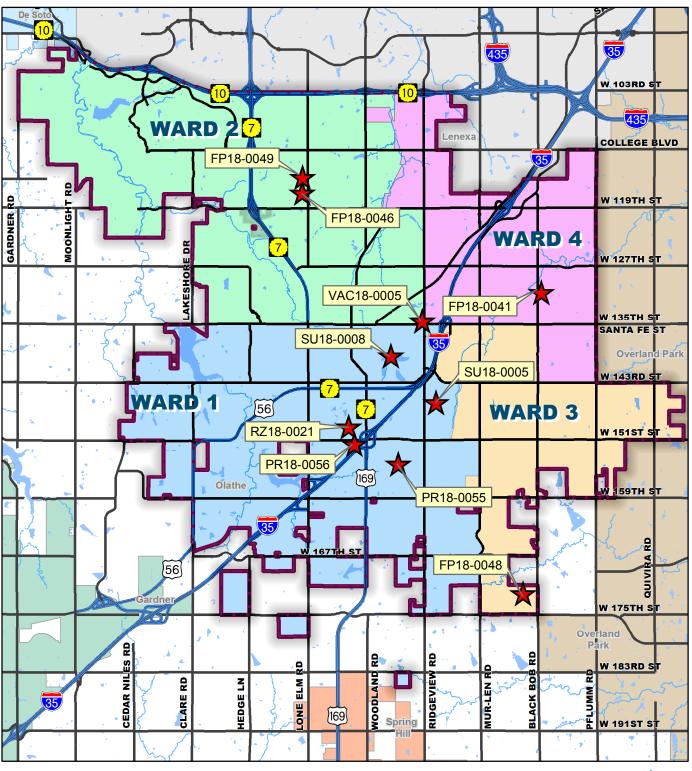
JANUARY 14, 2019 OLATHE PLANNING COMMISSION

CASE LOCATIONS











CALL TO ORDER

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- **A. MN18-1210:** Standing approval of the minutes as written from the December 10, 2018 Planning Commission meeting.
- B. <u>FP18-0041</u>: Request approval for a final plat for Beautiful Savior Lutheran Church, Second Plat containing 1 lot on 8.17± acres; located at 13145 S. Black Bob Road.

Owner/Applicant: Doug Mahnken; Beautiful Savior Lutheran Church of Olathe Engineer: Judd D. Claussen, P.E.; Phelps Engineering, Inc.

C. <u>FP18-0046</u>: Request approval for a final plat for Lone Elm Senior Apartments containing 1 lot on 9.58± acres; located along the west side of Lone Elm Road, ¼ mile north of its intersection with W. 119th Street

Owner / Applicant: William F. McCroy Jr.; JC Mulligan Development Group, LLC Engineer: Dan Foster; Schlagel & Associates; PA

D. FP18-0048: Request approval for a final plat for Boulder Hills 3rd Plat containing 57 lots and 3 tracts on 19.50± acres; located along the west side of Black Bob Road, about ½ mile north of 175th Street

Owner / Applicant: Travis Schram, K3 LLC. Engineer: Mark A. Breuer, Schlagel & Associates, P.A.

E. <u>FP18-0049</u>: Request approval for a final plat for **St. Paul's Catholic Church** containing 2 lots on 20.85± acres; located NEC of W. 115th Terr. and Lone Elm Road.

Owner / Applicant: Leon Roberts, Roman Catholic Archdiocese of Kansas City, Kansas

Engineer: Jeff Skidmore, Schlagel & Associates, P.A.

F. PR18-0055: Request approval for a revised preliminary site development plan for Mahaffie Warehouse Phase 2 on 5.47± acres; located Just south of W. 167th Street and ¼ mile west of S. Mur-Len Road.

Owner/Applicant: Steve Petter

Engineer: Jeff Skidmore, Schlagel & Associates, P.A.

REGULAR AGENDA-NEW BUSINESS

A. <u>PR18-0056:</u> Request approval for a revised preliminary site development plan for Travanse Senior Living on 7.43± acres; located at 101 W 151st Street (SWC of 151st Street and I-35).

Owner/Applicant: CAVS Olathe Property Owners, LLC

Engineer: John Peterson, Polsinelli, PC

B. PUBLIC HEARING

<u>SU18-0005</u>: Request approval for a special use permit renewal to allow for more than four (4) animals on a residential lot less than three (3) acres; located at 1512 E Frontier Lane.

Owner: Tracie Alexander Applicant: Roy Ingelse

C. PUBLIC HEARING

<u>SU18-0008</u>: Request approval for a special use permit renewal to allow for more than four (4) animals on a residential lot less than three (3) acres; located at 813 E Wabash Street.

Applicant has requested a continuance to a future Planning Commission meeting.

Owner/Applicant: David and Cynthia Czernik

D. PUBLIC HEARING

<u>VAC18-0005</u>: Request approval for vacation of public utility easements for QuikTrip site; located at 1234 E. Santa Fe Street.

Owner \ Applicant: Jessica Glavas: QuikTrip Corporation

E. PUBLIC HEARING

RZ18-0021: Request approval for a rezoning from CP-3 District to Plan District (PD) and a preliminary site development plan for **Mentum Mixed-Use Development,** on 105.54± acres; located at 20700 W 151st Street.

Owner: David Harrison

Applicant: Lynn Woodbury, Woodbury Corporation Engineer: Judd Claussen, Phelps Engineering, Inc.

ANNOUNCEMENTS

ADJOURNMENT



MINUTES - Opening Remarks

Planning Commission Meeting: December 10, 2018

The Planning Commission convened at 7:00 p.m. to meet in regular session with Chairman Dean Vakas presiding. Vice-Chairman Michael Rinke and Commissioners Barry Sutherland, Jeremy Fry, Ryan Nelson, Jose Munoz, Jr. and Chip Corcoran were present. Commissioner Ryan Freeman was absent.

