantings and tree preservation as shown on approved plans.

2. The existing shared access easement located at the southern portion of the property shall be vacated prior to recording of the final plat.
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
ENGINEERING
IMPLEMENTATION

Date: October 27, 2025

To: Kim Hollingsworth
Olathe Planning Dept.

From: Doug Ubben, Jr., P.E.
Phelps Engineering, Inc.

**Re: Statement of Purpose for Rezoning
Blackfoot Stellar Apartments
PEI #250509**

This vacant property is currently zoned C-2 and is being developed as an apartment complex. The property will need rezoned to R-4, Residential Medium Density Multi-family to allow the proposed use.

The subject property is approximately 15 acres in size. The developer is proposing to construct a total of eight multi-family buildings with a total of 280 units, resulting in a density of 17.2 units per acre. The buildings will be 3 / 4 stories in height. Amenities will include a pool/clubhouse, picnic areas, a fenced dog park, and sidewalks connecting the buildings to these amenity areas.

PHELPS ENGINEERING, INC.

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

**PRELIMINARY DEVELOPMENT PLANS FOR
STELLAR APARTMENTS
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS**

PREPARED & SUBMITTED BY: **PHELPS ENGINEERING, INC.**
1270 N. WINCHESTER
OLATHE, KS 66061
CONTACT: KYLE DETERS, P.E.
913-393-1155 OFFICE
EMAIL: KDETERS@PHELPSENGINEERING.COM

DEVELOPER: **STELLAR DEVELOPMENT**
6502 SUITE RD., SUITE 404
LUBBOCK, TX 79424
CONTACT: T. DAWN STELL
PHONE: 806-771-2030 EXT. 202
EMAIL: DAVID@THESTELLARFAMILY.COM

UTILITY COMPANIES:

ATMOS ENERGY TERRITORY	
CAMDEN TERRACE (CAMERON.PARKS@ATMOSENERGY.COM)	(816) 560-1970 - OFFICE
25090 W. 110TH TERRACE	
OLATHE, KS 66061	
 ENERGY (METRO) CONTACT SOUTHERN JOCO	(816) 810-4363
ENERGY	
JUSTIN AMBERSON (JUSTIN.AMBERSON@BEVERLY.COM)	
16215 W. 108TH STREET	
LENEXA, KS 66219	
 CITY OF OLAHTE - PUBLIC SEWER	(913) 971-9451
CHRIS FARNEY (CFARNEY@OLATHEKHS.ORG)	
 CITY OF OLAHTE - PUBLIC WATER	(913) 971-9451
CHRIS FARNEY (CFARNEY@OLATHEKHS.ORG)	
 AT&T	(816) 735-7658 - MOBILE
DARRIN SHEPARD (DS616@ATT.COM)	
9444 NAL AVENUE	
OVERLAND PARK, KS 66207	
 GOOGLE FIBER	
LAUREN MARCUCCI (KC-GOOGLE-UC@GOOGLE.COM)	(913) 663-1909
 SPECTRUM	
RICHARD SIEGER (RICHARD.SIEGER@CHARTER.COM)	(913) 643-1925 - OFFICE
822 W 107TH STREET	
OVERLAND PARK, KS 66210	

BENCHMARK:
VERTICAL DATUM = NAVD88 BASED ON JOHNSON COUNTY VERTICAL NETWORK BM 205

1. "+" CUT IN NW COR. CURB INLET AT SW CORNER OF PROPERTY N. SIDE 134TH STREET AND BLACKFOOT DRIVE.
ELEVATION = 1017.49

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, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091CO0800, AND DATED AUGUST 3, 2009.

811

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.

Know what's below.
Call before you dig.



Know what's below.
Call before you dig.

1-2000
VICINITY MAP SEE
29-13-24

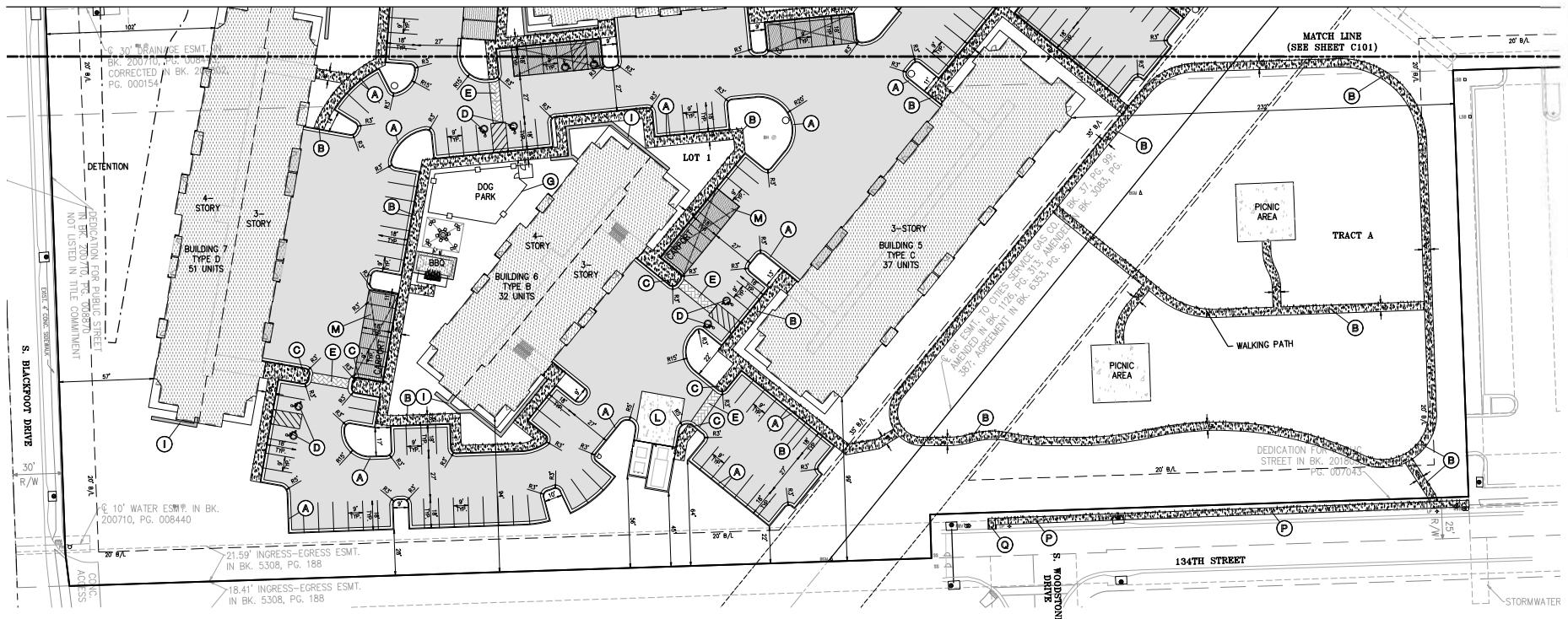
SHEET
C000

COVER SHEET **BLACKFOOT STELLAR APARTMENTS**
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

PHIELDS ENGINEERING, INC.
1270 N. Winchester
Orchard, Kansas 66069
(913) 397-3135
Fax (913) 393-1164
www.phieldsengineering.com

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C300	UTILITY PLAN
C301-C302	FIRE PROTECTION PLAN
L100	TREE PRESERVATION PLAN
L110	LANDSCAPE PLAN
L120	LANDSCAPE DETAILS





SITE PLAN - ENLARGED

BLACKFOOT STELLAR APARTMENTS
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

SITE KEY NOTES

A CONSTRUCT PRIVATE 2 FT ROLL BACK CONCRETE CURB & GUTTER (TYPICAL).

B CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).

C CONSTRUCT PRIVATE ACCESSIBLE SIDEWALK CURB RAMP (OMT DETECTABLE WARNING). HANDRAILS ARE NOT REQUIRED FOR SIDEWALK RAMP. SIDEWALK CURB RAMP CROSS SLOPE SHALL NOT EXCEED 2.0% (REFER TO GRADING PLAN FOR DESIGN SLOPES).

D CONSTRUCT PUBLIC SIDEWALK CURB RAMP (TYPE I) OM WITH ACCESSIBLE PARKING SPACES (TYPICAL).

E CONSTRUCT STAMPED COLORED CONCRETE CROSSWALK (COLOR AND PATTERN TO BE SELECTED BY OWNER).

F CONSTRUCT POOL (RE: ARCH. PLANS).

G INSTALL FENCE (RE: ARCH. PLANS).

H INSTALL GATE (RE: TO ARCH. PLANS FOR SIZE & MATERIAL).

I CONSTRUCT LANDSCAPE SEMI-ENTABLATED RETAINING WALL (45" HIGH, INCLINED, 4 INCH MANHOLE) AT LOCATIONS WHERE THE DIFFERENCE IN FINISHED GRADE BETWEEN THE TOP AND BOTTOM OF THE WALL IS 30 INCHES OR MORE.

J CONSTRUCT PUBLIC CONCRETE ENTRANCE WITHIN RIGHT OF WAY PER CITY OF OLAHIE STANDARD DETAIL 21-11.

K CONSTRUCT PUBLIC SIDEWALK RAMP (TYPE I) OMT DETECTABLE WARNING PER CITY OF OLAHIE STANDARD DETAIL 21-10.

L CONSTRUCT CONCRETE FOUNTAIN.

M CONSTRUCT CARPORT (RE: ARCH. PLANS).

N CONSTRUCT GARAGE (RE: ARCH. PLANS).

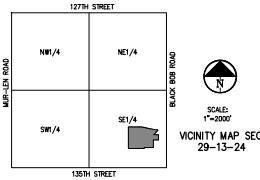
O CONSTRUCT PEDESTRIAN GATEWAY WITH STAMPED COLORED CONCRETE, BENCH & LANDSCAPE.

P CONSTRUCT PUBLIC 4 FT WIDE CONCRETE SIDEWALK PER CITY OF OLAHIE STANDARD DETAIL 21-10.

Q CONSTRUCT PUBLIC SIDEWALK RAMP (TYPE IV) OM WITH DETECTABLE WARNING PER CITY OF OLAHIE STANDARD DETAIL 21-10.



