



STAFF REPORT

Planning Commission Meeting: February 23, 2026

Application:	RZ25-0020: Rezoning from the BP (Business Park) District to the C-2 (Community Commercial) District with a Preliminary Site Development Plan for Dillons at Sunnybrook and with the Final Plat (FP25-0043) of Sunnybrook Business Park 4th Plat
Location:	Southwest of College Boulevard and S. Valley Road
Applicant:	Michael Rokas, Dillons Food Stores
Owner:	Mark McKinzie, Leonard B. & Eulalia E. McKinzie Family LLC
Engineer:	Marvin Brown, Pickering Firm
Staff Contact:	Nathan Jurey, AICP, Senior Planner

Site Area:	<u>14.11 acres</u>	Existing Zoning:	<u>BP District</u>
Building Area:	<u>100,159 sq. ft.</u>	Proposed Zoning:	<u>C-2 District</u>
Lots:	<u>1</u>	Proposed Use:	<u>Grocery, Meat, Dairy Product, and Bakery Sales</u>
Tracts:	<u>0</u>	Plat:	<u>Part of Lot 6 of Sunnybrook</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Employment Area	Undeveloped	BP District
North	Employment Area	Elementary School	R-1 & CTY RUR
South	Employment Area	Undeveloped (<i>Future Daycare Center</i>)	BP
East	Neighborhood Commercial Center	Offices and Daycare Center	BP & CP-2
West	Employment Area & Primary Greenway	Undeveloped	BP

1. Introduction

The applicant is requesting to rezone property from the BP (Business Park) to the C-2 (Community Commercial) District with a preliminary site development plan for the Dillons at Sunnybrook development. The subject 14-acre property is located southeast of College Boulevard and Valley Road. The applicant is pursuing the C-2 District to allow for the Grocery, Meat, Dairy Product, and Bakery Sales use. The proposal includes a 99,982 square foot grocery store with a 14-pump gas station and associated fuel attendant kiosk. The final plat (FP25-0043) for Sunnybrook Business Park 4th Plat consists of one (1) lot and the necessary right-of-way and easement dedications to accommodate the proposed development. Rezoning applications come before the Planning Commission for a public hearing and recommendation and are subject to City Council approval.

2. History

The Sunnybrook area, encompassing 314 acres, was annexed into Olathe in 1996 (ANX-12-1996). In 1998, the entire Sunnybrook area was rezoned to the RP-1, RP-3, CP-2, and BP zoning districts, with the subject 14-acre property a part of the BP District (Ord. 98-30, RZ-04-1998). In 1999, the Sunnybrook final plat (FP-85-1999) was recorded.

In 2005, the subject property was part of a zoning amendment involving the Sunnybrook Shops to the east (RZ05-0004, Ord. 05-25), but the BP District on the subject property was unchanged. In 2025, City Council approved a zoning amendment (RZ25-0004) to allow monument signs on this site and other nearby commercial properties.

3. Existing Conditions

The subject 14-acre property is located at the southeast corner of College Boulevard and Valley Road. The site generally drains from the north down to the south and no significant trees are located on the premises. Currently, the property is used for agricultural purposes and a monument sign for the Sunnybrook Development is located along College Boulevard.



View looking southwest from the northeast corner of the site along College Boulevard.



Aerial map of the subject property highlighted in yellow.

4. Zoning Standards

The development is following the base standards of the requested C-2 District found in Column 1 of UDO 18.20.140 and the following is a summary of the applicable land use and dimensional standards:

- a. **Land Use** – The applicant is seeking a change of zoning to allow the Grocery, Meat, Dairy Product, and Bakery Sales use and gas station within the C-2 District. Uses permitted in the C-2 District generally include various types of retail, service, and office uses.

The site is designated as Employment Area on the PlanOlathe Future Land Use Map. The requested C-2 District generally aligns with this future land use designation as it will serve as a complementary retail and service area for the much larger Employment Area located

to the north between College Boulevard and K-10 Highway. The applicant is agreeable with staff's recommendation to limit several uses with outdoor activities and uses that have been restricted in the nearby Sunnybrook Shops development to the east.

- b. **Building Height** – In accordance with UDO 18.30.110, the proposed grocery store is one-story and 33-feet-tall, complying with the maximum building height of two-stories and 35 feet in the requested C-2 District.
- c. **Building Footprint** – The C-2 District allows a maximum building footprint of 85,000 square feet and the applicant is requesting a waiver from this standard to allow up to a 100,000 square foot building. Additional analysis of this request is found in Section 10 of this report.
- d. **Setbacks** – All buildings and paved areas are setback at least 15 feet from street right-of-way and 10 feet from property lines to comply with the minimum standards in the C-2 District. The proposal also complies with the maximum front-yard setback of 150 feet by locating the gas station canopy and fuel kiosk approximately 80 feet from College Boulevard.
- e. **Open Space** – The C-2 District requires a minimum of 20% open space and the proposal exceeds this requirement by providing over 26% of the overall site as open space.
- f. **Parking Pods** – The largest parking pod includes 45 stalls, complying with the maximum allowed parking pod size of 50 parking stalls in the C-2 District.

5. K-7 Corridor Design Guidelines

The site is located within the K-7 Corridor Area which contains design guidelines serving to define the expectation of high-quality projects within the corridor. The K-7 Corridor Design Guidelines promote pedestrian amenities which provide areas of interest and interaction along with publicly accessible pedestrian linkages between public and private spaces. The guidelines also promote consistent architectural styles and themes throughout the development area. The proposal aligns with all K-7 Corridor Design Guidelines. The development provides a well-connected pedestrian network and amenity area located west of the building and uses predominantly masonry materials similar to other buildings in the area.

6. Development Standards

- a. **Access/Streets** – The applicant submitted a Traffic Impact Study (TIS) for evaluation. The development completes the surrounding street network by extending 113th Street and connecting Sunnybrook Boulevard to College Boulevard. The proposal includes one (1) right-in/right-out access on College Boulevard with the required turn lane and three (3) access drives on Sunnybrook Boulevard, with a median limiting the northernmost drive to right-in/right-out access only. This proposal adheres to the City's Access Management Plan. The final plat dedicates all required public street right-of-way to accommodate this development.
- b. **Parking** – Per UDO 18.30.160, minimum parking for the grocery store use is required at a rate of one (1) stall per 300 square feet of floor area. In addition, the C-2 District limits parking to a maximum of 150% of the minimum. A total of 401 parking stalls are provided, complying with both the minimum of 334 stalls and the maximum of 501 stalls required by UDO.
- c. **Drive-Through** – The proposal complies with minimum stacking requirement of UDO 18.50.040 for the gas station and drive-through pharmacy use. Over 40 feet of stacking is

provided per pump as required for gas stations. Drive-through pharmacies must provide at least 80 feet of stacking per window and 123 feet of stacking is provided.

- d. **Landscaping/Screening** – Nonresidential landscaping is provided along the three (3) streets to the north, west, and south as required by UDO. To the east, a Type 1 buffer is provided to comply with requirements between commercial and business park uses. Internal to the site, perimeter parking lot landscaping is provided using a combination of berms and 3-foot-tall shrubs and the required parking lot landscape islands are provided internally. In addition, building foundation landscaping is provided along all primary façades as required by UDO.

Loading areas must be located out of public view and the proposed overhead doors are setback approximately 240 feet from Sunnybrook Boulevard right-of-way and screened by a masonry wall to the south and by a 3-foot-tall berm with significant evergreen landscaping to the west. All other rooftop- and ground-mounted utilities will be screened as required by UDO. The proposed trash compactor is not fully screened from public view as required by UDO and the applicant is requesting a waiver as outlined in Section 10 of this report.

- e. **Stormwater/Detention** – Stormwater detention for this property is provided by an existing regional detention basin located to the south. Stormwater from this development will be captured and directed through a stormwater interceptor that will catch debris before the water is conveyed into the regional detention basin.
- f. **Public Utilities** – This site is located within the City of Olathe sewer and WaterOne service areas. A sanitary sewer service line will be extended to the property and water mains will be extended along W. 113th Street and Sunnybrook Boulevard. The final plat includes the dedication of utility easements (U/E) to accommodate this development.

7. Site Design Standards

The property is subject to the Site Design Category 5 based on the Employment Area designation of the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Pedestrian Connectivity** – A cross-property pedestrian connection is provided connecting the grocery store to both College and Sunnybrook Boulevards, meeting the requirement to provide at least one (1) pedestrian connection feature. Details for this connection will be reviewed with the final development plan.
- b. **Increased Setback** – All buildings must be setback at least 40 feet from arterial streets and adjacent nonresidential properties and all buildings are setback over 75 feet from College Boulevard and the adjacent nonresidential properties to the east.
- c. **Perimeter Landscaping** – Perimeter landscaping is provided along College Boulevard with a well-landscaped, 40 feet wide buffer, achieving the prescribed planted buffer with “no fence or wall” landscape option.

8. Building Design Standards

The proposed 99,982 sq. ft. one-story grocery store is subject to the Commercial or Retail Building design standards according to UDO Section 18.15.020.G.7. The north, west, and south street-facing elevations are primary façades, with only the east elevation considered a secondary façade. The building primarily uses high quality Class 1 glass, stone veneer, and brick in tan and reddish-brown hues. Other major materials include Class 2 architectural-quality metal panels, as classified by the Planning Official, and ground-face and combed-face

architectural masonry units with the use of Class 3 split-face CMUs limited to the east (secondary) façade.

The gas station canopy is subject to Free-Standing Canopy standards and the fuel kiosk is subject to accessory building standards of UDO 18.15.020.E. Both buildings are clad with Class 1 stone veneer and utilize colors that are consistent with the primary grocery store building as required by UDO.

Building elevations for both the grocery store and gas station are included in the meeting packet. 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>	<p><i>Each building entry along primary façades must be defined with a covered projection or by a recessed area.</i></p> <p>The main building entry and exit along the front (primary) façade are defined with a canopy that projects over each entry and exit, meeting UDO requirements.</p>
<i>Garage and Overhead Doors</i>	<p><i>Garage and overhead doors must not face a public street.</i></p> <p>Overhead doors face Sunnybrook Boulevard and the applicant requests a waiver from this requirement as described in Section 10 of this report.</p>
<i>Facade Articulation</i>	<p><i>Horizontal and vertical articulation must be used on every 50 feet of façade width to divide primary façades into vertical bays.</i></p> <p>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.</p>
<i>Building Height</i>	<p><i>One-story buildings must be a minimum height of 17 feet.</i></p> <p>This one-story building is 33-feet-tall, meeting this requirement.</p>
<i>Special Vertical Articulation</i>	<p><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></p> <p>A tower feature with differing materials is used to accentuate and anchor the main building entry, achieving this requirement.</p>
<i>Minimum Glass</i>	<p><i>Primary façades must use at least 25% glass on the first floor.</i></p> <p>The front, west side, and rear primary façades provide 34%, 5%, and 0% first floor glass respectively. The applicant requests a waiver from this requirement for the side and rear primary façades as outlined in Section 10 of this report.</p>

<i>Roof Material</i>	<i>Class 1 or 2 roofing materials must be used.</i> A Class 2 nonvisible membrane roof is proposed.
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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, with Class 1 glass, stone, brick, and Class 2 architectural masonry units and metal panels comprising at least 90% and 51% of primary and secondary façades, respectively. Class 3 metal panels and split-face CMUs are used on the remainder of the façade with Class 4 metal trim limited to less than 5% of any façade as required.

9. Public Notification and Neighborhood Meeting

The applicant sent the required public notification letters to surrounding properties within 200 feet by certified mail and posted signs on the subject property as required by UDO. Neighborhood notice was also sent to property owners within 500 feet of the property, and a neighborhood meeting was held on January 29, 2026 with 17 attendees. The minutes from this meeting were provided by the applicant and are included in the agenda packet. Topics of discussion at the neighborhood meeting were regarding stormwater, landscaping, screening, noise, site lighting, and security. Staff received correspondence from one (1) resident that commented on the shared maintenance of Sunnybrook's regional detention basin and two (2) individuals who were simply interested in the project, and all inquiries were answered.

10. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant submitted a justification statement for the four (4) waivers requested which is included in the meeting packet.

- A. **Building Footprint** – A waiver is requested from the maximum building footprint required in UDO 18.20.140.B. The C-2 District limits building footprint to a maximum of 85,000 square feet and the applicant requests to allow a maximum building footprint of 100,000 square feet.
- B. **Glass** – A waiver is requested from the minimum percentage of first-floor glass on primary façades required in UDO 18.15.020.G.7.b. Commercial and Retail Buildings must use a minimum of 25% glass on the first floor of primary facades and 5% and 0% is provided on the side and rear primary facades respectively.
- C. **Overhead Doors** – A waiver is requested from the overhead door placement standards of UDO 18.15.020.G.7.a. Overhead doors on Commercial and Retail Buildings must not face a public street and the proposed loading docks face Sunnybrook Boulevard.
- D. **Trash Enclosure** – A waiver is requested from the trash enclosure design standards of UDO 18.30.130.I. Trash compactors must be screened from public view on all four (4) sides and the proposal is to screen from view on two (2) sides.

Staff worked closely with the applicant to understand the operational needs of this grocery store and is supportive of Waivers A-C, but is not supportive of Waiver D. Regarding the maximum building footprint, Dillons made significant effort to reduce their prototypical store footprint from 123,000 square feet to just under 100,000 square feet and any further reduction would limit the operations of a full-service grocery store. Regarding minimum glass, opportunities to add glass are limited in back-of-house areas, which include restrooms; food prep, storage, & cooler areas; and loading areas, and these back-of-house areas are

relegated to the periphery of the building to maximize the customer-serving area within the front and center of the building. Regarding overhead door locations, alternative layouts were explored but facing the overhead doors to the east away from the public street hindered truck turning movements.

Staff is supportive of Waivers A-C as enhanced building and site design is provided to mitigate the impact of these waivers. Increased building setbacks and enhanced architectural design, including four-sided building articulation and higher percentages of Class 1 and 2 materials, help soften the visual impact of a larger building footprint. In lieu of windows on the west and south elevations, the north and east elevations exceed glass requirements, brick relief patterns were added to simulate windows on the west elevation, and an enhanced pedestrian amenity area is provided at the northwest building corner. In lieu of facing overhead doors away from public streets, the overhead doors are completely screened from view to the south with an architectural screen wall and are predominantly screened to the west with a 3-foot-tall berm with significant evergreen landscaping and a setback of approximately 240 feet.

Staff is not supportive of Waiver D, the trash enclosure waiver, as four-sided screening is a standard requirement for all developments, providing both visual screening and noise reduction. The UDO was updated in 2009 (Ord. 09-22) with a more robust trash enclosure requirement, requiring all trash areas, including compactors, to be fully screened from public view on four (4) sides with a gate allowed on the fourth side. The proposed trash service area will face and be visible from anticipated future development to the west and Sunnybrook Boulevard, which serves as a collector road for existing residential neighborhoods and planned commercial development to the south. While the applicant has cited operational concerns that an additional screen wall will interfere with truck movement and that trucks will damage the enclosure, there are similar developments that exist in Olathe and comply with this requirement.

