



STAFF REPORT

Planning Commission Meeting: February 23, 2026

Application:	RZ25-0008: Rezoning from C-3 (Regional Center) and MP-2 (Planned General Industrial) to C-3 (Regional Center) District and a Preliminary Site Development Plan for the Olathe Animal Care Campus
Location:	Northwest of E. Santa Fe Street and N. Ridgeview Road
Owner/Applicant:	City of Olathe
Architect:	Allison Vandever, SFS Architecture
Engineer:	Tim Burfeind, SK Design Group Inc.
Staff Contact:	Nathan Jurey, AICP, Senior Planner

Site Area:	<u>7.44 acres</u>	Proposed Use:	<u>Animal Care Facility</u>
Building Area:	<u>30,700 sq. ft.</u>	Existing Zoning:	<u>C-3 & MP-2 Districts</u>
Lots:	<u>3</u>	Proposed Zoning:	<u>C-3 District</u>
Tracts:	<u>0</u>	Plat:	<u>Olathe Animal Care Campus (FP25-0024 Pending Recording)</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Commercial Corridor	Vacant	C-3 & MP-2
North	Urban Center/Downtown	Multifamily	R-3
South	Commercial Corridor	Commercial Uses	CP-2
East	Commercial Corridor	Commercial Uses	C-3 & C-2
West	Commercial Corridor	Commercial Uses	CP-3 & C-2

1. Introduction

The City of Olathe has initiated a rezoning from the C-3 (Regional Center) and MP-2 (Planned General Industrial) District to the C-3 (Regional Center) District with a preliminary site development plan for the Olathe Animal Care Campus development. This item was continued from the August 25, 2025 Planning Commission meeting.

The subject 7.44-acre property is located northwest of Ridgeview Road and Santa Fe Street. The development includes a 21,600 sq. ft. public animal care facility and two (2) future commercial pad sites. This project will replace the City's existing animal care facility located southeast of Old 56 Highway and Harrison Street. The conceptual layout for the commercial pad sites includes two future buildings, both sited along Santa Fe Street. Rezoning to the C-3 District will allow for the development of the animal care facility and two future commercial uses on this property.

2. History

The property was annexed into the City in 1964 (Ord. 1713-A) and zoned to the C-3 District (Ord. 346-C) and the MP-2 District (Ord. 13, RZ-33-1971) in 1970 and 1972, respectively. The final plan for the Sutherland Lumber Company (Lot 1) was approved in 1973 and built in 1974. The final plan (PR-65-84) for Jiffy Lube (Lot 2) was approved in 1984 and the final plat (P-53-84) was recorded in 1985. Lot 3 in the southeast corner was historically used for car sales and maintenance until a portion of the property was used to construct the QuikTrip to the east, and the remaining building was demolished and cleared around 2019. Sutherlands vacated the property around 2016 and Jiffy Lube closed around 2024. The City acquired the property in 2025 and all buildings have since been demolished.

3. Existing Conditions

The subject property is north of Santa Fe Street and west of Ridgeview Road. The site has been returned to an undeveloped state, with only a driveway remaining that maintains the existing shared access from Santa Fe Street to the QuikTrip property to the west. The site generally drains from Santa Fe down to the northern corner of the site. Overhead electrical lines and underground water and sanitary sewer lines are all located along Santa Fe Street.



View of subject property looking northwest from Santa Fe Street.



Subject property outlined in yellow.

4. Zoning Standards

The development is following the standards of the requested C-3 District found in Column 1 of UDO 18.20.150 and the following is a summary of the applicable land use and dimensional standards.

- a. **Land Use** – The proposed animal shelter and care facility on Lot 1 is classified as the Animal Care Facility with Indoor or Outdoor Kennels land use, which is permitted in the requested C-3 District. Future uses for Lots 2 and 3 have not been identified at this time.

The site is designated as Commercial Corridor on the PlanOlathe Future Land Use Map. Land uses allowed in the C-3 District align with this future land use designation, except for several uses that are discouraged in the Commercial Corridor area and not harmonious with the surrounding area as described in Section 9 (UDO Rezoning Criteria) of this report.
- b. **Building Height** – Buildings in the C-3 District may be up to 3 stories and 40 feet tall and the proposed building on Lot 1 is one-story and 35 feet tall.
- c. **Setbacks** – All buildings are setback at least 40 feet from arterial street right-of-way (Santa Fe Street) as required in the C-3 District. All buildings and paved areas also comply with the minimum setback of 15 feet from street right-of-way and 10 feet from property lines.
- d. **Open Space** – The proposal provides 64% open space on Lot 1, exceeding the 25% minimum open space requirement of the C-3 District.

5. Development Standards

- a. **Phasing** – Lot 1 will be developed first with the proposed animal care facility. As no users have been identified for Lots 2 and 3, a stipulation is included in staff's recommendation requiring approval of a revised preliminary site development plan prior to the development of the remaining lots.
- b. **Access/Streets** – The proposed development will take access off Santa Fe Street from the former Sutherlands drive and the former Jiffy Lube drive will be removed with future development in alignment with the City's Access Management Plan. The existing shared access drive with QuikTrip will be maintained with this development. No further improvements are required along Santa Fe Street.
- c. **Parking** – The UDO allows the Planning Official to determine the appropriate parking requirement when a parking requirement is not explicitly listed in the UDO for the proposed use. A parking study was conducted comparing the proposed building to similar animal care facilities in the region and an average of one (1) stall per 430 sq. ft. of building area was found to provide adequate parking for daily operations, clinics and community events. Using this average, a minimum of 50 stalls is required and the development provides 58 stalls, meeting the requirements of UDO 18.30.160.
- d. **Landscaping/Screening** – The proposed landscaping for Lot 1 complies with UDO standards. Nonresidential landscaping is provided along Santa Fe Street. A Type 1 Buffer is provided along the south boundary and the existing tree line along the east boundary will be preserved to provide a Type N buffer as allowed by UDO. Within the site, parking lot and building foundation landscaping is provided.
- e. **Tree Preservation** – There are 19 significant trees located on site and only four (4) will be removed to accommodate new utility infrastructure. This will preserve 79% of existing trees, exceeding the UDO requirement to preserve at least 30% of significant trees.
- f. **Stormwater/Detention** – As the former Sutherlands and Jiffy Lube were largely paved, the proposed development represents a decrease in impervious area from existing conditions and no onsite detention is required. The proposed development will maintain the existing drainage pattern and continue to drain stormwater into the existing drainage channel in the northeast area of the site.
- g. **Public Utilities** – This site is in Olathe's water and sanitary sewer service area and will connect to the existing water main along Santa Fe Street and the existing sanitary main that is northwest of QuikTrip. No further improvements are needed for this development.

6. Site Design Standards

The property is subject to Site Design Category 4 based on the Commercial Corridor designation of the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- e. **Outdoor Amenity Space** – The proposal provides 13% outdoor amenity space, exceeding the 10% minimum outdoor amenity space requirement. The development includes a plaza feature at the building entry with signature landscaping and limestone benches and a common green space with a dog-walking trail.
- a. **Parking Pod Size** – Lot 1 includes 58 stalls in total, complying with the maximum parking pod size of 80 stalls.

- b. **Pedestrian Connections** – The well-finished plaza leading to the main building entry achieves the pedestrian gateway option, meeting the requirement to provide at least one (1) pedestrian connection feature.
- c. **Driveway Connectivity** – The development maintains the existing driveway connection to the QuikTrip property to the east, meeting this requirement.

7. Building Design Standards

The proposed 21,600 sq. ft. one-story animal care facility is subject to the Commercial or Retail Building design standards according to UDO Section 18.15.020.G.7. The front (southeast) elevation is considered a primary façade and all other elevations are classified as secondary façades. The building primarily uses high quality Class 1 glass and bricks in light tan and ebony colors with accent materials consisting of Class 2 ebony architectural masonry units and Class 3 cream and hemlock green metal panels and a dark cement fiber board material.

Building elevations for the animal care facility are included in the agenda packet and elevations for Lots 2 and 3 will be required with a revised preliminary development plan as stipulated. Consistent architectural design, materials, and colors are required throughout the development.

The following table lists the applicable design requirements of the UDO and proposed design elements:

Building Design Standards	Design Requirements <i>Proposed Design</i>
<i>Building Entryway</i>	<i>Each building entry along primary façades must be defined with a covered projection or by a recessed area.</i> Each building entry along the front (primary) façade is defined with a canopy that projects over the entrances, meeting UDO requirements.
<i>Garage and Overhead Doors</i>	<i>Garage and overhead doors must not face a public street.</i> Two (2) garage doors are recessed behind the primary façade and do not face a public street, as the building is located behind Lots 2 and 3.
<i>Facade Articulation</i>	<i>Horizontal and vertical articulation must be used on every 50 feet of façade width to divide primary façades into vertical bays.</i> Each primary façade is divided into vertical bays using a variation in the roofline of at least two (2) feet and either a wall offset or wall projection to provide both vertical and horizontal articulation. These elements are used at least once within every 50 feet segment on the front primary façade.
<i>Building Height</i>	<i>One-story buildings must be a minimum height of 17 feet.</i> The building is generally 19 feet in height, meeting this requirement.
<i>Special Vertical Articulation</i>	<i>One-story buildings must include tower elements or similar vertical articulation to bookend the building or anchor the main entry or building corner.</i>

	A glass tower feature is used to accentuate the main building entry, achieving this requirement.
<i>Minimum Glass</i>	Primary façades must use at least 25% glass on the first floor. The front (primary) façade meets this requirement by providing 25% glass.

Primary and secondary facades must use a minimum of three (3) different Class 1 and 2 materials on 80% and 50% of the façade area, respectively. All facades meet these requirements, using Class 1 glass and two (2) distinctly different colored bricks and Class 2 architectural masonry units comprising at least 81% and 51% of primary and secondary façades, respectively. Class 3 metal panels and cement fiber board are used on the remainder of the façade with Class 4 metal only used for minor trim details. Class 1 or 2 roofing materials are required and a Class 2 nonvisible membrane roof is proposed.

8. Public Notification and Neighborhood Meeting

This item was continued from the August 25, 2025 Planning Commission meeting. The required public notification letters were originally sent to surrounding properties within 200 feet by certified mail and a sign was posted on the subject property as required by UDO. Since then, signs were reposted on the property and public notification letters were re-sent to all surrounding properties within 200 feet to comply with renotification requirements of the UDO.

Neighborhood notice was also sent to property owners within 500 feet of the property and a neighborhood meeting was held on July 31, 2025 with two (2) attendees. The project team answered all questions about the scope of the project and general operations of the facility. Staff received public correspondence from one (1) interested individual and answered their general questions about the project.

9. UDO Rezoning Criteria

Rezoning applications are reviewed against the Golden Criteria listed in UDO Section 18.40.090.G to ensure compatibility with the surrounding area. The application was reviewed against this criteria and staff's findings are detailed below.

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 identifies the subject property as a Commercial Corridor. The Commercial Corridor designation includes a three-mile stretch of commercial development along East Santa Fe Street, running east from downtown to a point just west of Pflumm Road. As stated in PlanOlathe, *this corridor will continue to accommodate a full range of commercial uses, including auto-oriented uses, but has the opportunity to be transformed over time into a corridor that is more walkable and incorporates other types of uses.*

The requested C-3 District allows for commercial and office uses that align with the Commercial Corridor designation and staff's recommendation includes a stipulation limiting certain auto-oriented uses as this area is envisioned to become more walkable with a greater variety of land uses over time. In addition, the proposal achieves the following Comprehensive Plan policies.

LUC-6.2: Santa Fe Commercial Corridor. The Santa Fe Commercial Corridor includes community retail uses, as well as offices, and business and personal services. While the district is largely the location for highway business and auto-related uses, it also offers opportunities to transform the area, over time, to being a mixed-use, multi-modal area.

LUC-7.3: Provision and Design of Public Spaces. Recognizing that public spaces bear a special responsibility to exhibit design excellence, ensure that public projects are positive additions to the community's architectural and design heritage.

ES-3.1: Reinvest in Existing Commercial and Industrial Areas. Cooperate with the private sector to foster the revitalization of existing commercial and industrial areas in order to create greater vitality.

- 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).***

Generally, the surrounding area transitions from commercial uses in the east and south to residential uses in the northwest that are buffered by a railroad. Commercial areas predominantly include one-story, flat-roofed buildings surrounded by parking lots with limited open space. Residential areas predominantly include two-story, mansard-roof townhome buildings surrounded mostly by open space and some parking areas.