SCALE: 1" = 30'



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LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

DRAFT DRAFT

SHEET

C102

6102

OPEN SPACE PLAN

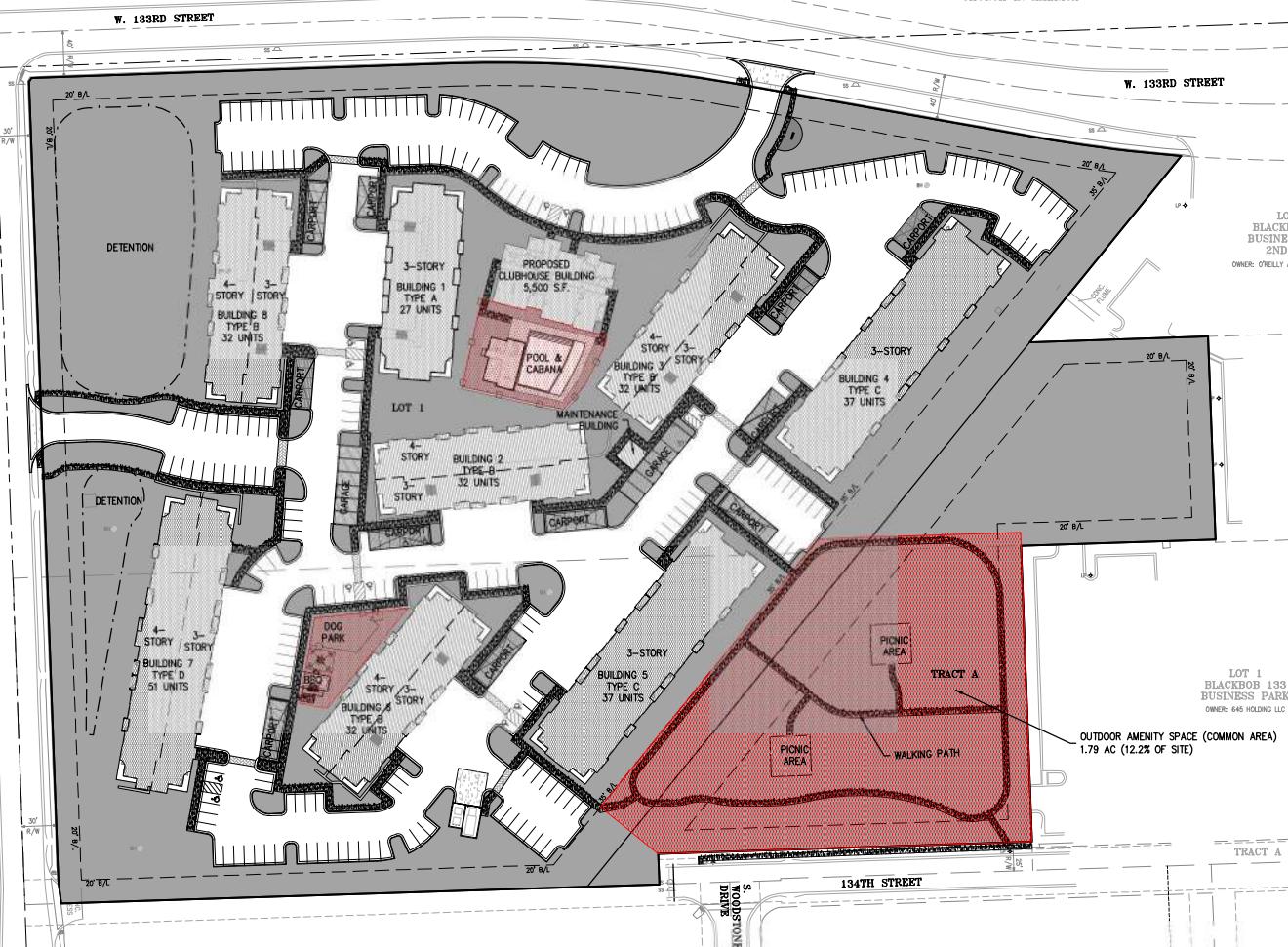
BLACKFOOT STELLAR APARTMENTS
CITY OF OLAH, JOHNSON COUNTY, KANSAS

PHILIPS ENGINEERING, INC.
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Olathe, Kansas 66061
(913) 397-1155
Fax (913) 397-1164
www.philipsengineering.com



LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- OPEN SPACE
- ACTIVE OPEN SPACE
- RETAINING WALL



OPEN SPACE TABLE	
ZONING R-4, COLUMN 2	
GROSS AREA	16.31 ACRES
NET AREA	14.63 ACRES
LOT 1 AREA	12.16 ACRES
TRACT A AREA	2.49 ACRES
COMMON OPEN SPACE REQUIRED (15% LOT 1)	1.82 ACRES
COMMON OPEN SPACE PROVIDED	8.14 ACRES
ACTIVE OPEN SPACE REQUIRED (50% OF OPEN SPACE LOT 1)	0.91 ACRES
ACTIVE OPEN SPACE PROVIDED	2.07 ACRES



SCALE: 1"=50'

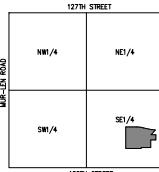
SHEET

C103



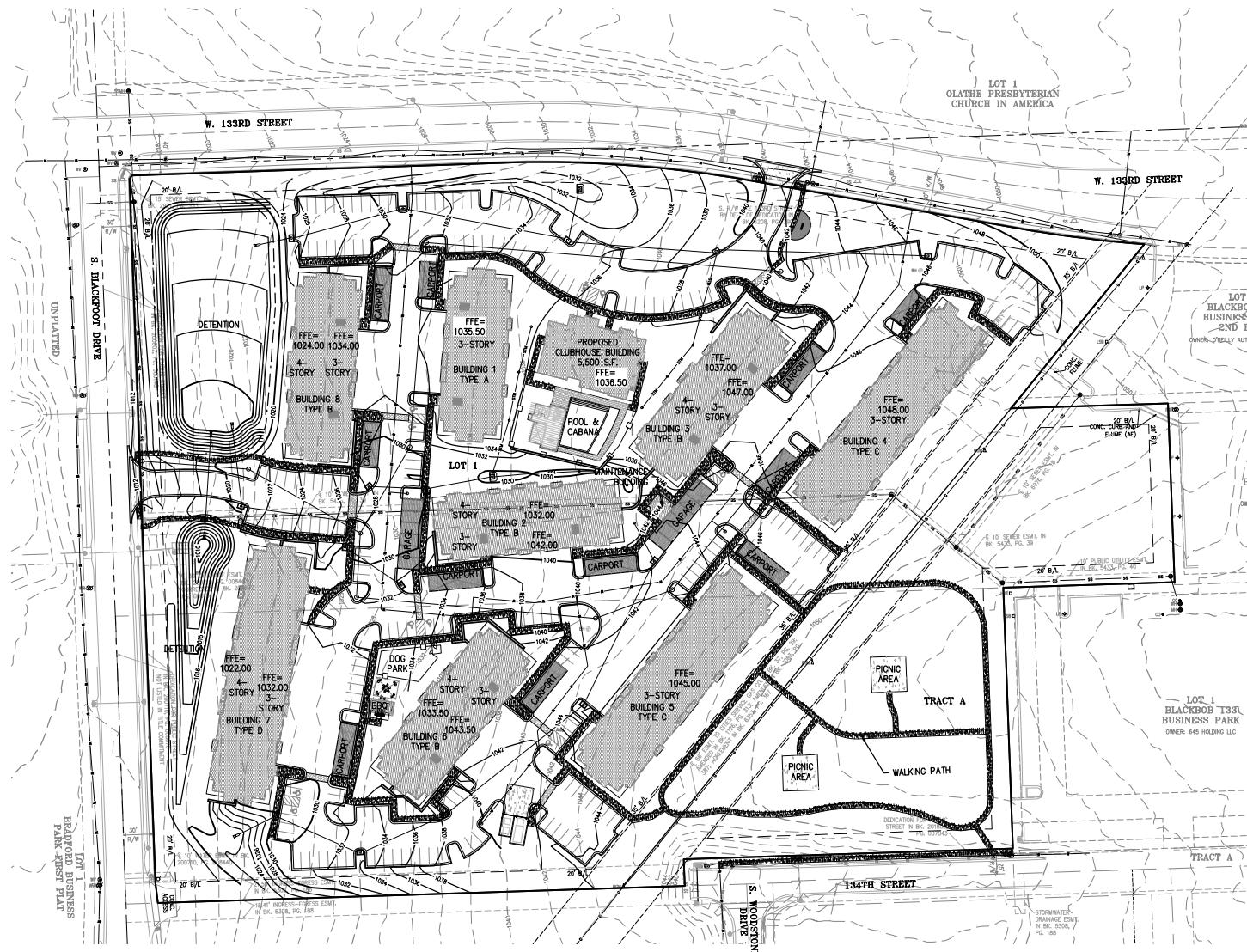
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VICINITY MAP SEC
29-13-24

PHILIPS- SERVER\Projects\250609\Dev\Pop\Open Space Planning Layout 1 Nov 20, 2025 - 2:55pm Brodley Cast



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Know what's below.
Call before you dig.