Recited Pledge of Allegiance.

The Chair made introductory comments. Regarding *ex parte* communication, the Chair asked that if a commissioner had something to report, that they specify the nature of the *ex parte* communication as that item is reached in the agenda.

A motion to approve MN18-1126, the meeting minutes from November 26, 2018, was made by Comm. Sutherland and seconded by Vice-Chair Rinke and passed with a vote of 7-0.



Planning Commission Meeting: December 10, 2018

Application:	FP18-0043, Final Plat for Meadows of Valley Ridge, Third Plat

A motion to approve FP18-0043 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Rinke and passed with a vote of 7-0, with the following staff stipulations:

- a) The final plat is subject to a traffic signal excise tax of **\$2,004.58**. The required excise tax shall be submitted to the City Planning Division prior to recording the final plat.
- b) The design of the homes shall be in compliance with the Architecture and Site Design Standards of the Cedar Creek Area Plan, Section 18.51.130.
- c) The on-lot landscaping shall meet or exceed the standards set forth in Section 18.51.120.D of the Cedar Creek Area Plan.
- d) The remainder of the development must be completed, or secondary Fire Department access roads must be constructed if the remainder of the subdivision is not built. Alternatively, residential fire sprinklers could be provided where there are more than 30 residential units built on a single fire apparatus road. (IFC, Section D107.1)
- e) During the building permit process, alternate designs to the street size requirements allowed in Appendix D of the International Fire Code require submittal and approval of a Code Modification Request (CMR) at the time of building permit submittal. (IFC, Section 503.2.5, D103.4)
- f) A sidewalk and address plat shall be submitted prior to issuance of building permits.
- g) All on-site wiring and cables shall be placed underground.
- h) Utility cabinets shall not be placed in the front or side yards, unless first requested by the applicant and authorized by the Chief Planning and Development Officer and must include landscaping to screen the equipment from public view. Any such request shall include an exhibit demonstrating the typical screening to be provided prior to recording the plat.
- Prior to recording the final plat, a final landscape plan shall be submitted and approved. The landscape plan shall include details for screening of any aboveground utility equipment.



Planning Commission Meeting: December 10, 2018

Application: FP18-004	5 Final Plat for Stonebridge Trails, 5 th Plat
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A motion to approve FP18-0045 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Rinke and passed with a vote of 7-0, with the following staff stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.
- b. Prior to recording the final plat, the required traffic signal excise tax of \$1,558.54 shall be submitted to the City Planning Division.
- c. Prior to recording the final plat, a street tree and master landscape plan shall be submitted for this phase in accordance with *UDO* requirements.
- d. No landscaping shall be planted within the sight distance triangles.
- e. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials.
- f. Prior to issuance of a building permit, a performance and maintenance bond or letter of credit in an amount to be determined by the City Engineer, shall be submitted in accordance with *UDO 18.30.120C* and *UDO 18.30.210 E*. to ensure that all erosion control measures and water quality features are installed and maintained and that all of the development's streets and sidewalks remain free of debris during all phases of construction.



City Planning Division

MINUTES

Planning Commission Meeting: December 10, 2018

Application: PR18-0050: Revised Preliminary Site Development Plan for

Boulder Creek Senior Living – Bella Casa

Location: Just south of W. 167th Street and ½ mile west of S. Mur-Len Road

Owner/Applicant: Jon Kopek; JJ Investments Group, LLC

Engineer: Jeff Skidmore, PE; Schlagel & Associates, P.A.

Staff Contact: Zachary Moore, Planner II

Zachary Moore, Planner II, appeared before the Planning Commission, summarizing the request, which is an application for a revised preliminary site development plan for a senior living facility. The subject property is 4.35 acres in size and is located south of West 167th Street, just west of its intersection with South Mur-Len Road.

Mr. Moore presented an aerial view of the subject property, noting that the property is vacant and was previously used for agricultural purposes. The zoning map reflected that the adjacent property to the east was very recently rezoned to C-2, a commercial zoning designation, rather than RP-3 that was still reflected on the map. Mr. Moore stated that senior living facilities such as this one are allowed in the RP-3 District by right.

Mr. Moore presented the site plan proposed by the applicant noting parking areas. The proposed building is 38,115 square feet in size and the site plan complies or exceeds all standards of the UDO in terms of setbacks, composite site design criteria and neighborhood amenities. Mr. Moore also presented the landscape plan, which complies with or exceeds all UDO standards, with the exception of one area. The applicant has requested a waiver for the buffer area along the eastern property line buffer area.

Mr. Moore presented elevations of the building and repeated that all elevations meet or exceed UDO standards in terms of Category 1 materials on primary facades, amounts of glass provided, and architectural expression. Primary materials are stone and stucco, with some glass incorporated throughout the building.

Mr. Moore then further addressed the waiver request, noting that for RP-3 zoned properties to C-2 zoned properties there is a requirement for a Type 5B buffer, which requires a 75 foot separation. However, the Type 5B buffer does not require any plantings. This buffer would not allow any paving areas, buildings, or anything else that would serve a function of the site. There applicant is providing a sidewalk and a paved driveway in that 75-foot buffer area. In lieu of the 75-foot separation, the applicant proposes a 30-foot-wide buffer with plantings. Mr. Moore stated that staff is supportive of this waiver request because they feel it would result in a higher design quality because plantings would provide screening in the buffer area. In addition, again, the building meets or exceeds all Building Design Category B standards. Additionally, Mr. Moore said these higher design quality elements do not create any negative impacts to surrounding properties.