- 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 requested C-3 District is in general harmony with properties in the C-2 and C-3 District to the east and south and is buffered from the nearby residential properties to the north by the raised BNSF railroad line. Staff's recommendation includes a stipulation limiting a few uses that are not harmonious with the surrounding commercial area, including some that are not allowed on nearby properties within the C-2 District.

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

The property is less suitable for the more intense industrial uses allowed in the current MP-2 District, as the surrounding area has become more commercial in nature. The property remains suitable for most commercial uses allowed in the C-3 District.

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

The property has retained C-3 and MP-2 zoning since the 1970s. The property has remained vacant since Sutherlands, the former car sale business, and Jiffy Lube closed around 2016, 2019, and 2014 respectively.

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

Staff has not received information indicating the proposed rezoning will detrimentally affect nearby properties. Rezoning from the C-3 and MP-2 Districts to the C-3 District will allow the property to develop in a similar manner as nearby commercial properties, creating a more harmonious commercial node.

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

The development as proposed is not anticipated to have any detrimental impact on the value of nearby properties as this development abuts other commercial development to the south and east and is buffered from residential properties to the north by the railroad.

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 animal care facility and future pad sites have been evaluated for their impact on the surrounding road network. Santa Fe Street is a fully improved arterial roadway with sufficient capacity for the anticipated vehicular trips. In addition, access management along Santa Fe Street will be improved with the removal of the existing access point on Lot 2. Sufficient parking will be provided on-site to accommodate the proposed use as required by UDO. Future pad sites will be further evaluated with a revised preliminary development plan.

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

The development will follow all regulations and codes pertaining to stormwater, air quality, noise, odors, and other impacts on the environment.

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

The proposal will expand the City's animal care services and capacity, benefiting the community and economy. In addition, future pad sites will create additional employment opportunities and generate property tax and sales tax revenues for 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 to the public health, safety, or welfare if the application to rezone from the C-3 and MP-2 Districts to the C-3 District were denied. If the application were denied, the City could still pursue special use approval of the animal care facility in the MP-2 District and other commercial and industrial uses would remain permitted in the C-3 and MP-2 Districts respectively.

10. Staff Recommendation

A. Staff recommends approval of RZ25-0008, Olathe Animal Care Campus, for the following reasons:

1. The proposed development complies with the policies and goals of the Plan Olathe Comprehensive Plan.
2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.

B. Staff recommends approval of the rezoning request with the following stipulations:

1. The following uses are prohibited:
 - a. Auto Supply (Parts) Stores;
 - b. Building Material Sales and Storage;
 - c. Car Wash, Automobile Laundries or Car Care Centers, whether primary or accessory use;

- d. Coin-Operated Laundry;
 - e. Convenience Stores with Gas Sales and Gas Stations;
 - f. Liquor Store;
 - g. Mini-Warehouse;
 - h. Services to Buildings and Dwellings;
 - i. Tattoo Parlor/Tattoo Studio and/or Body Piercing;
 - j. Vehicle Services, Repair & Restoration (Generally), Painting & Body Shops;
 - k. Check cashing, except in connection with a bank or savings and loan institution, tax service, or investment/brokerage service or as ancillary to a convenience store or grocery store;
 - l. Class A, Class B, or other private club as defined in the Kansas Liquor control act (Entertainment Establishment);
 - m. Dealers or businesses with indoor or outdoor display of automotive, recreational vehicle, motorcycle, boat, construction equipment, farm equipment and other similar miscellaneous motor vehicles and equipment for sale, rent or lease;
 - n. Distance Restricted Businesses as set forth in Chapter 5.43 of the Olathe Municipal Code and any amendments thereto;
 - o. Vapor Retailer and Tobacco Shop as defined in Chapter 6.20 of the Olathe Municipal Code.
- C. Staff recommends approval of the preliminary site development plan with the following stipulation:
- 1. Approval of a revised preliminary site development plan is required prior to the development of Lots 2 & 3.

Olathe Animal Services - Statement of Purpose

07/02/2025

Project Name: Olathe Animal Services

Owner: City Of Olathe, Kansas

Location: 1120 E Santa Fe St, Olathe, Kansas, 66061

ZONING:

Per the Land Use Analysis provided by Planning, both the Animal and Pet Care Services and the Animal Care Indoor or Outdoor Kennel uses are permitted by right in all commercial districts and requires a special use permit in the M-1 & M-2 Districts. Staff recommends rezoning to the C-3 District only, rather than pursuing a special use permit. The C-3 District is appropriate at this location as the site is designated as a Commercial Corridor on the Plan Olathe Future Land Use Map and this mirrors the current zoning on all abutting properties.

DESCRIPTION:

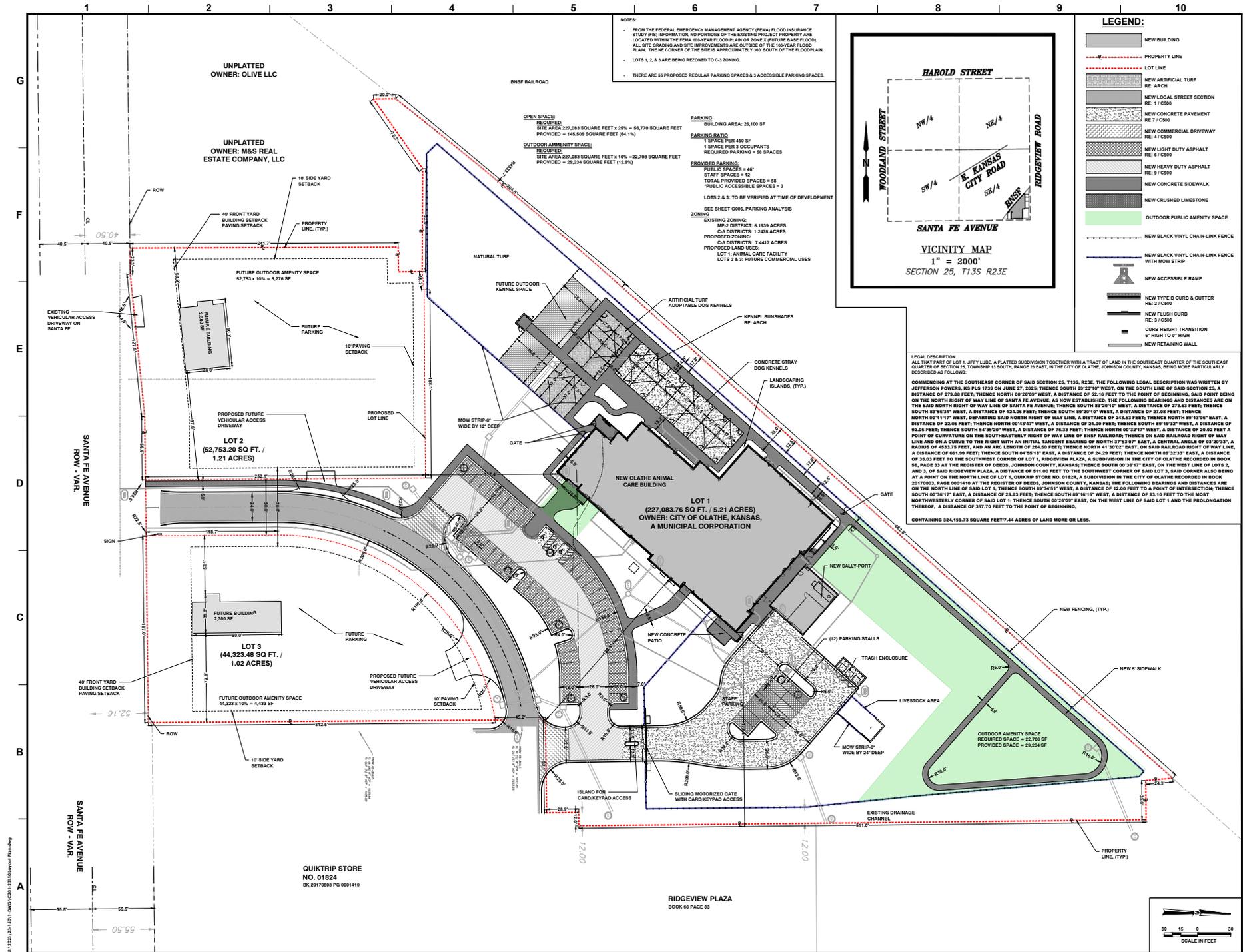
The Project will be located at 1120 E. Santa Fe Street, Olathe, Kansas 66061. The site is a former lumber yard, and all existing buildings and paving will be demolished as part of this project scope. New facilities will be constructed to house and/or support the municipal animal shelter operation along with exterior green spaces, walking paths, parking, fencing, and other site appurtenances.

OPERATIONS / BUSINESS:

Olathe Animal Services, which also includes Olathe Animal Control, is a municipal run facility. It provides temporary refuge for stray, abandoned, and surrendered animals.

A range of services are offered, including animal care, low-cost vaccination, adoption, and lost and found services, while also enforcing animal control ordinances.

The facility is open Monday through Saturday.

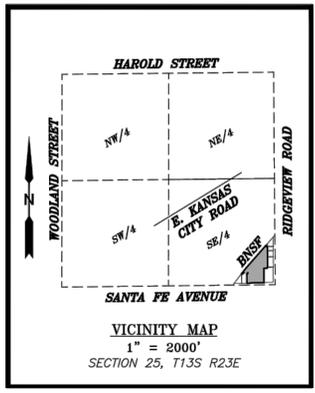


NOTES:

- FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE STUDY (FIS) INFORMATION, NO PORTIONS OF THE EXISTING PROJECT PROPERTY ARE LOCATED WITHIN THE FEMA 100-YEAR FLOOD PLAN OR ZONE X (FUTURE BASE FLOOD). ALL SITE GRADING AND SITE IMPROVEMENTS ARE DESIGNED TO THE 100-YEAR FLOOD PLAN. THE NE CORNER OF THE SITE IS APPROXIMATELY 30' SOUTH OF THE FLOODPLAIN.
- LOTS 1, 2, & 3 ARE BEING REZONED TO C-3 ZONING.
- THERE ARE 65 PROPOSED REGULAR PARKING SPACES & 3 ACCESSIBLE PARKING SPACES.

LEGEND:

[Symbol]	NEW BUILDING
[Symbol]	PROPERTY LINE
[Symbol]	LOT LINE
[Symbol]	NEW ARTIFICIAL TURF RE: ARCH
[Symbol]	NEW LOCAL STREET SECTION RE: 1' C500
[Symbol]	NEW CONCRETE PAVEMENT RE: 7' C500
[Symbol]	NEW COMMERCIAL DRIVEWAY RE: 4' C500
[Symbol]	NEW LIGHT DUTY ASPHALT RE: 6' C500
[Symbol]	NEW HEAVY DUTY ASPHALT RE: 9' C500
[Symbol]	NEW CONCRETE SIDEWALK
[Symbol]	NEW CRUSHED LIMESTONE
[Symbol]	OUTDOOR PUBLIC AMENITY SPACE
[Symbol]	NEW BLACK VINYL CHAIN-LINK FENCE
[Symbol]	NEW BLACK VINYL CHAIN-LINK FENCE WITH MOW STRIP
[Symbol]	NEW ACCESSIBLE RAMP
[Symbol]	NEW TYPE B CURB & GUTTER RE: 2' C500
[Symbol]	NEW FLUSH CURBS RE: 3' C500
[Symbol]	CURB HEIGHT TRANSITION 8" HIGH TO 6" HIGH
[Symbol]	NEW RETAINING WALL