PHILIPS INNOVATION INC.
SPEECH RECOGNITION
SPEECH RECOGNITION
SPEECH RECOGNITION
SPEECH RECOGNITION
SPEECH RECOGNITION

30

GRADING PLAN BLACKFOOT STELLAR APARTMENTS

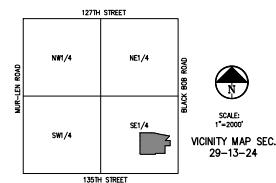
BLACKFOOT STELLAR APARTMENTS
CITY OF OLAHE, JOHNSON COUNTY, KANSAS

LEGEND

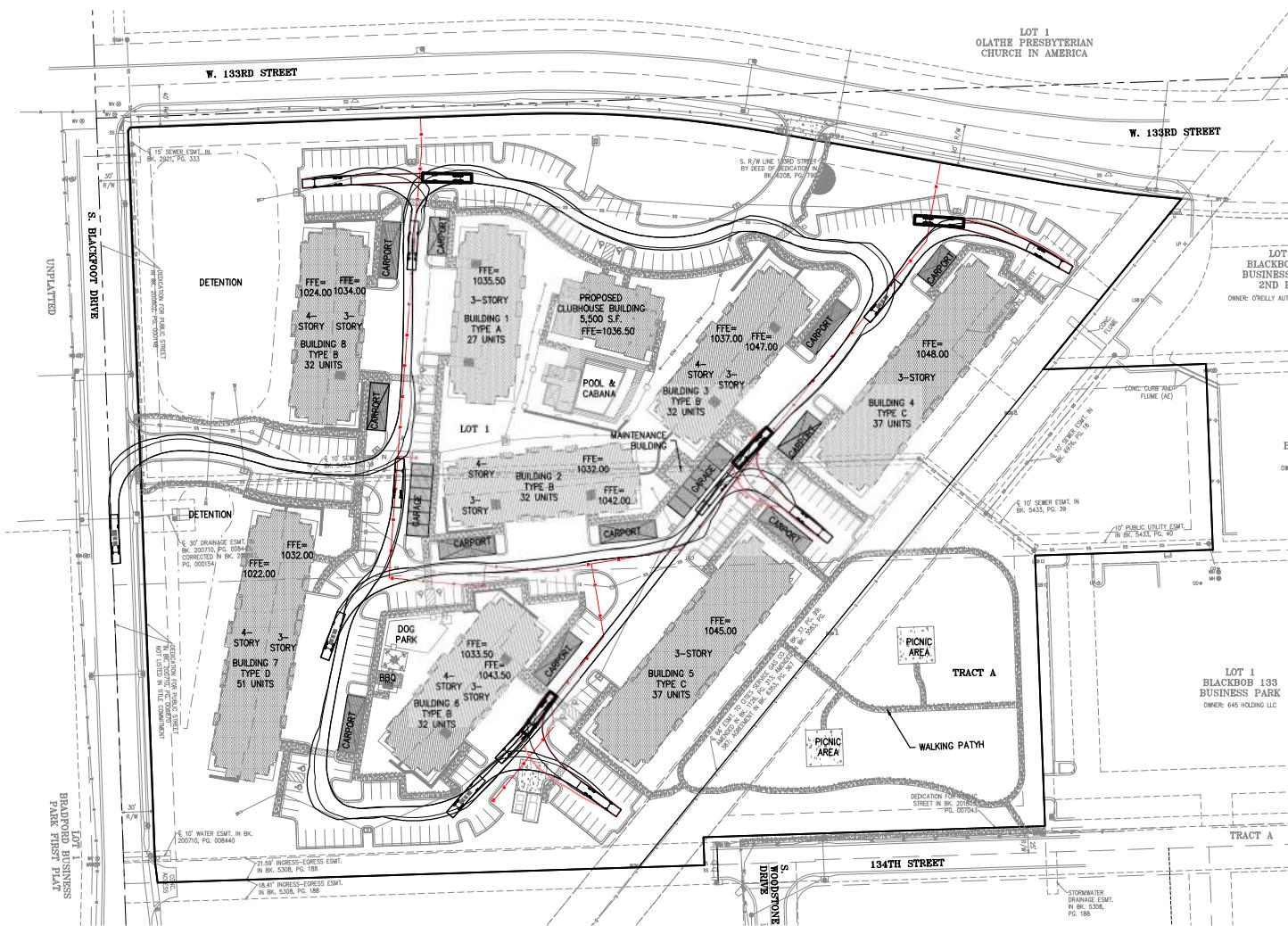
— PL — PROPERTY LINE
 — LL — LOT LINE
 — R/W — RIGHT-OF-WAY
 —————— 2" CURB & GUTTER
 — 920 — EXISTING CONTOURS
 — 918 —
 — 920 — PROPOSED CONTOURS
 — 918 —

FLOOD NOT

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 OLAHTE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0080G, AND DATED AUGUST 3, 2009.



SHEET
C200



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.

Know what's below.
Call before you dig.

Diagram of the LAFIRE Fire Truck with dimensions:

- Overall Length: 46.77
- Overall Width: 8.75
- Overall Height: 10.85
- Bed Ground Clearance: 4.9
- Track Width: 8.22
- Lock-to-lock time: 1.8 sec
- Max. Wheel Angle: 10°

PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 399-4155
Fax (913) 399-1144
www.philipsengineering.com

FIRE PROTECTION PLAN - TRUCK TURN

BLACKFOOT STELLAR APARTMENTS
CITY OF OLAHE, JOHNSON COUNTY, KANSAS

THE CITY OF OLAHIE, JOHNSON COUNTY, KANSAS

SHEET

A compass rose is positioned at the top, showing cardinal directions (N, S, E, W) and intercardinal points (NE, SE, SW, NW). Below the compass is a scale bar with markings for 0°, 50°, and 100°.

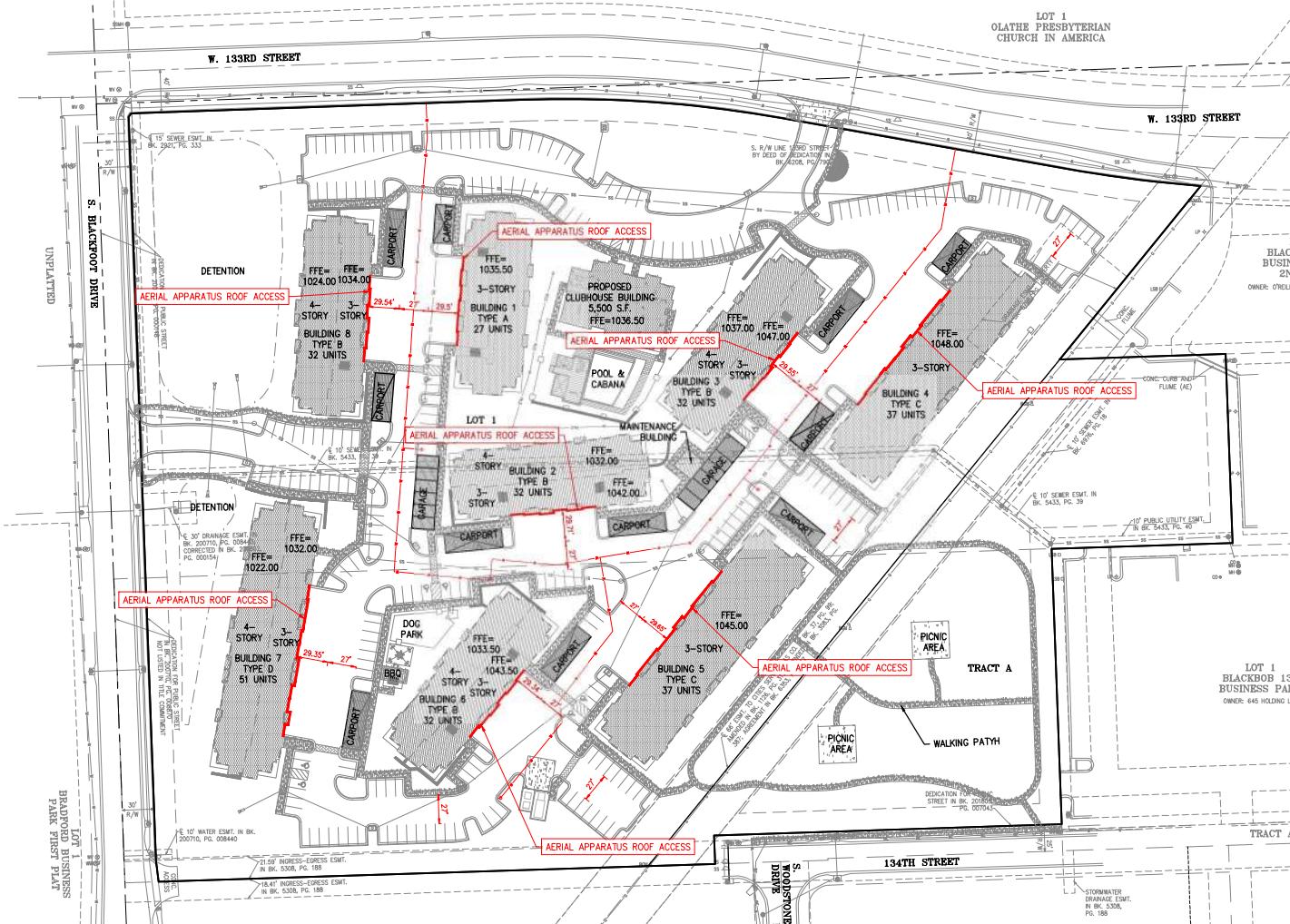
SCALE: 1"=50'

SHEET



Know what's below.
Call before you dig.

BRADFORD BUSINESS
TRACT A
PARK FIRST PLAT
LOT 1



W. 133RD STREET

UNPAVED

LOT 1
OLATHE PRESBYTERIAN
CHURCH IN AMERICA

W. 133RD STREET

LOT
BLACKBOB
BUSINESS
2ND PI
OWNER: O'REILLY AUTO

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- AERIAL APPARATUS ROOF ACCESS
- FIRE HYDRANT

FIRE PROTECTION PLAN - TRUCK TURN

BLACKFOOT STELLAR APARTMENTS

CITY OF OLATHE, JOHNSON COUNTY, KANSAS

PHILIPS ENGINEERING, INC.
130 W Wincheser
Olathe, Kansas 66061
(913) 997-1075
(913) 997-1076
www.philipseengineering.com

PROJECT No.	REV.	DATE	REVISION	BY
090912	1	11-20-2015	090912	090912
			090912	
			090912	
			090912	

SHEET

C302

SCALE: 1"=50'
50'

DATE: 11.20.2025
PROJECT NUMBER: 25089
REVISIONS
NO. DATE

ISSUED FOR:

NOTES:

1. THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
2. MATERIAL CLASSIFICATION IS DETERMINED PER IBC SECTION 1810.03.
3. EXTERIOR EQUIPMENT MOUNTED ON BUILDINGS. ADVERTISED EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITIES METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW. EQUIPMENT MOUNTED ON ROOFS, SCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH BUILDING ARCHITECTURE.
4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW USING A PARAPET OR APPROVED SCREWEING WALL AND MUST COMPLY WITH IBC SECTION 18.30.130.
5. MECHANICAL WELLS SHALL BE ENCLOSED WITH A PARAPET WALL WITH LAP SIDING.