Staff does not find that approval of this proposed waiver achieves the City's goals for development and does not find that the justification statements demonstrate a hardship or result in superior design for a waiver to be approved. If this rezoning request is approved, staff recommends that at the time of final site development plan review, screening details meeting UDO requirements be submitted as stipulated within Section 12 of this report.

11. 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 Employment Area. The Employment Area is envisioned as predominantly large-format office buildings with high employment uses and *complementary retail and services should be limited in scale and carefully integrated with surrounding employment uses.*

The requested C-2 District aligns with this vision as it will serve as a complementary retail and service area for the much larger Employment Area located between College Boulevard and K-10 Highway. In addition, the proposal achieves the following Comprehensive Plan policies.

LUC5-5.1: Hierarchy of Activity Centers. Focus new commercial centers in concentrated activity areas at a variety of scales distributed throughout the community.

LUC 8.1: Mixture of Complementary Land Uses. Encourage and enable a mixture of complementary land uses in major new developments. In existing neighborhoods, a mixture of land use types, housing sizes and lot sizes may be possible if properly planned and respectful of neighborhood character. Whenever land uses are mixed, careful design will be required in order to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

ES-2.1: Balance of Jobs and Housing. Use the Future Land Use Map, zoning and other tools to ensure that there is an adequate supply of residential, employment, and commercial lands, in order to provide a sustainable balance of jobs and housing in the community.

- 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 neighborhood transitions from residential uses in the south to undeveloped land and commercial and office uses to the west and east, with larger business park development to the north. Residential areas are a mixture of single- and two-family homes. Commercial areas are characterized by medium-sized buildings with parking lots covering significant land area. The business park area is more of a campus-style development, with larger buildings and parking surrounded by significant green space.

- 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-2 District allows commercial and office uses, which are in general harmony with the commercial and office uses found in the CP-2 and BP District to the east. To maintain harmony across this area, staff's recommendation includes a stipulation to limit several uses that are currently prohibited in the Sunnybrook Shops area to the east.

Adjacent BP zoned properties to the south and west are undeveloped. To the north, College Boulevard provides a transition from the K-State Olathe Innovation Campus and the Meadow Lane Elementary School, which are in the BP, R-1, and CTY RUR Districts. Again, staff recommends limiting certain uses that are not harmonious with the existing office and education uses to the north. The applicant is agreeable with staff's recommended land use restrictions.

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

While the property is still suitable for the uses allowed in the BP District, the pattern of development to the east is more commercial in nature, as opposed to the large campus-style development typical of the BP District.

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

The subject property has remained undeveloped in the BP District since the Sunnybrook development first received zoning approval in 1998.

- 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 BP District to the C-2 District will allow the property to develop in a similar manner as nearby commercial properties to the east.

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 commercial development abuts similar development to the east and a future daycare development to the south.

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.*

Staff evaluated the Traffic Impact Study submitted with this application and agrees that there is adequate road capacity to accommodate this development with the proposed road extensions and turn lanes. Additionally, sufficient parking is provided on-site to accommodate the proposed use as required by UDO.

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 proposed grocery store 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 BP District to the C-2 District were denied. If the application were denied, the landowner could not develop the grocery store use, but could pursue other office and light industrial uses allowed in the BP District.

12. Staff Recommendation

A. Staff recommends approval of RZ25-0020 for the following reasons:

1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
2. The requested zoning amendment 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. Animal Care Facility with Outdoor Kennel;
 - b. Auto-Supply (Parts) Stores;
 - c. Laundry, Coin Operated;
 - d. Vehicle Services;

- e. 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;
 - f. Class A, Class B, or other private club as defined in the Kansas Liquor Control Act;
 - g. Distance Restricted Businesses as set forth in Chapter 5.43 of the Olathe Municipal Code and any amendments thereto;
 - h. Outdoor storage of any kind, whether a primary or accessory use;
 - i. 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 stipulations:
1. A waiver is granted from UDO 18.20.140.B to increase the maximum building footprint from 85,000 to 100,000 square feet as shown on the site development plan dated February 11, 2026.
 2. A waiver is granted from UDO 18.15.020.G.7.b to reduce the minimum glass from 25% to 5% on the west façade and no minimum glass requirement on the south façade as shown on the elevations dated February 10, 2026.
 3. A waiver is granted from UDO 18.15.020.G.7.a to allow overhead doors to face a public street as shown on the site development plan dated February 11, 2026.
 4. Screening of the trash compactor will be provided at the time of final site development plan in accordance with the requirements of UDO 18.30.130.I.
 5. Exterior ground-mounted and 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 an architectural treatment compatible with the building architecture.
- D. Staff recommends approval of the final plat of Sunnybrook Business Park 4th Plat (FP25-0043) with no stipulations.



December 23, 2025

Nathan Jurey, AICP, Senior Planner
City of Olathe
Planning Division
100 E Santa Fe Street
Olathe, KS 66061

**RE: LETTER OF INTENT
Dillons – College Blvd & Sunnybrook Blvd
Rezoning, Preliminary Development Plan, and Final Plat**

Dear Mr. Jurey:

On behalf of the developer/applicant, Dillons Food Stores (c/o Michael Rokas), and the property owner, Leonard B. & Eulalia E. McKinzie Family Trust, LLC (c/o Mark McKinzie), this letter is submitted in support of an application for rezoning, Preliminary Development Plan, and Final Plat approval for a proposed Dillons grocery store and fuel center development within the Sunnybrook Business Park – 4th Plat, located in the City of Olathe, Kansas.

The subject property consists of approximately 12.19 acres, identified as Lot 1 of the proposed Sunnybrook Business Park – 4th Plat. The application includes a request to rezone the property from BP (Business Park) to the C-2 zoning district to accommodate the proposed commercial use.

Project Overview

The proposed development includes a ±99,000 square-foot Dillons grocery store, a seven (7) pump fueling station with canopy, and an associated ±177 square-foot kiosk. The building improvements include a rear truck dock/loading area to support store operations. On-site work includes parking, internal circulation pavement, landscaped areas, underground utilities, and stormwater/drainage systems.

The landscape concept provides amenity lawn areas south and west of the building. A bermed landscape area is proposed along the Sunnybrook Boulevard frontage at the truck dock area to provide additional screening. A landscape buffer along the eastern boundary is provided to buffer adjoining properties and development within the neighboring BP zoning district. Along the eastern boundary, a retaining wall with heights varying from approximately 7 feet to 23 feet is proposed; buffer plantings are located at the bottom of the wall within the landscape buffer area, and the retaining wall itself is located outside of the required landscape buffer.

Public and Off-Site Improvements

The project includes the extension of Sunnybrook Boulevard and dedication of approximately 1.92 acres of public right-of-way to accommodate the roadway improvement. Public infrastructure associated with Sunnybrook Boulevard and College Boulevard includes two (2) additional right-turn lanes on College Boulevard.

Traffic signal improvements include installation of one (1) signal mast arm serving northbound Sunnybrook Boulevard traffic and one (1) signal mast arm serving southbound Valley Road traffic. Public utility and drainage infrastructure is proposed within Sunnybrook Boulevard, along with concrete curb and gutter and pedestrian sidewalk improvements. Off-site improvements also include replacement of existing storm drainage pipes within Noble Drive and 113th Street to improve capacity and accommodate the proposed development.

Submittal Materials

This application package includes the rezoning request, Preliminary Development Plan, and Final Plat materials, including:

- Traffic Impact Analysis
- Preliminary Stormwater Report
- Final Plat
- Civil Site Plan and Existing Conditions Plan
- Grading, Utilities, and Drainage Plans
- Conceptual Landscape Plan
- Architectural building elevations (colored) and perspective renderings
- Waiver request letter for alternative design from certain C-2 development requirements
- Owner's Affidavit and associated application forms/supporting documentation

The proposed rezoning, Preliminary Development Plan, and Final Plat have been prepared in accordance with the Olathe Unified Development Ordinance and applicable City standards. All public infrastructure and site improvements will be designed and constructed in compliance with City specifications.

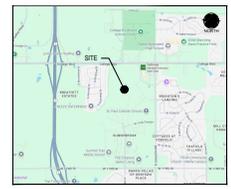
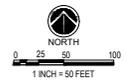
We appreciate the City's time and consideration and look forward to discussing these applications with the Planning Commission on February 23, 2026, and subsequently at the City Council meeting on March 17, 2026. Please contact us if additional information is required or if there are any questions regarding this submittal.

Sincerely,



Tom Barnes, EI
Civil Engineer Intern
Pickering Firm, Inc.

cc: Dillons Food Stores (c/o Michael Rokas)
Leonard B. & Eulalia E. McKinzie Family Trust, LLC (c/o Mark McKinzie)



VICINITY MAP
SCALE: 1/8" = 100'

REVISIONS	

PROJECT #: 27108.00
DATE: FEBRUARY 11, 2026
DRAWN BY: PFI
DESIGNER: PFI
CHECKED BY: PFI



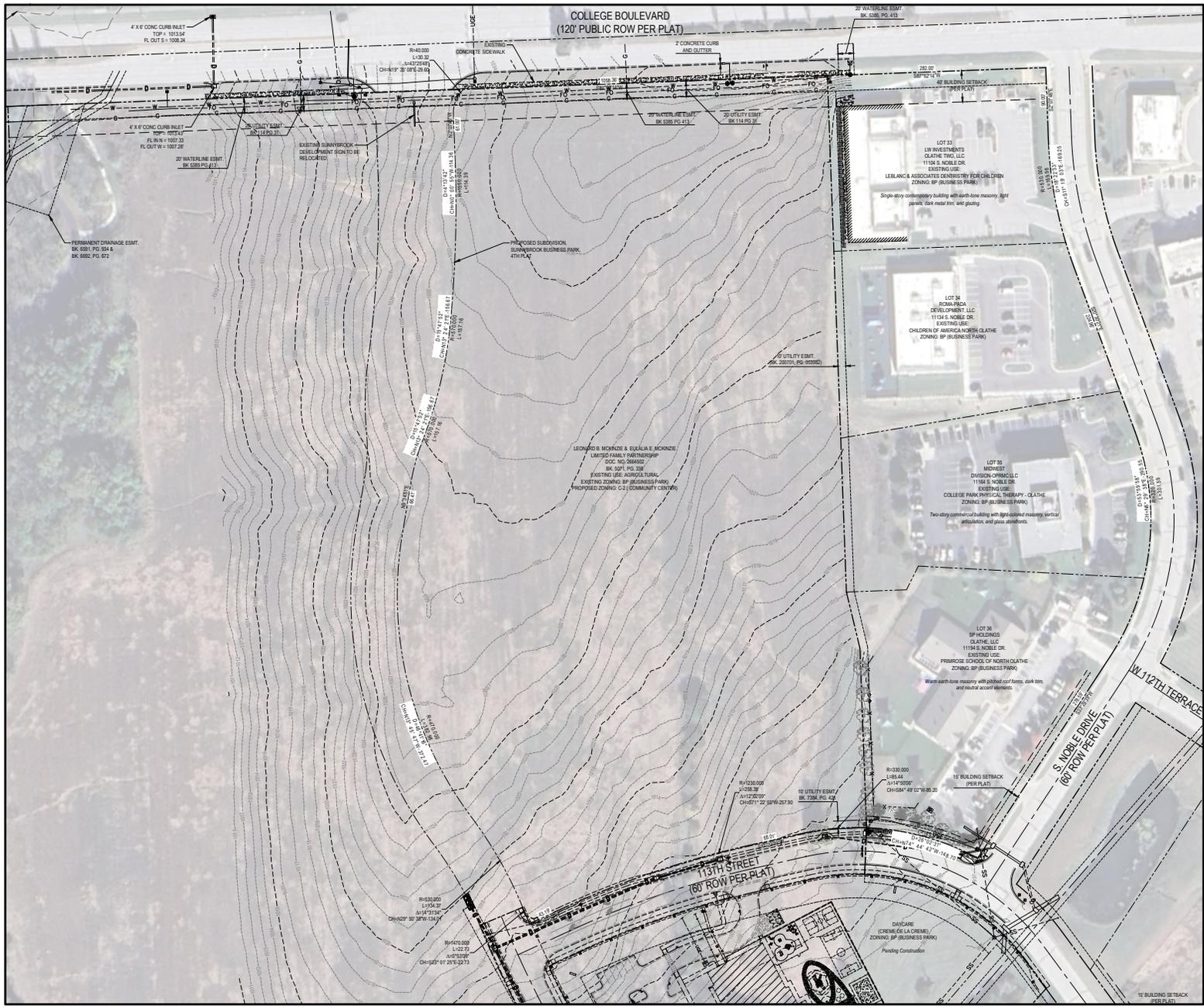
NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS



PRELIMINARY
NOT FOR
CONSTRUCTION

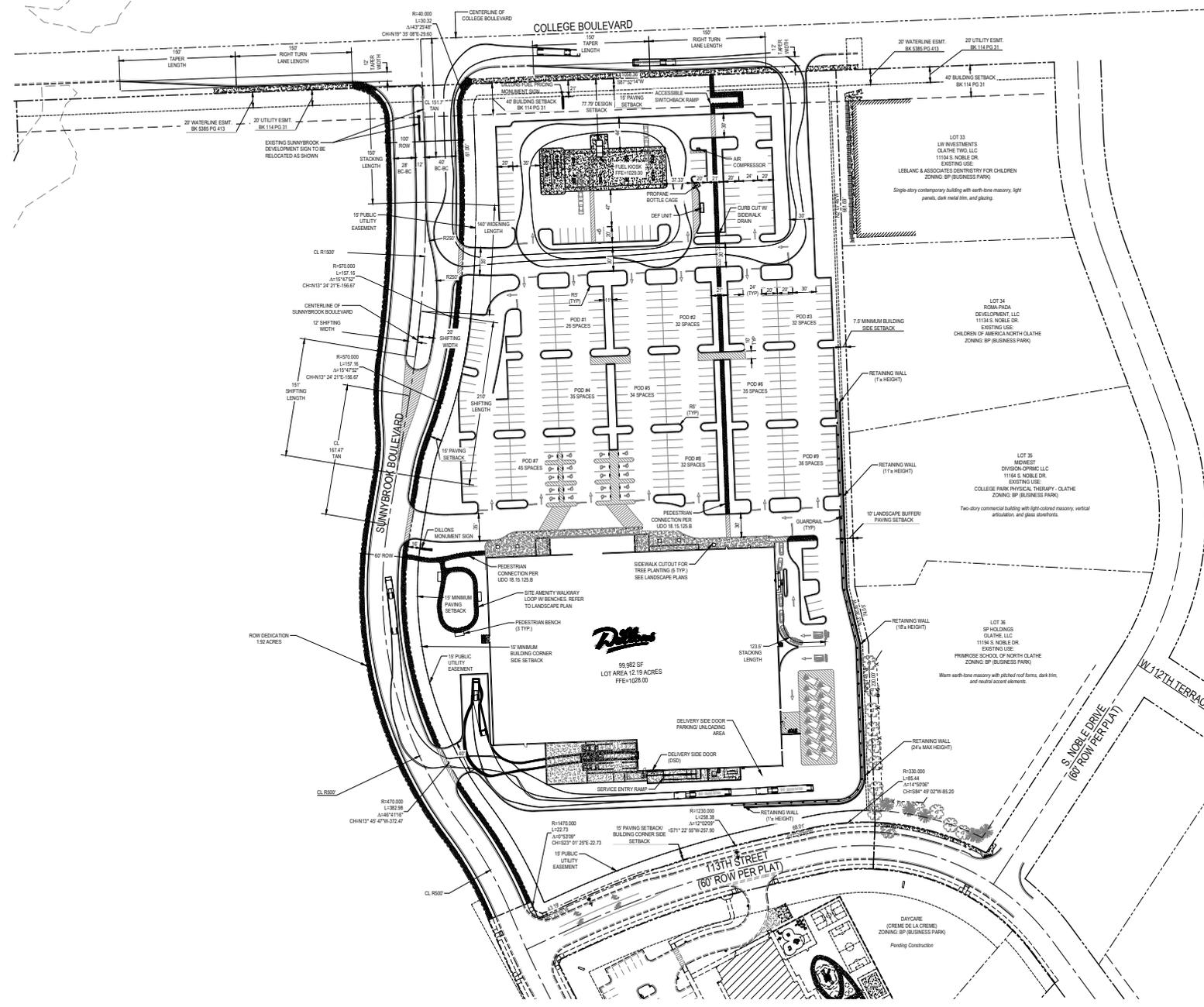
SHEET NUMBER
C-100

DESCRIPTION
EXISTING CONDITIONS PLAN



PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER:
INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED BY THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER AND THE OWNER'S EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