LEGAL DESCRIPTION
ALL THAT PART OF LOT 1, 8FFY LUBE, A PLATTED SUBDIVISION TOGETHER WITH A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25, T13S, R23E, THE FOLLOWING LEGAL DESCRIPTION WAS WRITTEN BY JEFFERSON POWERS, RD #13 1726 ON JUNE 27, 2025, THENCE SOUTH 89°20'10" WEST, ON THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 278.88 FEET; THENCE NORTH 02°30'00" WEST, A DISTANCE OF 55.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH BIGHT OF WAY LINE OF SANTA FE AVENUE, THENCE SOUTH 89°20'10" WEST, A DISTANCE OF 273.43 FEET; THENCE SOUTH 83°03'37" WEST, A DISTANCE OF 154.06 FEET; THENCE SOUTH 89°20'10" WEST, A DISTANCE OF 27.08 FEET; THENCE NORTH 02°11'17" WEST, DEPARTING SAID NORTH BIGHT OF WAY LINE, A DISTANCE OF 343.63 FEET; THENCE NORTH 89°13'58" EAST, A DISTANCE OF 22.05 FEET; THENCE NORTH 02°43'47" WEST, A DISTANCE OF 21.00 FEET; THENCE SOUTH 89°13'32" WEST, A DISTANCE OF 32.05 FEET; THENCE SOUTH 64°30'20" WEST, A DISTANCE OF 76.23 FEET; THENCE NORTH 02°30'17" WEST, A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE ON THE SOUTHWESTERN BIGHT OF WAY LINE OF BNSF RAILROAD; THENCE ON SAID RAILROAD BIGHT OF WAY LINE AND ON A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF NORTH 37°33'07" EAST, A CENTRAL ANGLE OF 63°23'37", A RADIUS OF 453.78 FEET, AND AN ARC LENGTH OF 264.50 FEET; THENCE NORTH 41°30'02" EAST, ON SAID RAILROAD BIGHT OF WAY LINE, A DISTANCE OF 86.59 FEET; THENCE SOUTH 04°50'18" EAST, A DISTANCE OF 24.29 FEET; THENCE NORTH 89°23'37" EAST, A DISTANCE OF 35.23 FEET TO THE SOUTHWEST CORNER OF LOT 1, RIDGEVIEW PLAZA, A SUBDIVISION IN THE CITY OF OLATHE RECORDED IN BOOK 56, PAGE 25 AT THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS, THENCE SOUTH 80°16'19" EAST, ON THE WEST LINE OF LOTS 2, AND 3, OF SAID RIDGEVIEW PLAZA, A DISTANCE OF 511.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING AT A POINT ON THE NORTH LINE OF LOT 1, QUIKTRIP STORE NO. 01824, A SUBDIVISION IN THE CITY OF OLATHE RECORDED IN BOOK 207102, PAGE 304165 AT THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS; THE FOLLOWING BEARINGS AND DISTANCES ARE ON THE NORTH LINE OF SAID LOT 1, THENCE SOUTH 89°34'51" WEST, A DISTANCE OF 12.00 FEET TO A POINT OF INTERSECTION THENCE SOUTH 89°30'17" EAST, A DISTANCE OF 28.53 FEET; THENCE SOUTH 89°16'17" WEST, A DISTANCE OF 82.10 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 1, THENCE SOUTH 02°30'59" EAST, ON THE WEST LINE OF SAID LOT 1 AND THE PROLONGATION THEREOF, A DISTANCE OF 387.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 324,159.73 SQUARE FEET/7.44 ACRES OF LAND MORE OR LESS.

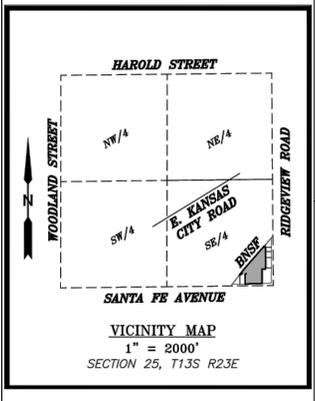
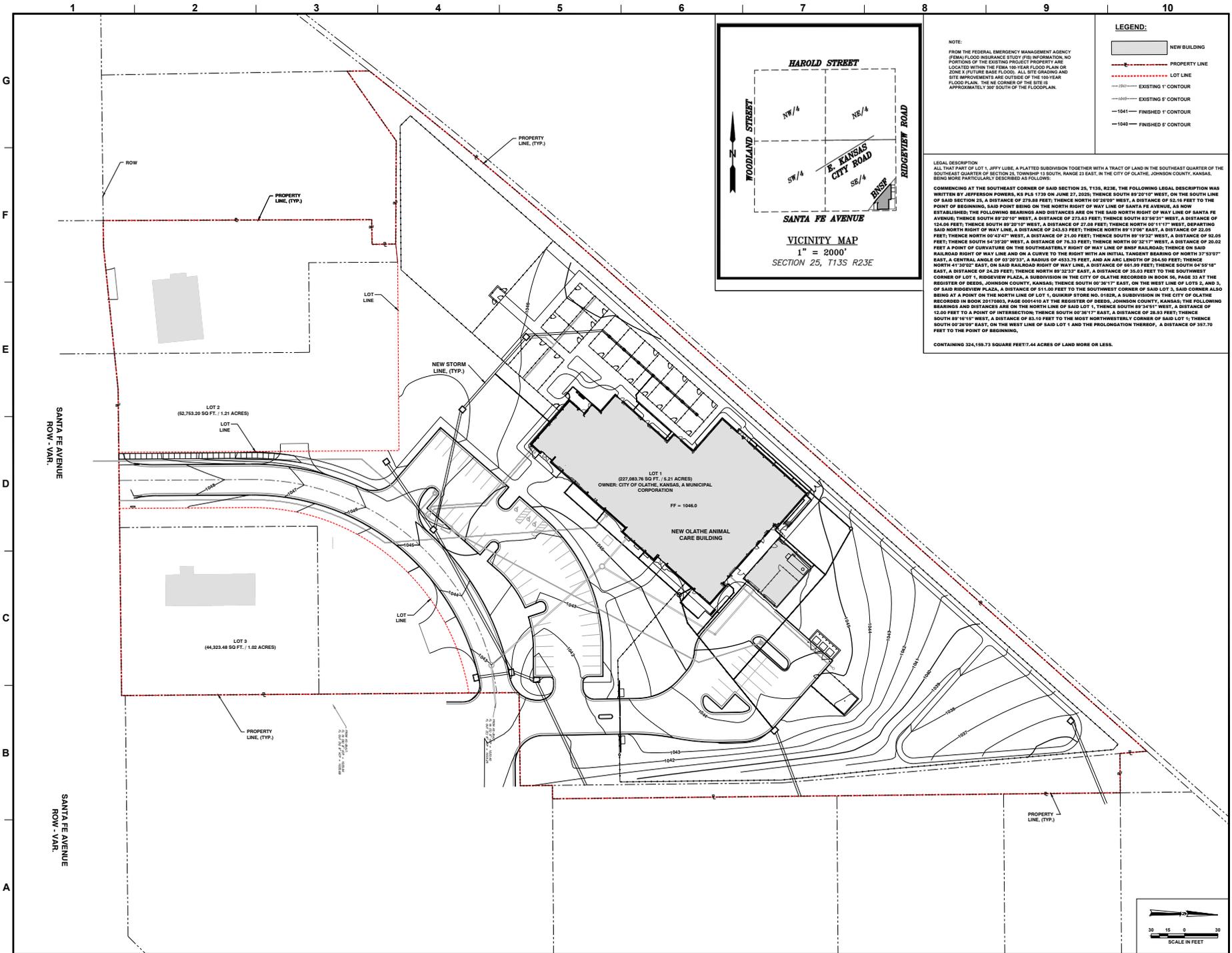


MARK DATE

1	11/20/25	CD/100% PLOT
2	11/26/25	CD/100% COMMENTS
3	12/01/25	R2/50% REVISIONS
4	12/16/25	R2/50% REVISIONS

SFS PROJECT NO: 231194
HOLD FOR REDLINE: POP 5/8/2025
ISSUE DATE: 07/20/2025
© 2025 SFS ARCHITECTURE
SITE LAYOUT PLAN

U:\2025\23-194-180-1\DWG\C201-C201-23194.dwg Plotting: R:\sfs



NOTE:
FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE STUDY (FIS) INFORMATION, NO PORTION OF THE EXISTING PROJECT PROPERTY ARE LOCATED WITHIN THE FEMA 100-YEAR FLOOD PLAIN OR ZONE X (FUTURE BASE FLOOD). ALL SITE GRADING AND SITE IMPROVEMENTS ARE OUTSIDE OF THE 100-YEAR FLOOD PLAIN. THE NE CORNER OF THE SITE IS APPROXIMATELY 30' SOUTH OF THE FLOODPLAIN.

LEGEND:

	NEW BUILDING
	PROPERTY LINE
	LOT LINE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISHED 1' CONTOUR
	FINISHED 5' CONTOUR

LEGAL DESCRIPTION
ALL THAT PART OF LOT 1, JIFFY LIME, A PLATTED SUBDIVISION TOGETHER WITH A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25, T13S, R23E, THE FOLLOWING LEGAL DESCRIPTION WAS WRITTEN BY SEPPERSON POWERS, 69 PLS 1739 ON JUNE 27, 2020; THENCE SOUTH 89°20'10" WEST, ON THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 278.88 FEET; THENCE NORTH 00°28'09" WEST, A DISTANCE OF 52.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SANTA FE AVENUE, AS NOW ESTABLISHED; THE FOLLOWING BEARINGS AND DISTANCES ARE ON THE SAID NORTH RIGHT OF WAY LINE OF SANTA FE AVENUE: THENCE SOUTH 89°20'10" WEST, A DISTANCE OF 273.63 FEET; THENCE SOUTH 87°56'31" WEST, A DISTANCE OF 124.24 FEET; THENCE SOUTH 86°20'10" WEST, A DISTANCE OF 27.68 FEET; THENCE NORTH 00°11'17" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 243.53 FEET; THENCE NORTH 87°13'08" EAST, A DISTANCE OF 22.05 FEET; THENCE NORTH 00°42'47" WEST, A DISTANCE OF 21.60 FEET; THENCE SOUTH 89°15'20" WEST, A DISTANCE OF 82.05 FEET; THENCE SOUTH 84°32'20" WEST, A DISTANCE OF 76.33 FEET; THENCE NORTH 00°32'17" WEST, A DISTANCE OF 20.02 FEET; A POINT OF CURVATURE ON THE SOUTHWESTERN RIGHT OF WAY LINE OF SNIP RAILROAD; THENCE ON SAID RAILROAD RIGHT OF WAY LINE AND ON A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF NORTH 37°53'07" EAST, A CENTRAL ANGLE OF 85°23'24", A RADIUS OF 483.75 FEET, AND AN ARC LENGTH OF 284.59 FEET; THENCE NORTH 41°30'22" EAST, ON SAID RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 681.29 FEET; THENCE SOUTH 04°58'18" EAST, A DISTANCE OF 54.29 FEET; THENCE NORTH 89°32'37" EAST, A DISTANCE OF 35.03 FEET TO THE SOUTHWEST CORNER OF LOT 1, RIDGEVIEW PLAZA, A SUBDIVISION IN THE CITY OF OLATHE RECORDED IN BOOK 56, PAGE 33 AT THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS; THENCE SOUTH 00°36'17" EAST, ON THE WEST LINE OF LOTS 2, AND 3, OF SAID RIDGEVIEW PLAZA, A DISTANCE OF 611.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING AT A POINT ON THE NORTH LINE OF LOT 1, QUICKSTOP STORE NO. 0182B, A SUBDIVISION IN THE CITY OF OLATHE RECORDED IN BOOK 207889, PAGE 006140 AT THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS; THE FOLLOWING BEARINGS AND DISTANCES ARE ON THE NORTH LINE OF SAID LOT 1: THENCE SOUTH 89°24'51" WEST, A DISTANCE OF 12.05 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 00°36'17" EAST, A DISTANCE OF 26.93 FEET; THENCE SOUTH 89°16'15" WEST, A DISTANCE OF 83.10 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 00°20'00" EAST, ON THE WEST LINE OF SAID LOT 1 AND THE PROLONGATION THEREOF, A DISTANCE OF 357.70 FEET TO THE POINT OF BEGINNING.
CONTAINING 324,159.73 SQUARE FEET; 7.44 ACRES OF LAND MORE OR LESS.