BUILDING TYPE A	FRONT		REAR		RIGHT		LEFT	
	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
FAÇADE TOTALS.F.								
4,104		4,730		1,927		1,927		
STUCCO - CLASS 1	3,552	87%	4,192	89%	1,381	72%	1,381	72%
BRICK (CLASS 1)	507	12%	672	14%	223	12%	223	12%
STUCCO (CLASS 1)	1,953	48%	1,783	38%	618	32%	618	32%
GLAZING (CLASS 1)	2,092	27%	4,737	37%	540	26%	540	26%
BUILDING FINISH	552	13%	538	11%	540	26%	540	26%
MATERIALS - CLASS 3	392	10%	598	13%	546	28%	546	28%
FIBERCEMENT (CLASS 3)								



04 BUILDING TYPE 'A' - LEFT ELEVATION
SCALE: 3/32" = 1'-0"
1 REQ'D @ BLDG #1



02 BUILDING TYPE 'A' - REAR ELEVATION
SCALE: 3/32" = 1'-0"
1 REQ'D @ BLDG #1



03 BUILDING TYPE 'A' - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"
1 REQ'D @ BLDG #1



01 BUILDING TYPE 'A' - FRONT ELEVATION
SCALE: 3/32" = 1'-0"
1 REQ'D @ BLDG #1

MATERIALS:

BRICK (1) ACME BRICK ALLENTOWN - VELOUR CLASS 1	BRICK ROWLOCK (2) ACME BRICK ALLENTOWN - VELOUR CLASS 1	STUCCO (3) COLONIAL WHITE PPG 1097-1 CLASS 1	STUCCO (4) ACCENT DUSTY TRAIL PPG 1097-4 CLASS 1	WHITE TRIM (5) HIGH REFLECTIVE WHITE SW 7757 CLASS 1	BROWN TRIM (6) STONY CREEK CHOCOLATE MOMENT PPG 1097-5 CLASS 1	LAP SIDING (7) MOMENT PPG 1097-5 CLASS 1	STEEL (8) RAILING DARK BRONZE CLASS 3	SHINGLES (9) WEATHERED WOOD GAF CLASS 2	METAL ROOF (10) STANDING SEAM ZINC COTE CLASS 1	MECHANICAL WELL (11) LAP SIDING INTRIGUE - PPG 1019-7 CLASS 1	METAL (12) DOORS BUCKSKIN CLASS 1	WINDOWS WHITE CLASS 1
---	---	--	--	--	---	---	---	---	---	---	--	-----------------------------

OLATHE APARTMENTS
OLATHE, KANSAS

DATE: 11.20.2025
PROJECT NUMBER: 25089
REVISIONS
NO. DATE
ISSUED FOR

SHEET NUMBER
A5.1
BUILDING 'B' -
CONCEPTUAL
ELEVATIONS
Copyright © 2018

BUILDING TYPE B	FRONT		REAR		RIGHT		LEFT	
	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
FAÇADE TOTAL S.F.	4,777		7,300		2,427		2,427	
FAÇADE								
BUILDING FINISH								
MATERIALS - CLASS 1 (Min. 70%)	4,257	89%	6,620	92%	1,885	78%	1,885	78%
BRICK (CLASS 1)	720	15%	1,115	15%	346	14%	346	14%
STUCCO (CLASS 1)	2,373	50%	3,460	47%	867	36%	867	36%
GLAZING (CLASS 4)	1,194	24%	2,044	28%	672	26%	672	26%
INTERIOR FINISH								
MATERIALS - CLASS 3	520	11%	680	9%	542	22%	542	22%
INTERFACADE (CLASS 5)	520	11%	680	9%	542	22%	542	22%



01 BUILDING TYPE 'B' - FRONT ELEVATION

SCALE: 3/32" = 1'-0" 4 REQ'D @ BLDG #'s 2,3,6 & 8



02 BUILDING TYPE 'B' - REAR ELEVATION

SCALE: 3/32" = 1'-0" 4 REQ'D @ BLDG #'s 2,3,6 & 8

03 BUILDING TYPE 'B' - RIGHT ELEVATION

SCALE: 3/32" = 1'-0" 4 REQ'D @ BLDG #'s 2,3,6 & 8

MATERIALS:

BRICK (1) ACME BRICK ALLENTOWN - VELOUR CLASS 1	BRICK ROWLOCK (2) ACME BRICK ALLENTOWN - VELOUR CLASS 1	STUCCO (3) COLONIAL WHITE PPG 1097-1 CLASS 1	STUCCO (4) ACCENT DUSTY TRAIL PPG 1097-4 CLASS 1	WHITE TRIM (5) HIGH REFLECTIVE WHITE SW 7757 CLASS 1	BROWN TRIM (6) STONY CREEK PPG1097-5 CLASS 1	LAP SIDING (7) CHOCOLATE MOMENT PPG1077-5 CLASS 1	STEEL (8) RAILING MOMENT PPG1077-5 CLASS 3	SHINGLES (9) WEATHERED WOOD GAF CLASS 2	METAL ROOF (10) STANDING SEAM ZINC COTE CLASS 1	MECHANICAL WELL (11) LAP SIDING INTRIGUE - PPG 1019-7 CLASS 1	METAL DOORS (12) BUCKSKIN CLASS 1	WINDOWS WHITE CLASS 1
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OLATHE APARTMENTS
OLATHE, KANSAS

DATE:	11.20.2025
PROJECT NUMBER:	25089
REVISIONS	
NO. DATE	
ISSUED FOR	

A5.2
BUILDING 'C' -
CONCEPTUAL
ELEVATIONS
COPYRIGHT © 2018

BUILDING TYPE C	FRONT		REAR		RIGHT		LEFT	
	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
FAÇADE TOTALS.F.								
7,231		7,436		7,018		7,000		
BRICK	6,506	90%	6,702	90%	1,531	76%	1,773	85%
STUCCO	3,960	55%	3,023	41%	745	37%	909	44%
GALVANIZED	1,674	20%	2,263	31%	170	20%	678	33%
STUCCO (CLASS 1)	872	12%	1,396	19%	210	10%	186	9%
STUCCO (CLASS 2)	3,960	55%	3,023	41%	745	37%	909	44%
STUCCO (CLASS 3)	725	10%	734	10%	487	24%	307	15%
FIBRECEMENT (CLASS 3)	725	10%	734	10%	487	24%	307	15%

NOTES:
1. THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
2. ALL EXTERIOR EQUIPMENT IS TO BE PLACED IN ACCORDANCE WITH SECTION 18.15.020.
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. EXTERIOR EQUIPMENT IS TO BE PLACED IN ACCORDANCE WITH SECTION 18.15.020.
4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW USING A PARAPET OR APPROVED SCREENING WALL AND MUST COMPLY WITH UDO SECTION 16.30.10.
5. MECHANICAL WELLS SHALL BE ENCLOSED WITH A PARAPET WALL WITH LAP SIDING.



02 BUILDING TYPE 'C' - LEFT ELEVATION
SCALE: 3/32" = 1'-0"
2 REQD @ BLDG #'s 4 & 5



01 BUILDING TYPE 'C' - FRONT ELEVATION
SCALE: 3/32" = 1'-0"
2 REQD @ BLDG #'s 4 & 5

MATERIALS:

BRICK (1)	BRICK ROWLOCK (2)	STUCCO (3)	STUCCO (4)	WHITE TRIM (5)	BROWN TRIM (6)	LAP SIDING (7)	STEEL (8)	SHINGLES (9)	METAL ROOF (10)	MECHANICAL WELL (11)	METAL DOORS (12)	WINDOWS (13)
ACME BRICK ALLENTOWN - VELOUR CLASS 1	ACME BRICK ALLENTOWN - VELOUR CLASS 1	COLONIAL WHITE PPG 1097-1 CLASS 1	ACCENT DUSTY TRAIL PPG 1097-4 CLASS 1	HIGH REFLECTIVE WHITE PPG 7757 CLASS 1	STONY CREEK CHOCOLATE MOMENT PPG 1077-5 CLASS 1	MOMENT PPG 1077-5 CLASS 3	WEATHERED WOOD GAF CLASS 2	WEATHERED WOOD GAF CLASS 1	STANDING SEAM ZINC COTE CLASS 1	LAP SIDING INTRIGUE - PPG 1019-7 CLASS 1	BUCKSKIN CLASS 1	WHITE CLASS 1

OLATHE APARTMENTS
OLATHE, KANSAS

DATE: 11.20.2025
PROJECT NUMBER: 25089
REVISIONS
NO. DATE

ISSUED FOR

SHEET NUMBER
A5.3
BUILDING 'C' -
CONCEPTUAL
ELEVATIONS
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MATERIAL CALCULATION CHART							
BUILDING TYPE C		FRONT		REAR		RIGHT	
FAÇADE TOTAL S.F.		FRONT	REAR	RIGHT	LEFT		
7,231		7,436	7,018	2,080	2,080		
FAÇADE MATERIALS	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE	
BRICK (CLASS 1)	6,506	90%	6,702	90%	1,531	76%	
STUCCO (CLASS 1)	3,992	55%	3,023	41%	745	37%	
GLAZED (CLASS 2)	1,679	23%	2,493	34%	576	27%	
WALL FINISH MATERIALS - CLASS 3	725	10%	734	10%	487	24%	
FIBERGLASS (CLASS 3)	725	10%	734	10%	487	15%	

NOTES:
1. THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
2. HANDBRAKES AND PARKING ARE TO BE LOCATED IN THE BASEMENT. SECTION 18-15.020
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. SCREENING CAN BE PROVIDED BY PLANTING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH BUILDINGS ARCHITECTURE.
4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW USING A PARAPET OR APPROVED SCREENING WALL AND MUST COMPLY WITH UDO SECTION 16.30.130.
5. MECHANICAL WELLS SHALL BE ENCLOSED WITH A PARAPET WALL WITH LAP SIDING.