PR18-0050 December 10, 2018 Page 2

Mr. Moore said the applicant held a neighborhood meeting on November 14, 2018, but no one attended. Staff has not received any correspondence from the general public regarding this application. Therefore, staff recommends approval of PR18-0050 as stipulated.

Comm. Fry asked Mr. Moore to address the Type 5B buffer in more detail. **Mr. Moore** responded that the RP-3 zoning district had a 75-foot setback for any area that abuts any non-residentially zoned property. In the new iterations of the UDO, that setback was decreased. He said the reason that there is not a waiver request for that setback is because in the old UDO, there is an option to administratively modify the waiver if one of five criteria were met. Those five criteria have carried over to the new UDO and are the same standards that, if needed, would apply for consideration of a waiver. In summary, Mr. Moore said it's more of a protection for a residential property.

Comm. Nelson asked if there will be anything on the residential side that could become a conflict for the rights of the commercial developer in the future. **Mr. Moore** said he does not anticipate any nuisances from the residential property that would have effect on the commercial property. In addition to the 30 feet of separation between the paving line and the plantings, the commercial property has its own setbacks that have to be met. He noted on the development plan for the area in question, stating that although not all buffer is being provided per code for the 75-foot separation, there is still a significant separation in that area. Comm. Nelson asked about the property south of the next plan to be reviewed, asking if much of that is affected by any of this. Mr. Moore said that is correct because a different type of buffer is required in that area.

Comm. Corcoran commented that he has a similar concern to Comm. Nelson's, noting that there appears to be trash enclosures adjacent to this property. He said the senior living facility is aware of that and is accepting of the circumstances that come with it.

Chair Vakas asked the applicant to come forward. **Jeff Skidmore**, Schlagel & Associates, 14920 West 107th Street, Lenexa, approached the podium. He did not have anything else to add beyond what Mr. Moore has presented. They are in agreement with all stipulations.

There were no questions of the applicant. Although this application did not require a public hearing, **Chair Vakas** asked if anyone in the audience wished to speak on this matter. Seeing no one, and there being no further discussion, he called for a motion.

Motion by Vice Chair Rinke, seconded by Comm. Fry, to recommend approval of PR18-0050, with the following stipulations:

- 1. A final site development plan and final plat shall be submitted and approved prior to issuance of building permits.
- 2. A waiver shall be granted to allow a 30-foot buffer with plantings to the east in lieu of a 75-foot buffer with no plantings.
- 3. When/if the deferred parking in the northwestern portion of the site is provided, landscaping to screen the parking area shall be replaced around the exterior of the paving area.
- 4. The neighborhood amenities shall be labeled on the final site development plan and shall be constructed prior to issuance of a certificate of occupancy.
- 5. All crosswalks provided on-site shall be of a decorative material, per *UDO*, *Section 18.30.160.D.4*.

- 6. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- 7. An additional fire hydrant is required on the east side of the building to provide coverage within 600 feet of all portions of the building.
- 8. Dead end water mains with fire hydrants are not permitted unless water supply calculations can be provided that demonstrate an adequate water supply provides the required fire flow or sprinkler demand, whichever is greater; otherwise, the water supply for hydrants is required to be looped to existing mains.
- 9. Prior to issuance of a building permit, all public streets adjacent to this project shall be approved and bonded for construction.
- 10. The landscape plan submitted with the final site development plan shall depict the sight distance triangles along Britton Street, and no landscaping shall be allowed within those sight distance triangles.
- 11. All on-site wiring and cables shall be placed underground.
- 12. All signage on site shall comply with the requirements of *UDO*, *Section* 18.50.190.
- 13. No trees shall be planted within 15 feet of streetlight poles or within 10 feet of fire hydrants.
- 14. A preliminary stormwater management report shall be submitted with the final site development plan.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)



Planning Commission Meeting: December 10, 2018

Application: <u>FP18-0042</u>: Boulder Creek Villas, 2nd Plat

Ginna Verhoff, Planning Intern, appeared before the Planning Commission, summarizing the request. She reported that Boulder Creek Villas, 2nd Plat, is located within the vicinity of 167th Street and Mur-Len Road, bordering Boulder Creek commercial to the north, Boulder Creek Senior Living, and Boulder Creek Villas, First Plat to the south. The property is approximately 1.04 acres in size. The property was zoned RP-3 in 2005. Surrounding area to the south was rezoned R-2 in 2017. Development proposed will continue the Boulder Creek Villas, First Plat in the R-2 District.

Ms. Verhoff noted that PlanOlathe identifies the subject area to be a community commercial center and a mixed-density neighborhood. The Boulder Creek commercial piece has been approved. The subject development is an example of mixed-density neighborhood. The lot is currently vacant. Ms. Verhoff stated that the plat contains this 1.04 acres and three two-family residential lots. Density for this development will be 5.8 units per acre, and it contains a dedicated utility easement. She further stated that the owner intends to build the same villas as approved in Boulder Creek Villas' first plat. However, due to the difference in zoning requirements, this development requests a waiver from the side setback requirements, specifically an 8-foot reduction, in order to construct the exact same villas on this property, keeping this second plat consistent with the Boulder Creek Villas' first plat. Furthermore, the applicant provided necessary justification for the waiver, explaining that design standards would not be lowered, and there would be no negative impact to adjoining residential properties. Significant buffers will be provided. If this waiver is denied, the building would have to be redesigned, losing the uniform design that they have been encouraged to maintain.

Ms. Verhoff then provided images of the building footprint utilizing the setback reduction. She said staff is comfortable with the setback and recommends approval of this development, including the waiver.

