



STAFF REPORT

Planning Commission Meeting: August 12, 2024

Application:	<u>RZ24-0013</u>: Rezoning from the AG (Agriculture) District to the M-1 (Light Industrial) District and a Preliminary Site Development Plan for Hope Roots Collective
Location:	11515 S. Black Bob Road
Owner:	Jim Coyle, DAC Ventures LLC
Engineer/Applicant:	Judd Claussen, Phelps Engineering, Inc.
Staff Contact:	Andrea Fair, AICP, Planner II

Site Area:	<u>1.87± acres</u>	Proposed Use:	<u>Office</u>
Existing Zoning:	<u>AG (Agriculture)</u>	Existing Building Area:	<u>2,258 square feet</u>
Proposed Zoning:	<u>M-1 (Light Industrial)</u>	Plat:	<u>Unplatted</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Industrial Area	Single-Family Residence	AG
North	Industrial Area	Mini-Warehouse	M-1
South	Industrial Area	Office	MP-1
East	Industrial Area	Mini-Warehouse	MP-2
West	Regional Commercial Center	Motor Vehicle Sales	CP-3

1. Introduction

The applicant is requesting a rezoning from the AG (Agriculture) District to the M-1 (Light Industrial) District with a preliminary site development plan for a 1.87± acre property,

located at 11515 S. Black Bob Road. The proposed use is Office and rezoning to the M-1 District is required prior to occupancy of the site.

Hope Roots Collective is proposing to utilize the existing structures and natural features of the site to accommodate business operations. The primary structure will be rented out as office space to wellness professionals and each practitioner will have access to the outdoor seating and walking path amenities. Hope Roots Collective is focused on incorporating a variety of healing components, including nature and expressive therapies. The applicant intends to make updates to the barn and garage accessory structures at a later date. Future plans for those structures include a small conference space and therapy cow enclosure. A special animal permit will be required when the therapy cow occupies the site.

2. History

The subject property was zoned to the AG (Agriculture) District with Ordinance 746-C in 1970. This is the first development plan the City has reviewed for this property. The property is not platted and there is one existing residential structure, a detached garage, and barn that were constructed in 1929, which will be renovated to accommodate future business operations.



Aerial view of the subject property highlighted in yellow.

3. Existing Conditions

The site is developed with a single-family residence, a detached garage, and a barn on the property that were constructed in 1929 and was historically used as a single-family residence. The site slopes to the southeast and has a mature tree canopy.



View of subject property looking west from S. Strang Line Road.

4. Zoning Standards

- a. **Land Use** – The applicant is seeking a change of zoning from the AG District to the M-1 District to allow for the operation of the Office use. The site is identified as Industrial Area on the PlanOlathe Future Land Use Map (PlanOlathe) and the proposed M-1 District directly aligns with this land use designation.

M-1 District uses include a number of industrial and service-type uses including Office. Staff recommends the restriction of higher-intensity land uses on the subject property due to adjacent commercial land uses to the west and south and low-intensity industrial uses to the north and east. Staff has worked with the applicant and they amenable to restricting the following uses:

- a. Leasing/rental of Trucks, Trailers, RVs, Boats, Motorcycles,
- b. Computer and Electronic Product Manufacturing,
- c. Jewelry and Silverware Manufacturing,
- d. Office Supply Manufacturing,
- e. Production/Assembly Plant - Electronics,
- f. Sign Makers,
- g. Storage Area or Lot,
- h. Bus/Truck Maintenance, Including Repair and Storage,
- i. Freight Terminals and Truck Terminals,

- j. Parking Lots, Surface, as Principal Use,
 - k. Public Transportation Facility,
 - l. Public Utility Storage and Service Yard.
- b. **Building Height** – Buildings within the M-1 District are limited in height to 55 feet. The existing single family residence is 25 feet tall meeting this requirement.
- c. **Setbacks** – The M-1 District requires a minimum 50-foot front yard setback and 30-foot parking/paving setback from right-of-way. Additionally, 10-foot side and rear yard setbacks from all other property lines are required. The preliminary site development plan meets or exceeds all dimensional requirements of the M-1 District.

5. Development Standards

- a. **Access/Streets** – The site has one (1) existing access point from S. Strang Line Road. The access drive will be widened from 13 feet to 26 feet and constructed to meet City standards.

A pedestrian connection is provided from the entry of the primary structure to S. Strang Line Road.

- b. **Parking** – Parking for the Office use is calculated at 3.8 parking space per 1,000 square feet of gross floor area for a minimum of 9 spaces. The plan currently provides nine (9) standard parking and one (1) accessible parking space for the development. The site has space to accommodate future parking north and south of the building, as shown on the preliminary site development plan.
- c. **Landscaping/Screening** – The applicant provided a preliminary landscape plan identifying the required perimeter landscaping. The existing landscaping along the north, south, east, and west property lines meet the Type 1 buffer requirements. The proposed building foundation landscaping meets UDO requirements.
- d. **Tree Preservation** – The applicant is proposing to preserve 96% of the existing tree canopy on site, exceeding UDO requirements. Significant trees are located throughout the site, and the property is well screened from S. Strang Line Road.
- e. **Public Utilities** – The site is located within the City of Olathe sewer and water service areas. There is an existing sanitary sewer main located in the southern portion of the site and an existing water main along the west property line serving the property.
- f. **Stormwater/Detention** – The property is located within the Mill Creek (west) and Indian Creek (southeast) watersheds. The west side of the property discharges stormwater into a public inlet on S. Strang Line Road. The southeast portion of the property discharges to a public inlet on W. 117th Street. The applicant is proposing a stormwater BMP in the southern portion of the site, which will treat new stormwater runoff generated by the project. The proposed development will meet all requirements of Title 17.
- g. **Phasing** – The site will undergo improvements in two (2) phases, the first phase will include parking and paving improvements, interior renovations to the main structure, and landscaping. The future phase will include improvements to both accessory structures and adding a walking path in the south portion of the property.

6. Site Design Standards

The site is designated as Industrial Area on the PlanOlathe Future Land Use Map and is subject to Site Design Category 6 (UDO 18.15.130). The following is a summary of the applicable standards of Site Design Category 6.