02 BUILDING TYPE 'C' - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"
2 REQD @ BLDG #'s 4 & 5



01 BUILDING TYPE 'C' - REAR ELEVATION
SCALE: 3/32" = 1'-0"
2 REQD @ BLDG #'s 4 & 5

MATERIALS:

BRICK (1) ACME BRICK ALLENTOWN - VELOUR CLASS 1	BRICK ROWLOCK (2) ACME BRICK ALLENTOWN - VELOUR CLASS 1	STUCCO (3) COLONIAL WHITE PPG 1097-1 CLASS 1	STUCCO (4) ACCENT DUSTY TRAIL PPG 1097-4 CLASS 1	WHITE TRIM (5) HIGH REFLECTIVE WHITE STONY CREEK PPG 1097-5 CLASS 1	BROWN TRIM (6) MOMENT PPG 1017-5 CLASS 1	LAP SIDING (7) CHOCOLATE MOMENT PPG 1017-5 CLASS 3	STEEL (8) RAILING DARK BRONZE CLASS 2	SHINGLES (9) WEATHERED WOOD GAF CLASS 2	METAL ROOF (10) STANDING SEAM ZINC COTE CLASS 1	MECHANICAL WELL (11) LAP SIDING INTRIGUE - PPG 1019-7 CLASS 1	METAL (12) DOORS BUCKSKIN CLASS 1	WINDOWS WHITE CLASS 1
---	---	--	--	--	---	--	---	---	---	---	--	-----------------------------



02 BUILDING TYPE 'D' - RIGHT ELEVATION
SCALE: 3/32" = 1'-0" 1 REQ'D @ BLDG # 7



01 BUILDING TYPE 'D' - FRONT ELEVATION
SCALE: 3/32" = 1'-0" 1 REQ'D @ BLDG # 7

MATERIALS:

BRICK (1) ACME BRICK ALLENTOWN - VELOUR CLASS 1	BRICK ROWLOCK (2) ACME BRICK ALLENTOWN - VELOUR CLASS 1	STUCCO (3) ACME BRICK ALLENTOWN - VELOUR CLASS 1	STUCCO (4) COLONIAL WHITE DUSTY TRAIL PPG 1097-1 CLASS 1	WHITE TRIM (5) HIGH REFLECTIVE WHITE PPG 1097-4 CLASS 1	BROWN TRIM (6) STONY CREEK CHOCOLATE WHITE SW 7757 CLASS 1	LAP SIDING (7) MOMENT HIGH REFLECTIVE WHITE PPG 1077-5 CLASS 1	STEEL (8) RAILING DARK BRONZE CLASS 3	SHINGLES (9) WEATHERED WOOD GAF CLASS 2	METAL ROOF (10) STANDING SEAM ZINC COATE CLASS 1	MECHANICAL WELL (11) LAP SIDING INTRIGUE - PPG 1019-7 CLASS 1	METAL (12) DOORS BUCKSKIN CLASS 1	WINDOWS WHITE CLASS 1
---	---	--	---	---	---	--	---	---	--	---	--	-----------------------------

FAÇADE TOTAL S.F.	FRONT		REAR		RIGHT		LEFT	
	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
BUILDING FINISH								
MATERIALS - CLASS 1 (Min. 70%)	5,701	89%	9,022	90%	1,659	76%	1,659	76%
BRICK (CLASS 1)	705	11%	1,170	12%	364	17%	364	17%
STUCCO (CLASS 1)	3,217	50%	4,596	46%	665	30%	665	30%
GLAZING (CLASS 1)	1,779	28%	3,236	33%	650	27%	630	29%
BUILDING FINISH								
MATERIALS - CLASS 3	710	11%	966	10%	532	24%	532	24%
FIBRECEMENT (CLASS 4)	710	11%	966	10%	532	24%	532	24%

NOTES:
1. THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
2. MECHANICAL EQUIPMENT AND UTILITIES MUST BE LOCATED IN A DOCKED POSITION IN 15'00".
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. SCREENING CAN BE IN THE FORM OF A FENCE OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH BUILDING ARCHITECTURE.
4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW USING A PARAPET OR APPROVED SCREENING WALL AND MUST COMPLY WITH UDO SECTION 16.30.130.
5. MECHANICAL WELLS SHALL BE ENCLOSED WITH A PARAPET WALL WITH LAP EDGING.

11.20.2025

Brian
RUMSEY
ARCHITECT:
CROSS ARCHITECTS, PLLC
675 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.396.6644
W: WWW.CROSSARCHITECTS.COM

OLATHE APARTMENTS
OLATHE, KANSAS

DATE: 11.20.2025
PROJECT NUMBER: 25089
REVISIONS
NO. DATE

ISSUED FOR:

SHEET NUMBER
A5.4
BUILDING 'D' -
CONCEPTUAL
ELEVATIONS
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02 BUILDING TYPE 'D' - LEFT ELEVATION
SCALE: 3/32" = 1'-0"



01 BUILDING TYPE 'D' - REAR ELEVATION
SCALE: 3/32" = 1'-0"

MATERIALS:

BRICK (1) ACME BRICK ALLENTOWN - VELOUR CLASS 1	BRICK ROWLOCK (2) ACME BRICK ALLENTOWN - VELOUR CLASS 1	STUCCO (3) COLONIAL WHITE PPG 1097-1 CLASS 1	STUCCO (4) ACCENT DUSTY TRAIL PPG 1097-4 CLASS 1	WHITE TRIM (5) HIGH REFLECTIVE WHITE SW 7757 CLASS 1	BROWN TRIM (6) STONY CREEK CHOCOLATE MOMENT PPG 1017-5 CLASS 1	LAP SIDING (7) CHOCOLATE MOMENT PPG 1017-5 CLASS 3	STEEL (8) RAILING DARK BRONZE CLASS 2	SHINGLES (9) WEATHERED WOOD GAF CLASS 2	METAL ROOF (10) STANDING SEAM ZINC COTE CLASS 1	MECHANICAL WELL (11) LAP SIDING INTRIGUE - PPG 1019-7 CLASS 1	METAL (12) DOORS BUCKSKIN CLASS 1	WINDOWS WHITE CLASS 1
---	---	--	--	--	---	--	---	---	---	---	--	-----------------------------

BUILDING TYPE D	MATERIAL CALCULATION CHART					
	FRONT		REAR		RIGHT	
FAÇADE TOTAL S.F.	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
RENDERING FINISH MATERIALS - CLASS 1 (Min. 70%)						
BRICK (CLASS 1)	705	11%	1,170	12%	364	17%
STUCCO (CLASS 1)	3,217	50%	4,596	46%	665	30%
GLAZING (CLAD20 3)	1,179	24%	1,236	33%	690	23%
BUILDING FINISH MATERIALS - CLASS 3						
FIBER-CEMENT (CLASS 3)	710	11%	966	10%	532	24%
	710	11%	966	10%	532	24%

NOTES:
1. THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
2. ANY CONSTRUCTION NOT SHOWN IS THE RESPONSIBILITY OF THE CONTRACTOR.
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 AND NOT LOCATED IN A PLAZA, COURTYARD, OR OTHER OPEN AREA EXCEPT AS COMPATIBLE WITH BUILDINGS ARCHITECTURE.
4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW USING A PARAPET OR APPROVED SCREENING WALL AND MUST COMPLY WITH LOCAL BUILDING CODES.
5. MECHANICAL WELLS SHALL BE ENCLOSED WITH A PARAPET WALL WITH LAP SIDING.

ARCHITECT:
CROSS ARCHITECTS, PLLC
870 JUNCTION Drive
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

OLATHE APARTMENTS
OLATHE, KANSAS

DATE: 11.20.2025
PROJECT NUMBER: 25089
REVISIONS:
NO. DATE

ISSUED FOR

SHEET NUMBER
A5.5
BUILDING 'D' -
CONCEPTUAL
ELEVATIONS
COPYRIGHT © 2025

11.20.2025

Brian
RUMSEY

MATERIAL CALCULATION CHART								
CLUBHOUSE BUILDING								
FAÇADE TOTALS S.F.	FRONT		RIGHT		LEFT		843	
	1,160	1,160	849	849	843	843		
MATERIAL	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	
BUILDING FINISH								
MATERIALS - CLASS 1 (Min. 70%)	1,160	100%	1,302	100%	949	100%	943	100%
BRICK (CLASS 1)	271	23%	336	26%	309	33%	187	22%
STUCCO (CLASS 1)	510	44%	573	20%	385	41%	442	52%
GLAZING (CLASS 1)	379	33%	393	46%	229	27%	214	23%
BUILDING FINISH MATERIALS - CLASS 3	0	0%	0	0%	0	0%	0	0%
FIBERCEMENT (CLASS 2)	0	0%	0	0%	0	0%	0	0%

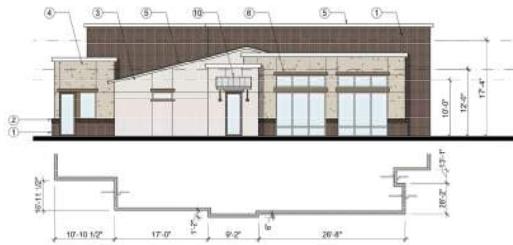
11.20.2025

Brian
RUMSEY

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

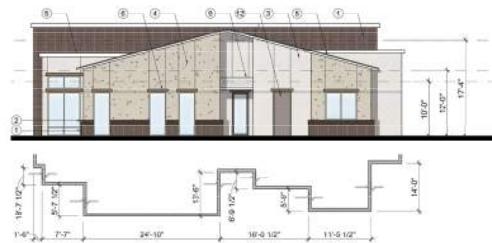
OLATHE APARTMENTS
OLATHE, KANSAS

A5.6
BUILDING
'CLUBHOUSE'