SPECIAL FLOOD HAZARD STATEMENT:
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, KANSAS AND INCORPORATED AREAS, MAP NO. 3009 (CORRECTED AUGUST 1, 2005), THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE A AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



SITE DATA

EXISTING ZONING	BP BUSINESS PARK
PROPOSED ZONING	C2 COMMUNITY CENTER
EXISTING LAND USE	AGRICULTURAL COMMERCIAL
PROPOSED LAND USE	AGRICULTURAL COMMERCIAL
SITE AREA	531,156 SF (12.21 ACRES)
R/W DEDICATION	83,467 SF (1.92 ACRES)
GROSS AREA (INCLUDING R/W DEDICATION)	614,623 SF (14.11 ACRES)
OPEN SPACE REQUIRED (20%)	102,925 SF (2.44 ACRES)
OPEN SPACE PROPOSED (20%)	142,348 SF (3.22 ACRES)
GROCERY BUILDING AREA	99,982 SF
FUEL KIOSK BUILDING AREA	177 SF
TOTAL BUILDING AREA	100,159 SF
BUILDING DATA	
MAX HEIGHT ALLOWED	30'
PROPOSED FOOTPRINT	85,000 SF UNRECORDED
MAX FOOTPRINT ALLOWED	85,000 SF UNRECORDED
GROCERY	99,982 SF
FUEL KIOSK	177 SF
TOTAL	100,159 SF
PARKING	
MINIMUM PARKING REQUIRED PER ICD 18.03.160	334 SPACES (1200 SF)
DILLONS PARKING SPACES PROVIDED	401 SPACES (1200 SF)
MAXIMUM PARKING ALLOWED PER C-2 DISTRICT	901 SPACES (150% OF MIN)

NOTE:
THIS PRELIMINARY SITE PLAN IS CONCEPTUAL IN NATURE AND DOES NOT REPRESENT AN APPROVED SITE PLAN. MODIFICATIONS TO THE SITE PLAN MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

REVISIONS

PROJECT #: 27108.00
DATE: FEBRUARY 11, 2026
DRAWN BY: PFI
DESIGNER: PFI
CHECKED BY: PFI



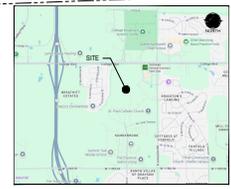
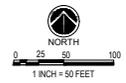
NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS



SEAL: **PRELIMINARY**
NO FOR
CONSTRUCTION

SHEET NUMBER: **C1.1**

DESCRIPTION: **SITE PLAN**



VICINITY MAP
SCALE: NTS



REVISIONS	

PROJECT #: 27108.00
 DATE: FEBRUARY 11, 2026
 DRAWN BY: PFI
 DESIGNER: PFI
 CHECKED BY: PFI



NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS



SEAL
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

SHEET NUMBER
C-120

DESCRIPTION
 GRADING PLAN



REVISIONS	

PROJECT #: 27108.00
 DATE: FEBRUARY 11 2026
 DRAWN BY: PFI
 DESIGNER: PFI
 CHECKED BY: PFI



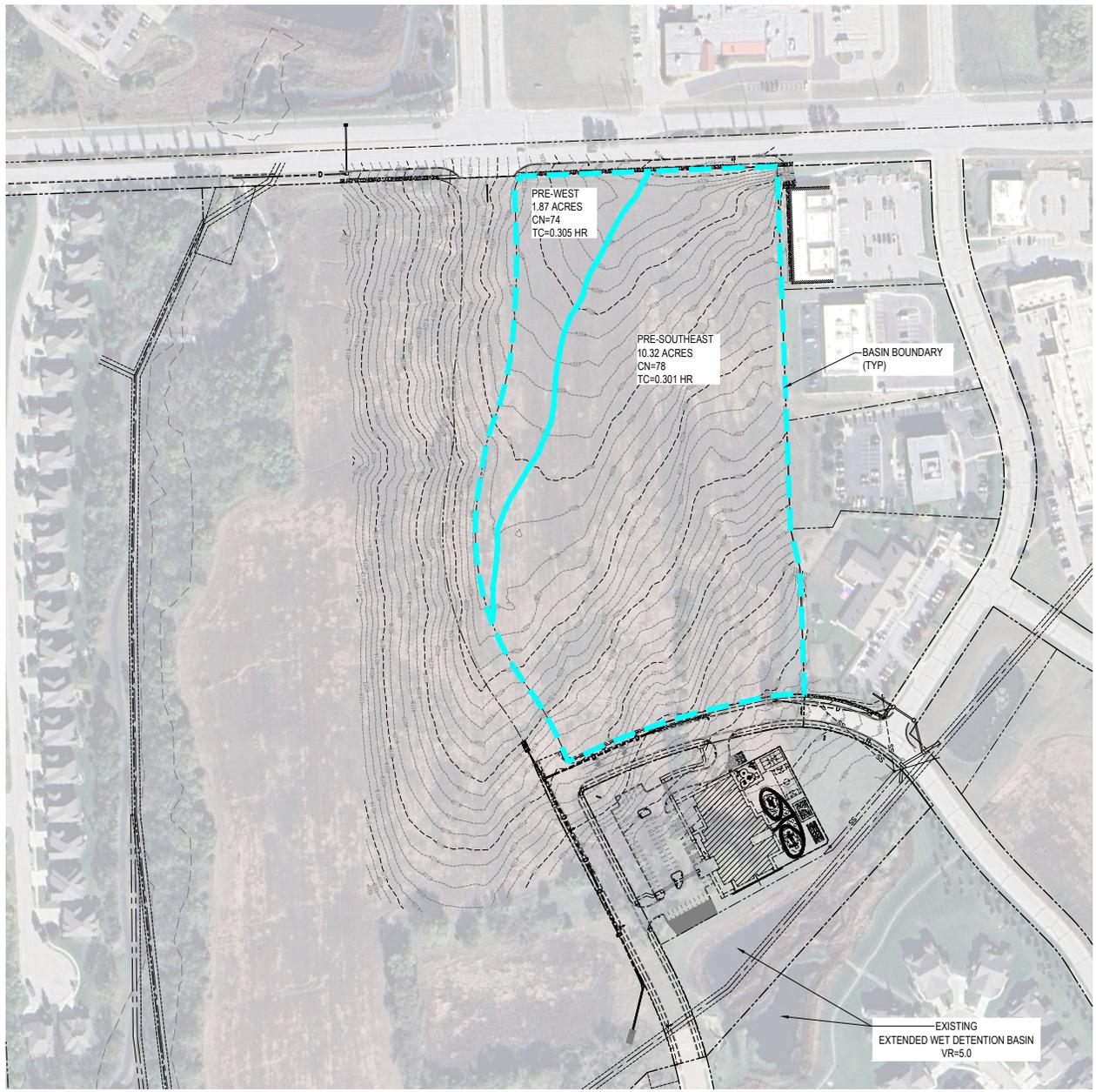
NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS

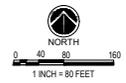


SEAL
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

SHEET NUMBER
C-120.1

DESCRIPTION
 PRE-DEVELOPED DRAINAGE MAP





REVISIONS	

PROJECT #: 27108.00
 DATE: FEBRUARY 11, 2026
 DRAWN BY: PFI
 DESIGNER: PFI
 CHECKED BY: PFI



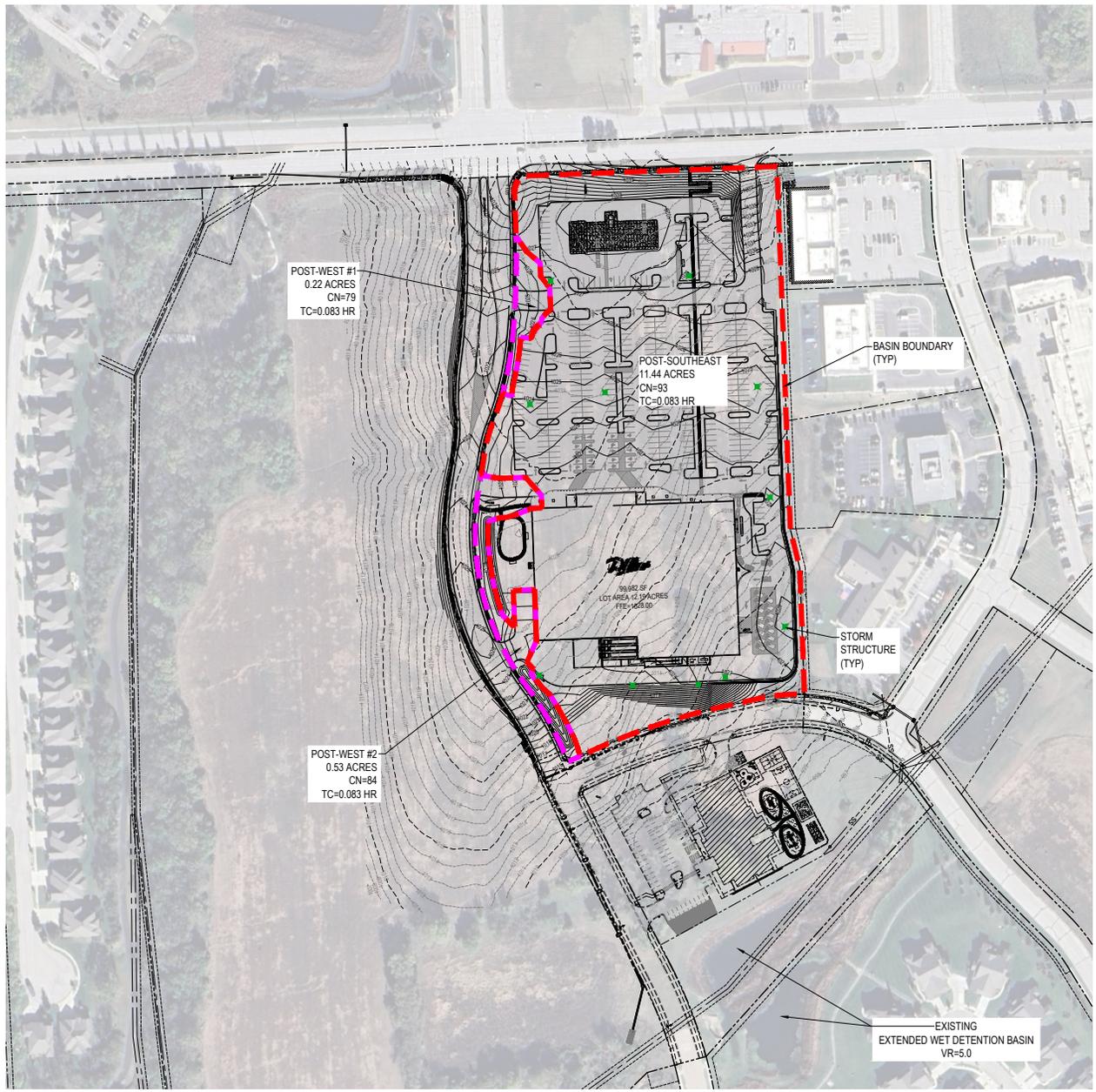
NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS



SEAL
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

SHEET NUMBER
C-120.2

DESCRIPTION
 POST-DEVELOPED DRAINAGE MAP



REVISIONS	

PROJECT #: 27108.00
DATE: FEBRUARY 11, 2026
DRAWN BY: PFI
DESIGNER: PFI
CHECKED BY: PFI



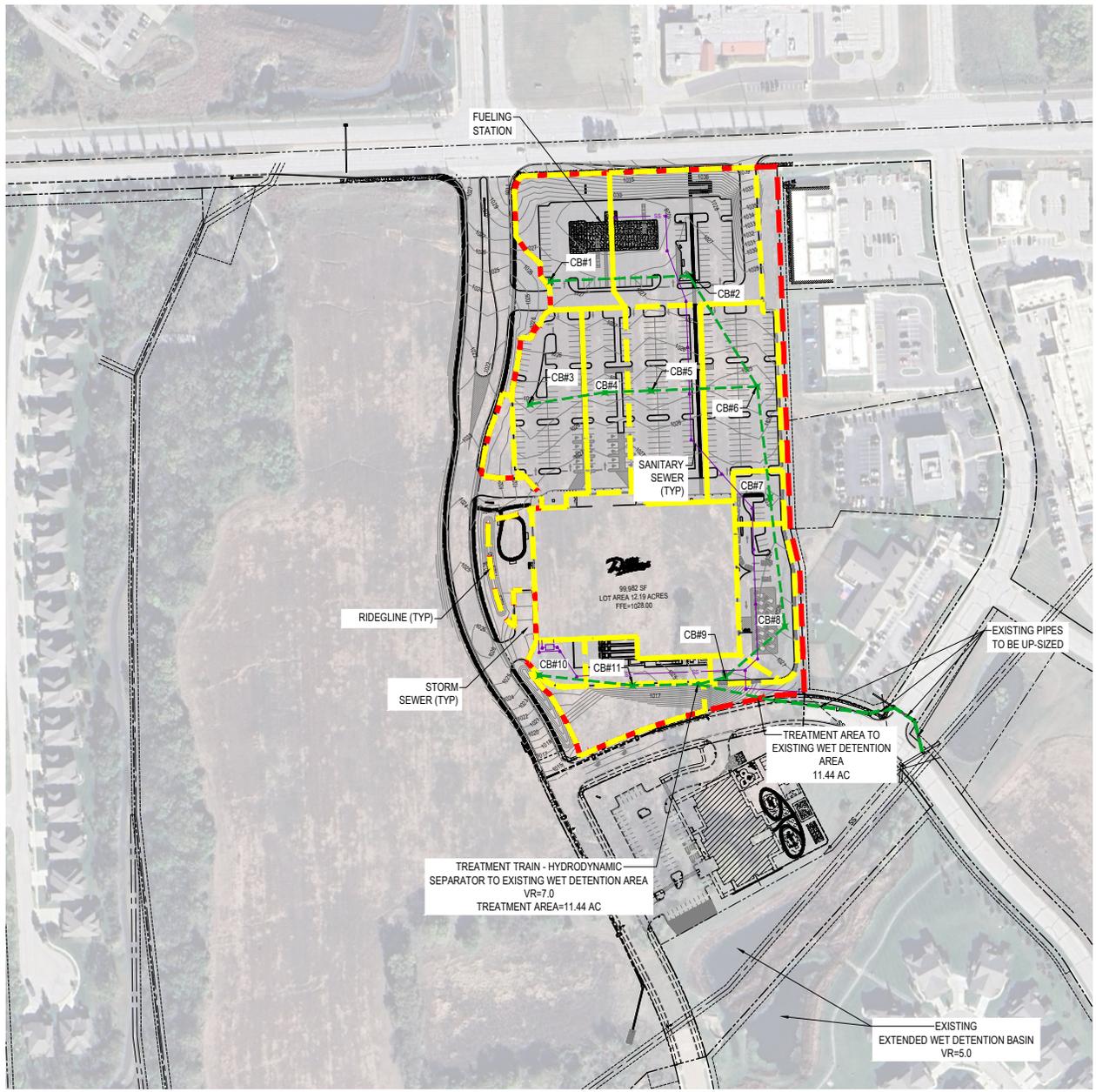
NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS

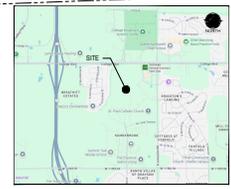


SEAL
**PRELIMINARY
- NO FOR
CONSTRUCTION**

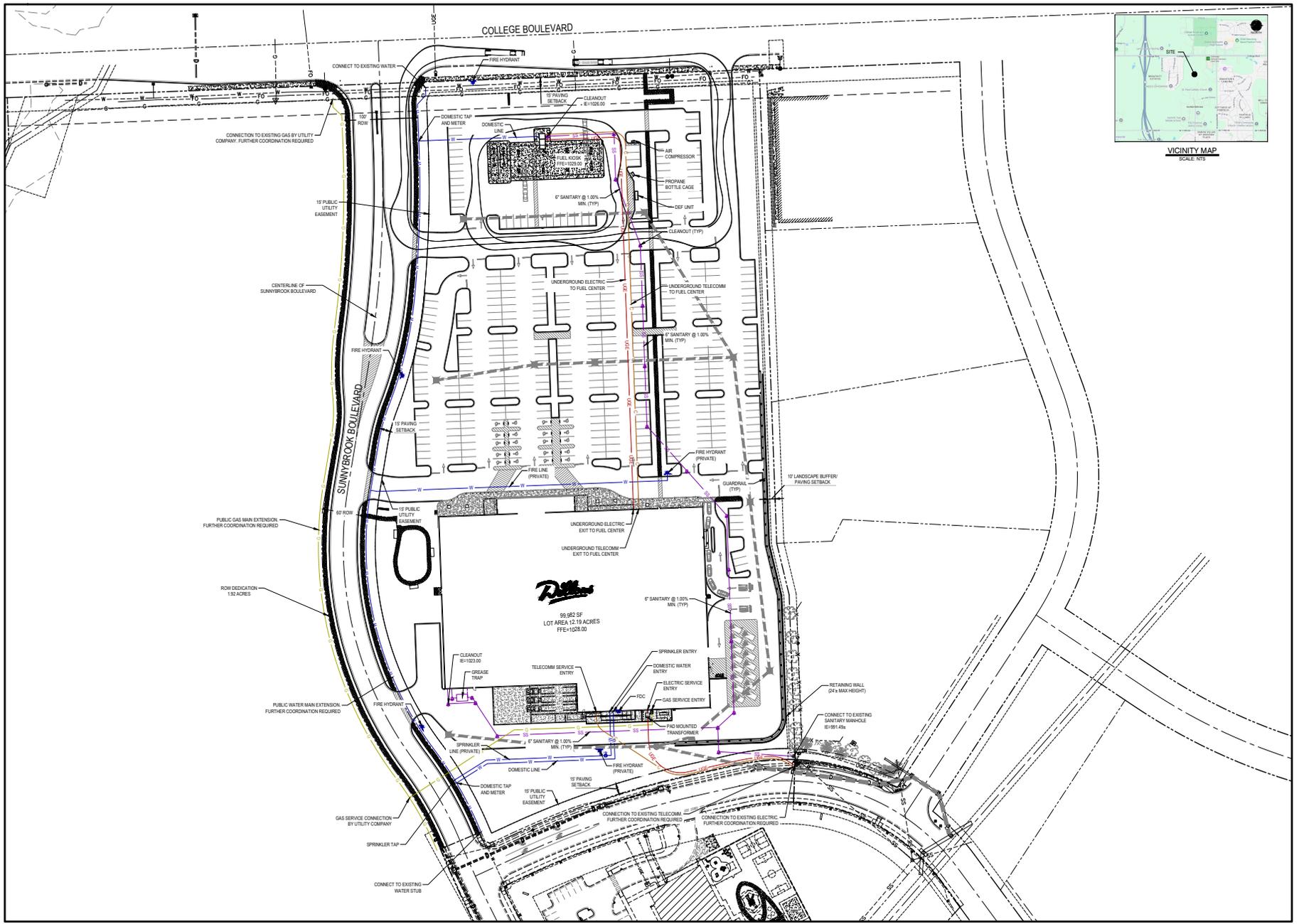
SHEET NUMBER
C-120.3

DESCRIPTION
RMP & STORM SEWER MAP





VICINITY MAP
SCALE: NTS



REVISIONS	

PROJECT #: 27108.00
 DATE: FEBRUARY 11, 2026
 DRAWN BY: PFI
 DESIGNER: PFI
 CHECKED BY: PFI



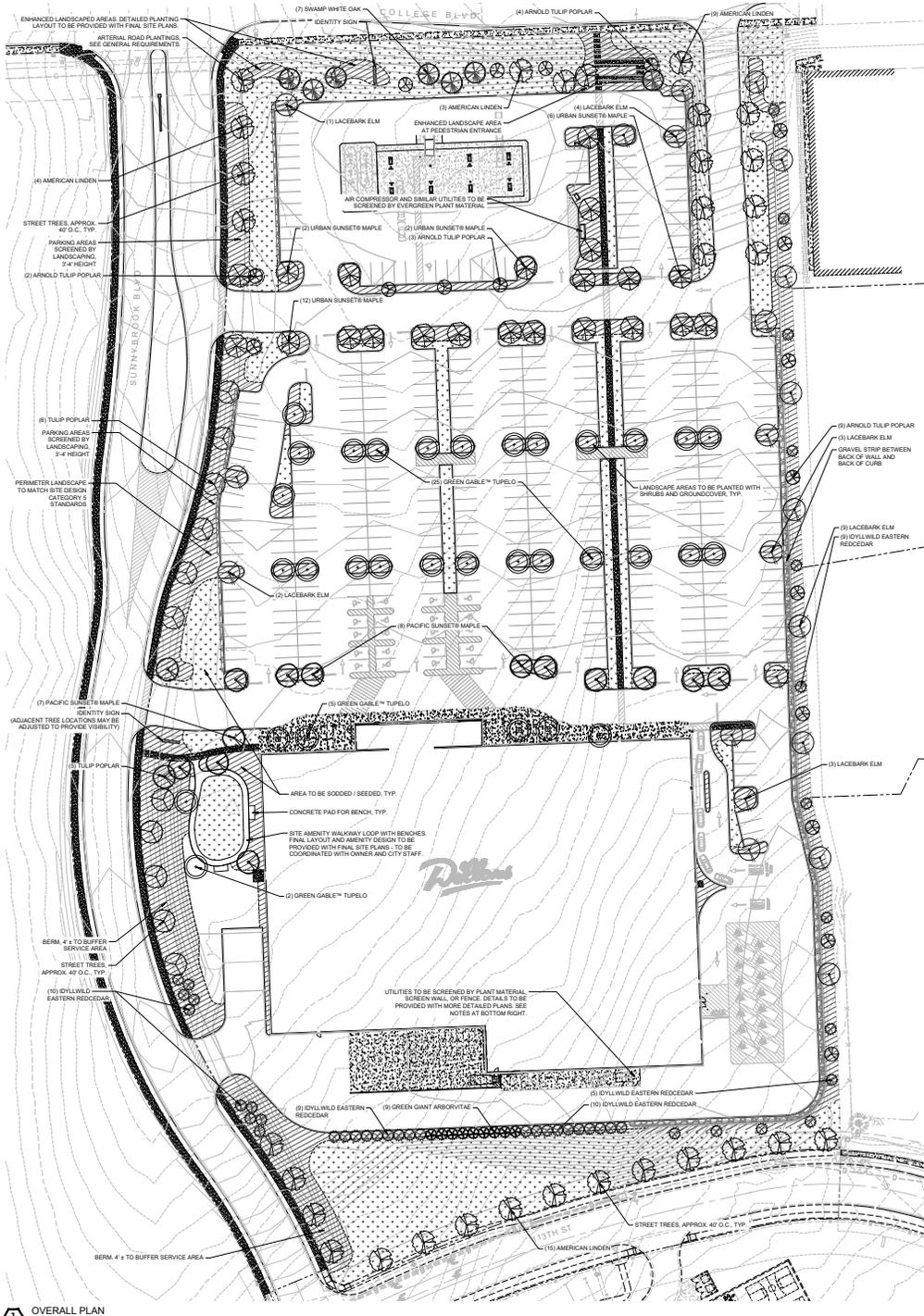
NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS



PRELIMINARY
 - NO FOR
 CONSTRUCTION

SHEET NUMBER
C-130

DESCRIPTION
 UTILITY PLAN



1 OVERALL PLAN
SCALE: 1" = 40'

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	UNIT	COMMENTS	SPACING
(1)	Acer truncatum x plananoides 'JFS-K01187'	Urban Sunbelt Maple	2.5' Cal.	B&B	EA	Uniform branching, dominant leader.	
(2)	Acer truncatum x plananoides 'Warwood'	Pacific Sunbelt Maple	2.5' Cal.	B&B	EA	Uniform branching, dominant leader.	
(3)	Ampelopsis virginiana 'Hydrolid'	Hydrolid Eastern Redcedar	6'-8' Ht.	B&B	EA	Will branch, fall to ground.	
(4)	Liquidambar styraciflua	Tulip Poplar	2.5' Cal.	B&B	EA	Uniform branching, dominant leader.	
(5)	Liquidambar styraciflua 'Arnold'	Arnold Tulip Poplar	1.5' Cal.	B&B	EA	Will branch, fall head.	
(6)	Nyssa sylvatica 'N9SHR'	Green Gable™ Tupelo	2.5' Cal.	B&B	EA	Uniform branching, dominant leader.	
(7)	Quercus bicolor	Swamp White Oak	2.5' Cal.	B&B	EA	Uniform branching, dominant leader.	
(8)	Thuja x 'Green Giant'	Green Giant Arborvitae	6'-8' Ht.	B&B	EA	Will branch, fall to ground.	
(9)	Tilia americana	American Linden	2.5' Cal.	B&B	EA	Uniform branching, dominant leader.	
(10)	Ulmus parvifolia	London Elm	2.5' Cal.	B&B	EA	Uniform branching, dominant leader.	

GROUND COVERS	1' Topsoil	2" Topsoil	3" Topsoil	4" Topsoil	5" Topsoil	6" Topsoil	7" Topsoil	8" Topsoil	9" Topsoil	10" Topsoil	11" Topsoil	12" Topsoil	13" Topsoil	14" Topsoil	15" Topsoil	16" Topsoil	17" Topsoil	18" Topsoil	19" Topsoil	20" Topsoil
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	

PLANT SCHEDULE IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS. FINAL PLANT MATERIAL WILL BE FROM CITY-APPROVED LIST, REGIONALLY NATIVE, OR HARDY SPECIES.

CITY OF OLATHE LANDSCAPE REQUIREMENTS

COLLEGE BLVD
 RESIDENTIAL USE IS NON-RESIDENTIAL, THEREFORE WHERE A STREET SEPARATES A NON-RESIDENTIAL USE FROM PROPERTY ZONED OR DESIGNATED FOR A NON-RESIDENTIAL USE FROM PROPERTY ZONED OR DESIGNATED FOR A NON-RESIDENTIAL USE, A CONTINUOUS 10' (10') FOOT LANDSCAPE AREA MUST BE PROVIDED WITH LANDSCAPING AT A RATE OF ONE (1) DECIDUOUS SHADE OR EVERGREEN TREE FOR EVERY FIFTY (50) FEET OF LINEAR STREET FRONTAGE. IN ADDITION, ONE (1) ORNAMENTAL TREE MUST BE PLANTED FOR EVERY THREE (3) REQUIRED DECIDUOUS SHADE OR EVERGREEN TREES.

DECIDUOUS SHADE TREES: 1 PER 50 FEET OF LINEAR STREET FRONTAGE
 TOTAL LINEAR FEET: 407' 10" = 10 DECIDUOUS SHADE TREES, 10 PROVIDED
 ORNAMENTAL TREES: 1 PER 3 DECIDUOUS SHADE TREES
 10 / 3 = 4 ORNAMENTAL TREES, 4 PROVIDED

PER 100' 14" 18" 18" 22" 24" 40' BUFFER WITH NO WALL HAS BEEN PROVIDED ALONG COLLEGE BLVD. THIS 40' BUFFER CONTAINS A MIX OF TREES AND UNDERSTORY PLANTS BETWEEN THE SIDEWALK AND PARKING AREA. TO FURTHER BUFFER THE SITE, THE PARKING AREA IS 7'-4" BELOW THE ADJACENT ROADWAY.

SUNNYSIDE BLVD
 DECIDUOUS SHADE TREE PER 50 FEET OF LINEAR STREET FRONTAGE
 TOTAL LINEAR FEET: 809' 50" = 18 DECIDUOUS SHADE TREES, 18 PROVIDED
 ORNAMENTAL TREES: 1 PER 3 DECIDUOUS SHADE TREES
 18 / 3 = 6 ORNAMENTAL TREES, 6 PROVIDED

13TH ST
 DECIDUOUS OR EVERGREEN SHADE TREE PER 50 FEET OF LINEAR STREET FRONTAGE
 TOTAL LINEAR FEET: 464' 150" = 10 DECIDUOUS SHADE TREES, 10 PROVIDED
 ORNAMENTAL TREES: 1 PER 1 DECIDUOUS SHADE TREE
 10 / 3 = 4 ORNAMENTAL TREES, 4 PROVIDED

EASTERN SITE BOUNDARY
 TO BE BUFFERED WITH THE 1' LANDSCAPE BUFFER
 MINIMUM WIDTH = 10 FEET
 EVERY 10' LINEAR FEET:

X1 DECIDUOUS SHADE TREE
 X1 ORNAMENTAL TREE
 X1 EVERGREEN TREE
 X20 SHRUBS AND ORNAMENTAL GRASSES
 946 LINEAR FEET 100' = 9.46

9.46 x 1 = 9 DECIDUOUS SHADE TREES (9 PROVIDED)
 9.46 x 1 = 9 ORNAMENTAL TREES (9 PROVIDED)
 9.46 x 20 = 189 SHRUBS/GRASSES (A MAX. OF 189 SHRUBS/GRASSES WILL BE PROVIDED WITH THE ABOVE BUFFERED AS AN UNDERSTORY PLANTING AREA AT THE TIME OF THE FINAL DEVELOPMENT PLAN)

FINAL LAYOUT OF TREES AND SHRUBS WILL BE ADJUSTED TO ENSURE THAT THE DESIGN ALIGNS BEST WITH FINAL PROPOSED SITE CONDITIONS AND FINAL UNDERSTORY DESIGN. TREE LOCATIONS MAY ADJUST, BE CLUSTERED, ETC.