Chair Vakas asked how this application compared to the approved preliminary plat. **Ms. Verhoff** responded that they are identical. Chair Vakas asked the applicant to come forward. **Jeff Skidmore, Schlagel & Associates,** 14920 West 107th Street, Lenexa, approached the podium. He had nothing to add but was happy to answer any questions. There were no questions for the applicant.

Chair Vakas noted that this was not a public hearing but asked if anyone in the audience wished to speak on this matter. There being no one, he called for discussion. There being no discussion, Chair Vakas asked for a motion.

FP18-0042 (PC Minutes) December 10, 2018 Page 2

Motion by Vice Chair. Rinke, seconded by Comm. Sutherland, to recommend approval of FP18-0042, with the following stipulations:

- a. A waiver shall be granted to permit a seven (7) foot side yard setback as shown on the final plat.
- b. The final plat is subject to a traffic signal tax of \$547.85.
- c. Prior to recording the final plat, a street tree plan shall be submitted in accordance with *UDO 18.30.130* requirements.
- d. All neighborhood amenities (i.e. trails and sidewalks) shall be competed with the respective phase of development. Bonds or letters of credit shall be submitted for any uncompleted amenities prior to approval of the next phase.
- e. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.
- f. All exterior ground or building mounted equipment, including but not limited to mechanical equipment and utility meter banks shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)



Planning Commission Meeting: December 10, 2018

Application:

HL-17-004

Request for a nomination of a historical landmark designation to the Olathe Register of Historic Places for the City of Olathe Cemetery.

Emily Carrillo, Neighborhood Planning Coordinator, appeared before the Planning Commission, summarizing a request for nomination to the Olathe Register of Historic Places for the Olathe Memorial Cemetery, located north of downtown Olathe, bounded by East Harold, a tree line and residential neighborhood to the south, Woodland Road to the East, and Northgate Street to the west. The cemetery was established in 1965 and includes over 10,00 graves, as well as several monuments, memorials and mausoleums. A cremation garden was added in 2013. The cemetery was recently listed to the National Register of Historic Places in 2016, and the Register of Historic Kansas Places.

Ms. Carrillo provided a background of the cemetery and various memorials located therein. She provided a visual of the design and layout of the cemetery. The area began as a 10-acre burial ground in 1865 and increased through three additions to its current form in 1955. A map provided a progression of development for this location. Ms. Carrillo noted that the historic chapel and shelter house is currently used as the cemetery office and is located on the southern portion of the grounds. The City of Olathe has owned and maintained the cemetery since 1879. She added that over 4,000 plots remain available and the cemetery continues to provide burials. Grant funding is provided by the Kansas State Historic Society, which assisted in doing a historical survey of the site, which led to the preparation of the national registry nomination, approved in January 2017.

Ms. Carrillo stated that the cemetery reflects important aspects of Olathe's history and contains graves of several persons or groups of persons of outstanding importance in the Olathe community. She reported that the Olathe Historic Preservation Board found that the property meets four out of five criteria for inclusion to the Olathe Register of Historic Places, as follows: It is associated with effects that have made a significant contribution to the broad history pattern of the city, county, state or nation; it is associated with a significant person or groups of persons in the history of the city, county, state or nation; it embodies distinctive characteristics of a type, period or method of construction, represents the work of a master builder or architect, possesses high artistic values, or represents a distinguishable entity whose components may lack individual distinction; and, possesses integrity of location, design, setting, materials and workmanship.

Ms. Carrillo reported that the Olathe Historic Preservation Board recommended approval of this application at their January 18, 2018, meeting. Based on these findings, staff recommends nomination of the subject property as a historical landmark designation on the Olathe Register of Historic Places.

Comm. Fry asked what criteria was not met. **Ms. Carrillo** responded that it was, "Yields or is likely to yield information important to pre-history or history." Comm. Fry asked that Ms. Carrillo

HL-17-004 December 10, 2018 Page 2

address the dissenting vote on the preservation board. Ms. Carrillo responded that the nomination on the floor at the time of that meeting was the eligibility based on the four criteria. One of the members felt strongly that it did not include all four and was only in favor of three of the criteria. Therefore, he was not in favor of the motion that was on the floor at the time of the vote.

Comm. Nelson commented that the Historic Preservation Board is not well known in the Olathe community, but appreciates that this a board that strives to honor Olathe's past. He thanks the board for their service and work in that respect. Comm. Nelson recalls that a nearby neighbor questioned whether this designation could have an adverse impact on surrounding residential. He asked Ms. Carrillo to respond. **Ms. Carrillo** said that at the public hearing of the preservation board, a member of the public spoke of a concern about the map that was sent out during the notification process, specifically if access to a property on north Chestnut would be an issue. They communicated it was not, but they also recognized that the map should be fixed to reflect that, and the property has been re-surveyed. Also, Ms. Carrillo noted that adjacent neighbors are not affected, but notification will be sent anytime anything is done. In summary, anything that happens on the Olathe cemetery property would not affect anything a neighbor might want to do with their property.

Comm. Rinke asked about benefits to being on the registry. **Ms. Carrillo** responded that at the local level, it's primarily recognition, as well as a streamlining of communication with neighbors. Also, at the state and national level, there are incentives, although there is not any right now at the local level.

Chair Vakas opened the public hearing. He noted that the applicant could not be present this evening but opened the floor to anyone wishing to speak. **Steve Christopher**, 15462 South Dice Lane, Olathe, approached the podium. He owns the property next door at 730 North Chestnut. He appreciates Comm. Nelson's acknowledgement of his previous comments. He notes that based on the re-survey, his concerns have been cleared up.

There was no one else wishing to speak on this matter. **Chair Vakas** called for a motion to close the public hearing.

Motion by Comm. Nelson, seconded by Vice-Chairman Rinke, to close the public hearing.

Motion passed 7-0.