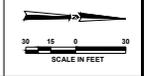
OLATHE ANIMAL CARE CAMPUS
OLATHE, KANSAS
1120 E SANTA FE ST
OLATHE, KANSAS 66061

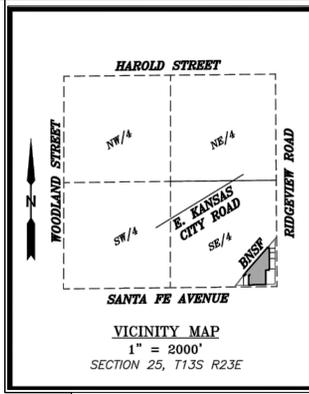
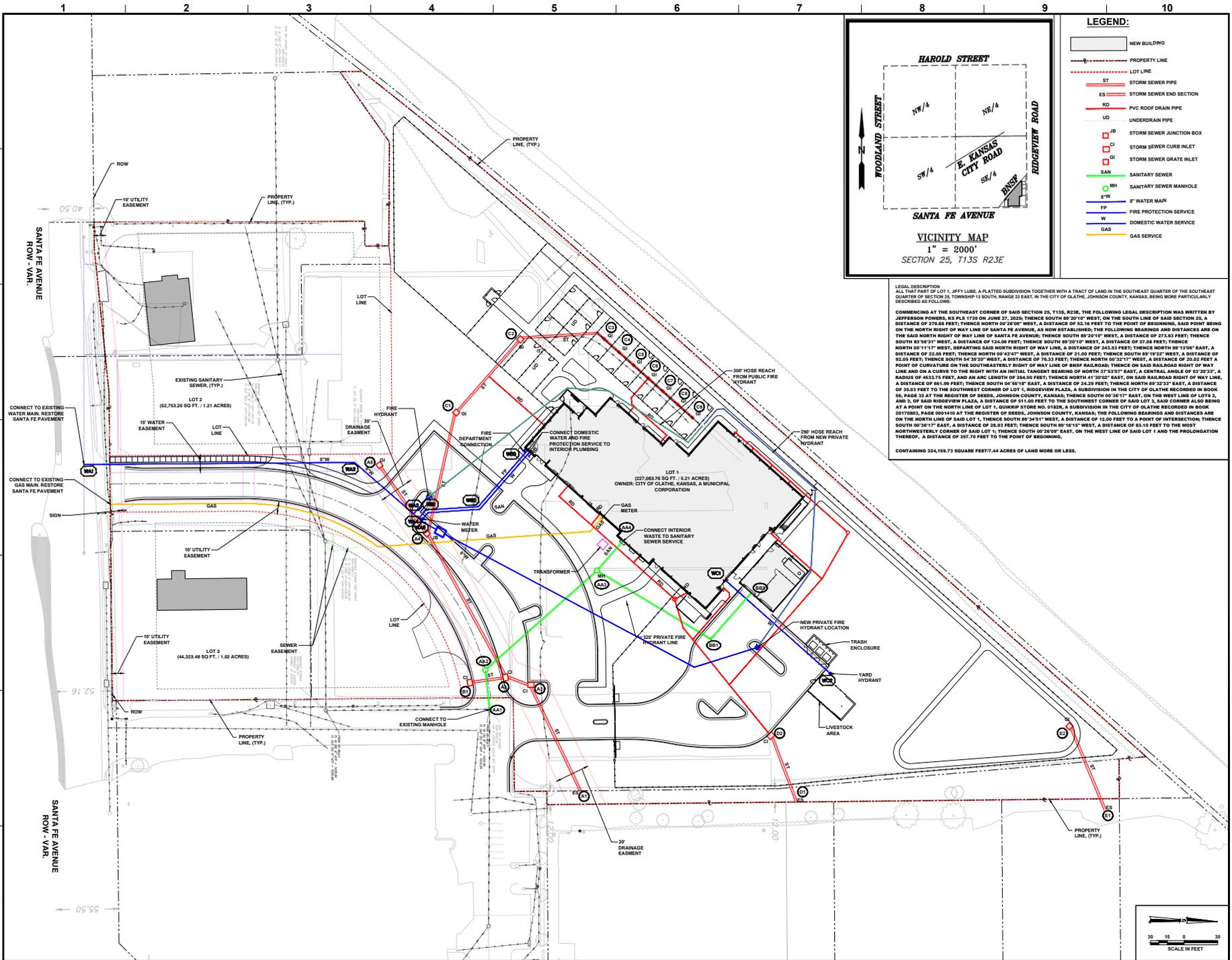
MARK DATE

1	11/20/23	CD/CP/CPON
2	11/28/23	RZ/PPF REVISIONS
3	12/19/23	RZ/PPF REVISIONS

SFS PROJECT NO: 231194
HOLD FOR REDLINE: POF 5/8/2023
ISSUE DATE: 07/20/2025
S: 2025 PFS ARCHITECTURE
PHASE 2
OVERALL SITE GRADING PLAN

C300





LEGAL DESCRIPTION
 ALL THAT PART OF LOT 1, 8FFY LIBE, A PLATTED SUBDIVISION TOGETHER WITH A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, T13S, R23E, THE FOLLOWING LEGAL DESCRIPTION WAS WRITTEN BY JEFFERSON POWERS, KS PLS 1726 ON JUNE 27, 2025: THENCE SOUTH 89°20'10" WEST, ON THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 273.88 FEET; THENCE NORTH 00°20'00" WEST, A DISTANCE OF 252.6 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SANTA FE AVENUE, AS NOW ESTABLISHED; THE FOLLOWING BEARINGS AND DISTANCES ARE ON THE SAID NORTH RIGHT OF WAY LINE OF SANTA FE AVENUE: THENCE SOUTH 89°20'10" WEST, A DISTANCE OF 273.83 FEET; THENCE SOUTH 83°56'11" WEST, A DISTANCE OF 124.58 FEET; THENCE SOUTH 89°20'10" WEST, A DISTANCE OF 27.08 FEET; THENCE NORTH 00°11'11" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 262.53 FEET; THENCE NORTH 00°12'00" EAST, A DISTANCE OF 22.05 FEET; THENCE NORTH 00°42'47" WEST, A DISTANCE OF 21.00 FEET; THENCE SOUTH 89°19'32" WEST, A DISTANCE OF 52.05 FEET; THENCE SOUTH 84°30'20" WEST, A DISTANCE OF 76.33 FEET; THENCE NORTH 00°32'17" WEST, A DISTANCE OF 30.02 FEET A POINT OF CURVATURE ON THE SOUTHWESTERN RIGHT OF WAY LINE OF HOFF RAILROAD; THENCE ON SAID RAILROAD RIGHT OF WAY LINE AND ON A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF NORTH 37°53'07" EAST, A CENTRAL ANGLE OF 83°20'37", A RADIUS OF 4023.73 FEET, AND AN ARC LENGTH OF 234.50 FEET; THENCE NORTH 41°30'57" EAST, ON SAID RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 461.59 FEET; THENCE SOUTH 04°59'18" EAST, A DISTANCE OF 24.23 FEET; THENCE NORTH 89°23'33" EAST, A DISTANCE OF 352.3 FEET TO THE SOUTHWEST CORNER OF LOT 1, RIDGEVIEW PLAZA, A SUBDIVISION IN THE CITY OF OLATHE RECORDED IN BOOK 56, PAGE 33 AT THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS; THENCE SOUTH 00°38'17" EAST, ON THE WEST LINE OF LOTS 2, AND 3, OF SAID RIDGEVIEW PLAZA, A DISTANCE OF 511.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING AT A POINT ON THE NORTH LINE OF LOT 1, GUNNIP STORE NO. 0182A, A SUBDIVISION IN THE CITY OF OLATHE RECORDED IN BOOK 207THRD, PAGE 005416 AT THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS; THE FOLLOWING BEARINGS AND DISTANCES ARE ON THE NORTH LINE OF SAID LOT 1, THENCE SOUTH 89°34'51" WEST, A DISTANCE OF 12.00 FEET TO A POINT OF INTERSECTION THENCE SOUTH 00°38'17" EAST, A DISTANCE OF 28.33 FEET; THENCE SOUTH 00°16'18" WEST, A DISTANCE OF 83.10 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 00°28'00" EAST, ON THE WEST LINE OF SAID LOT 1 AND THE PROLONGATION THEREOF, A DISTANCE OF 357.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 324,159.73 SQUARE FEET/7.44 ACRES OF LAND MORE OR LESS.

LEGEND:

- NEW BUILDING
- PROPERTY LINE
- LOT LINE
- ST STORM SEWER PIPE
- ES STORM SEWER END SECTION
- RD PVC ROOF DRAIN PIPE
- UD UNDERDRAIN PIPE
- JB STORM SEWER JUNCTION BOX
- CI STORM SEWER CURB INLET
- GI STORM SEWER GRATE INLET
- SAN SANITARY SEWER
- MH SANITARY SEWER MANHOLE
- E" 8" WATER MAIN
- FP FIRE PROTECTION SERVICE
- W DOMESTIC WATER SERVICE
- GAS SERVICE

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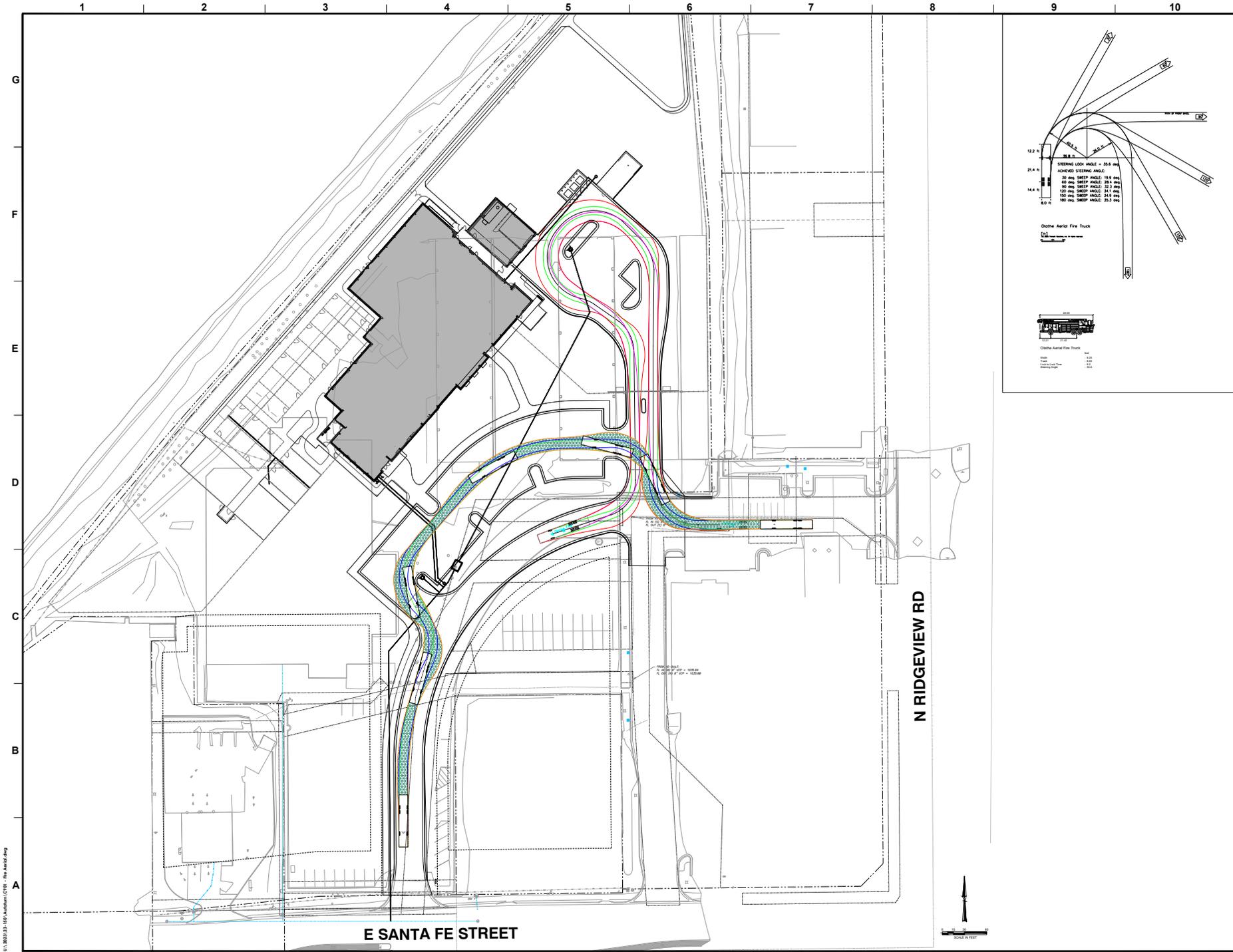
OLATHE ANIMAL CARE CAMPUS
 OLATHE, KANSAS
 1120 E SANTA FE ST
 OLATHE, KANSAS 66061

MARK DATE DESCRIPTION
 1 11/25/24 CITY COMMENTS
 2 1/26/25 R22-PPF REVISIONS
 3 3/19/25 R22-PPF REVISIONS

SFS PROJECT NO: 231194
 HOLD FOR REDLINE: POF 5/8/2025
 ISSUE DATE: 07/02/2025
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 SITE UTILITY PLAN