INTERIOR LANDSCAPE AREAS
 WHERE VISIBLE FROM A STREET, PARKING LOTS MUST BE SCREENED BY LANDSCAPING, 3'-4" IN HEIGHT.

ONE SHADE TREE PER PARKING ISLAND ALONG WITH UNDERSTORY PLANTINGS AND GROUNDCOVERS, SEE PLAN FOR TREE LOCATIONS.

LEGEND

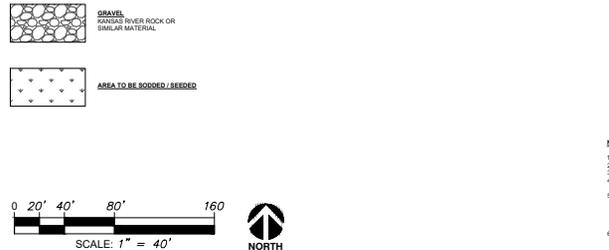
UNDERSTORY PLANTINGS
 PERENNIALS, GRASSES, GROUNDCOVER, AND PERENNIALS PLANTINGS WILL BE FINALIZED AT THE TIME OF FINAL DEVELOPMENT PLAN. AT LEAST 10% OF PLANTINGS MUST BE EVERGREEN SPECIES PER UDO 18.30.135.D.2

GRAVEL
 KANSAS RIVER ROCK OR SIMILAR MATERIAL

AREA TO BE BODDED / SEED

NOTES

- ALL DISTURBED LAWN AREAS WILL BE SODDED
- ALL LANDSCAPE AREAS WILL BE IRRIGATED AS REQUIRED BY UDO 18.30.130.
- NO TREES WILL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT
- NO TREES WILL BE PLANTED WITHIN A DISTANCE OF 15 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION POINT
- EXTERIOR GROUND MOUNTED AND BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES, METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH THREE SODS LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE
- ANY LANDSCAPE MATERIALS TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IS INTENDED TO BE SCREENED.



REVISIONS

NO.	DESCRIPTION

PROJECT # 271018
 DATE FEBRUARY 11, 2025
 DRAWN BY
 CHECKED BY

Pickering
 Pickering Firm, Inc.
 Architecture • Engineering
 Planning • Surveying
 600 W. VINE STREET
 OLAATHE, KS 66061
 913.263.9000

NEW BUILD
COLLEGE BLVD & SUNNYSIDE BLVD
OLATHE, KANSAS

THE KROGER CO.
 GENERAL OFFICE
 100 WINE STREET
 OLAATHE, MO 64602

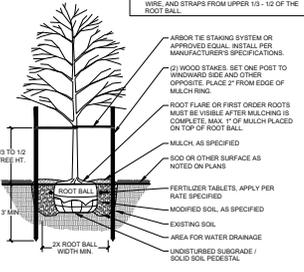
FOR CITY REVIEW ONLY

SHEET NUMBER
L1.0

DESCRIPTION
 LANDSCAPE PLAN

NOTES

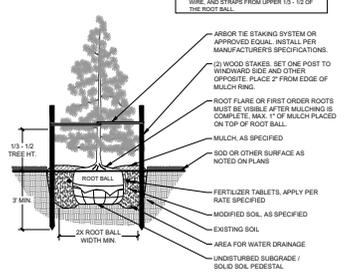
- BEFORE PLANTING, ENSURE THAT THE TRUNK OF THE TREE IS SECURE TO THE ROOT BALL.
- AFTER TREE IS SET IN PLACE, REMOVE BURIAL WIRE AND STRAPS FROM UPPER 15" - 20" OF THE ROOT BALL.



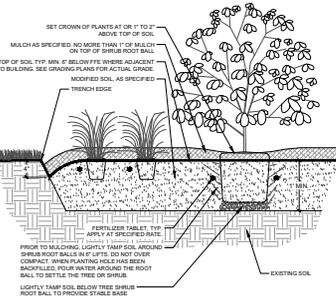
1 TREE PLANTING AND STAKING
NOT TO SCALE

NOTES

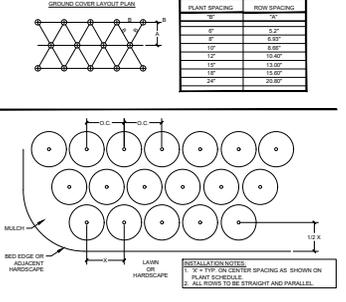
- BEFORE PLANTING, ENSURE THAT THE TRUNK OF THE TREE IS SECURE TO THE ROOT BALL.
- AFTER TREE IS SET IN PLACE, REMOVE BURIAL WIRE AND STRAPS FROM UPPER 15" - 20" OF THE ROOT BALL.



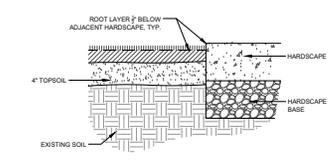
2 TREE PLANTING & STAKING (EVERGREEN)
NOT TO SCALE



3 SHRUB AND GROUND COVER PLANTING
NOT TO SCALE



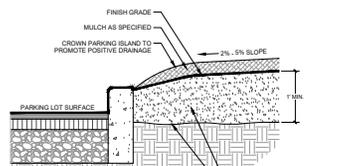
4 TYP PLANT MASS & GROUND COVER SPACING
NOT TO SCALE



INSTALLATION NOTES

- GENERAL CONTRACTOR TO PROVIDE GRADES TO WITHIN TWO TENTHS OF A FOOT FOR PROPOSED GRADES.
- FINE GRADE AS REQUIRED TO REACH FINISH GRADE SHOWN IN GRADING PLAN.
- APPLY LIME AND FERTILIZER AS SPECIFIED.
- APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATION.
- SOIL & SOIL LEVEL.
- WATER ENTIRE AREA THOROUGHLY.
- INSTALL SOIL SO THAT THE TOP OF ROOT LAYER IS 2" BELOW ADJACENT HARDSCAPE.

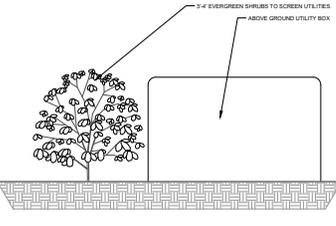
5 SOD INSTALLATION
NOT TO SCALE



NOTE:

- THIS DETAIL APPLIES TO PLANTING ISLANDS DRAINING OUT TO PARKING LOTS. IT DOES NOT APPLY TO PLANTING ISLANDS WITH INTERNAL DRAINAGE SYSTEMS.

6 PARKING LOT ISLAND DETAIL
NOT TO SCALE



NOTES

- THIS DETAIL INTENDED TO SCREEN ABOVE-GRADE UTILITIES SCREENED BY EVERGREEN SHRUBS. THREE SIZES TO BE SCREENED. MATURE SHRUB HEIGHT SHALL MATCH AT A MINIMUM, THE HEIGHT OF THE UTILITY TO BE SCREENED. SCREEN ALL SIDES FACING PUBLIC RIGHT OF WAY. "VIEW" SIDE SHALL FACE INTERIOR OF LOT OR FACE OF BUILDING FOR MAINTENANCE ACCESS.

7 PLANTED UTILITY SCREEN
1" = 1'-0"

SUPPLEMENTAL PLANTING NOTES

- CONTRACTOR TO VERIFY UTILITY LOCATIONS IN FIELD AND MAKE ADJUSTMENTS TO PLANT LOCATIONS TO PROVIDE 3' CLEARANCE AT ALL EXISTING EQUIPMENT CONNECTIONS.
- CONTRACTOR TO FIELD-ADJUST PLANT MATERIAL TO LIMIT CONFLICTS WITH ALL DRAINAGE STRUCTURES AND OTHER SUBSURFACE OR ABOVE-GROUND UTILITIES.
- CONTRACTOR TO CAREFULLY EXAMINE THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS BEFORE SUBMITTING BID FOR THIS WORK.
- CONTRACTORS BASE BID TO INCLUDE ALL MATERIALS, BED PREP, LABOR, PERMITS, EQUIPMENT, TOOLS, SURVEYING, ETC. TO FINISH THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
- PLANT QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE. CONTRACTOR SHALL VERIFY BEFORE SUBMITTING BID THAT QUANTITIES SHOWN WILL ADEQUATELY FULFILL THE DESIGN INTENT AND SHALL VERIFY PRIOR TO EACH ITEM THAT QUANTITIES ARE ADEQUATE. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- CHANGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS CAUSED BY THE CONTRACTOR ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S COST, SUBJECT TO OWNER'S APPROVAL. CONTRACTOR TO LOCATE AND MARK ALL UTILITIES WITH FLAGGING AND/OR PROTECT THEM PRIOR TO ANY PLANTING.
- PLANTS SHALL BE MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION, AND ANY NECESSARY PRUNING SHALL BE DONE AT THE TIME OF PLANTING. SPECIFIC PLANT SIZES ARE GIVEN IN RANGE. THE PLANTS PROVIDED SHALL AVERAGE THE MEDIUM OF THE RANGE OR BETTER.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL PLANTS SHALL BE OF SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, PLANTING TYPICAL FOR THE SPECIES TO BE PLANTED AND PLANTED IN THEIR BEST CONDITION AND PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. UNLESS OTHERWISE SPECIFIED, ALL PLANTS SHALL BE PLANTED IN THE OPEN, WELL-DRAINED SOIL. PLANTS SHALL BE PLANTED IN THE OPEN, WELL-DRAINED SOIL. PLANTS SHALL BE PLANTED IN THE OPEN, WELL-DRAINED SOIL. PLANTS SHALL BE PLANTED IN THE OPEN, WELL-DRAINED SOIL.
- ALL PLANTS SHALL BE FREE FROM ALL DISEASES OR SHOWS OF THE SAME AND SHALL BE PLANTED INDIVIDUALLY OR IN GROUPS BY SPECIES AND CULTIVAR. SUBSTITUTIONS WILL ONLY BE PERMITTED UPON WRITTEN APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. SUBSTITUTIONS SHALL BE OF THE NEAREST EQUIVALENT OBTAINABLE AND OF EQUAL CHARACTERISTICS WITH AN EQUILIBRIUM ADJUSTMENT OF CONTRACT SOIL.
- ALL PLANTS THAT HAVE BEEN FOUND TO BE DEAD, DYING, OR OF POOR APPEARANCE SHALL BE IMMEDIATELY REMOVED AND THE OWNER NOTIFIED. REPLACEMENT OF TREES AND LARGE SHRUBS SHALL BE MADE AT THE BEGINNING OF THE NEXT PLANTING SEASON. REPLACEMENT OF SMALL SHRUBS AND GROUND COVERS SHALL BE MADE WITHIN 15 DAYS FOLLOWING THE REJECTION OF THAT DETERMINING THE REQUIRED REPLACEMENT. THE OWNER SHALL BE NOTIFIED PRIOR TO ALL REPLACEMENT WORK.
- ANY PLANT THAT DOES NOT MEET THE SPECIFICATIONS OF THIS CONTRACT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. REPLACEMENT SHALL BE MADE IN THE SAME MANNER AS SPECIFIED FOR THE ORIGINAL PLANTING, AT NO ADDITIONAL COST TO THE OWNER.
- SEEDLING, ROOTS, AND OTHER PLANT PARTS ADJACENT TO PLANTING OPERATION SHALL BE KEPT CLEAN AND FREE OF OBSTRUCTIONS.
- INsofar as PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE PLANTING CONTRACTOR SHALL PROTECT THE STOCK NOT PLANTED. PLANTS SHALL BE PROTECTED AT ALL TIMES FROM SUN OR OTHER INJURING PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WITH THE ROOT MASS WELL PROTECTED AND KEPT WELL-WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY TO THE SITE.
- UPON INSPECTION OF ALL TREES, THE FOLLOWING CHARACTERISTICS SHALL BE FOUND:
 - GENERAL: THE FORM OR SHAPE OF THE CROWN IS TYPICAL FOR A YOUNG SPECIES OF THE SPECIES/TREEM. THE CROWN IS NOT SIGNIFICANTLY DAMAGED BY WIND, SPRING SCOURS, PESTS OR OTHER FACTORS.
 - LEAVES: THE SIZE, COLOR AND APPEARANCE OF LEAVES ARE TYPICAL FOR THE TIME OF YEAR AND STAGE OF GROWTH OF THE SPECIES/CULTIVAR. LEAVES ARE NOT STUNTED, MISFORMED, TATTERED, DISCOLORED OR CHLOROTIC OR NECROTIC OR OTHERWISE ATYPICAL.
 - BRANCHES: BRANCH GROWTH LENGTH AND NUMBER THROUGHOUT THE CROWN IS TYPICAL FOR THE AGE/STAGE OF THE SPECIES/CULTIVAR. BRANCHES DO NOT HAVE DEAD, DISEASED, BROKEN, DISTORTED OR OTHER SERIOUS BRANCH INJURIES.
 - TRUNK: THE TREE TRUNK SHOULD BE STRAIGHT, VERTICAL AND FREE OF WOUNDS (EXCEPT PROPERLY MADE PRUNING CUTS), BARKING INJURY, CANKS, FUNGAL, FROSTING, ROADS, WOOD CANKERS, BLEEDING AREAS, SIGNS OF BORING INSECTS, GALLS, CANCER LESIONS AND GIRDLING TIES.
 - ROOTS: THE ROOT SYSTEM IS FREE OF HEAVY FREE ROOT INJURIES, ANTHROPIC (E.G. AND AGRICULTURAL) HERBICIDE TOXICITY, SOIL SALINITY, EXCESS FERTILIZER, ETC. ROOT DISTRIBUTION IS UNIFORM THROUGHOUT THE SOIL MASS OR GROWTH IS STYLISH FOR THE SPECIES/TREEM. THE TRUNK, ROOT COLLAR (ROOT CROWN), AND LARGE ROOTS SHALL BE FREE OF CIRCLING AND/OR HOOKED ROOTS. SOIL REMOVAL NEAR THE ROOT COLLAR MAY BE NECESSARY TO INSPECT FOR CIRCLING AND/OR HOOKED ROOTS. THE TREE SHALL BE WELL-LIGHTED IN THE SOIL MASS. UPON THE CONTRACTOR IS REMOVED, THE ROOT BALL SHALL REMAIN INTACT UNDER THE TRUNK. SOIL REMOVAL FROM THE TRUNK AND ROOT COLLAR SHALL BE DONE AS OF THE PERIODS OF THE CONTRACT.
 - CENTRAL LEADER: TREES SHALL HAVE A SINGLE, RELATIVELY STRAIGHT CENTRAL LEADER AND TAPERED TRUNK. TREE CO-DOMINANT STEMS AND HOOKED, UPRIGHT BRANCHES THAT COMPETE WITH THE CENTRAL LEADER.
 - ROOT/BRANCH PROPORTIONS: BRANCHES SHOULD BE DISTRIBUTED INDIANLY AROUND AND VERTICALLY ALONG THE TRUNK, FORMING A GENERALLY SYMMETRICAL CROWN TYPICAL FOR THE SPECIES.
- ANY SERIES OF TREES, SHRUBS, GROUND COVERS AND SEASONAL COLOR TO BE PLACED IN A PARTICULAR ARRANGEMENT SHALL BE EVENLY SPACED IN STRAIGHT ROWS.
- LOCATIONS FOR PLANTS AND OUTLINES OF AREAS TO BE PLANTED SHALL BE STAKED ON THE GROUND OR CONTRACTOR-GROWN PLANTS ARE TO BE STAKED IN PROPOSED PLANTING LOCATIONS, BEFORE ANY EXCAVATION IS MADE FOR OWNER OR OWNER'S REPRESENTATIVE APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENT OF LANDSCAPE IN ORDER TO AVOID UTILITIES AND RECEIVE APPROVAL BEFORE COMMENCING.
- AFTER PLANTING AREAS ARE MODIFIED AS SPECIFIED, SOIL TESTS UTILIZING THE DEPARTMENT OF AGRICULTURE EXTENSION SERVICE, SHALL BE MADE IN ALL PLANT BEDS TO DETERMINE ANY ADDITIONAL CORRECTIVE MEASURES REQUIRED FOR THE MAXIMUM CULTURE OF THE PLANT MATERIAL TO BE UTILIZED. TESTS SHALL BE PERFORMED BY INDIVIDUAL PLANT BEDS AND SHALL BE OF SUFFICIENT NUMBER TO CLEARLY IDENTIFY VARIATIONS IN SOIL COMPOSITION. ADDITIONAL CORRECTIVE MEASURES RECOMMENDED BY THE SOIL TEST SHALL BE MADE WITHIN THE SOIL COMPOSITION RECOMMENDED BY THE TESTING AGENCY IS REACHED. THE OWNER OR OWNER'S REPRESENTATIVE TESTING MAY BE REQUIRED.
- DEPTH OF PLANT FITS FOR TREES AND LARGE SHRUBS SHALL MATCH DEPTH OF ROOT BALL. DEPTH OF PLANT FIT SHALL BE AT LEAST 1" BELOW SOIL OR TOP OF ROOT BALL. AT OR SLIGHTLY ABOVE FINISH GRADE. IN ACCORDANCE WITH ANSI Z60.1, THE PLANT SHALL REST ON EXISTING SOIL OR MODIFIED SOIL THAT HAS BEEN LIGHTLY TAMPED TO PROVIDE A STABLE BASE TO SUPPORT THE PLANT.
- FERTILIZER TABLET APPLICATION RATES**
 - SHRUBS - 3 5-GRAM TABLETS FOR EACH ONE FOOT OF HEIGHT OR SPREAD
 - TREES - 1 10-GRAM TABLET FOR EACH 10" OF CALIPER
 - GROUND COVERS - 2 5-GRAM TABLETS
 - PERENNIALS AND ANNUALS - 1 5-GRAM TABLET FOR EACH PLANT
- INSTALL 4" MINIMUM DIAMETER CIRCULAR MULCH BEDS AROUND CANOPY TREES.
- ALL PLANTS SHALL BE MULCHED WITHIN TWO DAYS AFTER PLANTING BY COVERING ENTIRE PLANTING AREA WITH 100% ORGANIC (UNCOMPOSTED) SPECIES APPROPRIATE MULCH. MULCH SHALL BE THOROUGHLY SOAKED WITH WATER TO PREVENT DRYING OUT BY WIND.
- EXCESS EXCAVATED SOIL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF-SITE UNLESS DIRECTED OTHERWISE. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND OTHER ARTICLES USED DURING CONSTRUCTION AND LEAVE THE SITE IN A CLEAN AND NEAT CONDITION, INCLUDING WALKS, PLANTER WALLS AND WALKING PAVES.