There being no further discussion, **Chair Vakas** called for a motion on this item.

Motion by Comm. Fry, seconded by Comm. Nelson, to recommend approval of HL17-004, per the following staff recommendations:

Staff recommends approval of the proposed nomination for the Olathe Memorial Cemetery located at 738 S. Chestnut (HL-17-004) to the Olathe Register of Historic Places.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)



Planning Commission Meeting: December 10, 2018

Application:

<u>RZ18-0016:</u> Rezoning from R-1 to C-3 and R-4 District and preliminary development plan for Stag's Ridge

Dan Fernandez, Planner II, appeared before the Planning Commission, summarizing the request, which is a rezoning from R-1 to R-4 and C-3. The project consists of one climate-controlled storage building, a senior housing apartment building, and three commercial sites. He reported that of the 23.77 acres to be rezoned, approximately 12 acres will be multifamily residential, with the remaining acreage rezoned to C-3. The majority of this development is conceptual, and elevations were only submitted for Lot 1. The proposal is for seven buildings and 244 units.

Mr. Fernandez said the applicant initially proposed apartments on the entire west portion of the property. After discussion and review by staff, there was concern expressed about traffic. The applicant has revised the plan, which is the reason for the prior continuance back in October. Revised plans are presented tonight.

Mr. Fernandez reported that the subject property was rezoned to R-1 in 1970 and has been vacant since that rezoning. All requirements for public notification have been met. Two neighborhood meetings have been held. Staff has not received any correspondence for or against this proposal. However, a letter was received from Ernie Miller, who expressed concerns about the project. That letter has been included in tonight's packet, and Ernie Miller representatives are present this evening. Items they would like to see addressed include setbacks, stormwater, erosion control and landscape species, among others.

Mr. Fernandez noted that they have received elevations only for Lot 1 and the applicant will be below the height requirement for this district, which is 35 feet. All setbacks will be met. A new public street will be built, and a portion of an interior drive will be made public. Sidewalks are included, and all landscape requirements will be met at the final development plan stage.

Mr. Fernandez said that Ernie Miller representatives expressed concern about invasive species being planted throughout the site, which is always considered by staff. Staff said they are willing to share the landscape plan with Ernie Miller representatives so they can see what is going to be planted. Required landscape buffers are being provided. To the west, all the stream corridor is being preserved; that width is over 100 feet, which more than meets the buffer width. 30 feet is shown on the north side, 20 of which is a tree preservation easement, which has been included on the associated final plat. Per the UDO, the buffer can be 20 feet if existing vegetation is being preserved, as is the case in this application. Mr. Fernandez added that the applicant will plant additional vegetation after construction is completed. He said because the plan is conceptual and no other elevations were submitted, a revised preliminary plan is required and will come back to the Planning Commission. At that time, staff will revisit this issue to see if the area could be wider with some of the buildings or parking being reoriented. As presented, they are over the required minimum buffer.

RZ18-0016 (PC Minutes) December 10, 2018 Page 2

Additionally, **Mr. Fernandez** said the applicant is providing required detention basins on the south side, subject to Title 17 stormwater requirements. This was another issue brought up by Ernie Miller. Title 17 includes erosion control, which the applicant will be required to meet. The building on Lot 1 meets most building design requirements per the UDO. However, three waivers are requested. One is for horizontal articulation. The requirement for primary elevations — in this case, the southeast facing K-7, and the west, facing the interior lot — is that wall offsets need to be at least 4 feet; the applicant is showing 1-foot wall offsets. On the west elevation, there are no façade expression tools such as canopies; the applicant is requesting a waiver on that, as well as the 20 percent glass requirement. The applicant stated that the reason for the waiver requests is that the site is small, so it will be difficult to fit bigger wall offsets. Also, the west elevation is a loading dock area and it will be difficult to meet the glass requirement and the façade expression tools.

Mr. Fernandez stated that staff is supportive of the wall offset waiver. The applicant is providing high design features on the south and east elevations, which are the entrance elevations. They are above the glass requirement on both those elevations. However, staff is requiring that Category 1 materials be at least 70 percent or greater when the final development plan comes through. Staff also supports the other two waiver requests, the one for the glass requirement, as well as for façade expression tools such as canopies. However, he said that staff has stipulated that additional material changes be added to break up the long brick wall. Also, they are required to do a screen wall at the loading dock area, which will also help to break up the elevation. The third waiver, which staff supports, includes the use of Spec-Brik as a Category 1 material, which is a concrete masonry product that has the look and durability of brick.

Again, **Mr. Fernandez** stated that the remaining lots do not have elevations. Design guidelines were submitted and included in the packet. He presented examples of design features, materials and landscaping features that will be included with the rest of the development.

Mr. Fernandez said staff recommends approval of the rezoning request for the reasons listed in the staff report. He was available for questions.

Chair Vakas asked if there were questions for staff. Comm. Fry asked Mr. Fernandez to talk more about traffic. In his opinion, C-3 would generate more trips than residential. Mr. Fernandez responded that with 244 apartment units, the use is more intensive than what has been proposed. He noted that senior housing facilities have different peak hours, different times they are busy, which helps in terms of traffic. Also, climate storage is also a less-intensive use. Therefore, in comparison to the apartments that were proposed, there will be less traffic trips. Comm. Fry then asked if accepting the new brick material would meet the requirement of the UDO. Mr. Fernandez responded that it would have to be increased slightly, by a few percentage points.

Comm. Nelson had a question about process, asking if it was the applicant's intention to develop numerically lot by lot, starting with Lot 1. He is concerned if Lots 1 through 4 are developed and Lot 5 never gets developed, a residential asset has not been created; it's just a new commercial area. He asked if there is an expectation of the development process related to this proposal. **Mr. Fernandez** deferred that question to the applicant to address phasing. Comm. Nelson then said, as a City, there is no recommendation as to phasing. Mr. Fernandez said there is not, and again deferred to the applicant.