C401

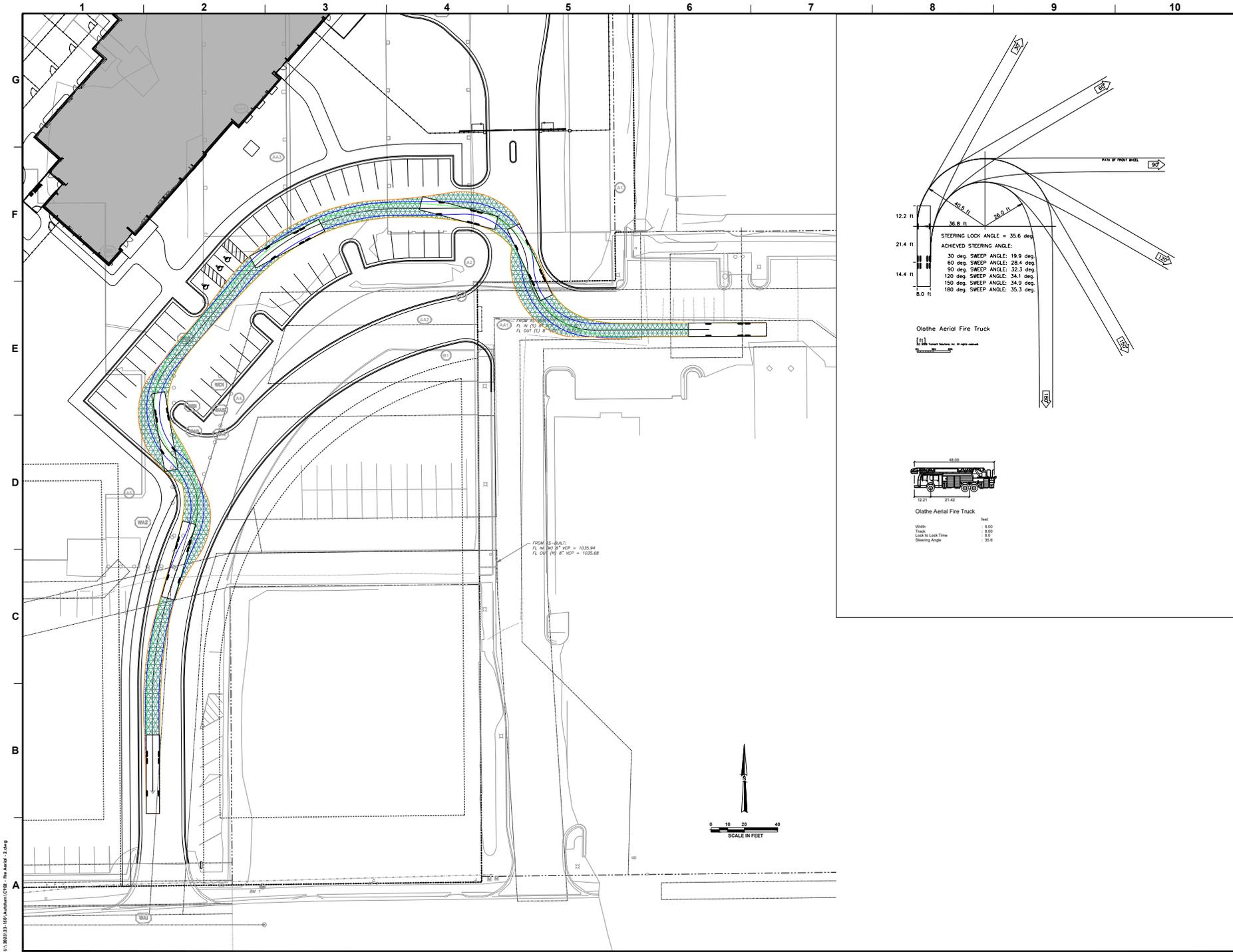
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OLATHE ANIMAL CARE CAMPUS
OLATHE, KANSAS
1120 E SANTA FE ST
OLATHE, KANSAS 66061

MARK	DATE	DESCRIPTION
1	07/20/2025	ISSUE FOR CONSTRUCTION
2	07/20/2025	ISSUE FOR CONSTRUCTION
3	07/20/2025	ISSUE FOR CONSTRUCTION
4	07/20/2025	ISSUE FOR CONSTRUCTION

SFS PROJECT NO: 231194
ISSUE FOR CONSTRUCTION: 07/20/2025
ISSUE DATE: 07/20/2025
© 2025 SFS ARCHITECTURE
AERIAL FIRE TRUCK TURN STUDY - 1



U:\2023\23-180\Animals\CT02 - The Aerial - 2.dwg



MARK DATE	DESCRIPTION
11/20/23	ISSUE COMMENTS
1/26/24	RZ PDF REVISIONS
2/16/24	KR/PDF REVISIONS



DRAWING INDEX

SHEET NUMBER	SHEET NAME	REVISIONS & PDP - 07/02/2025
0005	COVER	+
0006	PARKING ANALYSIS	+
CB01	LAYOUT PLAN	+
CB02	SITE GRADING	+
CB03	UTILITY PLAN	+
CT01	TRUCK TURN SIMULATION - 1 AERIAL FIRE TRUCK	+
CT02	TRUCK TURN SIMULATION - 2 AERIAL FIRE TRUCK	+
LT00	LANDSCAPE PLAN	+
LT01	LANDSCAPE DETAILS	+
LT02	TREE PRESERVATION PLAN	+
AE00	COLOR ELEVATIONS - PRINCIPAL FACADE	+
AE01	COLOR ELEVATIONS - SECONDARY FACADES	+
AE02	COLOR ELEVATIONS - SECONDARY FACADES	+
AE03	BRIGHTLINE STUDY	+

ARCHITECT-OF-RECORD:

SFS ARCHITECTURE
 2100 CENTRAL ST, SUITE 31
 KANSAS CITY, MISSOURI 64108
 O: 816.474.1397
 F: 816.421.8024

CIVIL:

SK DESIGN GROUP, INC.
 4900 COLLEGE BLVD, SUITE 100
 OVERLAND PARK, KANSAS 66211
 O: 913.451.1818

LANDSCAPE ARCHITECT:

LANDWORKS STUDIO
 102 S CHERRY ST
 OLATHE, KANSAS 66061
 O: 913.780.6707

STRUCTURAL:

STAND STRUCTURAL ENGINEERING, INC.
 8234 ROBINSON ST
 OVERLAND PARK, KANSAS 66204
 O: 913.214.2169

M/E/P/ENGINEER:

SMITH & BOUCHER, INC.
 25518 E 103RD ST
 OLATHE, KANSAS 66061
 O: 913.345.2127

ANIMAL WELFARE CONSULTANT:

CONNOLLY ARCHITECTS &
 CONSULTANTS
 2414 EXPOSITION BLVD, SUITE A-2
 AUSTIN, TEXAS 78703
 O: 512.480.9611

OWNER:

CITY OF OLATHE
 100 E SANTA FE ST
 OLATHE, KANSAS 66061
 O: 913.971.8600

OWNER'S REPRESENTATIVE:

PROJECT ADVOCATES
 5821 W 137TH ST
 OVERLAND PARK, KANSAS 66223
 O: 913.201.8592

CONSTRUCTION MANAGER:

NABHOLZ CONSTRUCTION
 17300 W 116TH ST
 LENEXA, KANSAS 66219
 O: 913.393.6500



AREA MAP
 N.T.S.

231184

07/02/2025

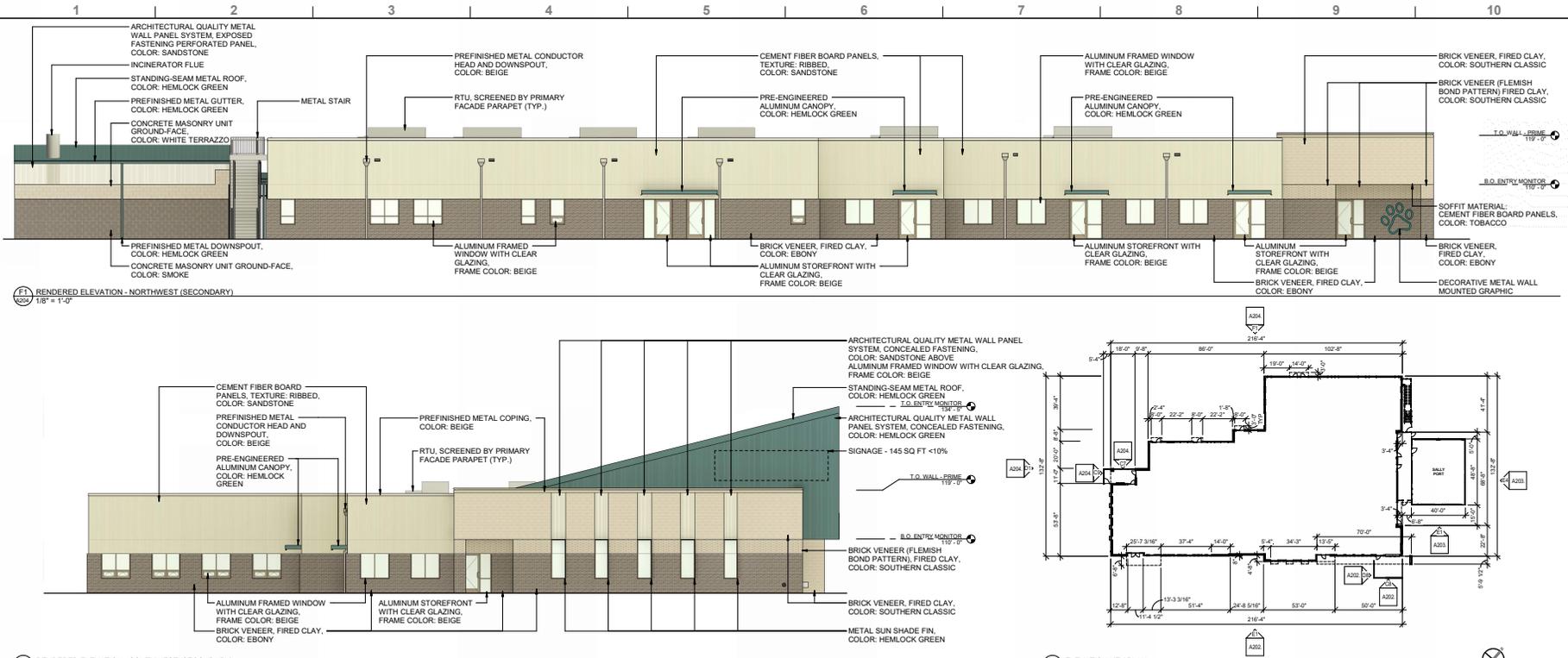
REZONING / PDP
 SUBMISSION

OLATHE ANIMAL CARE CAMPUS
 1120 E SANTA FE ST
 OLATHE, KANSAS 66061



NO.	DATE	DESCRIPTION
1	02/20/2025	ISSUED FOR PERMITS
2	02/20/2025	ISSUED FOR PERMITS
3	02/20/2025	ISSUED FOR PERMITS

025 PROJECT NO. 20250
 ISSUED FOR PERMITS / RFP SUBMISSION
 ISSUE DATE: 02/20/25
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COLOR ELEVATIONS - SECONDARY FACADES



NORTHWEST ELEVATION (SECONDARY)

- CLASS 1 MATERIALS:**
- 32% - MASONRY - BRICK VENEER, FIRED CLAY
 - MANUFACTURER: ACME BRICK
 - STYLE: MODULAR VELOUR
 - COLOR: EBONY & SOUTHERN CLASSIC
 - 10% - GLASS (WINDOWS, CURTAIN WALLS, STOREFRONT SYSTEMS)
 - CLEAR GLASS
- CLASS 2 MATERIALS:**
- 9% - CONCRETE MASONRY UNITS, GROUND-FACE BLOCK
 - MANUFACTURER: BEST BLOCK
 - STYLE: GROUND-FACE
 - COLOR: SMOKE & WHITE TERRAZZO
- CLASS 3 MATERIALS:**
- 3% - METAL - ARCHITECTURAL QUALITY METAL WALL PANEL SYSTEMS, CONCEALED FASTENING
 - MANUFACTURER: PAC-CLAD
 - STYLE: BOX RIB, PERFORATED
 - COLOR: SANDSTONE
 - 43% - OTHER MATERIALS - CEMENT FIBER BOARD (PANELS AND SIDING)
 - MANUFACTURER: NICHIIHA
 - STYLE: RIBBED
 - COLOR: BEIGE
- CLASS 4 MATERIALS:**
- LESS THAN 5% - METAL - METAL PANELS (SIDING, TRIM, COPING)
 - MANUFACTURER: PAC-CLAD
 - COLOR: HEMLOCK GREEN, BEIGE

SOUTHWEST ELEVATION (SECONDARY)

- CLASS 1 MATERIALS:**
- 43% - MASONRY - BRICK VENEER, FIRED CLAY
 - MANUFACTURER: ACME BRICK
 - STYLE: MODULAR VELOUR
 - COLOR: EBONY & SOUTHERN CLASSIC
 - 9% - GLASS (WINDOWS, CURTAIN WALLS, STOREFRONT SYSTEMS)
 - CLEAR GLASS
- CLASS 3 MATERIALS:**
- 22% - METAL - ARCHITECTURAL QUALITY METAL WALL PANEL SYSTEMS, CONCEALED FASTENING
 - MANUFACTURER: PAC-CLAD
 - STYLE: BOX RIB
 - COLOR: SANDSTONE & HEMLOCK GREEN
 - 23% - OTHER MATERIALS - CEMENT FIBER BOARD (PANELS AND SIDING)
 - MANUFACTURER: NICHIIHA
 - STYLE: RIBBED
 - COLOR: BEIGE
- CLASS 4 MATERIALS:**
- LESS THAN 5% - METAL - METAL PANELS (SIDING, TRIM, COPING)
 - MANUFACTURER: PAC-CLAD
 - COLOR: HEMLOCK GREEN, BEIGE

GENERAL NOTES

- ALL BUILDING MOUNTED AND ROOFTOP MEP EQUIPMENT AND ROOF ACCESS STAIRS WILL BE LOCATED OR SCREENED OUT OF PUBLIC VIEW.
- EXTERIOR GROUND-MOUNTED / BUILDING MOUNTED EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW WITH THREE (3) SIDED LANDSCAPING.
- ALL SIGNAGE WILL BE APPROVED ADMINISTRATIVELY THROUGH A SEPARATE PERMIT APPLICATION.
- NON-VISIBLE MEMBRANE ROOF WILL BE UTILIZED ON THE PORTIONS OF THE ROOF THAT ARE NOT VISIBLE.