- a. **Parking Pod Size** – The maximum number of parking stalls allowed in one parking pod for developments subject to Site Design Category 6 is 320 stalls. The largest parking pod within this proposed development is 5 parking stalls, meeting this requirement.
- b. **Drainage Features** – In developments subject to Site Design Category 6, open drainage areas visible to the public must be incorporated into the design of the site as an attractive amenity or focal point. The applicant is proposing a rain garden in the southern portion of the site, which will be surrounded by a future walking path.
- c. **Landscape Buffer Options** – Site Design Category 6 requires an increased setback option to accommodate landscape buffers adjacent to arterial roads: structures must be setback at least 50 feet from an arterial roadway. The existing structure is setback 110 feet from S. Strang Line Road exceeding this requirement

7. Building Design Standards

The applicant is proposing to utilize all of the existing structures on the property without making significant exterior changes. The existing primary two-story residential structure was constructed in 1929. The building is a brick craftsman style with an arched entryway, gabled roof, and clerestory windows on the primary façade. No exterior changes will be made to the primary structure; however, the applicant will make the necessary interior tenant finish improvements. All accessory structures on the property will remain as existing.



Primary Façade – west elevation.

8. Public Notification

The applicant mailed the required certified public notification to property owners within 200 feet of the site in accordance with UDO 18.40.050.B.

Neighborhood notice was also mailed to properties within 500 feet of the site, as required by the UDO. A neighborhood meeting was not required to be held in accordance with UDO requirements. Staff has received correspondence from one (1) individual inquiring about the proposed use and responded accordingly.

9. UDO Rezoning Criteria

The Future Land Use Map of the PlanOlathe Comprehensive Plan identifies the subject property as an "Industrial Area". Development of this site with industrial type uses aligns with the Industrial Area designation and is suitable for this type of development.

The following are criteria for considering rezoning applications as listed in UDO Section 18.40.090.G.

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

The Future Land Use Map of the PlanOlathe Comprehensive Plan designates the subject property as Industrial Area, and the M-1 District directly aligns with this designation. Leveraging existing activity to promote new similar and complementary uses, attract new businesses and create opportunities for spinoffs and partnerships is a goal of PlanOlathe.

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

LUC-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.

LUC-7.2: Sustainable Design and Materials. Promote the use of sustainable design and materials in new development, redevelopment, and maintenance of property throughout the City.

LUC-8.2: Compatibility of Adjacent Land Uses. Where a mixture of uses is not complementary, use zoning as a tool to avoid or minimize conflicts between land uses that vary widely in use, intensity, or other characteristics. This may include buffering, landscaping, transitional uses and densities, and other measures. Protect industry from encroachment by residential development, and ensure that the character and livability of established residential neighborhoods will not be undermined by the impacts from adjacent non-residential areas or by incremental expansion of business activities into residential areas.

ES-1.5: New Businesses. Build upon existing economic strength to encourage new spin-off and start-up businesses.

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

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

The surrounding area consists primarily of commercial and industrial uses on large parcels. South of the property is an office use providing therapy services, north and east of the property is mini-warehousing, and west of the subject property is motor vehicle sales. Surrounding development is primarily one and two-story in height, and is a mix of commercial and industrial building design types.

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 proposal is in harmony with the surrounding zoning and uses of nearby properties. The adjacent properties are in the M-1, MP-1, MP-2 and CP-3 Districts. The surrounding properties are developed with light industrial, office, and commercial uses in accordance with the future land use map. The proposed Office use will complement the adjacent properties.

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

The subject property is currently zoned to the AG (Agriculture) District, and the proposed office use is not permitted in the agriculture district. Rezoning the entire property to the M-1 District allows the proposed development and provides a continuation of the zoning district established to the north, east and south of the site. The property is suitable to the use restrictions of the M-1 District as proposed.

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

The property was zoned to the AG (Agriculture) District in 1970. A single-family residence and accessory structures were constructed on the property in 1929.

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

Approval of this application is not anticipated to detrimentally affect nearby properties, which consists of light industrial properties to the north and east, and office and commercial uses to the south and west.

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

The M-1 district as proposed will provide uses and design standards that are not anticipated to cause any substantial harm to the value of nearby properties. The proposed rezoning is consistent with the zoning districts currently established in the surrounding area, north, east and south of the property.

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

The proposed use will not cause any adverse effects on traffic and safety of the road network. The property is adjacent to an arterial roadway with adequate capacity. The proposed office use will not generate significant amounts of traffic.

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 codes pertaining to stormwater, air quality, noise, and other related items. On-site detention meeting Title 17 requirements will be provided, and trees and landscaping will be installed. The property has a considerable amount of mature wooded area on the property; the applicant proposes to save 96% of the existing vegetation.

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

The proposed development will provide necessary services to residents and generate additional property taxes to be collected by the City.

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 and welfare due to the denial of the application. If the application were denied, the office use is not permitted under the AG District zoning, which does not align with the Comprehensive Plan and surrounding uses.

10. Staff Recommendation

Staff recommends approval of the rezoning and preliminary site development plan (RZ24-0013) with the following stipulations:

- A. Staff recommends approval of RZ24-0013 for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Comprehensive Plan.
 - 2. The requested rezoning to the M-1 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the M-1 District with the following stipulation:
 - 1. The following uses are prohibited:
 - a. Leasing/rental of Trucks, Trailers, RVs, Boats, Motorcycles,
 - b. Computer and Electronic Product Manufacturing,
 - c. Jewelry and Silverware Manufacturing,
 - d. Office Supply Manufacturing,
 - e. Production/Assembly Plant - Electronics,
 - f. Sign Makers,

- g. Storage Area or Lot,
- h. Bus/Truck Maintenance, Including Repair and Storage,
- i. Freight Terminals and Truck Terminals,
- j. Parking Lots, Surface, as Principal Use,
- k. Public Transportation Facility,
- l. Public Utility Storage and Service Yard.

- C. Staff recommends approval of the preliminary development plan with the following stipulation:
1. 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.

MEMORANDUM

Date: June 18, 2024

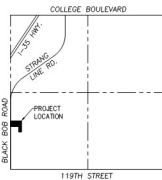
To: Olathe Planning Dept.

From: Judd D. Claussen, P.E.
Phelps Engineering, Inc.