Comm. Rinke asked if all of the concerns expressed by Ernie Miller Park have been addressed. **Mr. Fernandez** responded that not all issues have been addressed. One of the larger issues was that Ernie Miller wanted to see a larger landscape buffer on the north side. Again, Mr.

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Fernandez noted that the applicant is meeting or exceeding the requirement. Also, the site falls down to the south so the buildings will sit lower than Ernie Miller and will not be as imposing. Mr. Fernandez said they also asked about fencing, which is something that can be addressed at the revised preliminary plan. He is open to suggestions from Ernie Miller.

Chair Vakas opened the public hearing for RZ18-0016 and asked the applicant to come forward. Kevin Tubbesing, 7021 Johnson Drive, Mission, approached the podium. Mr. Tubbesing stated that they have been meeting with staff for about a year and noted that this is an extremely difficult site. He said the entire southern half of the site is full of rough fill. The biggest issue is that every inch that they go to the south costs tens of thousands of dollars as they enter the fill area, which causes stability issues. He said the City's requirement of a 20-foot setback from the park has been increased and they have created a tree preservation area at 20 feet. He said that usually when there is a 20-foot easement, that doesn't mean that they leave it alone during construction. They are increasing that to 30 feet so that the 20 feet is actually left alone, and that there is 10 feet that, when putting in curbs, etc., it won't be affected by construction. He believes it will preserve any level of tree drip lines and what-not that are out there. Mr. Tubbesing added that they have meet with Park staff and agreed to not plant any undesirable species. He said they have requested a list of such plants, but they have not yet received that from the Park. They will comply with whatever the Park wants in that respect.

Mr. Tubbesing said that he is a bit opposed to putting in a fenced line, especially at the residential. He feels putting a park bench facing a fence doesn't make sense. Therefore, he has asked to work with Ernie Miller staff to create some sort of natural vegetation-based fence line.

Comm. Nelson asked Mr. Tubbesing to address phasing. Mr. Tubbesing responded that there is no phasing. He said they are going to be "horizontal" developers. They do not intend to do any of the vertical development. He said they are happy to finally be in Olathe. He said he is pushing something that may not organically fit within a commercial development because he feels it could be a good fit to have a senior complex next to the park. If that doesn't work, he said the possibility of going to commercial some day is possible. However, it is his intention to build a nice residential community that will fit in the community and add to the density to support the retail in the area. He feels it is a good blend.

There were no other questions of the applicant. **Chair Vakas** asked if anyone present wished to speak on this item. Seeing none, he called for a motion to close the public hearing.

Motion by Comm. Sutherland, seconded by Vice-Chairman Rinke, to close the public hearing.

Motion passed 7-0.

Comm. Rinke noted that R-1 is never going to work on this property. He would prefer to see senior housing here, but if it became commercial at some point, that would not bother him. He feels this is a natural commercial area. **Comm. Fry** added that it is important to acknowledge publicly how much of a gem and a jewel Ernie Miller is to the city and community, as well as to the state. He believes everything possible should be done to take care of the park.

Comm. Nelson is concerned that if Lot 5 doesn't develop as residential, what kind of traffic would end up occurring adjacent to the park. He is concerned that it might lead to large trucks driving in and out of the area. **Comm. Rinke** asked if the area with senior housing would be rezoned to R-4. **Mr. Fernandez** said that is correct. If the applicant wished to change it to commercial, the applicant would have to come in for another rezoning, including notifying neighbors and Ernie Miller. **Comm. Sutherland** added that they would also have to go through

RZ18-0016 (PC Minutes) December 10, 2018 Page 4

a preliminary development plan, which is another step in the process that would provide protection.

There were no other comments by commissioners. **Chair Vakas** called for a motion.

Motion by Comm. Fry, seconded by Comm. Sutherland, to recommend approval of RZ18-0016, for the following reasons:

- (1) The proposed development complies with the policies and goals of the *Comprehensive Plan* for Land Use (Principle LUCC 6.1).
- (2) The requested rezoning to C-3 and R-4 districts meet the *Unified Development Ordinance (UDO)* criteria for considering zoning applications.

Comm. Fry's motion included recommending that the following stipulations be included in the ordinance:

- (1) Final plats shall be approved and recorded, and all excise fees paid prior to issuance of building permits.
- (2) Prior to submitting for final site development plans, revised preliminary site development plans including architectural elevations are required for the 2 commercial buildings labeled Lots 2 and 3 on the site plan and for the climate-controlled indoor storage and senior housing facility.
- (3) Final site development plans shall be approved prior to submitting for building permits.
- (4) A pavement, curb and street light assessment of the existing roadway between the proposed road and Spruce Street will be performed by City Staff prior to placement of asphalt on the proposed roadway. All deficiencies, including mill and overlay, curb replacement and street light installation, will be required to be repaired at the cost of the developer prior to accepting all other public improvements.
- (5) Stag's Ridge development property owners will provide snow removal and winter weather treatment to the public street pavement and sidewalks on Spruce Street, west of K-7; and the public street, north of Spruce. This will be in coordination and to a similar level to that provided within the commercial parking area and drives of the adjoining properties. This responsibility will begin immediately following the City payment of funds into the Court to complete the condemnation acquisition and shall terminate immediately after the first TCO is issued for a building within the proposed development.

Comm. Fry's motion included recommending that the following stipulations be included in the final site development plan:

(1) A waiver shall be granted for the Building on Lot 1 to permit 1-foot wall offsets on the primary elevations if the minimum requirement of Category 1 materials is met on these primary elevations.