04 CLUBHOUSE - LEFT ELEVATION

04 SCALE: 3/32" = 1'-0"



03 CLUBHOUSE - RIGHT ELEVATION

03 SCALE: 3/32" = 1'-0"



02 CLUBHOUSE - REAR ELEVATION

02 SCALE 3/32" = 1'-0"



01 CLUBHOUSE - FRONT ELEVATION

01 SCALE: 3/32" = 1'-0"

MATERIALS

BRICK ¹ ACME BRICK ALLENTOWN - VELOUR	BRICK ROWLOCK ² ACME BRICK ALLENTOWN - VELOUR	STUCCO ³ COLONIAL WHITE PPG 1097-1	STUCCO ⁴ ACCENT DUSTY TRAIL PPG 1097-4	WHITE TRIM ⁵ HIGH REFLECTIVE WHITE SW 7757	BROWN TRIM ⁶ STONY CREEK MOMENT PPG1077-5	LAP SIDING ⁷ CHOCOLATE MOMENT PPG1077-5	STEEL RAILING DARK BRONZE	SHINGLES ⁹ WEATHERED WOOD ZINC COTE	METAL ROOF ¹⁰ STANDING SEAM GAF	MECHANICAL WELL ¹¹ LAP SIDING INTRIGUE - PPG 1019-7	METAL ¹² DOORS BUCKSKIN	WINDOWS WHITE
CLASS 1	CLASS 1	CLASS 1	CLASS 1	CLASS 1	CLASS 1	CLASS 3	CLASS 2	CLASS 1				

11.20.2025

Brian
RUMSEY

ARCHITECT:
CROSS ARCHITECTS, PLLC
87 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.286.6544
WWW.CROSSARCHITECTS.COM

OLATHE APARTMENTS OLATHE, KANSAS

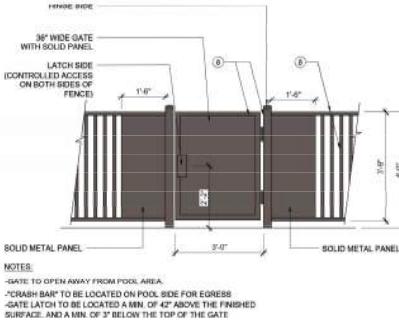
DATE: 11.20.2025
PROJECT NUMBER: 25089
REVISIONS
NO. DATE

ISSUED FOR:

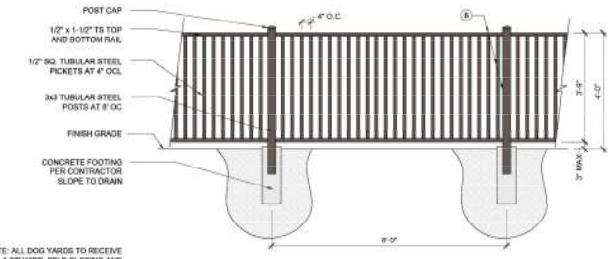
SHEET NUMBER
A5.7
CABANA, FENCE,
& MONUMENT
SIGN - EXHIBITS
COPYRIGHT © 2025

NOTES:

1. THIS FENCE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION.
2. MATERIAL CLASSIFICATION IS DETERMINED PER UDO SECTION 18.15.020
3. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO AIR CONDITIONERS, CONDENSING UNITS, AND ROOFTOP UNITS SHALL NOT BE VISIBLE FROM PUBLIC VIEW WITH THREE (3) SIDED LANDSCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH BUILDING ARCHITECTURE.
4. ALL LANDSCAPING SHALL BE SCREENED FROM PUBLIC VIEW USING A PARAPET OR APPROVED SCREENING WALL AND MUST COMPLY WITH UDO SECTION 18.20.130.
5. MECHANICAL WELLS SHALL BE ENCLOSED WITH A PARAPET WALL WITH LAP SIDING.



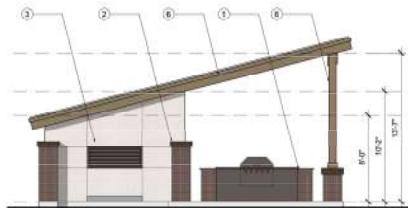
07 POOL / DOG YARD / PLAY AREA ACCESS GATE
SCALE 1/2" = 1'-0"



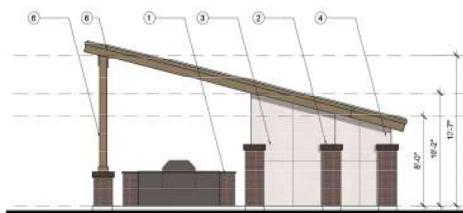
06 POOL ENCLOSURE/DOG YARD FENCE
SCALE 1/2" = 1'-0"



05 ENTRY MONUMENT
SCALE 1/2" = 1'-0"



04 CABANA - LEFT ELEVATION
SCALE 3/16" = 1'-0"



02 CABANA - RIGHT ELEVATION
SCALE 3/16" = 1'-0"



03 CABANA - REAR ELEVATION
SCALE 3/16" = 1'-0"



01 CABANA - FRONT ELEVATION
SCALE 3/16" = 1'-0"

MATERIALS:

BRICK (1) ACME BRICK ALLENTOWN - VELOUR CLASS 1	BRICK ROWLOCK (2) ACME BRICK ALLENTOWN - VELOUR CLASS 1	STUCCO (3) COLONIAL WHITE PPG 1097-1 CLASS 1	STUCCO (4) ACCENT DUSTY TRAIL PPG 1097-4 CLASS 1	WHITE TRIM (5) HIGH REFLECTIVE WHITE PPG 7757 CLASS 1	BROWN TRIM (6) STONY CREEK CHOCOLATE WHITE PPG 1097-5 CLASS 1	LAP SIDING (7) MOMENT PPG 1077-5 CLASS 1	STEEL (8) RAILING DARK BRONZE CLASS 2	SHINGLES (9) WEATHERED WOOD GAF CLASS 2	METAL ROOF (10) STANDING SEAM ZINC COATE CLASS 1	MECHANICAL WELL (11) LAP SIDING INTRIGUE - PPG 1019-7 CLASS 1	METAL DOORS (12) BUCKSKIN CLASS 1	WINDOWS (13) WHITE CLASS 1
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11.20.2025

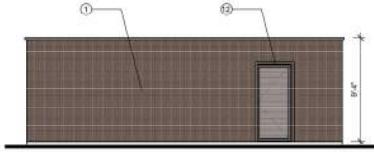
Brian
RUMSEY

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CROSS ARCHITECTS, PLLC
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WWW.CROSSARCHITECTS.COM

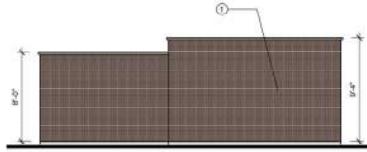
OLATHE APARTMENTS OLATHE, KANSAS

DATE:	11.20.2025
PROJECT NUMBER:	25089
REVISIONS	NO
NO	DATE
ISSUED FOR:	
SHEET NUMBER	
A5.8	
GARAGE & TRASH COMPACTOR EXT. ELEVS.	
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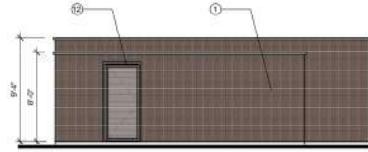
NOTES:
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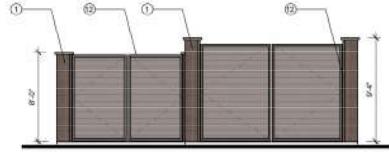
08 TRASH COMPACTOR - LEFT ELEVATION
SCALE 3/16" = 1'-0"



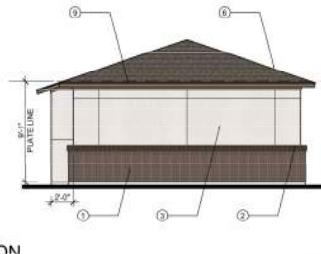
07 TRASH COMPACTOR - REAR ELEVATION
SCALE 3/16" = 1'-0"



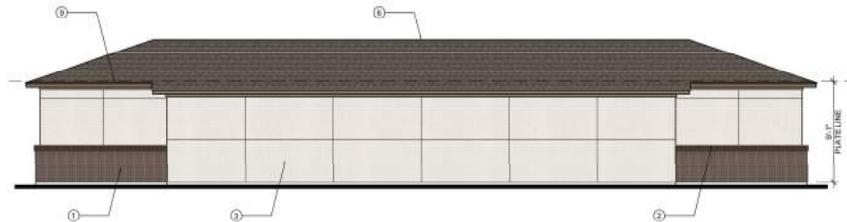
06 TRASH COMPACTOR - RIGHT ELEVATION
SCALE 3/16" = 1'-0"



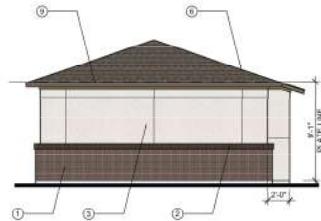
05 TRASH COMPACTOR - FRONT ELEVATION
SCALE 3/16" = 1'-0"



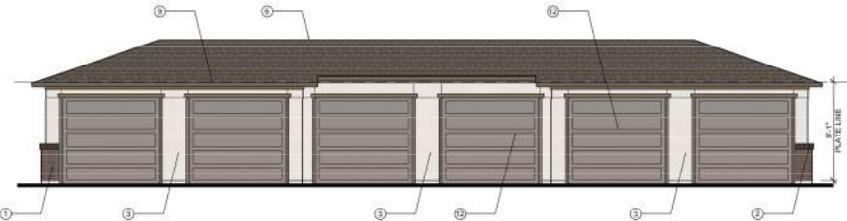
04 GARAGE BUILDING - LEFT ELEVATION
SCALE 3/16" = 1'-0"



02 GARAGE BUILDING - REAR ELEVATION
SCALE 3/16" = 1'-0"



03 GARAGE BUILDING - RIGHT ELEVATION
SCALE 3/16" = 1'-0"



01 GARAGE BUILDING - FRONT ELEVATION
SCALE 3/16" = 1'-0"

MATERIALS:

BRICK (1) ACME BRICK ALLENTOWN - - VELOUR CLASS 1	BRICK ROWLOCK (2) ACME BRICK ALLENTOWN - - VELOUR CLASS 1	STUCCO (3) COLONIAL WHITE PPG 1097-1 CLASS 1	STUCCO (4) ACCENT DUSTY TRAIL PPG 1097-4 CLASS 1	WHITE TRIM (5) HIGH REFLECTIVE WHITE PPG 1097 CLASS 1	BROWN TRIM (6) STONY CREEK CHOCOLATE WHITE SW 7757 CLASS 1	LAP SIDING (7) STONY CREEK CHOCOLATE MOMENT WHITE PPG 1097-5 CLASS 1	STEEL (8) RAILING MOMENT DARK PPG 1097-5 CLASS 3	SHINGLES (9) WEATHERED WOOD GAF CLASS 2	METAL ROOF (10) STANDING SEAM ZINC COTE CLASS 1	MECHANICAL WELL (11) LAP SIDING INTRIGUE - PPG 1019-7 CLASS 1	METAL (12) DOORS BUCKSKIN CLASS 1	WINDOWS WHITE CLASS 1
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12.08.2025