**Re: Statement of Purpose for Hope Collective Site
11515 S Black Bob Rd, Olathe, KS
PEI #240485**

Hope Collective is a counseling service currently located in Mission, Kansas. They provide an array of mental health and social services to the community they serve. After leasing space to provide this vital work, they are looking to purchase and renovate the building located at 11515 S. Black Bob Road for their new business location.

When fully operational they intend to provide office space for a total of 9 therapists to practice. In addition to providing office space to perform mental health and social service work they intend to provide a therapy walking trail, small group meeting location, and a therapy barn with a therapy bovine for use in their practice. A special animal permit will be applied for the therapy bovine at a later date.



SCALE: 1"=2000'
VICINITY MAP
SEC. 16-13-24

INDEX

- C0.0 OVERALL SITE PLAN
- C1.0 SITE PLAN
- C1.1 PHASING PLAN
- C2.0 GRADING PLAN
- C3.0 UTILITY PLAN
- C4.0-C5.0 TRUCK TURN PLANS
- L1 LANDSCAPE PLAN

FLOOD NOTE:
THE 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 OLAHE, KANSAS, COMMUNITY NO. 200713, JOHNSON COUNTY, KANSAS, MAP NO. 2009000502, AND DATED AUGUST 3, 2009.

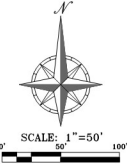
DESCRIPTION:
THIS IS A SEWER AND SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 24 EAST, IN THE CITY OF OLAHE, JOHNSON COUNTY, KANSAS, DESCRIBED BY PHELPS ENGINEERING, INC. (LS-82, PROJECT NO. 240485, JUNE 14, 2024) TO BE COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE N 01°33'00" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 551.85 FEET, TO A POINT ON THE NORTH LINE OF LOT 1, THERON PLACE, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, THENCE N 87°31'11" E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.99 FEET TO A POINT ON THE EAST LINE OF BLACK BOB ROAD, AS ESTABLISHED BY THE DEDICATION FOR PUBLIC STREET, STORM DRAINAGE AND UTILITIES REFERRED TO BOOK 1788 AT THE OFFICE OF THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE N 1°25'00" W ALONG THE EAST LINE OF SAID BLACK BOB ROAD, A DISTANCE OF 181.55 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, ATRIC STORAGE OF OLAHE, AND FROM A SUBDIVISION IN SAID CITY, COUNTY AND STATE, THENCE N 87°34'38" E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 327.75 FEET, THENCE S 72°30'00" E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 380.70 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 2, NORTH OLAHE INDUSTRIAL PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, THENCE S 87°37'11" W ALONG THE NORTH LINE OF SAID LOT 2, AND LOT 1 OF SAID NORTH OLAHE INDUSTRIAL PARK, A DISTANCE OF 99.17 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, THERON PLACE, THENCE N 72°30'00" W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 189.00 FEET, TO THE NORTHEAST CORNER THEREOF, THENCE S 87°37'11" W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 227.99 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.8743 ACRES, MORE OR LESS.

GROSS AREA = 11.8745 ACRES / 511,843 SQ.FT.

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

- SITE DIMENSION NOTES:**
- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
 - ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.

- PAVEMENT MARKING AND SIGNAGE NOTES:**
- PARKING STALL MARKING STRIPES SHALL BE FOUR (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
 - HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
 - STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL, AND SHALL BE ENGLISH GRADE REFLECTIVE.
 - TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES 8-2912 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY IN A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.



PHELPS ENGINEERING, INC.
200 N. Winchester
Olathe, Kansas 66061
(913) 799-9999
www.pelphsengr.com



OVERALL SITE PLAN
HOPE ROOTS COLLECTIVE
OLATHE, KANSAS
11515 S. BLACKBOB ROAD

PROJECT NO.	DATE	BY	APP.
LS-82	7/21/24	REVISION COMMENTS	WAS: JCC
		REVISED PER CITY COMMENTS	
		DATE OF APPROVAL	
		APPROVED BY	
		DATE OF APPROVAL	
		APPROVED BY	

SHEET
C0.0



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

**LOT 1
ATTIC STORAGE OF
OLATHE, 2ND PLAT**

M-1 SITE DATA TABLE:

# of Lots	Parcel Area (Acres)	Bldg. #	Bldg. Area (SF)	Floor Area Ratio (FAR)	Required Parking Spaces	Proposed Parking Spaces Phase I	Proposed Parking Spaces Phase II	Proposed Parking Spaces Total	Impervious Area (Acres)	Provided Open Space (%)	Required Open Space (%)
Lot 1	1.82	1	2,258	0.0285	3	30	15	24	0.50	73%	20%
Tract A	0.05	N/A	N/A	N/A	3	10	15	24	0.50	73%	20%
Total	1.87										

Height (maximum)	Front Yard (minimum)	Side Yard (minimum)	Rear Yard (minimum)	Parking/Paving (from right-of-way)	Parking/Paving (from property lines)	Existing Zoning	Proposed Zoning	Site Category
55 Feet	50 Feet	10 Feet	10 Feet	30 Feet	30 Feet	AG	M-3	3, 4, 5, or 6

DESCRIPTION:

THIS IS A SURVEY AND SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 14 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, DESCRIBED BY PHELPS ENGINEERING, INC., CLS-82, PROJECT NO. 240480 JUNE 14, 2024, TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE IN 01°37'00" N. ALONG THE WEST LINE OF SAID QUARTER OF SAID SECTION 16, A DISTANCE OF 1914.5 FEET; TO A POINT ON THE NORTH LINE OF LOT 1, THORN PLACE; A SUBDIVISION IN SAID CITY AND STATE; THENCE IN 87°37'11" E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 42.0 FEET; TO A POINT ON THE EAST LINE OF BLACK BOB ROAD, AS ESTABLISHED BY THE ORDER FOR PUBLIC STREET, STORM DRAINAGE AND UTILITIES RECORDED BY BOOK 1788 AT PAGE 722, IN THE OFFICE OF THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE IN 27°30'00" N. ALONG THE EAST LINE OF SAID BLACK BOB ROAD, A DISTANCE OF 194.53 FEET; TO A POINT ON THE SOUTH LINE OF LOT 1, ATTIC STORAGE OF OLATHE, 2ND PLAT; A SUBDIVISION IN SAID CITY AND STATE; THENCE IN 87°37'11" E. ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 327.72 FEET; THENCE S 12°37'00" W. ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 380.78 FEET; TO THE SOUTHWEST CORNER THEREOF; SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 2, NORTH OLATHE INDUSTRIAL PARK, A SUBDIVISION IN SAID CITY AND STATE; THENCE S 87°37'11" W. ALONG THE NORTH LINE OF SAID LOT 2, AND LOT 1 OF SAID NORTH OLATHE INDUSTRIAL PARK, A DISTANCE OF 99.23 FEET; TO THE SOUTHWEST CORNER OF SAID LOT 1, THORN PLACE; THENCE IN 12°37'00" W. ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 189.00 FEET; TO THE NORTHEAST CORNER THEREOF; THENCE S 87°37'11" W. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 27.99 FEET; TO THE POINT OF BEGINNING, CONTAINING 0.762 ACRES, MORE OR LESS.

