



STAFF REPORT

Planning Commission Meeting: February 26, 2024

Application:	FP24-0002: Final Plat of Prairie Ridge Plaza Evergreen		
Location:	Southeast of S. Ridgeview Rd. and W. 112 th St.		
Owner:	Dave Sandir, Gateway Housing, LP		
Engineer:	Doug Ubben; Phelps Engineering Inc.		
Applicant:	Chris Osborn, Evergreen Living Innovations Inc.		
Staff Contact:	Taylor Vande Velde; Planner II		

Site Area:	<u>16.40 ± acres</u>	Proposed Use:	<u>Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities</u>
Lots:	<u>1</u>	Existing Zoning:	<u>BP (Business Park)</u>
		Proposed Zoning:	<u>C-3 (Regional Center)</u>
Tracts:	<u>2</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is for the final plat of Prairie Ridge Plaza Evergreen, which will establish lot lines and dedicate public easements for one (1) lot and two (2) tracts for the development of a proposed senior living facility. The site is currently undeveloped and was originally zoned to the BP District (RZ-32-96) on December 17, 1996. A zoning amendment was later approved in 2001 (RZ-10-01) and a revised preliminary development plan was approved in 2005 (PR05-0009) showing two future buildings on the subject property.

The plat is proposed to accommodate a 200,150 square foot senior living facility within five (5) buildings. A rezoning and preliminary plan application (RZ24-0002) for this site is also on this agenda.

2. Plat Review

- Lots/Tracts** – The final plat includes one (1) lot and two (2) tracts on 16.40 acres for a senior living facility. Tracts A and B will be utilized for stormwater purposes and will be maintained by the property owner.
- Streets/Right-of-Way** – Access to the site will be provided from two private entrances connecting to the existing collector street, W. 112th Street/Ambassador Street. This collector connects to both College Boulevard and Ridgeview Road to provide access to the arterial roadways. Left and right turn lanes have already been constructed to serve W.

112th Street/Ambassador Street to accommodate traffic to and from the development. No public right-of-way will be dedicated with this plat.

- c. **Public Utilities** – The property is in the City of Olathe Water and Johnson County Wastewater service areas. New utility (U/E) and drainage (D/E) easements are dedicated by this plat.
- d. **Tree Preservation** – Tree preservation easements (TP/E's) are dedicated along the stream corridor running diagonally at the southwest corner of the site, and the eastern and southern portions of the site, to preserve natural vegetation and provide buffers adjacent to residential. A 40-foot TP/E is established on the eastern property line, and a 20-foot TP/E is established at the southeast corner of the site where the stream corridor is not located.
- e. **Stormwater/Floodplain** – A stream corridor runs diagonally through the southwestern portion of the property and a stream corridor setback is platted along the length of the corridor. An existing detention basin in Tract A will be expanded with Tract B to serve this development and is subject to Title 17 requirements. The Tracts will be owned and maintained by the property owner.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP24-0002, the final plat of Prairie Ridge Plaza Evergreen with the following stipulation(s):
 - 1. Prior to issuance of a land disturbance permit or building permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.

FINAL PLAT OF

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13
SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DESCRIPTION
This description was prepared by Phelps Engineering, Inc., KS CLS-82 on January 4, 2024, for Project No. 230919. All that part of the Northwest Quarter of Section 16, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

[illegible]

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "PRAIRIE RIDGE PLAZA EVERGREEN".

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

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

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

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

An easement or license is hereby dedicated to the City of Glotbe to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "TPE". Trees shall not be removed from a tree preservation easement without the City of Glotbe's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The developer and/or the home association shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead or diseased trees or trees posing a threat to the public or adjacent property.

Tract "A" shall be owned and maintained by owners of Lot 1. Said tract is intended for stormwater detention, stormwater quality BMP's, landscaping and open space.

Tract "B" shall be owned and maintained by owners of Lot 1. Said tract is intended to be used for Stream Corridor, tree preservation, landscaping, private open space and homeowner amenities.

Notice: This site contains a protected stream corridor, as defined and regulated in city of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement approved by the City.

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

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for

EXECUTION

EXECUTION

IN TESTIMONY WHEREOF, the undersign proprietor, has caused this instrument to be executed on this _____ day of _____, 20____

By: _____

Owner, Title

ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said County and State, came Owner, Title of Gateway Housing LP, a Kansas limited partnership, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 2024.

Chairman: Wayne Janner

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 2024.

Attest:


Mayor: John W. Bacon **City Clerk:** Brenda D. Smeeringman

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




PHELPS ENGINEERING, INC.

BY: **LS-1308** **CERTIFICATE OF AUTHORIZATION** **PLANNING** **STATE OF KANSAS**
SCOTT G. CHRISTMAN, KS, LS-1308 **KANSAS** **LAND SURVEYING - LS-82** **ENGINEERING** **Clarke, Kansas 66001**
ENGINEERING - E-301 **IMPLIMENTATION** **(P) 913 999-1155**


 MISSOURI
 LAND SURVEYING—2007001126
 ENGINEERING—2007000008

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	459229.70	10.5425
PLAT	714393.84	16.4002
TRACT A	98401.35	2.2590
TRACT B	156762.79	3.5988

NOTE:

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 3-SIDED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING.
2. ALL NEW WIRING AND CABLES MUST BE PLACED UNDERGROUND.
3. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK WALLS. HOWEVER, SUCH UTILITY CABINETS MAY BE PERMITTED WITHIN FRONT OR CORNER SIDE YARD SETBACKS IF THE FRONT-OR-WAY IF CABINETS ARE SCREENED WITH LANDSCAPE MATERIALS.
4. BASED ON FIELDWORK AND FINAL ENGINEERING DESIGN, THE EXACT LOCATION OF EASEMENTS ARE SUBJECT TO CHANGE PRIOR TO THE PLANT RECORDING.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (FUTURE BASE FLOOD), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED.

THE REMAINDER OF 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 OLATHE, COMMUNITY NUMBER 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0084G, AND DATED AUGUST 3, 2009.