SEEDING AND SOODING NOTES

- FOR ALL THIRF LAWN AREAS, TOPSOIL SHALL BE USED TO REACH FINISH GRADE. HAND RAISE TO PROVIDE EVEN COVER. GENERAL CONTRACTOR TO PROVIDE GRADES WITHIN TWO TENTHS (20%) OF A FOOT OF PROPOSED FINISH GRADES.
- NOTIFY THE OWNER AT LEAST 48 HOURS IN ADVANCE OF THE TIME CONTRACTOR INTENDS TO BEGIN SEEDING AND SHALL NOT PROCEED WITH SUCH WORK UNTIL PERMISSION TO DO SO HAS BEEN GRANTED BY THE OWNER. BEFORE STARTING THE SEEDING OPERATION, ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL HAVE BEEN COMPLETED.
- AFTER PLACING THE SOIL, IT SHALL BE THOROUGHLY ROLLED AND ROLLED WITH APPROVED ROLLER/HAND TAMP.
- SEED MIX SHALL MATCH SOIL TYPE SPECIFIED IN PLANT SCHEDULE. ALL SEED MIXTURES SHALL BE APPLIED BY HYDROSEEDING UNLESS OTHERWISE SPECIFIED. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SOAKED SHALL BE SOAKED.
- IF SEEDS AREAS DO NOT SHOW A UNIFORM OR HEALTHY STAND OF GRASS, WITH A 90 PERCENT OR GREATER COVERAGE AFTER 28 CALENDAR DAYS, RESEED AND/OR FERTILIZE THOSE AREAS AS DIRECTED BY THE OWNER WITHOUT ANY ADDITIONAL COST TO THE OWNER.

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 23-001
DATE: JANUARY 22, 2025
DRAWN BY: [Name]
CHECKED BY: [Name]

Pickering
Pickering Firm, Inc.
Architecture • Engineering
Planning • Construction
1000 West 17th Street, Suite 300
Olathe, KS 66061
913.288.8800

NEW BUILD
COLLEGE BLVD & SUNNYBROOK BLVD
OLATHE, KANSAS

THE KROGER CO.
GENERAL OFFICE
100 WINE STREET
COLUMBIANA, OHIO 43022

FOR CITY REVIEW ONLY

SHEET NUMBER
L2.0

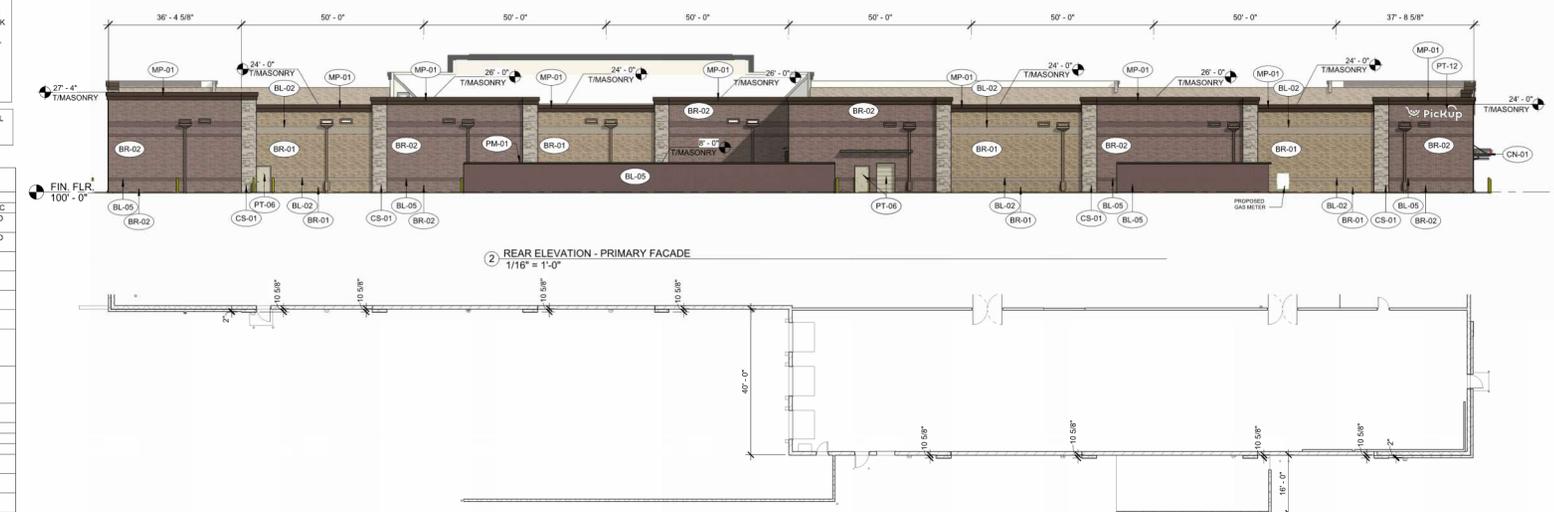
DESCRIPTION
LANDSCAPE NOTES & DETAILS

FRONT ELEVATION AREA = 11,850 SF	
CLASS 1/2 MATERIALS:	
• CAST BRICK - BR-1	2,045 SF 17%
• CAST BRICK - BR-2	1,585 SF 14%
• STONE	1,835 SF 16%
• GLAZING	2,010 SF 17%
• GROUND FACE CMU	1,065 SF 9%
• COMBED FACE CMU	400 SF 3%
• METAL PANEL	1,900 SF 16%
CLASS 1/2 TOTAL %	90%
GLAZING - 1ST FLOOR @ 22'	
2,010 SF	34%
CLASS 3 MATERIALS:	
• METAL PANEL	860 SF 7%
CLASS 4 MATERIALS:	
• METAL TRIM	450 SF 3%
REAR ELEVATION AREA = 9,525 SF	
CLASS 1/2 MATERIALS:	
• CAST BRICK - BR-1	2,530 SF 27%
• CAST BRICK - BR-2	4,525 SF 47%
• STONE	790 SF 8%
• GROUND FACE CMU	565 SF 6%
• COMBED FACE CMU	360 SF 4%
CLASS 1/2 TOTAL %	92%
CLASS 3 MATERIALS:	
• METAL PANEL	750 SF 8%
RIGHT ELEVATION AREA = 8,560 SF	
CLASS 1/2 MATERIALS:	
• CAST BRICK - BR-1	1,790 SF 21%
• CAST BRICK - BR-2	2,000 SF 23%
• STONE	1,050 SF 12%
• GLAZING	300 SF 3%
• GROUND FACE CMU	1,980 SF 23%
• COMBED FACE CMU	480 SF 6%
• METAL PANEL	285 SF 3%
CLASS 1/2 TOTAL %	91%
GLAZING - 1ST FLOOR @ 22'	
300 SF	5%
CLASS 3 MATERIALS:	
• METAL PANEL	660 SF 8%
CLASS 4 MATERIALS:	
• METAL TRIM	35 SF 1%
LEFT ELEVATION AREA = 8,710 SF	
CLASS 1/2 MATERIALS:	
• CAST BRICK - BR-1	850 SF 10%
• CAST BRICK - BR-2	1,350 SF 15%
• STONE	1,270 SF 15%
• GLAZING	400 SF 4%
• GROUND FACE CMU	180 SF 2%
• COMBED FACE CMU	205 SF 2%
• METAL PANEL	295 SF 3%
CLASS 1/2 TOTAL %	51%
GLAZING - 1ST FLOOR @ 22'	
400 SF	7%
CLASS 3 MATERIALS:	
• SPLIT FACE BLOCK	3,465 SF 40%
• METAL PANEL	660 SF 8%
CLASS 4 MATERIALS:	
• METAL TRIM	65 SF 1%



- THIN BRICK AND STONE VENEER MUST NOT BE DISTINGUISHABLE FROM FULL-DEPTH BRICK OR REAL STONE. THIN BRICK AND STONE VENEER MUST BE CONTINUED RETURNED A MINIMUM OF TWELVE (12) INCHES AROUND OUTSIDE CORNERS AND 1-SHAPED CORNER PIECES AND FULL-DEPTH CAPS MUST BE UTILIZED AT ALL OUTSIDE CORNERS AND EDGES TO MAINTAIN THE APPEARANCE OF FULL-DEPTH BRICK OR REAL STONE.
- ALL BUILDING MOUNTED AND ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS, AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW.
- EXTERIOR GROUND-MOUNTED AND BUILDING-MOUNTED INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH THREE-SIDED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
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EXTERIOR FINISHES				
MATERIAL	CLASS	DESCRIPTION	MANUFACTURER	FINISH
-	-	PAINT	SHERWIN WILLIAMS	KROGER BLUE PAWS 2729C
AE-01	1	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	DARK BRONZE ANODIZED
AS-01	1	PREFINISHED ALUMINUM STOREFRONT		DARK BRONZE ANODIZED
BL-01	3	INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	870WR
BL-02	2	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	923WR
BL-05	2	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	828WR
BL-06	2	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	701WR
BR-01	2	DECORATIVE, INTEGRALLY COLORED BRICK CMU - SPEC-BRICK	CONCRETE PRODUCTS GROUP - LEE BUILDING PRODUCTS, INC. & BASALITE	GARDENER BLEND
BR-02	2	DECORATIVE, INTEGRALLY COLORED BRICK CMU - SPEC-BRICK	CONCRETE PRODUCTS GROUP - LEE BUILDING PRODUCTS, INC. & BASALITE	PANAMA CITY
CN-01	-	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	AGED BRONZE
CS-01	1	CULTURED STONE VENEER	COUNTRY LEDGESTONE	ECHO RIDGE
CS-03	1	CULTURED STONE SILL	COUNTRY LEDGESTONE	NIGHTFALL
MP-01	3	METAL PANEL - SMOOTH	BERRIDGE	AGED BRONZE
MP-03	2	METAL WALL PANEL, WOOD GRAIN FINISH	LONGBOARD	LIGHT CHERRY
MP-04	2	METAL WALL PANEL, WOOD GRAIN FINISH	LONGBOARD	BEECHWOOD
PM-01	-	PREFINISHED METAL DOWNSPOUTS, METAL COPING, ETC.	BERRIDGE	AGED BRONZE
PM-02	4	PREFINISHED METAL		MATTE BLACK
PM-03	4	PREFINISHED METAL		WHITE
PT-06	-	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016
PT-07	-	PAINTED METAL	SHERWIN WILLIAMS	GAUNTLET GRAY SW7019
PT-08	-	PAINT	SHERWIN WILLIAMS	SHOCK SAFETY YELLOW
PT-12	-	PAINT	SHERWIN WILLIAMS	WHITE
SO-01	-	VINYL SOFFIT PANEL	CERTANTEED	DESERT TAN
TP-01	2	TPD ROOFING MEMBRANE		WHITE