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OLATHE APARTMENTS OLATHE, KANSAS

DATE: 11.20.2025
PROJECT NUMBER: 25089
REVISIONS
NO. DATE 1 12.08.2025

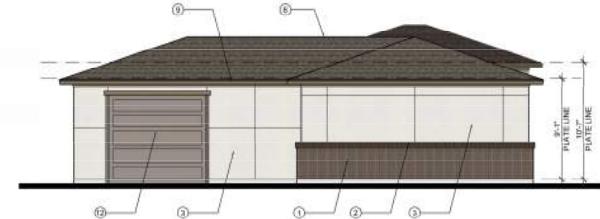
ISSUED FOR:

SHEET NUMBER
A5.10
HC GARAGE &
CARPORT
ELEVATIONS
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MATERIALS:

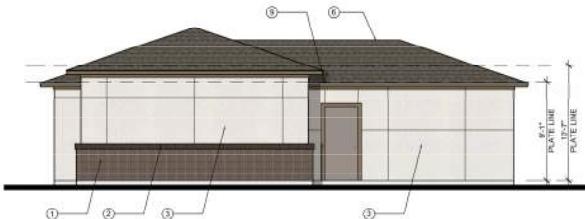
BRICK (1) ACME BRICK ALLENTOWN - VELOUR CLASS 1	BRICK ROWLOCK (2) ACME BRICK ALLENTOWN - VELOUR CLASS 1	STUCCO (3) ACME BRICK ALLENTOWN - VELOUR CLASS 1	STUCCO (4) COLONIAL WHITE DUSTY TRAIL PPG 1097-1 CLASS 1	WHITE TRIM (5) HIGH REFLECTIVE WHITE SW 7757 CLASS 1	BROWN TRIM (6) STONY CREEK ACCENT WHITE PPG 1097-5 CLASS 1	LAP SIDING (7) STONY CREEK ACCENT CHOCOLATE WHITE PPG 1077-5 CLASS 1	STEEL (8) RAILING MOMENT DARK BRONZE CLASS 3	SHINGLES (9) CHOCOLATE MOMENT DARK BRONZE CLASS 2	METAL ROOF (10) WEATHERED WOOD GAF CLASS 1	MECHANICAL WELL (11) STANDING SEAM ZINC COTE CLASS 1	METAL (12) DOORS BUCKSKIN CLASS 1	WINDOWS WHITE CLASS 1
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04 HC GARAGE BUILDING - LEFT ELEVATION



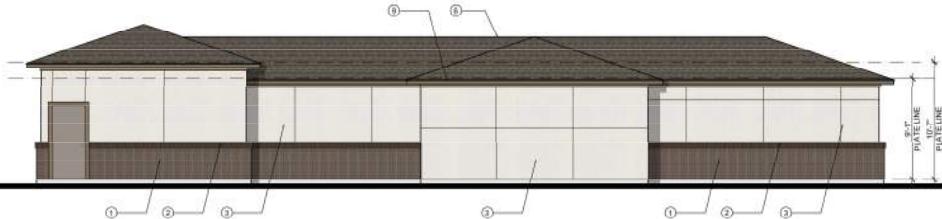
SCALE 3/16" = 1'-0"

03 HC GARAGE BUILDING - RIGHT ELEVATION



SCALE 3/16" = 1'-0"

01 HC GARAGE BUILDING - FRONT ELEVATION



SCALE 3/16" = 1'-0"

06 CARPORT - ELEVATION

SCALE 3/16" = 1'-0"



05 CARPORT - SIDE ELEVATION

SCALE 3/16" = 1'-0"



NOTES
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5. MECHANICAL WELLS SHALL BE ENCLOSED WITH A PARAPET WALL WITH LAP SIDING.

11.20.2025

Brian
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OLATHE APARTMENTS
OLATHE, KANSAS

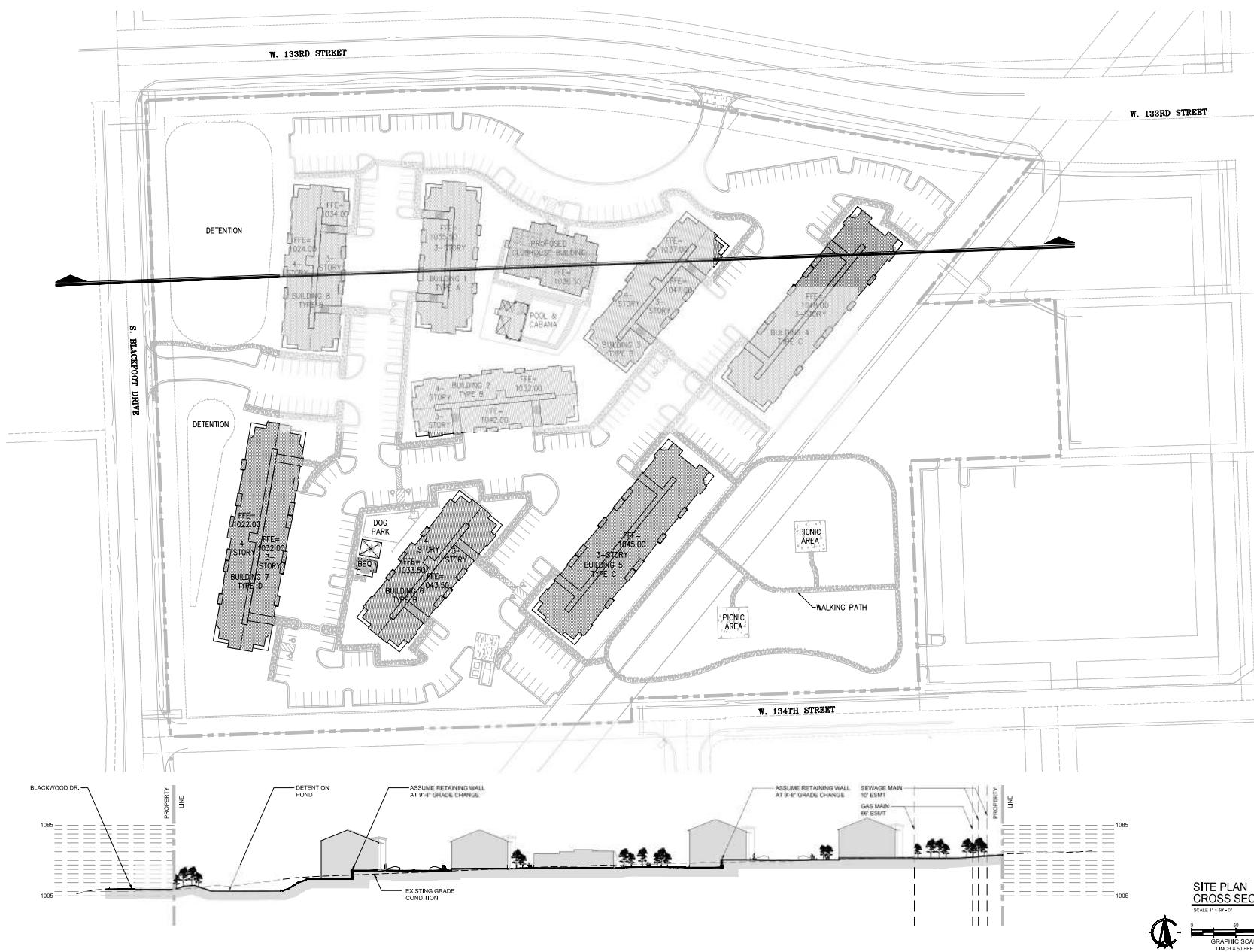
DATE: 11.20.2025
PROJECT NUMBER: 25089
REVISIONS
NO. DATE

ISSN 0022-278X

SHEET NUMBER

A5.9
SITE PLAN
CROSS SECTION
EXHIBIT

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18.30.240 Tree Preservation			
Type	Quantity in Sq.Ft.	Quantity in Acres	Percent Total
Total Existing Tree Area	87707	2.01	100
Tree Area Saved (Min. 20%)	30796	0.71	35
Tree Area Removed	56911	1.31	65

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

SYMBOL	TREE PRESERVATION LEGEND
	Existing Tree Area Preserved (0.71 Acres)
	Existing Tree Area Removed (1.31 Acres)
	Tree protection fencing

TREE PRESERVATION PLAN

BLACKFOOT STELLAR APARTMENTS
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

BLACKFOOT STELLAR APARTMENTS
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