GROSS AREA = 21,8743 ACRES / 481,643 SQ.FT.

FLOOD NOTE:

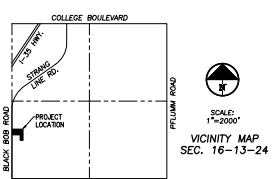
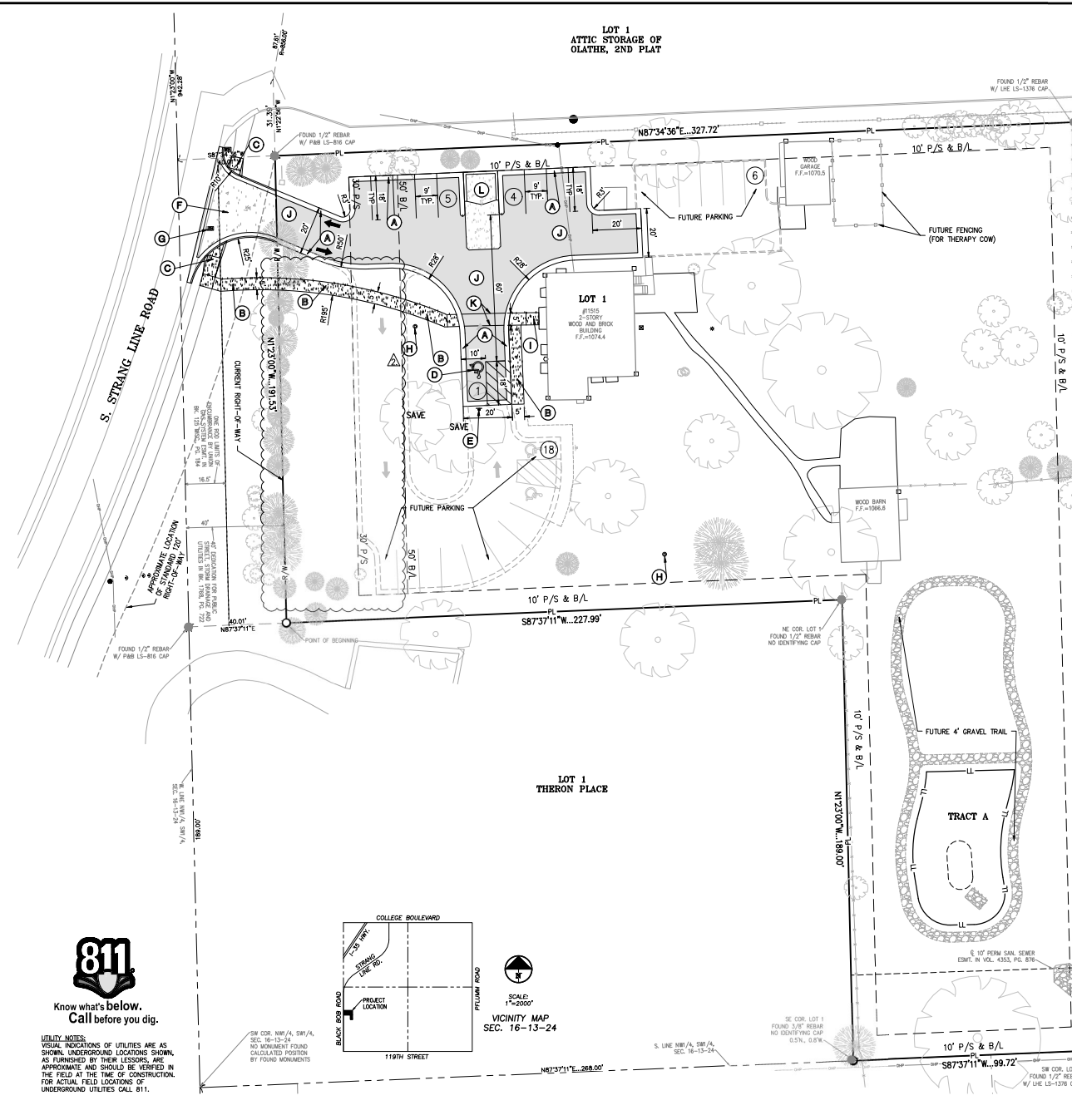
THE PROPERTY LIES WITHIN ZONE 4, DEPICTED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MAP NO. 250912006G, AND DATED AUGUST 3, 2009.

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- - - R/W WAY RIGHT-OF-WAY
- 2" REBBER CURB
- B/L BUILDING SETBACK LINE
- P/S PARKING SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PARKING SPACES

SITE KEY NOTES:

- (A) CONSTRUCT 24" REBBER CURB.
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT PRIVATE TYPE I SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (DMT DETECTABLE WARNING).
- (D) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS, LAYDOWN CURB & BUMPERS.
- (E) INSTALL HANDICAPPED PARKING SIGN (1).
- (F) CONSTRUCT COMMERCIAL CONCRETE ENTRANCE PER CITY STD. DETAIL.
- (G) EXISTING MAILBOX TO BE RELOCATED.
- (H) EXISTING FLAGPOLE TO REMAIN.
- (I) INSTALL CONCRETE RAMP CONNECTING TO EXISTING BRICK STOOP.
- (J) CONSTRUCT ASPHALT PAVEMENT.
- (K) INSTALL PEDESTRIAN CROSSING PAVEMENT MARKINGS.
- (L) CONSTRUCT TRASH ENCLOSURE PER CITY STD. DETAIL.