EXTERIOR MATERIALS

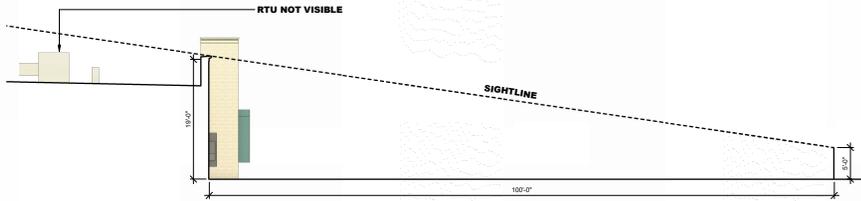
<p>MASONRY, CLASS 1 FULL-DEPTH BRICK VENEER, FIRED CLAY MANUFACTURER: ACME BRICK STYLE: MODULAR VELOUR COLOR: EBONY</p>	<p>MASONRY, CLASS 1 FULL-DEPTH BRICK VENEER, FIRED CLAY (FLEMISH BOND) MANUFACTURER: ACME BRICK STYLE: MODULAR VELOUR COLOR: SOUTHERN CLASSIC</p>	<p>MASONRY, CLASS 1 FULL-DEPTH BRICK VENEER, FIRED CLAY MANUFACTURER: ACME BRICK STYLE: MODULAR VELOUR COLOR: SOUTHERN CLASSIC</p>	<p>METAL, CLASS 3 ARCHITECTURAL QUALITY METAL WALL PANEL SYSTEM MANUFACTURER: PAC-CLAD STYLE: BOX RIB COLOR: SANDSTONE</p>	<p>METAL, CLASS 3 ARCHITECTURAL QUALITY METAL WALL PANEL SYSTEM MANUFACTURER: PAC-CLAD STYLE: BOX RIB COLOR: HEMLOCK GREEN</p>	<p>CONCRETE MASONRY UNITS, CLASS 2 BURNISHED/GROUND-FACE BLOCK MANUFACTURER: BEST BLOCK STYLE: GROUND FACE COLOR: WHITE TERRAZZO</p>
<p>CONCRETE MASONRY UNITS, CLASS 2 BURNISHED/GROUND-FACE BLOCK MANUFACTURER: BEST BLOCK STYLE: GROUND FACE COLOR: SMOKE</p>	<p>OTHER MATERIALS, CLASS 3 FIBER CEMENT BOARD PANEL MANUFACTURER: NICHIIHA STYLE: ROUGHSAWN COLOR: TOBACCO</p>	<p>OTHER MATERIALS, CLASS 3 FIBER CEMENT BOARD PANEL MANUFACTURER: NICHIIHA STYLE: RIBBED COLOR: SANDSTONE (CUSTOM)</p>	<p>METAL, CLASS 3 ARCHITECTURAL QUALITY METAL WALL PANEL SYSTEM MANUFACTURER: PAC-CLAD STYLE: BOX RIB, PERFORATED COLOR: SANDSTONE</p>	<p>METAL, CLASS 4 METAL (PANELS) MANUFACTURER: OMEGA II FENCE SYSTEMS STYLE: UNIK, PERFORATED COLOR: HEMLOCK GREEN (CUSTOM)</p>	<p>METAL, CLASS 4 METAL (PANELS, TRIM) MANUFACTURER: PAC-CLAD STYLE: FLUSH COLOR: HEMLOCK GREEN</p>

G



D VIEW D - PRIMARY ELEVATION
3/32" = 1'-0"

F



E

C VIEW C - SECTION
1/8" = 1'-0"

D



B VIEW B - PERSPECTIVE TWO

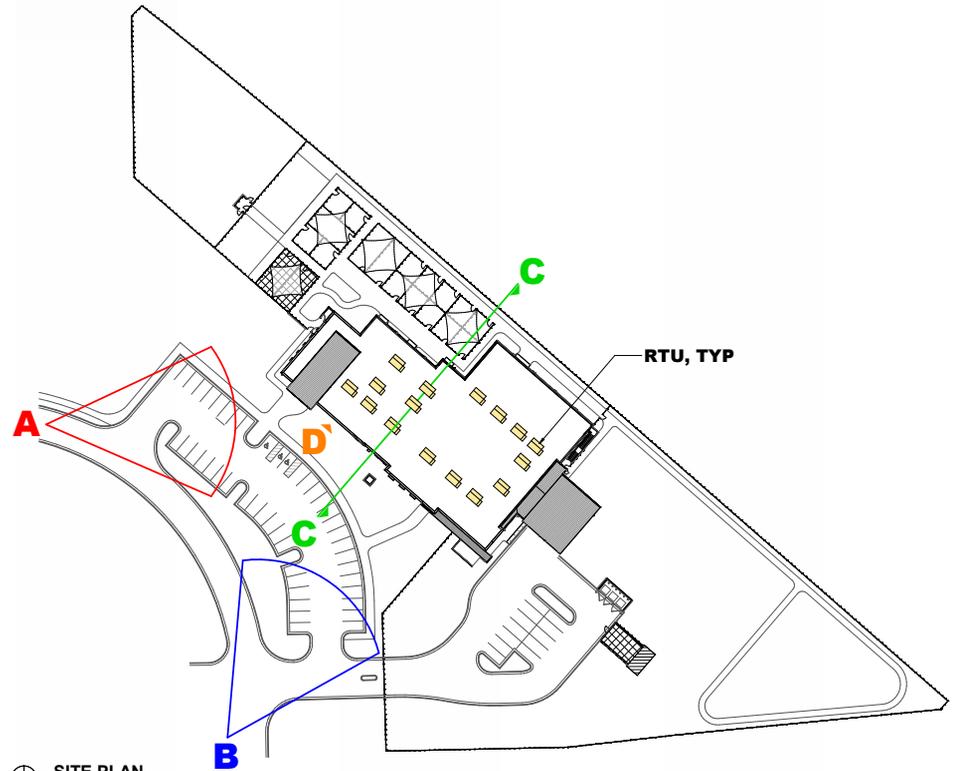
C

B



A VIEW A - PERSPECTIVE ONE

A



SITE PLAN
1" = 40'-0"



NO.	DATE	DESCRIPTION

SFS PROJECT NO. 20198
 ISSUED FOR REDLINE/POP SUBMISSION
 ISSUE DATE: 07/20/22
 © 2022 SFS ARCHITECTURE
 SIGHTLINE STUDY

LANDSCAPE SUMMARY (FOR LOT 1 ONLY)

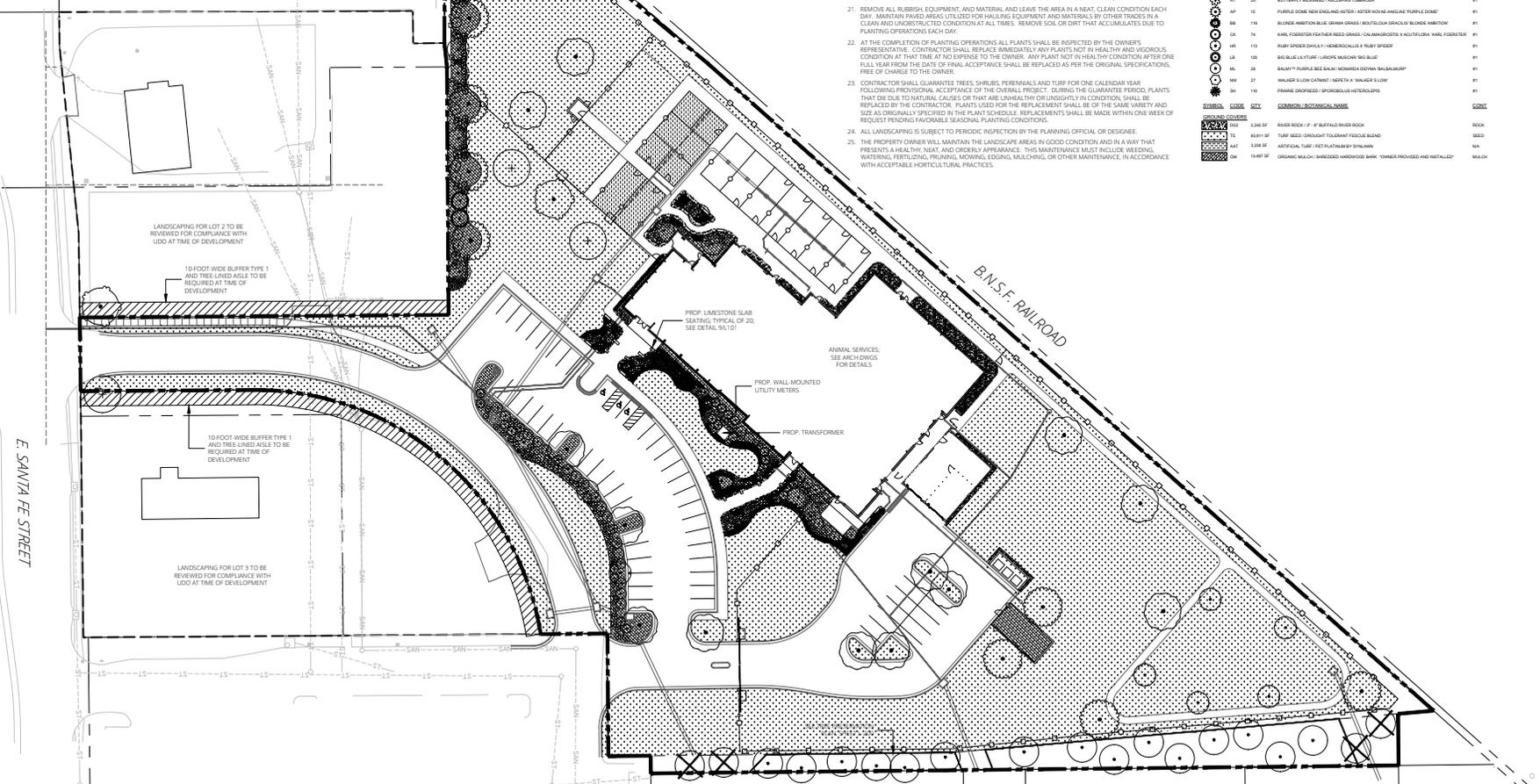
- NONRESIDENTIAL LANDSCAPING (18.30.130.2)**
 REQUIRED: 1 TREE PER 40 FEET OF FRONTAGE
 50 FEET / 40 = 2 TREES ON SANTA FE STREET
 PROVIDED: 2 TREES
- LANDSCAPING BUFFERS (18.30.130.3)**
SOUTH BOUNDARY (C-3 ZONING) - 320 LF
 REQUIRED: BUFFER TYPE 1: 10 FOOT WIDE WITH 4 SHADE TREES, 4 EVERGREENS, 4 AND 65 SHRUBS
 PROVIDED: 4 SHADE TREES, 4 ORNAMENTAL TREES, 4 EVERGREENS, AND 65 SHRUBS
- EAST BOUNDARY (C-3 ZONING) 540 FT**
 REQUIRED: BUFFER TYPE 1: 10 FOOT WIDE WITH EXISTING NATURAL VEGETATION
 PROVIDED: 15 FOOT WIDE WITH EXISTING NATURAL VEGETATION
- PARKING LOT AND VEHICULAR USE AREAS (18.30.130.4)**
PERIMETER
 REQUIRED: SHRUBS THAT FORM A CONTINUOUS VISUAL SCREEN
 PROVIDED: 80 SHRUBS
- INTERIOR**
 REQUIRED: 1 SHADE TREE FOR EVERY PARKING AND VEHICULAR USE ISLAND; 8 PARKING ISLANDS = 8 TREES
 8 TREES AND A MIX OF SHRUBS AND ORNAMENTAL GRASSES
- BUILDING FACADE FOUNDATION LANDSCAPING (18.30.130.5)**
 REQUIRED: LANDSCAPE AREAS = 25% OF FACADE FRONTING R.O.W OR PARKING
 215 LINEAR FEET FACADE * 0.25 = 54 FEET OF LANDSCAPE AREAS
 LANDSCAPE AREAS MUST BE 6 FEET WIDE OR 20% OF BUILDING HEIGHT
 PROVIDED: 170 LINEAR FEET OF LANDSCAPED AREA 12 FEET WIDE MINIMUM