- (2) A waiver shall be granted for the building on Lot 1 to permit the west elevation not to have additional façade expression tools and a focal point element if additional changes of materials are added to this elevation.
- (3) A waiver shall be granted for the building on Lot 1 to permit Spec-Brik to be used as a Category 1 material as it has the look and durability of regular brick.
- (4) The Category 1 materials shall be 70% or more on the primary elevations (south, east and west) with the final site development plan submittal.
- (5) Additional change of materials shall be added to the west elevation of the building on Lot 1 to eliminate large sections of blank walls due to waivers being granted in stipulations C-1, C-2 and C-3.
- (6) The overhead door on the south elevation of the Lot 1 building shall include a canopy over the door or windows in the door as required by Building Design Category 4.
- (7) A decorative screen wall shall be located along the dock area for the building on Lot 1 for screening.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7) No: (0)



Planning Commission Meeting: December 10, 2018

Application: FP18-0044 Final Plat for Stag's Ridge

Please refer to RZ18-0016 for discussion of this application.

Motion by Comm. Munoz, seconded by Comm. Fry, to recommend approval of FP18-0044, with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.
- b. Prior to recording the final plat, all required fees shall be submitted to the City Planning Division.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)



Planning Commission Meeting: December 10, 2018

Application:	RZ18-0019:	Rezoning from R-1 and AG to R-1 District for
		Beautiful Savior Lutheran Church

Kim Hollingsworth, Senior Planner, appeared before the Planning Commission, summarizing the request for a rezoning and preliminary development plan for Beautiful Savior Lutheran Church to accommodate a 59,520 square foot addition to the existing building. The subject property is a total of 7.4 acres and is currently zoned AG and R-1. The 2.75 acre portion on the northern part of the site was zoned AG in 1970. The 1.62 acre portion in the southern part of the site was zoned R-1 in 1990 to accommodate a single-family home, which is now owned by the church. She added that the subject property is located within the Conventional Neighborhood future land use designation of PlanOlathe and is surrounded by similar land uses. Land uses permitted within the R-1 District are consistent with the Comprehensive Plan, and she said staff is comfortable with those permitted uses to further the existing church facility.

Ms. Hollingsworth presented a view of the site looking east from south Black Bob Road, noting the existing church facility, a preschool and a play area. She added that there is currently a significant setback from Black Bob Road. She then presented a view towards the second phase of Crestwood Village, which is currently under construction and adjacent to the church facility. A view of the north side of the building shows where the addition would start to the right of the existing building.

Ms. Hollingsworth then showed an aerial view of the existing church facility. She pointed out the single-family home on the site and said the applicant is proposing that that home be demolished to accommodate the revised plans. She presented a site plan, indicating proposed additions that would be completed in phases, beginning with the fellowship hall and including a maintenance building in the far northern corner. Additional parking of 105 spaces is noted on the site, totaling 282 spaces. Existing access on the southern portion of the property would be maintained. However, the existing drive for the single-family home would be shifted further north to accommodate the new access point. Ms. Hollingsworth said Traffic is supportive of the revised access point. Additionally, detention facilities would be located in the northern portion of the site.

Ms. Hollingsworth presented the landscape plan, noting that there will be complete screening down Black Bob road, screening the parking area. The applicant held a neighborhood meeting, no one attended. However, Ms. Hollingsworth said staff received a comment from a property owner to the north, who was curious about the buffer requirements in this area. She said there is no buffer requirement from R-1 to R-1. However, the applicant is providing a 20-foot landscape easement and significant landscaping. When that information was shared with the property owner, they were very comfortable with that amount of landscaping.

Ms. Hollingsworth presented proposed building elevations that were included by the applicant. She said the applicant is proposing stone, brick, glass, Dryvit EFIS, and architectural metal throughout the building. She added that the project meets site design standards and is subject to Building Category Design C. She said the applicant meets or exceeds all articulation and façade expression tool requirements. However, they are requesting two waivers. The first is to permit a 17 percent reduction in the quantity of transparent glass on the primary façade, which

RZ18-0019 December 10, 2018 Page 2

is the west façade facing Black Bob Road. The second would be to reclassify the Dryvit material as a Category 1 material in lieu of genuine stucco. She said staff supports the glass reduction on the west façade as the proposed uses in those areas are not always conducive to a great amount of glass. Additionally, the façade is set back a significant distance from Black Bob Road and there will be several layers of landscaping in this area, including plant materials that are available year-round. Staff supports the Category 1 waiver material request and finds it to be a durable material, compatible with the architectural style of the building. Also, the applicant has exceeded other building articulation requirements.

Ms. Hollingsworth concluded by saying that staff recommends approval of RZ18-0019, with the stipulations listed in the staff report.

Comm. Corcoran asked if reclassifying EFIS as a Category 1 material has been done before. **Ms. Hollingsworth** replied that on different sites, alternating that material has been allowed. She said the UDO was recently modified to address the process for reclassifying materials. **Sean Pendley, Senior Planner**, added that this is identical to the exception that was recently approved for St. Paul's Catholic Church.

Comm. Nelson asked if the lack of a requirement for a right turn lane into the site from Black Bob is because the predominant use will be during non-peak hours. **Ms. Hollingsworth** replied that she believes it is intended that a typical user will enter at the primary entrance to the south. She is not aware of any concerns by the Traffic Department. **Cheryl Lambrecht, City Traffic Engineer**, approached the podium. She agreed that church activities are usually during off-peak hours, which is why Traffic did not ask for right turn lanes on Black Bob.