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.

PHILIPS ENGINEERING, INC.
1001 N. Winchester
Olathe, Kansas 66061
913-241-1000
www.philipseng.com



SITE PLAN
HOPE ROOTS COLLECTIVE
OLATHE, KANSAS
11515 S. BLACKBOB ROAD

PROJECT NO.	DATE	BY	REVISION
240480	06/14/24	ML	ISSUED FOR PERMITS
	07/17/24	ML	REVISED PER CITY COMMENTS
	07/17/24	ML	REVISED PER CITY COMMENTS

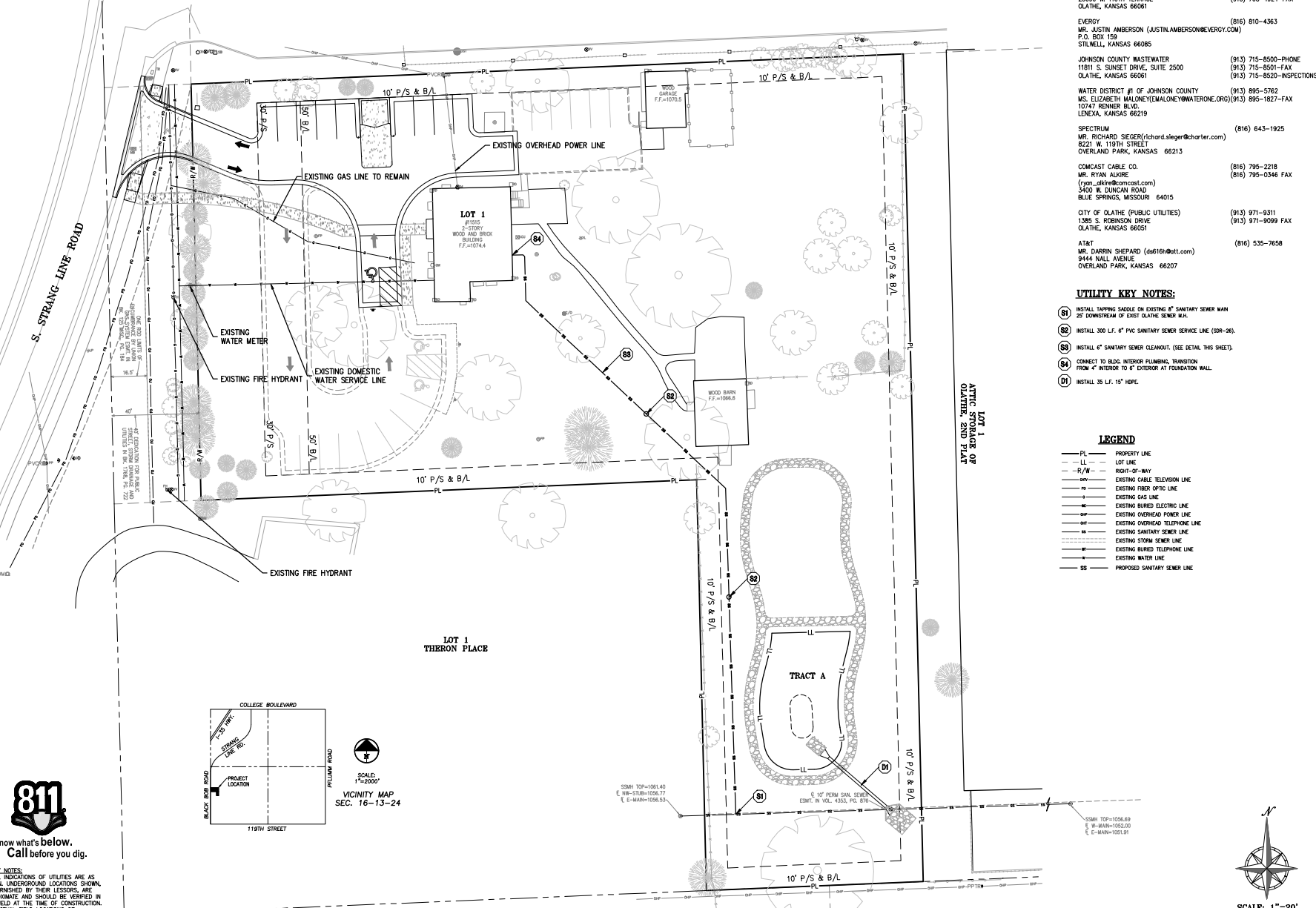
SHEET
C1.0

**LOT 1
ATTIC STORAGE OF
OLATHE, 2ND PLAT**

**LOT 1
2-STORY
WOOD AND BRICK
BUILDING
F.F.#10744**

**LOT 1
THERON PLACE**

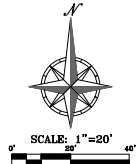
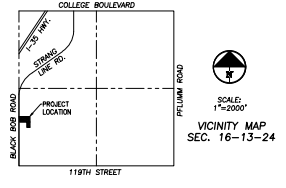
TRACT A



- UTILITY COMPANIES:**
- UTILITY COMPANIES:**
 ATMOS ENERGY (816) 560-1970
 MR. CAMERON PARKS (CAMERON.PARKS@ATMOSENERGY.COM) (913) 715-8500-FAX
 25090 W. 110TH TERRACE (913) 788-4924-FAX
 OLATHE, KANSAS 66061
- ENERGY (816) 810-4363
 MR. JUSTIN AMBERSON (JUSTIN.AMBERSON@ENERGY.COM) (816) 400-4363
 P.O. BOX 159 (816) 810-4363
 STILLWELL, KANSAS 66085
- JOHNSON COUNTY WASTEWATER (913) 715-8500-PHONE
 11511 S. SUNSET DRIVE, SUITE 2300 (913) 715-8500-FAX
 OLATHE, KANSAS 66061 (913) 715-8520-INSPECTIONS
- WATER DISTRICT #1 OF JOHNSON COUNTY (913) 895-5762
 MS. ELIZABETH MALONEY (EMALONEY@WATERONE.ORG) (913) 895-1827-FAX
 10747 RENNER BLVD.
 LENEXA, KANSAS 66219
- SPECTRUM (816) 643-1925
 MR. RICHARD SEIGER (richard.seiger@charter.com) (816) 643-1925
 8221 W. 119TH STREET
 OVERLAND PARK, KANSAS 66213
- COMCAST CABLE CO. (816) 795-2218
 MR. RYAN ALJIRE (816) 795-0346 FAX
 (ryan_aljire@comcast.com)
 3400 W. DUNCAN ROAD
 BLUE SPRING, MISSOURI 64015
- CITY OF OLATHE (PUBLIC UTILITIES) (913) 971-9311
 1305 S. ROBINSON DRIVE (913) 971-9099 FAX
 OLATHE, KANSAS 66051
- AT&T (816) 535-7658
 MR. DARRIN SHEPARD (ds616@att.com)
 9444 HALL AVENUE
 OVERLAND PARK, KANSAS 66207