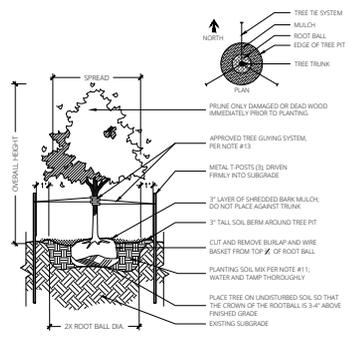
LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT KANSAS 811 AT 888-659-5887 OR 1-800-455-1111 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- ANY SUBSTITUTIONS PROPOSED FOR PLANTING MATERIALS LISTED AND SHOWN ON THIS PLAN MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND CITY OF OLAHTE STAFF. COMPARABLE SUBSTITUTE PLANTING MATERIALS MUST BE MADE FROM THE LIST OF APPROVED SPECIES MAINTAINED BY THE CITY OF OLAHTE.
- QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- ALL DISTURBED AREAS NOT PAVED OR COVERED BY BUILDINGS SHALL BE BROUGHT TO FINISH GRADE AND PLANTED WITH TURF OR OTHER APPROPRIATE GROUND COVER.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. THE OWNER IS RESPONSIBLE FOR PROVIDING ALL WATER, AS WELL AS ANY MATERIALS AND LABOR NEEDED TO SUPPLY WATER, TO MAINTAIN THE PROPOSED LANDSCAPING DURING A THREE (3) YEAR ESTABLISHMENT PERIOD.
- WHERE VISIBLE FROM A STREET, PARKING LOTS MUST BE SCREENED BY LANDSCAPING OR STREET WALLS BETWEEN THREE (3) AND FOUR (4) FEET IN HEIGHT, IN ACCORDANCE WITH U.G.C. SECTION 66.02 FAD.2.2.
- A MINIMUM OF ONE THIRD (1/3) OF ALL PLANTINGS SHALL BE EVERGREENS SPECIES, IN ACCORDANCE WITH U.G.C. SECTION 18.30.130.2.2.
- EXTERIOR GRASSING MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING AND/OR ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- NO TREE SHALL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT OR FIRE HYDRANT. TREES MUST NOT BE PLACED WITHIN PUBLIC UTILITY EASEMENTS, BUT WITHIN ADJACENT AREAS THAT DO NOT CONFLICT WITH SUCH PUBLIC UTILITY EASEMENTS AND MEET SITE LANDSCAPING REQUIREMENTS.
- ALL TREE AND SHRUB TYPES SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST. THE MIX SHALL BE MOVED ON SITE IN THE FOLLOWING RATION BY MOST: 10% EXISTING SOIL, 10% TOPSOIL, 10% COMPOST, 10% EXISTING SOIL, 10% TOPSOIL, 10% COMPOST, 10% EXISTING SOIL, 10% TOPSOIL, 10% COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL MIX WITH A LADEDER BUCKET TO LOOSELY AMEND THE TOPSOIL AND COMPOST TO THE EXISTING SOIL MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SEED THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX.
- ALL TREES AND SHRUBS SHALL BE WELL FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
- CONTRACTOR SHALL USE AN APPROVED TREE GIVING SYSTEM, TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4 INCH WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. CONTRACTOR SHALL PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL: "AMORITE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP, OR "LEONARD TREE WIBBING GREEN" MANUFACTURED BY ALL LEONARD, INC.
- APPLY A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH OVER NONWOVEN GEOTEXTILE FABRIC IN ALL PLANTING BEDS. MULCH SHOULD NOT COME IN CONTACT WITH PLANT TRUNKS OR STEMS.
- ALL TREE AREAS SHALL BE SEPARATED FROM THE BUILDING FOUNDATION WALL BY AN AGGREGATE MOW STRIP 18 INCHES IN WIDTH, 6 INCHES IN DEPTH, AND CONSISTING OF 3/8" DIAMETER BUFFALO RIVER ROCK. REFER TO SHEET 1501-02A.RK.
- ALL PLANTING BEDS AND AGGREGATE MOW STRIPS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. INSTALL "BORDER KING" STEEL LANDSCAPE EDGING* MANUFACTURED BY BORDER CONCRETS, INC. OR APPROVED EQUAL.
- TURF SEED SHALL COMPLY WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SEED SHALL BE A TURF TYPE FESCUE BLEND CONSISTING OF 80% TURF TYPE TALL FESCUE, 10% HYBRID BLUEGRASS, AND 5% ANNUAL RYEGRASS. ALL SEEDS AREAS SHALL BE MULCHED WITH STRAW OR HYDRAMULCH AT TIME OF INSTALLATION UNLESS OTHERWISE ESTABLISHED.
- RIVER ROCK PLACED IN VARIOUS PLANTING BEDS AND MOW STRIPS AROUND THE ANNUAL SHELTER BUILDING SHALL CONSIST OF A 3/8" THICK SLAYER OF 3" DIAMETER BUFFALO RIVER ROCK SUPPLIED BY THE HOUSE OF ROCKS LOCATED AT 1725 MERRIAM LANE IN KANSAS CITY, KANSAS. CONTACT MICKEY HIGDON AT (913) 284-1321 OR MICKEY@THOUSEOFROCKS.COM. CONTRACTOR SHALL PROVIDE A SAMPLE PRIOR TO PROCUREMENT.
- ARTIFICIAL TURF SHOWN IN VARIOUS OUTDOOR KENNELS SHALL CONSIST OF PET PLATINUM BY SYNLAWN. CONTACT TALL WILD AT (817) 451-0107 OR THEHOUSEOFROCKS.COM. REFER TO SHEET 1501-02A.RK.
- LIMESTONE SLAB SEATING SHOWN IN VARIOUS LOCATIONS NEAR BUILDING ENTRANCES SHALL CONSIST OF KANSAS CREAM LIMESTONE SLABS IN DIMENSIONS OF APPROXIMATELY 18 INCHES TALL, 18 INCHES DEEP, AND 3 TO 5 FEET LONG. SLABS TO BE SUPPLIED BY THE HOUSE OF ROCKS. REFER TO SHEET 1501-02A.RK.
- REMOVE ALL RUBBISH EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN FRESH, HEALTHY TURF FOR HARDWARE EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF ALL PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION THAT ARE NOT SUITABLE TO THE OWNER, AND PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, TREE CHARGE TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES THAT ARE UNUSUAL OR UNUSUAL IN CONDITION SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS.
- ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL, OR DESIGNEE.
- THE PROPERTY OWNER WILL MAINTAIN THE LANDSCAPE AREAS IN GOOD CONDITION AND IN A STATE THAT PRESENTS A HEALTHY, NEAT, AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING, OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.

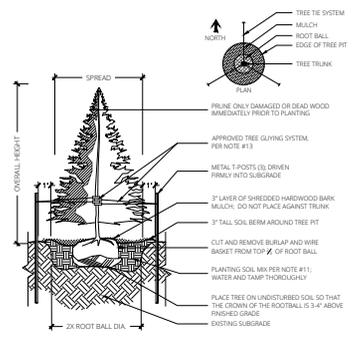
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON BOTANICAL NAME	COLOR	SIZE
RECOMMENDED TREES					
	01	2	STATE STREET WHITE WILLOW / ACER HYBRID MORTON TM	8.8.8	27CAL
	02	2	EXCALIBUR™ (ORIGIN: FLA) FLORIDA PALM / ACACIA NORTON ORIGIN	8.8.8	27FON
	03	2	SHIMMER BIRCH™ (ORIGIN: FLA) FLORIDA PALM	8.8.8	27FON
	04	15	BOULEVARD HEDGEWORTH™ (ORIGIN: TEX) MELANCOLEA BOULEVARD	8.8.8	27FON
RECOMMENDED SHRUBS					
	01	4	KETTERLE EASTERN REDDOCK / JAMNIPUR VIRGINIA NECTARARY	8.8.8	6" T4
	02	4	TAYLOR EASTERN REDDOCK / JAMNIPUR VIRGINIA TAYLOR	8.8.8	6" T4
RECOMMENDED ORNAMENTAL TREES					
	01	8	AUTUMN BURNING SEEDCEREUS / MELANCHOLIA / GONOLARIA RUMICUM BURNING	8.8.8	17FON
	02	10	EASTERN BELLFLOWER / GONOLARIA	8.8.8	17FON
RECOMMENDED GRASSES					
	01	32	ARTIC FLORA RIGID™ (ORIGIN: TEX) STYLOSANCTA PARKWAY	8.8.8	12
	02	32	ARTIC FLORA BISTORTIS™ (ORIGIN: TEX) VIRGINIA SPRING	8.8.8	12
	03	32	BLUE GRASS / JAMNIPUR HORIZONTAL WILLOW	8.8.8	12
	04	32	SEA GREEN PITCHER JAMNIPUR / JAMNIPUR SEA GREEN	8.8.8	12
	05	32	BANDED BIRD'S NEST™ (ORIGIN: TEX) BLUE BIRD'S NEST™	8.8.8	12
	06	32	ORIGIN UNIDENTIFIED BIRD'S NEST™ (ORIGIN: TEX) BIRD'S NEST™	8.8.8	12
	07	32	TURF SEED STANBROOK SPINA™ / REAL TURF™ WALTDOERF	8.8.8	12
	08	32	MACE CARPET™ JAMNIPUR SPINA™ / SPINA™ WALTDOERF	8.8.8	12
RECOMMENDED PERENNIALS					
	01	12	FIRELY BURNING HEDERA / ACACIA 3 YEARLY BURNING	8.8.8	12
	02	12	AUTUMN BURNING / ACACIA 3 YEARLY BURNING	8.8.8	12
	03	12	PURPLE 2'000™ 100' ENGLAND ASTER / ACACIA 3 YEARLY BURNING	8.8.8	12
	04	12	BLOOMING BURNING BURNING / ACACIA 3 YEARLY BURNING	8.8.8	12
	05	12	KARL FÖRSTERER FLORA BIRD'S NEST™ / ACACIA 3 YEARLY BURNING	8.8.8	12
	06	12	BLUE BURNING / ACACIA 3 YEARLY BURNING	8.8.8	12
	07	12	WALKER'S BLUE CANTON™ / ACACIA 3 YEARLY BURNING	8.8.8	12
	08	12	POWER DAZZLED™ / ACACIA 3 YEARLY BURNING	8.8.8	12
RECOMMENDED TURF					
	01	2,500 SF	RIVER ROCK / 3" P / BUFFALO RIVER ROCK	8.8.8	12
	02	8,000 SF	TURF SEED UNIDENTIFIED BURNING BURNING	8.8.8	12
	03	2,500 SF	ARTIFICIAL TURF / PET PLATINUM BY SYNLAWN	8.8.8	12
	04	16,000 SF	ORIGIN UNIDENTIFIED BURNING BURNING (OWNER PROVIDED AND INSTALLED)	8.8.8	12