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DILLONS #150

OLATHE, KS

JOB #: 2025076 DATE: 02/10/2026
 SCALE: As indicated
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FRONT ELEVATION AREA = 11,850 SF

- CLASS 1/2 MATERIALS:
- CAST BRICK - BR-1 2,045 SF 17%
 - CAST BRICK - BR-2 1,855 SF 14%
 - STONE 1,535 SF 14%
 - GLAZING 2,010 SF 17%
 - GROUND FACE CMU 1,065 SF 9%
 - COMBED FACE CMU 400 SF 3%
 - METAL PANEL 1,900 SF 16%
 - CLASS 1/2 TOTAL % 91%

GLAZING - 1ST FLOOR @ 22' 2,010 SF 34%

CLASS 3 MATERIALS:

- METAL PANEL 860 SF 7%

CLASS 4 MATERIALS:

- METAL TRM 450 SF 3%

REAR ELEVATION AREA = 9,525 SF

- CLASS 1/2 MATERIALS:
- CAST BRICK - BR-1 2,510 SF 27%
 - CAST BRICK - BR-2 4,825 SF 47%
 - STONE 790 SF 8%
 - GROUND FACE CMU 965 SF 6%
 - COMBED FACE CMU 360 SF 4%
 - CLASS 1/2 TOTAL % 92%

CLASS 3 MATERIALS:

- METAL PANEL 750 SF 8%

RIGHT ELEVATION AREA = 8,560 SF

- CLASS 1/2 MATERIALS:
- CAST BRICK - BR-1 1,790 SF 21%
 - CAST BRICK - BR-2 2,000 SF 23%
 - STONE 1,050 SF 12%
 - GLAZING 300 SF 3%
 - GROUND FACE CMU 1,960 SF 23%
 - COMBED FACE CMU 480 SF 6%
 - METAL PANEL 285 SF 3%
 - CLASS 1/2 TOTAL % 91%

GLAZING - 1ST FLOOR @ 22' 300 SF 5%

CLASS 3 MATERIALS:

- METAL PANEL 660 SF 8%

CLASS 4 MATERIALS:

- METAL TRM 35 SF 1%

LEFT ELEVATION AREA = 8,710 SF

- CLASS 1/2 MATERIALS:
- CAST BRICK - BR-1 850 SF 10%
 - CAST BRICK - BR-2 1,350 SF 15%
 - STONE 1,270 SF 15%
 - GLAZING 400 SF 4%
 - GROUND FACE CMU 160 SF 2%
 - COMBED FACE CMU 205 SF 2%
 - METAL PANEL 295 SF 3%
 - CLASS 1/2 TOTAL % 91%

GLAZING - 1ST FLOOR @ 22' 400 SF 7%

CLASS 3 MATERIALS:

- SPLIT FACE BLOCK 3,465 SF 40%
- METAL PANEL 660 SF 8%

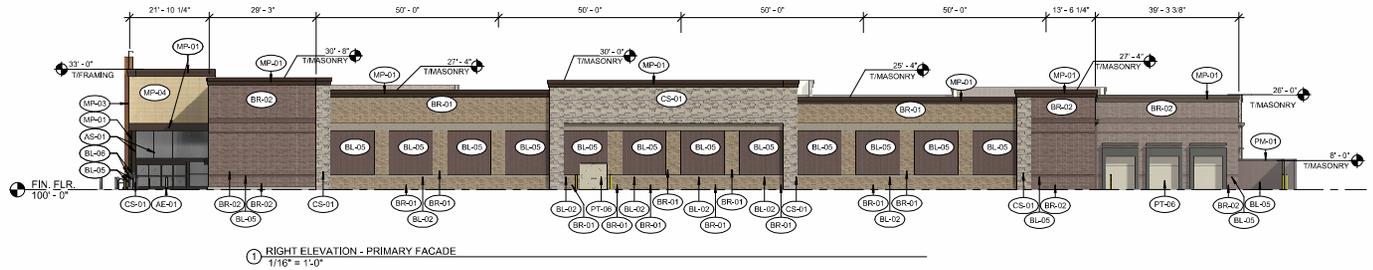
CLASS 4 MATERIALS:

- METAL TRM 65 SF 1%

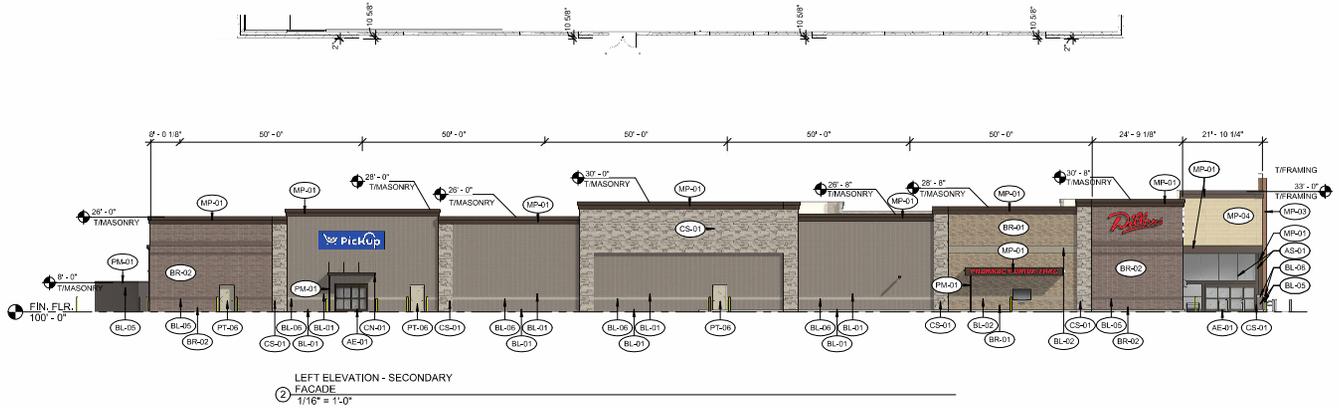
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EXTERIOR FINISHES				
MATERIAL	CLASS	DESCRIPTION	MANUFACTURER	FINISH
AE-01	1	PAINT	SHERWIN WILLIAMS	RODGER BLUE PMS 2728C
AS-01	1	PRE-FINISHED ALUMINUM STOREFRONT DOOR	STANLEY	DARK BRONZE ANODIZED
AS-01	1	PRE-FINISHED ALUMINUM STOREFRONT		DARK BRONZE ANODIZED
BL-01	3	INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	870WR
BL-02	2	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	823WR
BL-05	2	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	828WR
BL-06	2	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	701WR
BR-01	2	DECORATIVE, INTEGRALLY COLORED BRICK CMU - SPEC-BRK	CONCRETE PRODUCTS GROUP - LEE BUILDING PRODUCTS, INC. & BASALITE	GARDENER BLEND
BR-02	2	DECORATIVE, INTEGRALLY COLORED BRICK CMU - SPEC-BRK	CONCRETE PRODUCTS GROUP - LEE BUILDING PRODUCTS, INC. & BASALITE	PANAMA CITY
CH-01	-	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	AGED BRONZE
CS-01	1	CULTURED STONE VENEER	COUNTRY LEDGESTONE	ECHO RIDGE
CS-03	1	CULTURED STONE SILL	COUNTRY LEDGESTONE	NIGHTFALL
MP-01	3	METAL PANEL - SMOOTH	BERRIDGE	AGED BRONZE
MP-03	2	METAL WALL PANEL, WOOD GRAIN FINISH	LONGBOARD	LIGHT CHERRY
MP-04	2	METAL WALL PANEL, WOOD GRAIN FINISH	LONGBOARD	BEECHWOOD
MP-01	-	PRE-FINISHED METAL DOWNSPOUTS	BERRIDGE	AGED BRONZE
MP-01	-	METAL COFFERS, ETC.		
MP-02	4	PRE-FINISHED METAL		MATTE BLACK
MP-03	1	PRE-FINISHED METAL		WHITE
PT-06	-	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016
PT-07	-	PAINTED METAL	SHERWIN WILLIAMS	GALUNLET GRAY SW7019
PT-08	-	PAINT	SHERWIN WILLIAMS	SHERWIN SAFETY YELLOW
PT-12	-	PAINT	SHERWIN WILLIAMS	WHITE
SP-01	-	VINYL SOFFIT PANEL	CERTANTEED	DESERT TAN
TD-01	3	TPO ROOFING MEMBRANE		WHITE



1 RIGHT ELEVATION - PRIMARY FACADE
1/16" = 1'-0"



2 LEFT ELEVATION - SECONDARY FACADE
1/16" = 1'-0"

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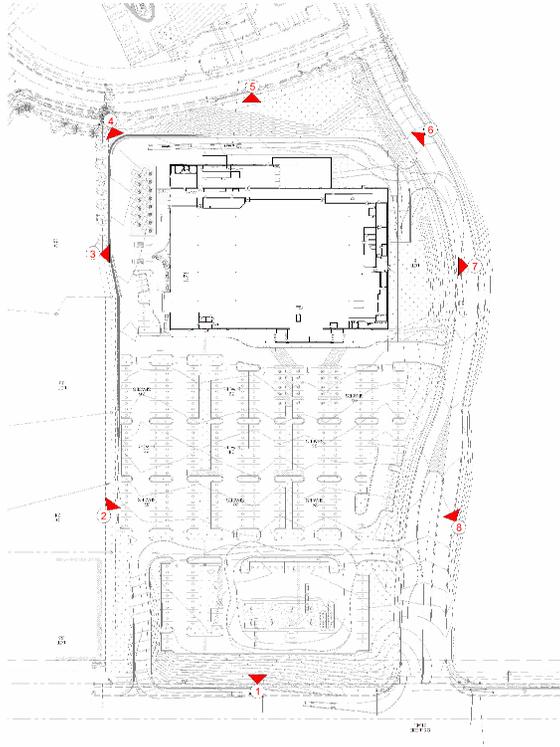
OLATHE, KS

JOB #: 2025076 DATE: 02/10/2026

SCALE: As indicated

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SIGHT LINE STUDY PLAN - FFE # 1028



① SOUTH SIDE



② SOUTHEAST CORNER



③ WEST SIDE



④ NORTHEAST CORNER



⑤ NORTH SIDE



⑥ NORTHWEST CORNER



LOADING DOCK VIEW



⑦ EAST SIDE



⑧ SOUTHWEST CORNER



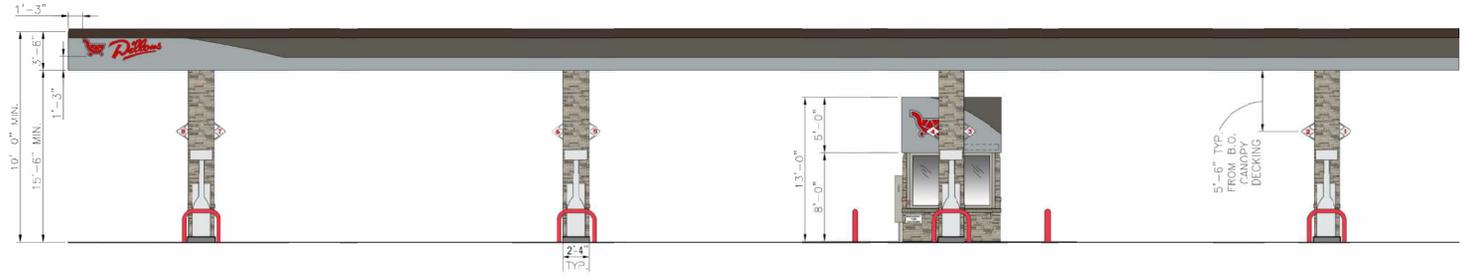
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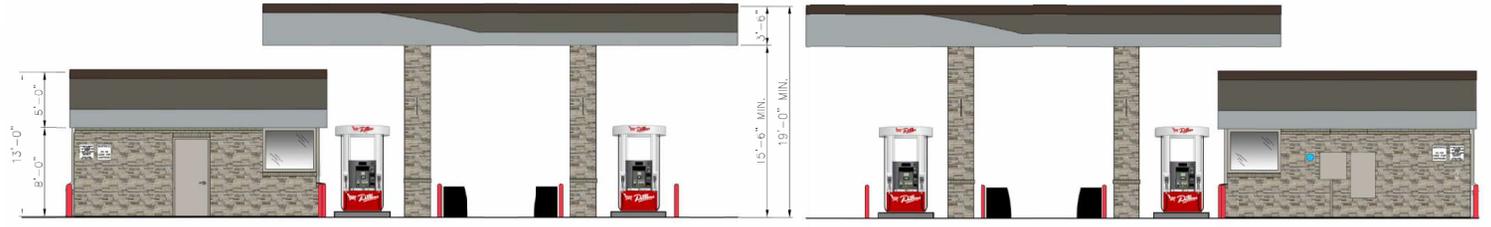
JOB #: 2025076 DATE: 01/26/2026
 SCALE: 1" = 100'-0"
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01 SECONDARY FACADE ELEVATION

SCALE: 3/16" = 1'-0"



02 PRIMARY FACADE ELEVATION

SCALE: 3/16" = 1'-0"

03 SECONDARY FACADE ELEVATION

SCALE: 3/16" = 1'-0"



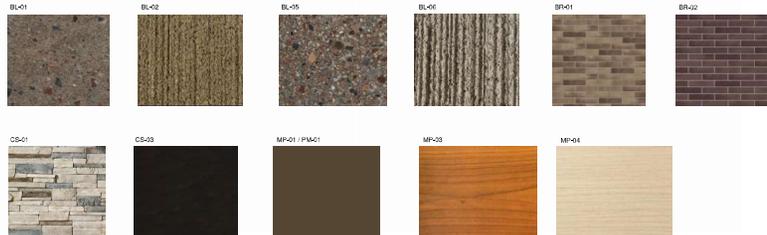
04 PRIMARY FACADE ELEVATION

SCALE: 3/16" = 1'-0"

FRONT ELEVATION 01				SIDE ELEVATION 02			
GLASS	40 SF	33%		GLASS	20 SF	7%	
STONE VENEER	35 SF	31%		STONE VENEER	165 SF	53%	
TOTAL CLASS 1/2	75 SF	64%		TOTAL CLASS 1/2		60%	
METAL PANEL CLASS 3	45 SF	38%		METAL PANEL CLASS 3	125 SF	40%	

REAR ELEVATION 04				SIDE ELEVATION 04			
STONE VENEER	75 SF	64%		GLASS	20 SF	7%	
STONE VENEER	165 SF	53%		STONE VENEER	165 SF	53%	
TOTAL CLASS 1/2		60%		TOTAL CLASS 1/2		60%	
METAL PANEL CLASS 3	45 SF	38%		METAL PANEL CLASS 3	125 SF	40%	