- UTILITY KEY NOTES:**
- (S1) INSTALL TAPPING SADDLE ON EXISTING 8" SANITARY SEWER MAIN 25' DOWNSTREAM OF EXIST OLATHE SEWER MAH.
 - (S2) INSTALL 300 L.F. 6" PVC SANITARY SEWER SERVICE LINE (SDR-35).
 - (S4) INSTALL 6" SANITARY SEWER CLEANOUT (SEE DETAIL THIS SHEET).
 - (S4) CONNECT TO BLDG. INTERIOR PLUMBING, TRANSITION FROM 4" INTERIOR TO 6" EXTERIOR AT FOUNDATION WALL.
 - (D1) INSTALL 35 L.F. 15" HDPE.

- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - R/W — RIGHT-OF-WAY
 - TV — EXISTING CABLE TELEVISION LINE
 - FO — EXISTING FIBER OPTIC LINE
 - G — EXISTING GAS LINE
 - E — EXISTING BURIED ELECTRIC LINE
 - OP — EXISTING OVERHEAD POWER LINE
 - OT — EXISTING OVERHEAD TELEPHONE LINE
 - SW — EXISTING SANITARY SEWER LINE
 - ST — EXISTING STORM SEWER LINE
 - BT — EXISTING BURIED TELEPHONE LINE
 - W — EXISTING WATER LINE
 - SS — PROPOSED SANITARY SEWER LINE



UTILITY PLAN
 HOPE ROOTS COLLECTIVE
 OLATHE, KANSAS
 11515 S. BLACKBOB ROAD

NO.	DATE	REVISIONS
1	7/17/24	REVISED PER CITY COMMENTS
2	7/17/24	REVISED PER CITY COMMENTS

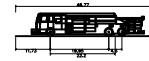
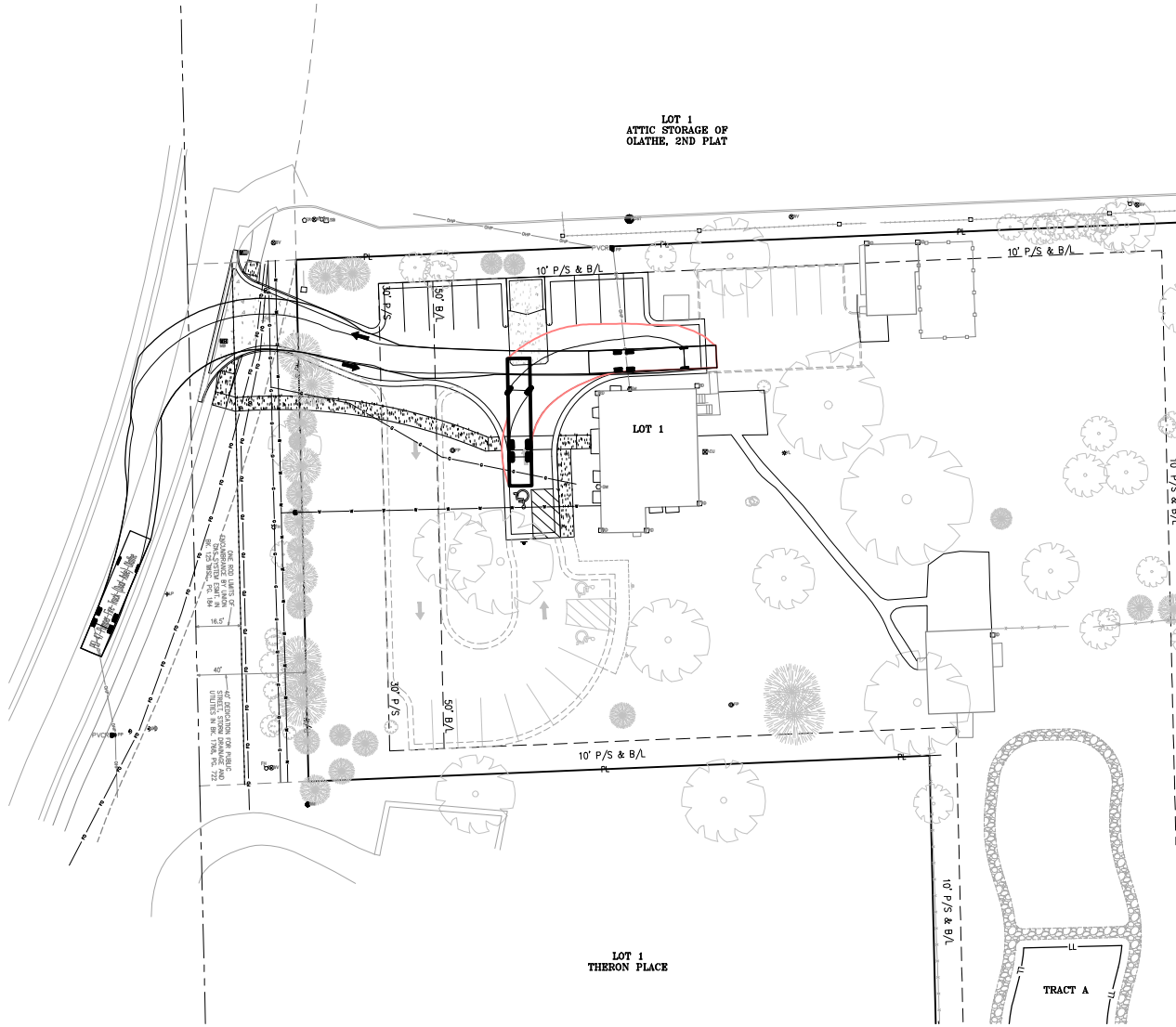
PROJECT NO.	ZONING	DATE	REVISIONS
240485	RES-1	7/17/24	REVISED PER CITY COMMENTS