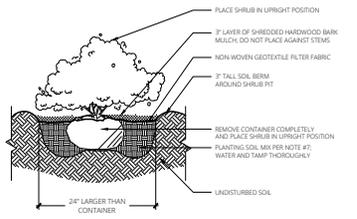




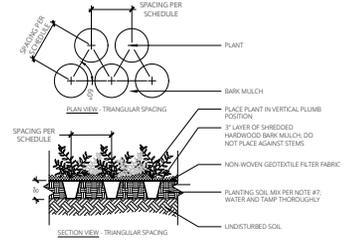
1 | DECIDUOUS TREE PLANTING
SCALE = 1/4" = 1'-0"



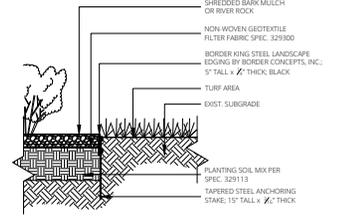
2 | EVERGREEN TREE PLANTING
SCALE = 1/4" = 1'-0"



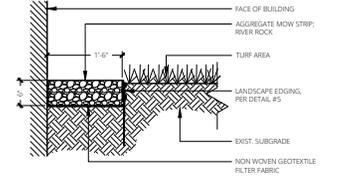
3 | SHRUB PLANTING
SCALE = 1/2" = 1'-0"



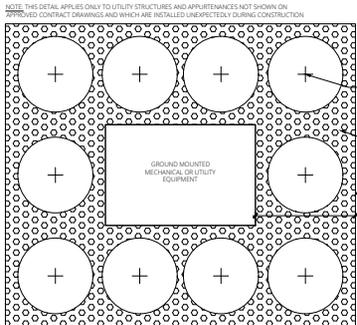
4 | PERENNIAL PLANTING
SCALE = 1/2" = 1'-0"



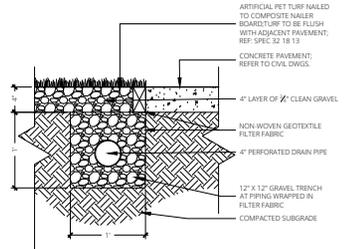
5 | STEEL LANDSCAPE EDGING
SCALE = 1" = 1'-0"



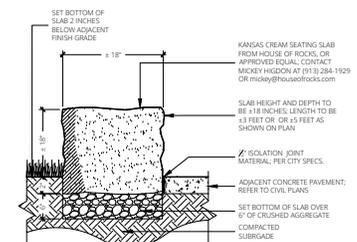
6 | AGGREGATE MOW STRIP
SCALE = 1" = 1'-0"



7 | UTILITY SCREENING
SCALE = 1/2" = 1'-0"



8 | ARTIFICIAL TURF
SCALE = 1-1/2" = 1'-0"



9 | LIMESTONE SLAB SEATING
SCALE = 1" = 1'-0"

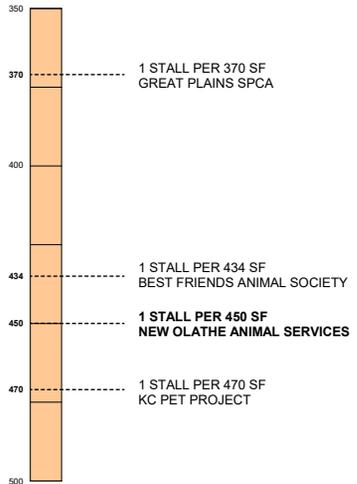


NO.	DATE	DESCRIPTION
1	02/03/23	CONCEPTS
2	02/03/23	SCHOP REVISIONS

SFS PROJECT NO 20194
SHEED FOR REDMANS POP SUBMISSION
SHEED DATE: 07/20/23
© 2023 SFS ARCHITECTURE
LANDSCAPE
DETAILS

**PARKING RATIO COMPARISON:
BUILDING AREA / TOTAL STALLS**

THE GRAPHIC BELOW IS PROVIDED TO COMPARE THE NEW OLATHE ANIMAL SERVICES PROPOSED PARKING AGAINST SIMILAR PROJECT TYPES IN THE REGION

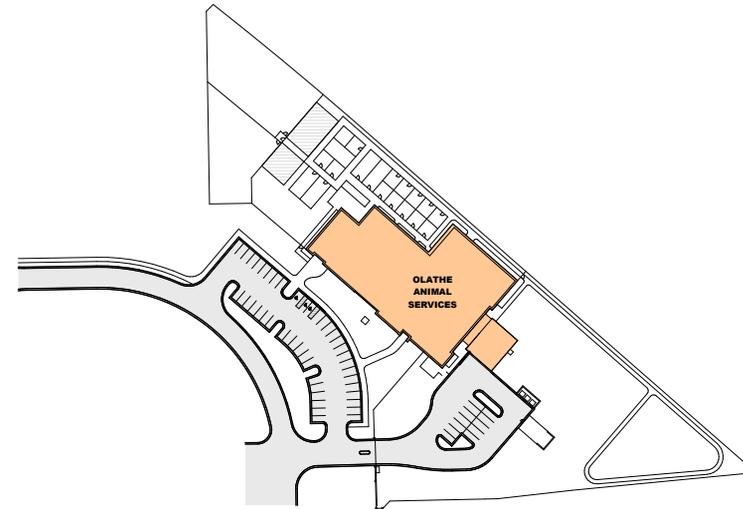


NEW OLATHE ANIMAL SERVICES:

LOCATION: OLATHE, KS
BUILDING AREA: 26,100 SF
TOTAL OCCUPANT LOAD: 175
PROPOSED PARKING STALLS: 58

PARKING RATIO:
1 STALL PER 450 SF
1 STALL PER 3 OCCUPANTS

PARKING COUNT:
PUBLIC STALLS = 46*
STAFF STALL = 12
TOTAL STALLS = 58
*PUBLIC ACCESSIBLE STALLS = 3



60 SITE PLAN
1" = 60'-0"

SYNOPSIS:

BASED ON ALL INFORMATION GATHERED FROM SIMILAR FACILITIES, THE OLATHE ANIMAL SERVICES PARKING COUNT PROVIDES AN ADEQUATE NUMBER OF STALLS FOR THE FACILITY. THE PROVIDED PARKING LOT WILL ALSO BE UTILIZED FOR CAR-BASED VACCINATION CLINICS, EDUCATIONAL FIELD TRIPS, HUMANE EDUCATION EVENTS, AND ADOPTION EVENTS.

ANIMAL SHELTER PARKING COMPARISONS:

GREAT PLAINS SPCA
CITY: MERRIAM, KS
BUILDING AREA: 28,450 SF
PARKING STALLS: 77
PARKING RATIO: 1 PER 370 SF

BEST FRIENDS ANIMAL SOCIETY
CITY: BENTONVILLE, AR
BUILDING AREA: 20,000 SF
PARKING STALLS: 46
PARKING RATIO: 1 PER 434 SF

KC PET PROJECT
CITY: KANSAS CITY, MO
BUILDING AREA: 55,000 SF
PARKING STALLS: 117
PARKING RATIO: 1 PER 470 SF

© 2022 12/20/2020 1:22:45 PM - Another Docs\Other Animal Services\2018-01-04\New Animal Services\12/20/2020



NO.	DATE	DESCRIPTION

Meeting Purpose: Neighborhood Meeting (RZ25-0008 and FP25-0024)

Location: Olathe Community Center, Room B & C

Date/Time: July 31, 2025 @ 5:30 PM to 7:00 PM

Notes Issued On: August 01, 2025

Notes Issued By: Allison Vandever

***Disclaimer:** These notes reflect our understanding of the issues discussed and the conclusions reached during this meeting. We are proceeding on this basis. Please contact our office within seven calendar days to request any clarification or amendments.*

Attendees

Name	Company	Email
Marge Vogt	Olathe City Council	mvogt@olatheks.org
Dean Vakas	Olathe City Council	dvakas@olatheks.org
Michael Sirna	City of Olathe Director - Quality of Life	jmsirna@olatheks.org
Jennifer Gerlach	Project Advocates, Owner Representative	jennifer@project-advocates.com
Casey Conus	Nabholz	casey.conus@nabholz.com
Allison Vandever	SFS Architecture	avandever@sfsarch.com
Brian Garvey	SFS Architecture	bgarvey@sfsarch.com
Chloe Devecsery	SFS Architecture	cdevecsery@sfsarch.com
Erin Marshall	Landworks Studio	erin@landworksstudio.com

Summary Requirements

1. Date and location of the meeting.
2. A list of all property owners and other parties who were in attendance.
3. Start time.
4. A list of questions and comments posed by the parties in attendance.
5. Response to those questions and comments, including any issues that remain unresolved.
6. End time.

Attachments: Sign-In Sheet.

Distributed to: Olathe City Planning Department, Nathan Jurey.

Questions & Responses

1. Where is the QuikTrip building located?

- A. Answer: QuikTrip is in the southeast portion of the site. Access to/from Ridgeview would need to occur through the QuikTrip property, which will require an Access Agreement with that property owner. An existing access agreement is also required to be maintained through the subject animal services property to Santa Fe.

2. What is the purpose of the secondary parking lot? Is it gated?

- A. Answer: It is secured parking for Animal Control Officers and other facility staff use. There is a gate to secure the area and the entirety of the perimeter of the facility is fenced to keep people and animals safe.

3. Are there pedestrian pathways connecting the site?

- A. Answer: Yes, there is a pedestrian connection along the proposed new drive connecting the site to Santa Fe. A pedestrian connection does not exist directly to Ridgeview as the connection would pass through the QuikTrip property which only includes vehicular traffic.

4. How is the building designed for cats?

- A. Answer: The project includes space for feline adoption and play space near the front entry, visible to the public upon approach and entry. Stray cats will be housed beyond the public view until they are picked up or ready for adoption. Space is also dedicated for feline isolation and quarantine to prevent the spread of illness or disease to other animals in the facility.

5. What is the purpose of the light monitor?

- A. Answer: The light monitor is an architectural solution that provides natural light throughout the public lobby and adoption spaces during the daytime and will be illuminated at night. The light monitor is proposed to be built using mass timber technology which is environmentally sustainable while introducing warm and inviting material visible from the exterior as well as the interior while being protected from the elements. Its size and proportion are also intended to be a wayfinding element that identifies the primary public entrance with a scale that can be seen clearly from a distance given the building sits back from Santa Fe and Ridgeview due to the nature and characteristics of the site.

6. Will the building be able to support Olathe in 30 years?

- A. Answer: The existing animal shelter is approximately 4,500 SF and the proposed facility is over 23,000 SF. This will allow the animal services and animal control staff nearly 40% more capacity for strays and adoption with significant efficiency improvements and much needed enhancements to their services that will bring the program up to modern standards. The proposed facility will allow more animals to be processed in safer, healthier ways with shorter stays which will increase the number of animals that can be adopted into new homes annually.

7. Is there an opportunity to have an adjacent public dog park?

- A. Answer: The team discussed this during early design, however there are significant risks with having a public dog park adjacent to a municipal animal services facility. The primary risks are conflicts between animals housed at the shelter with visitors at the dog park as well as animals that will likely be abandoned frequently at the dog park rather than being surrendered appropriately at the animal services facility.

8. Is it possible to create a connection to the park trails near the community center?

A. Answer: This connection may be feasible however there are challenges with crossing adjacent properties or railroad right-of-way.

9. Is there a retail component? What does it include?

A. Answer: A retail component is planned that would include basic needs for those adopting pets. This might include litter boxes, litter, food/water bowls, treats, food, enrichment/toys, leashes, and collars.

10. When will the project break ground?

A. Answer: The current schedule for the project includes groundbreaking in early 2026, however demolition of the existing structures on the site is likely to occur in the fall of 2025.

11. Is the Sally port heated?

A. Answer: The sallyport is naturally or passively ventilated, however it may include infrared heaters overhead to allow Animal Control and facility staff some heating during the winter.

12. Are we meeting the UDO material requirements?

A. Answer: The current materials proposed are intended to meet the UDO requirements and have been discussed in collaboration with the Planning & Development staff. We have requested a formal reclassification of a concealed fastener metal panel for the primary façade from Class 3 to Class 2.

13. How will the sun affect the lobby?

A. Answer: The light monitor in the lobby faces east-northeast. Morning summer sun will shine deep into the lobby from sunrise to 10am +/- but will be controlled with motorized window shades. From then on natural light will be indirect and glare is not anticipated to be an issue.

14. When will the shelter open to the public?

A. Answer: Construction is anticipated to be 12-14 months until completion. Following this the facility can be equipped, furnished and occupied. We anticipate the facility being operational, occupied and open to the public in the summer of 2027 if construction begins in the first quarter of 2026.

END OF MEETING NOTES