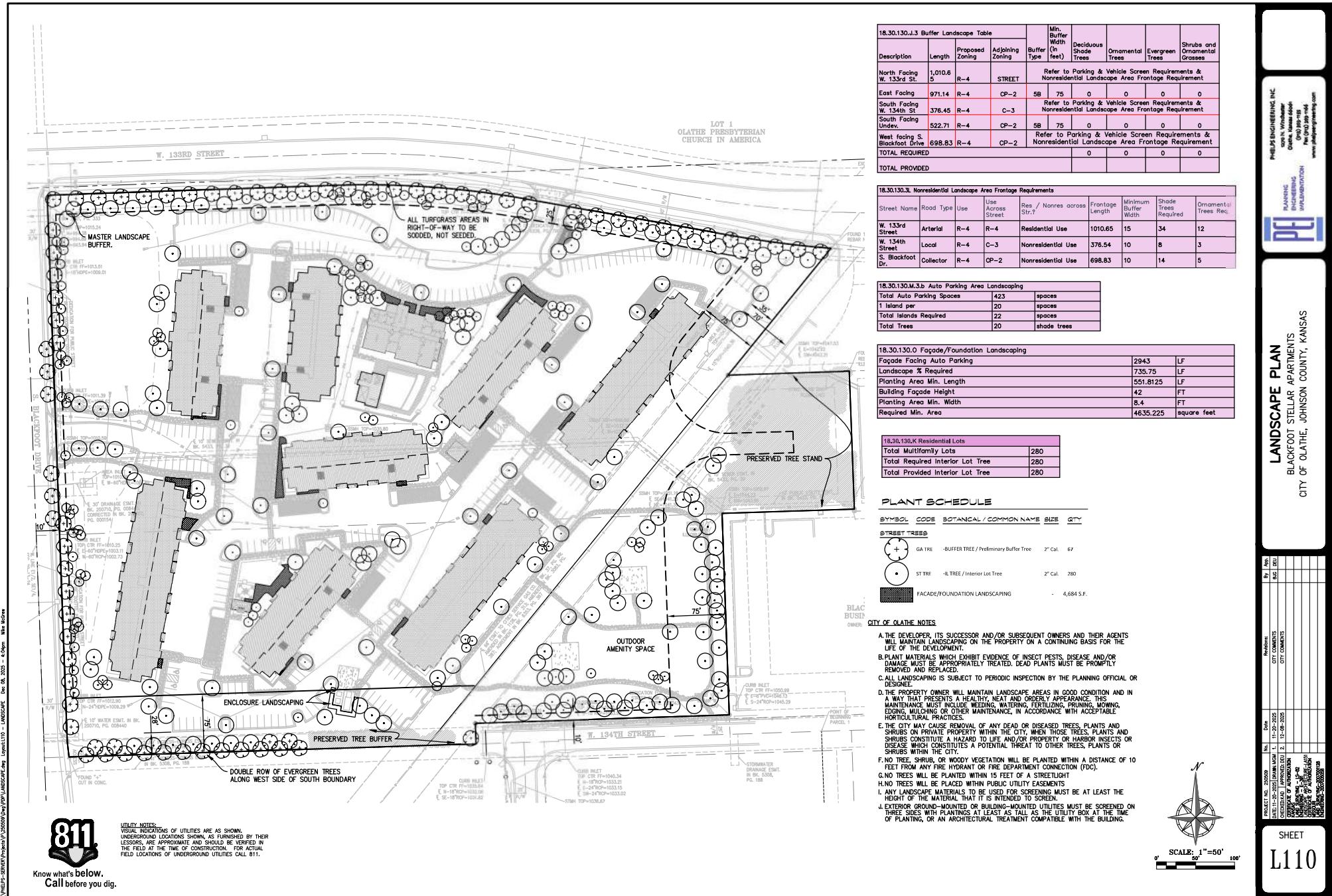


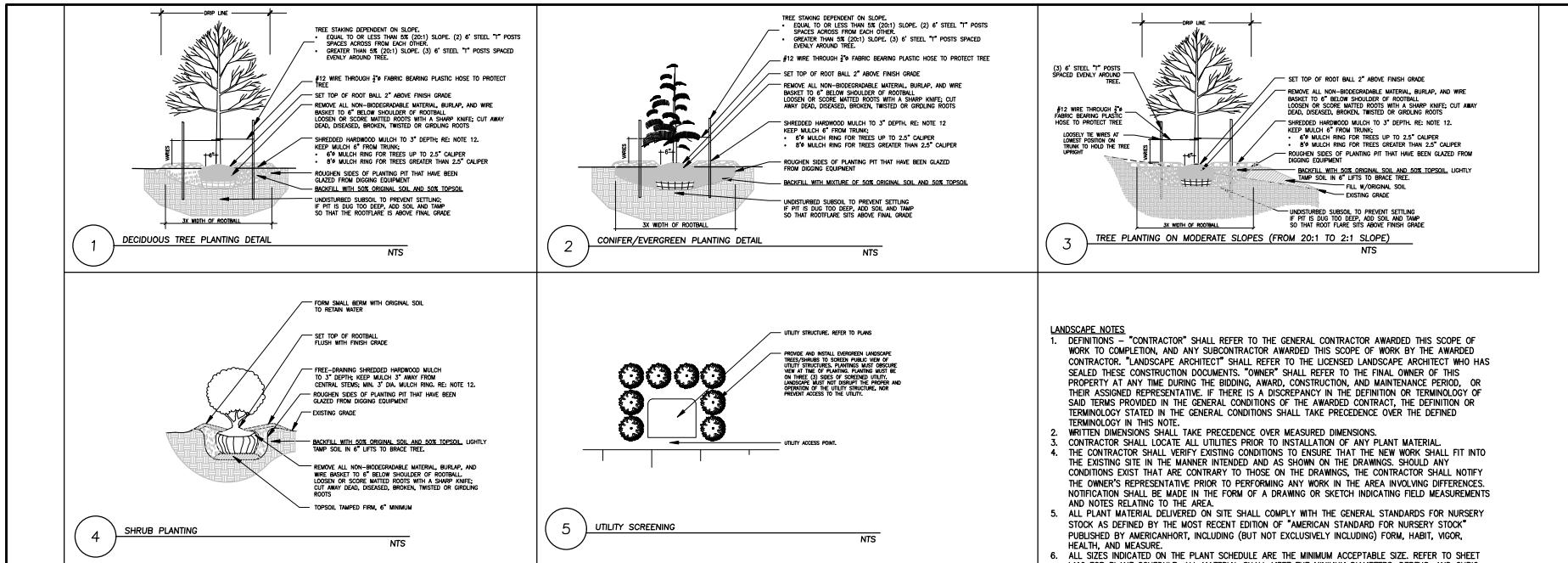
SCALE: 1" = 50'

SHEET
L100

811

Know what's below.
Call before you dig.





LANDSCAPE NOTES

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

ADDITIONAL NOTES

12. DURING INSTALLATION OF MULCH, A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND TREE MULCH RINGS.
13. PROVIDE AND INSTALL IRRIGATION SYSTEM, DESIGN AND INSTALLATION OF ANY ADDITIONAL IRRIGATION ZONES SHALL BE APPROVED BY THE OWNER ONLY AFTER AWARD OF CONTRACT.

ADDITIONAL CITY CODES AND REFERENCES

14. ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS OF THE CITY OF OLAHE.
15. ALL REQUIRED LANDSCAPING MATERIALS, BOTH LIVING AND NONLIVING, MUST BE IN PLACE PRIOR TO THE TIME OF ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, REFER TO OLAHE MUNICIPAL CODE 18.30.130.F.1 FOR MORE INFORMATION.
16. CONTRACTOR SHALL INCLUDE A ONE-YEAR GUARANTEE PERIOD FOR ALL PLANT MATERIAL AND LANDSCAPE WORK IN CONFORMITY WITH OLAHE MUNICIPAL CODE 18.30.130.G.6. THIS PERIOD SHALL BEGIN FROM THE DATE OF FINAL ACCEPTANCE OF THE LANDSCAPE WORK BY THE OWNER AND CONTINUE FOR 365 DAYS FROM THIS DATE. PLANT MATERIAL WHICH IS NOT IN GOOD LIVING CONDITION (E.G. DEAD, SIGNIFICANT EVIDENCE OF DECLINE OR DIEBACK, SUBSTANTIAL DAMAGE FROM INSECTS OR DISEASES) DURING THE ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR AND OWNER SHALL AGREE ON THE INSTALLATION TIMELINE FOR REPLACEMENT MATERIAL SO AS TO OCCUR DURING NORMAL PLANTING SEASONS.

PHILLIPS ENGINEERING, INC.
Architects
Planners
Civil Engineers
CDL
Landscape
Construction
Water/Wastewater



LANDSCAPE DETAILS
BLACKFOOT STELLAR APARTMENTS
CITY OF OLAHE, JOHNSON COUNTY, KANSAS

No.	Date	Performer	Comments

SHEET
L120



PLANNING
ENGINEERING
IMPLEMENTATION

Date: 11/20/2025

Meeting Date: November 19, 6:30PM – 7:00 PM

Location of Meeting: Olathe Community Center
1205 E Kansas City Road
Olathe, KS

Project: Blackfoot Stellar Apartments

Project/File No.: 250509

Neighborhood Attendees: None.

Development Team: Doug Ubben – Phelps Engineering
Pau Stell – Stellar Development
David Stell – Stellar Development
Drew Gray – Stellar Development

Copy: Olathe Planning Department

EXECUTIVE SUMMARY:

The development team from Stellar Development and Phelps Engineering were present with a presentation prepared to deliver to any attendees of the meeting. After waiting for 30 minutes, there were no neighbors who attended the meeting and the meeting ended at 7:00 pm.

Waiver Request

Requirement: A 75' buffer be provided between the proposed R-3 development and the adjacent C-2 zoning.

Proposal: The proposed project includes a multifamily development adjacent to an existing commercial development to the east and an undeveloped commercially zoned property to the south. Along the east property line, a portion of one of the buildings and the parking lot encroaches into the 75' buffer as measured from the property line. Along the south property line, a portion of the parking lot and the trash enclosure encroach into the 75' buffer as measured from the property line. The waiver request is to allow for a reduction in the buffer to 35 feet along the east property line and to 28 feet along the south property line.

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

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

RESPONSE: Along the south property line, there is a portion of existing trees that will be preserved as well as a double row of new evergreen trees to be planted to provide a solid screen between the development and the commercially zoned property. Along the east property line, the property to the east has already been developed and there will be an excess of 75 feet between the proposed building and the nearest parking lot to the east. Additionally, the area along the majority of the eastern property line is proposed with open space for the development and will have a much larger buffer than 75 feet.

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

RESPONSE: The adjacent properties to the south and east of the development are commercially zoned, therefore, there are no impacts to any adjacent residential properties.

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

RESPONSE: There is a portion of the south property line with trees that will be saved for screening..

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

RESPONSE: Not applicable. There are no adjoining residential properties.

(e) The regulation impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design and building arrangements are not possible. In such instances, findings shall be prepared that:

- (i) No private rights will be injured or endangered by the waiver.**
- (ii) The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.**

RESPONSE: The proposed property was initially part of the overall plan for a commercial development that has its boundaries set on all sides by the existing public streets and previously developed commercial properties. Thus there is no way to design around the existing boundaries to provide an alternative buffer to the south or east. There is also a pipeline running through the property that restricts where buildings and pavements can be located and condenses the development to the area west of the pipeline with the area to the east of the pipelines being unusable except for some of the minor amenities.