DATE OF APPROVAL: 7/17/24
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE OF APPROVAL: 7/17/24
 DRAWN BY: JAC
 CHECKED BY: JAC

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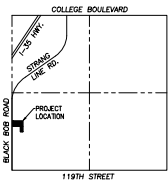
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LOT 1
ATTIC STORAGE OF
OLATHE, 2ND PLAT

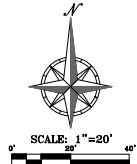


PE-47 Pumper-Fire-Truck (Dual-Axis) - Olathe
 Wheel Base
 Max. Body Height
 Min. Body Ground Clearance
 Foot Width
 Max. Wheel Angle

LOT 1
THERON PLACE



SCALE: 1"=2000'
 VICINITY MAP
 SEC. 16-13-24



UTILITY NOTES:
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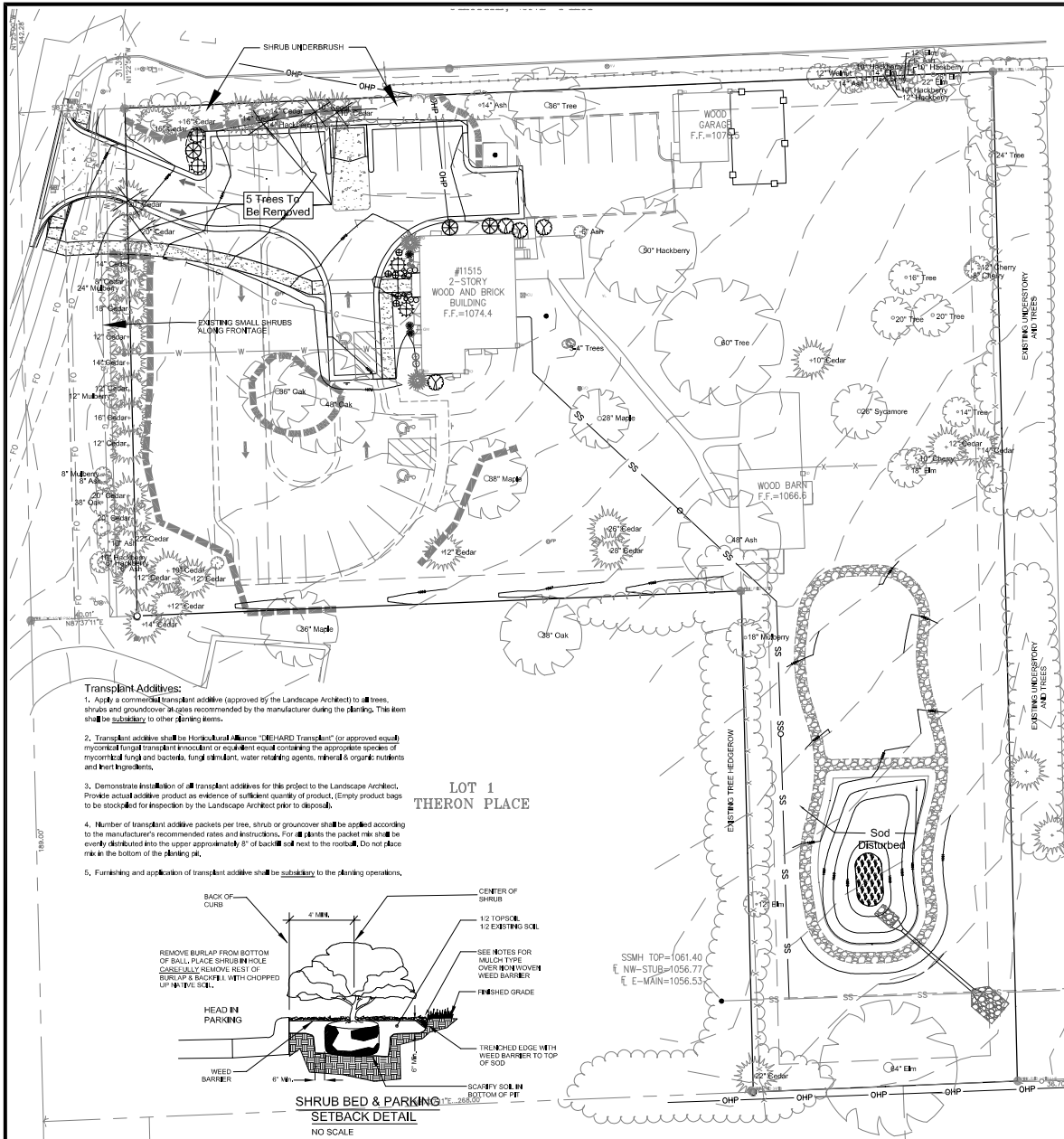


TRUCK TURN PLAN #1
 HOPE ROOTS COLLECTIVE
 OLATHE, KANSAS
 11515 S. BLACKBOB ROAD

PROJECT NO.	DATE	BY	CHKD
24085	7/31/24	WAD	WAD
DATE	BY	CHKD	
7/31/24	WAD	WAD	
REVISIONS	REVISIONS	REVISIONS	REVISIONS
REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS
DATE	BY	CHKD	
7/31/24	WAD	WAD	

SHEET
 C4.0

\PHILIPS-GEN\Projects\24085\11515BlackBobRoad\TruckTurn\16-13-24\11515-24-01.dwg - Jul 31, 2024 - 3:24pm - 654 Dwg

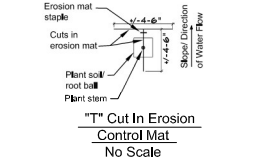
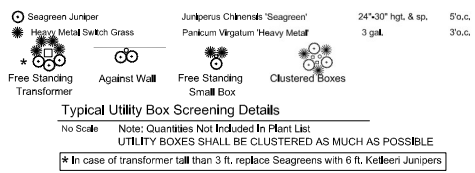


PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
⊗	3	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" hgt. & sp.	5 gal
⊗	4	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal
●	5	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal
⊗	4	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24" sp.	3 gal
○	4	Sedum spectabile 'Autumn Fire' / Showy Stonecrop 15"-18" hgt. & sp.	1 gal
GRASSES			
○	6	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass 24" hgt.	3 gal
GROUND COVERS			
⊗	119	Spartina pectinata / Prairie Cordgrass 5" DCP 18" o.c.	flat @

Olefin Required Notes.