EXTERIOR FINISHES					
MATERIAL	CLASS	DESCRIPTION	MANUFACTURER	FINISH	
AE-01	1	PAINT	SHERWIN WILLIAMS	KROGER BLUE PMS 2728C	
AS-01	1	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	DARK BRONZE ANODIZED	
BL-01	3	INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	870WR	
BL-02	2	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	923WR	
BL-05	2	DECORATIVE, INTEGRALLY COLORED CMU - GROUND FACE	BASALITE	828WR	
BL-06	2	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	701WR	
BR-01	2	DECORATIVE, INTEGRALLY COLORED BRICK CMU - SPEC-BRICK	CONCRETE PRODUCTS GROUP - LEE BUILDING PRODUCTS, INC. & BASALITE	GARDENER BLEND	
BR-02	2	DECORATIVE, INTEGRALLY COLORED BRICK CMU - SPEC-BRICK	CONCRETE PRODUCTS GROUP - LEE BUILDING PRODUCTS, INC. & BASALITE	PANAMA CITY	
CA-01	-	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS, INC.	AGED BRONZE	
CS-01	1	CULTURED STONE VENEER	COUNTRY LEDGESTONE	ECHO RIDGE	
CS-03	1	CULTURED STONE SILL	COUNTRY LEDGESTONE	NIGHTFALL	
MP-01	3	METAL PANEL - SMOOTH	BERBRIDGE	AGED BRONZE	
MP-03	2	METAL WALL PANEL, WOOD GRAIN FINISH	LONGBOARD	LIGHT CHERRY	
MP-04	2	METAL WALL PANEL, WOOD GRAIN FINISH	LONGBOARD	BEECHWOOD	
PA-01	-	PREFINISHED METAL DOWNSPOUTS/METAL COPING, ETC.	BERBRIDGE	AGED BRONZE	
PA-02	4	PREFINISHED METAL		MATTE BLACK	
PA-03	4	PREFINISHED METAL		WHITE	
PT-07	-	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016	
PT-27	-	PAINTED METAL	SHERWIN WILLIAMS	GAUNTLET GRAY SW7019	
PT-08	-	PAINT	SHERWIN WILLIAMS	SW608 SAFETY YELLOW	
PT-12	-	PAINT	SHERWIN WILLIAMS	WHITE	
SP-01	-	VINYL SOFFIT PANEL	CERTAINTEED	DESERT TAN	
TP-01	2	TPO ROOFING MEMBRANE		WHITE	



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DILLONS #150
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■ JOB#: 2025076 ■ DATE: 02/10/2026
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NEIGHBORHOOD MEETING SUMMARY

Proposed Dillons Grocery Store & Fuel Center – Olathe, Kansas

Meeting Date: January 29, 2026

Location: Prairie Trail Middle School

Attendees: Approximately 25 community members, project representatives, and City leadership (including the Mayor Pro-Tem and a City Councilmember)

Why We Met

The purpose of the meeting was to share an early overview of the proposed grocery store and fuel center and hear questions, feedback, and priorities from nearby residents.

Overall Community Feedback

The feedback was very positive. Residents shared excitement about welcoming a new grocery option to the area and expressed that a store like Dillons is needed in this part of the community. Many residents emphasized how valuable it will be to have a convenient grocery and pharmacy option nearby.

Residents also noted the area's continued growth—including more nearby schools and childcare providers—and highlighted the importance of a family-friendly grocery option that supports the neighborhood.

Key Topics Raised by Residents

Stormwater Management & Existing Off-Site Retention Pond

Residents asked how stormwater runoff from the site will be managed and how it may relate to the existing off-site retention pond south of the proposed Crème De la Crème development. Several residents noted that the Covington Court HOA is responsible for a significant portion of the ongoing pond maintenance (approximately 80%) and expressed concern about long-term capacity and future maintenance responsibilities as the area continues to develop.

Greenspace & Overall Appearance

Residents requested thoughtful landscaping and attention to the overall appearance of the site—particularly along the rear of the building and near the retaining wall area—to help the development fit well with the surrounding neighborhood. Some residents emphasized the importance of enhanced landscaping and visual screening in these areas, noting that these elements can make a meaningful difference for nearby homes.

Noise (Deliveries / Loading Area)

Residents asked about potential noise related to semi-truck deliveries and trailer activity, including questions about how the loading area will be screened and whether that screening will help reduce noise impacts. Residents also expressed interest in ensuring delivery-related activity is managed in a way that minimizes disruption to nearby homes.

Lighting & Site Security

Residents expressed interest in downward-directed, dark-sky–friendly parking lot lighting to reduce glare and light spill onto nearby properties. Residents also asked whether lighting could be reduced or dimmed during later hours while still maintaining appropriate safety and security. In addition, attendees raised questions about security features and how the site will remain safe for customers and neighbors.

Closing

Thank you to everyone who attended and shared feedback. The project team appreciated the constructive input and the overall excitement expressed by the neighborhood. Residents are encouraged to participate in future City meetings as the project moves forward. As planning and design move forward, the team will continue addressing these topics through the City of Olathe’s review process. The project will proceed through the City’s normal public process, including upcoming hearings and meetings as scheduled by the City.

Note: This summary is intended to reflect general feedback and questions raised at the meeting. Final project details will be evaluated and may be refined through ongoing design and City review/approval.

February 19, 2026

Nathan Jurey, AICP, Senior Planner
City of Olathe
Planning Division
100 E Santa Fe Street
Olathe, KS 66061

RE: **WAIVER REQUEST LETTER**
C-2 Zoning District – Site Design Category 5
Dillons – College Boulevard & Sunnybrook Boulevard

Dear Mr. Jurey:

On behalf of the developer/applicant, Dillons Food Stores (c/o Michael Rokas), and the property owner, Leonard B. & Eulalia E. McKinzie Family Trust, LLC (c/o Mark McKinzie), this letter is submitted to request waivers from specific dimensional and architectural standards within the C-2 Zoning District pursuant to UDO Section 18.40.240, in conjunction with the proposed Dillons grocery store and fuel center development within the Sunnybrook Business Park – 4th Plat.

The subject property consists of approximately 12.19 acres and is identified as Lot 1 of the proposed Sunnybrook Business Park – 4th Plat, located within Site Design Category 5. The proposed development includes a ±99,000 square-foot grocery store, a fuel station with canopy and associated kiosk, and supporting site improvements. The project includes requested waivers related to maximum building footprint, primary façade glazing, and trash enclosure screening, as described below.

Waiver Request #1 – Maximum Building Footprint

UDO Reference: UDO 18.20.140.B – C-2 District Dimensional Standards (Column 1)
Standard: Maximum building footprint of 85,000 square feet

Request

Approval of a waiver from the UDO maximum building footprint of 85,000 square feet to allow a maximum building footprint of 100,000 square feet.

Justification

The proposed grocery store building has a footprint of approximately 99,000 square feet (just under 100,000 square feet), which exceeds the maximum footprint permitted in the C-2 District

Operational Need:

Dillons recently reduced its prototypical store footprint from approximately 123,000 square feet to approximately 99,000 square feet. Significant effort was devoted to redesigning this format to achieve the most efficient layout possible while remaining just under 100,000 square feet. Any additional reduction would fall below operational thresholds necessary to support a modern full-service grocery store.

A smaller footprint would require major reconfiguration of the building program that materially affect:

- Supply chain and back-of-house operations, which rely on standardized layouts to manage inventory, deliveries, and food safety requirements efficiently.
- Customer circulation and merchandising, which are designed to accommodate full grocery offerings, including fresh foods, pharmacy, e-commerce, and other essential services.
- Labor efficiency and operating costs, as smaller footprints materially impact staffing models and long-term economic viability.

Accordingly, the proposed footprint reflects the minimum operationally viable format.

Mitigation of Building Mass:

Greater-than-required setbacks along College and Sunnybrook, a furnished pedestrian amenity area west of the building, and enhanced landscape screening beyond minimums work together to reduce the building's perceived scale and soften views of parking and building mass from the street.

Exceeding Material Standards:

The primary building façades incorporate 90–92 percent Class 1 and Class 2 materials, significantly exceeding the UDO requirement of 80 percent. High-quality brick, stone veneer, decorative CMU, and architectural metal panels are used extensively to reinforce a durable, long-term architectural character.

Landscaping & Screening:

Street trees are provided at approximately 40-foot spacing along street frontages, and parking areas are screened with landscaping designed to achieve 3- to 4-foot visual screening. Service and utility areas are screened with a combination of landscaping and architectural treatments compatible with the building design.

Minimum Relief Statement:

The requested waiver represents the minimum relief necessary to accommodate the building program while still delivering a high-quality, context-sensitive development consistent with the intent of the C-2 District and Site Design Category 5 standards.

Waiver Request #2 – Primary Façade Glazing Requirement

UDO Reference: UDO 18.15.020.G.7.b.1 – Primary Façade Glazing Requirement

Standard: Minimum of 25 percent first-floor glazing on primary façades

Request

Approval of an architectural waiver from the UDO requirement that primary façades provide a minimum of 25 percent first-floor glazing.

Specifically, the applicant requests approval to allow:

- 5 percent first-floor glazing on the RIGHT (WEST) primary façade in lieu of the required 25 percent; and
- 0 percent first-floor glazing on the REAR (SOUTH) primary façade in lieu of the required 25 percent.

This waiver request applies only to the RIGHT (WEST) and REAR (SOUTH) primary façades.

For this one-story building, the first-floor façade area was calculated as 22 feet (floor to ceiling) in accordance with City guidance, and the glazing percentages are based on that first-floor façade area.

Justification

The submitted architectural elevations and first-floor glazing calculations demonstrate that the RIGHT and REAR primary façades do not meet the minimum 25 percent first-floor glazing requirement.

Operational Need:

Glazing is limited along the RIGHT (WEST) and REAR (SOUTH) primary façades because these elevations serve back-of-house functions located directly against the exterior walls. The WEST façade fronts restrooms and deli/produce prep and cooler areas requiring continuous wall area for equipment, utilities, and controlled environments. The SOUTH façade is the primary loading/service elevation, where glazing is impractical and would conflict with dock operations, safety, and performance requirements.

Simulated Window Rhythm:

Brick and other façade materials are detailed to create a repeating vertical rhythm and visual breaks comparable in scale and spacing to typical glazing modules.

Exceeding Glazing at the Primary Customer-Facing Façade:

The FRONT (NORTH) primary façade provides 34 percent first-floor glazing, exceeding the 25 percent requirement. This concentrates transparency at the most publicly visible and pedestrian-oriented frontage and supports the intent of the standard where it has the greatest impact.

Exceeding Material Standards:

The design exceeds UDO material requirements, incorporating 90 percent or greater Class 1 and Class 2 materials on primary façades.

Enhanced Articulation:

The elevations include articulation, changes in plane, and offsets that reduce the appearance of large wall expanses and create a more pedestrian-scaled façade.

Targeted Transparency:

Transparency is incorporated at key customer-oriented locations, including the primary entry, where glazing provides the greatest functional and visual benefit.

Minimum Relief Statement:

The requested waiver represents the minimum relief necessary to accommodate the operational requirements of a modern grocery store while still achieving the underlying intent of the glazing standard—visual interest, pedestrian scale, and façade variation—to the greatest extent practical.

Waiver Request #3 – Trash Enclosure Screening

UDO Reference: UDO 18.30.130.I.4 – Trash Container/Compactor Screening

Standard: Trash enclosures screened on all four sides, with gate access

Request

Approval of a waiver to allow the trash compactor enclosure to be screened on fewer than four sides.

Justification

The trash compactor is located within the rear service area of the building, positioned away from public streets and customer areas, and integrated into the overall loading and service zone.

The enclosure is fully screened on the south and east sides and partially screened on the north side. The west side remains open to the loading dock maneuvering area. Additionally, there is no visible or exposed trash associated with the compactor; trash is loaded from inside the store through a chute into the compactor.

Operational & Safety Constraints:

Providing a gate or wall on the west side would conflict with truck maneuvering patterns required for safe and efficient service operations. The truck operator does not leave the cab to pick up and haul away the compactor; adding a gate would require pedestrian activity within an active truck loading area. Trash and recycling trucks must back directly to the compactor for servicing. A gate in this location would be subject to frequent impact and damage, creating ongoing maintenance and safety concerns. Constructing a permanent wall between the compactor and dock area would similarly interfere with truck access and turning movements.

Intent of Screening Maintained:

The compactor is located within the rear service area and is set approximately 200 feet east of the westernmost building corner, placing it well within the dock and service zone rather than near customer-facing areas. Screening walls are provided on multiple sides and are constructed with a Class 2 material. In addition, landscape berming and enhanced planting along the adjacent travel way help soften views and reduce the prominence of the service function. These measures minimize visual impacts to the extent practical while maintaining safe and functional truck access.

The requested waiver represents the minimum relief necessary to accommodate safe and functional service operations while still providing practical screening and visual buffering to reduce the prominence of the service function.

Waiver Request #4 – Loading Dock Doors Facing a Public Street

UDO Reference: UDO 18.15.020.G.7.a.2.a(2) – Garages and Overhead Doors

Standard: Garages and overhead/loading doors must not face a public street. If visible from a public street, the garage and overhead doors must be recessed a minimum of four (4) feet from the building façade line and be architecturally treated with a combination of glass windows, archways, columns, canopies, or overhangs.

Request

Approval of a waiver from UDO 18.15.020.G.7.a.2.a(2)(a) to allow garages and overhead/loading doors to face a public street. Specifically, the applicant requests approval to allow three (3) loading dock doors associated with grocery store operations to face a public street, as shown on the site plan and architectural elevations.

Justification

The three loading dock doors are required to support grocery store delivery and service operations, which rely on direct truck access and efficient maneuvering into a designated dock area. Relocating or reorienting the dock doors away from the street would significantly constrain truck circulation, reduce operational efficiency, and introduce potential safety conflicts within the site.

Architectural Treatment / Mitigation (UDO 18.15.020.G.7.a.2.a(2)(b))

Where visible from a public street, the loading dock door area is architecturally treated with a dedicated loading dock canopy as shown on the architectural elevations, which provides the canopy/overhang treatment consistent with the provisions of UDO 18.15.020.G.7.a.2.a(2)(b)

Additional Visual Mitigation

The visual presence of the dock area is further mitigated through:

- Building setbacks and site layout that place the dock area away from primary customer activity zones
- Architectural materials and façade treatments consistent with the overall building design
- Landscaping and screening elements that soften views toward the service area

Minimum Relief Statement:

The requested waiver represents the minimum relief necessary to accommodate essential grocery store loading operations while maintaining compatibility with the surrounding streetscape and the intent of Site Design Category 5 standards.

Waiver Approval Criteria (UDO Section 18.40.240.D)

The requested waivers meet the approval criteria of UDO Section 18.40.240.D in that they:

- Are necessitated by the operational, site design, and architectural characteristics of the proposed grocery store and fuel center;
- Remain consistent with the intent of the C-2 Zoning District and Site Design Category 5 standards;
- Will not be detrimental to adjacent properties or the public welfare; and
- Are supported by a comprehensive site design that includes enhanced landscaping, buffering, pedestrian-oriented spaces, and architectural materials that exceed minimum UDO standards.

We respectfully request the Planning Commission's consideration and approval of these waiver requests in conjunction with the Preliminary Development Plan. Please contact us if additional information is required or if there are any questions regarding this request.

Sincerely,



Tom Barnes, EI
Civil Engineer Intern
Pickering Firm, Inc.

cc: Dillons Food Stores (c/o Michael Rokas)
Leonard B. & Eulalia E. McKinzie Family Trust, LLC (c/o Mark McKinzie)