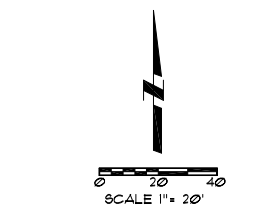
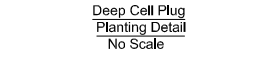
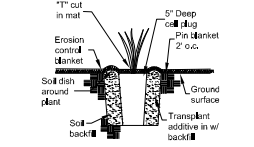
- a. The designer, its successor and/or subsequent owners and their agents will maintain landscaping on this property on a continuing basis for the life of the development.
- b. Plant materials which exhibit evidence of insect pests, disease and/or damage must be appropriately treated. Dead plants must be promptly removed and replaced.
- c. All landscaping is subject to periodic inspection by the Planning Official or designer.
- d. The property owner will maintain landscape areas in good condition and in a way that prevents a "weedy, neat and orderly appearance". This maintenance must include mowing, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, in accordance with acceptable horticultural practices.
- e. The City may cause removal of any dead or diseased trees, plants and shrubs on private property within the City, when these trees, plants and shrubs constitute a hazard to life and/or property or harbor insects or disease which constitute a potential threat to other trees, plants or shrubs within the City.
- f. No tree, shrub, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDIC) to the sprinkler system.
- g. No trees will be planted within 15 feet of a streetlight.
- h. All exterior mounted and rooftop HVAC and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view from all adjacent street and residentially developed or zoned properties.
- i. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utility meter banks and coolers must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.
- j. All new on-site wiring and cables must be placed underground.



Landscape Requirements:
 UDO 18.30.130.O 25% SHRUBS ALONG FACADE FACING STREET OR PARKING.
 Front North 25%+
 25%+
 UDO 18.30.130.M.2.a.(2) 100% SHRUB SCREEN TO GET 3FT TALL
 Strang Line Frontage 100%

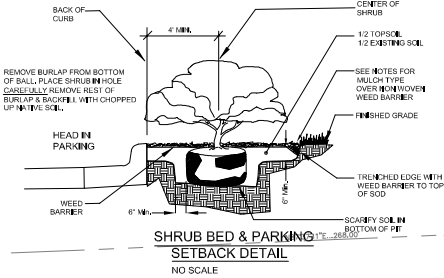
UDO 18.30.130.J BUFFERS #1	Required	Provided
North Property Line 328 ft +/-		
Shade Trees	3.28	*
Ornamental Trees	3.28	*
Evergreen Trees	3.28	*
East Property Line 381 ft +/-		
Shade Trees	3.81 (4)	*
Ornamental Trees	3.81 (4)	*
Evergreen Trees	3.81 (4)	*
South Property Line 368 ft +/- Combined		
Shade Trees	3.68 (4)	*
Ornamental Trees	3.68 (4)	*
Evergreen Trees	3.68 (4)	*

* The north line of the property has +/-306' of trees within 10 ft, which is 30+ times what's required.
 The east property line has 58' of trees within 10 ft, plus two masses of existing vegetation east of the line.
 The south property lines combined have 168' of trees plus smaller shrub underbrush. And when combined with the east PL of the lot siting to the SW, landscape requirements are far less.



- Transplant Additives:**
1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be substituted to other planting items.
 2. Transplant additive shall be Horticultural Alliance "ONEHARD Transplant" (or approved equal) mycorrhizal fungal transplant inoculant or equivalent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi, stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.
 3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).
 4. Number of transplant additive packets per tree, shrub or groundcover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the space approximately 1/2" of backfill and next to the roots. Do not place mix in the bottom of the planting pit.
 5. Furnishing and application of transplant additive shall be substituted to the planting operations.

**LOT 1
THERON PLACE**



Utility Note:
 Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-013-SAFE (344-7233) to have utilities located.

**Landscape Plan
Journey Counseling**

Strang Line Road and Back-Boo
 Olathe, Kansas LS-2



Oppermann LandDesign, LLC
 Land Planning • Landscape Architecture
 99 Delta Lane • olathe@oppermans.com
 New Windsor, New York 10553 • 913.522.5598

07/31/2024



PLANNING
ENGINEERING
IMPLEMENTATION

July 11, 2024

Re: Hope Roots Collective
Proposed on property located at 11515 S Black Bob Rd, Olathe, KS
City Case No. RZ24-0013

Dear Neighbor,

I am sending you this letter on behalf of my client, Hope Roots Collective, who is purchasing this property. Hope Roots Collective is a collaborative of wellness professionals that provide counseling services. More information about Hope Roots Collective is available on their website: <https://www.hoperootscollective.com/>

Hope Roots Collective plans to open a wellness counseling service on this property. An application for rezoning and preliminary development plan has been filed with the City of Olathe. A rezoning of the property to M-1 (light industrial) is being requested. Industrial zoning is consistent with adjacent zonings around this property. There are some parking and landscaping improvements proposed on the property, and a majority of the existing trees are being preserved. Other than maintenance items, no exterior changes to the existing primary structure are proposed. A copy of the proposed site and landscape plan is attached for your information.

This case is scheduled to be heard by the City of Olathe Planning Commission on Monday, August 12, 2024 at 7:00 pm. The meeting will be in the Council Chambers, Olathe City Hall, 100 E Santa Fe, Olathe, KS.

If you have any questions or concerns, please feel free to contact me via email at jclaussen@phelpsengineering.com

Sincerely,

A handwritten signature in blue ink that reads 'Judd D. Claussen'.

Judd D. Claussen, P.E.
Phelps Engineering, Inc.

Cc: Leah Schwarz
Ren Andersen

PHELPS ENGINEERING, INC.

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