There were no further questions of staff. Chair Vakas opened the public hearing and asked the applicant to come forward. Judd Claussen, Phelps Engineering, 1270 North Winchester, approached the podium. He introduced the architect, Jeff Schroeder, in the event there are any building questions. Mr. Claussen presented an exhibit, noting that they have elected to rezone the entire parcel using the deed legal description, making it clear for anyone who may question it in the future. Mr. Claussen said this church has been in existence since the mid 1990's and has grown steadily over the years. The church has undergone a couple expansions over the last few years. Understanding that future development on adjacent properties is coming, they decided to master plan the rest of the property, planning for how the church might grow and what that looks like. The fellowship hall will be built in the first phase of the expansion. Again, the existing one-story building will be demolished. Mr. Claussen further outlined where the expansions will be happening on the site. The church is in agreement with the stipulations and was available for questions.

Comm. Fry also questioned the right-hand turning lane and asked why the church would want or not want that lane. **Mr. Claussen** responded that there is no school associated with this church, so AM and PM peak hours where one would normally worry about turn lanes do not exist on this site. The predominance of traffic will occur around Sunday morning services and Wednesday evening activities. Again, Mr. Claussen stated that the church elders' desire was not to construct a turn lane with the improvements.

Chair Vakas asked if anyone else present wished to speak for or against this item. Seeing none, he called for a motion to close the public hearing.

Motion by Comm. Nelson, seconded by Comm. Munoz, to close the public hearing.

Motion passed 7-0.

Motion by Vice Chair Rinke, seconded by Comm. Sutherland, to recommend approval of RZ18-0019, for the following reasons:

(1) The proposed development complies with the policies and goals of the *Comprehensive Plan.*

Principle LUCC-6: **Discourage Sprawl**. "Discourage "leap-frog" or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas."

Principle LUCC-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.

(2) The requested rezoning to R-1 District meets the *Unified Development Ordinance (UDO)* criteria for considering zoning applications

Vice Chair Rinke's motion included recommending including the following stipulations:

a) A preliminary and final site development plan shall be approved prior to issuance of a building permit.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)



Planning Commission Meeting: December 10, 2018

• • • • • • • • • • • • • • • • • • • •	Revised Preliminary Site Development Plan for Beautiful Savior Lutheran Church
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Please refer to RZ18-0019 for discussion of this application.

Motion by Vice Chair Rinke, seconded by Comm. Corcoran, to recommend approval of PR18-0045, for the following reasons:

- a. A waiver shall be granted from 18.15.035 Building Design Category C to permit a 17% reduction in the quantity of transparent glass within the primary façade as shown on the attached architectural elevations.
- b. A waiver shall be granted from 18.15.035 Building Design Category C to reclassify EIFS as a Category 1 material to meet the minimum building material requirements. Building materials will follow that shown in the attached architectural elevations
- c. As required by the *UDO* and stated on the preliminary development plan, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks, coolers and loading docks shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- d. A final site development plan shall be approved prior to building permit submittal.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)



MINUTES – Other Matters

Planning Commission Meeting: December 10, 2018

Chair Vakas noted that the next Planning Commission meeting is scheduled for Monday, January 14, 2019, at 7:00 p.m. **Sean Pendley, Senior Planner,** noted that there will be a Board of Zoning Appeals workshop on Monday, January 7, 2018.

Chair Vakas wished everyone Happy Holidays. There were no other announcements.

Meeting adjourned.



STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application: FP18-0041, Final Plat, Beautiful Savior Lutheran Church,

Second Plat

Location: 13145 S. Black Bob Road

Owner: Doug Mahnken, Beautiful Savior Lutheran Church

Applicant/Engineer: Judd D. Claussen, P.E., Phelps Engineering, Inc.

Staff Contact: Kim Hollingsworth, Senior Planner

Site Area: 8.17± acres Proposed Use: Church/Religious Assembly

Lots: <u>1</u> Current Zoning: <u>R-1 (Residential Single-Family)</u>

Tracts: 0

1. Introduction:

The following is a final plat for Beautiful Savior Lutheran Church, Second Plat containing a replat of one lot and no tracts. The subject property is located at 13145 S. Black Bob Road. A rezoning to R-1 and preliminary development plan were approved January 8, 2019. A building expansion is planned to accommodate an expanded fellowship hall, classrooms, gymnasium, parking area and pedestrian amenities within the overall 8.17-acre site.

2. Plat Review:

a. <u>Lots/Tracts</u> – The plat includes one lot and no common tracts. The proposed area for Lot 1 is 7.4 acres and the previous area of Lot 1 was 5.0 acres.



View from Black Bob Road, looking east

b. <u>Public Utilities</u> – The subject property is served by existing utilities including City of Olathe water and sewer. Several easements including Utility Easements (U/E), Drainage Easements (D/E), and a Tree Preservation Easement (TP/E) will be dedicated with this final plat.



Aerial view of the property, looking north

- c. <u>Streets/Right-of-Way</u> The access drives within the development will remain similar to the existing configuration and access will be exclusively provided from Black Bob Road. The southern, main entrance will remain unchanged; however, the northern entrance will be relocated further north within the site. Right-of-way for Black Bob Road is dedicated as part of this final plat.
- d. <u>Landscaping</u> –The proposed preliminary landscape plan greatly improves the quantity, variety and quality of landscaping provided within the development today. A continuous wall of evergreen shrubs will be provided to screen the parking lot fronting Black Bob Road. Additional trees and a variety of shrubs will be distributed throughout the new parking lot, within perimeter areas and landscape islands. Landscaping will be provided along the north and northeast property boundaries to provide additional screening of the proposed buildings from the two-family residential homes located in the Crestwood Village neighborhood.

3. Excise Taxes:

Final plats are subject to a street excise tax of \$0.215 per square foot of land area. Based on the unplatted area of 2.41± acres, the required **street excise tax** is **\$22,574.87**. The

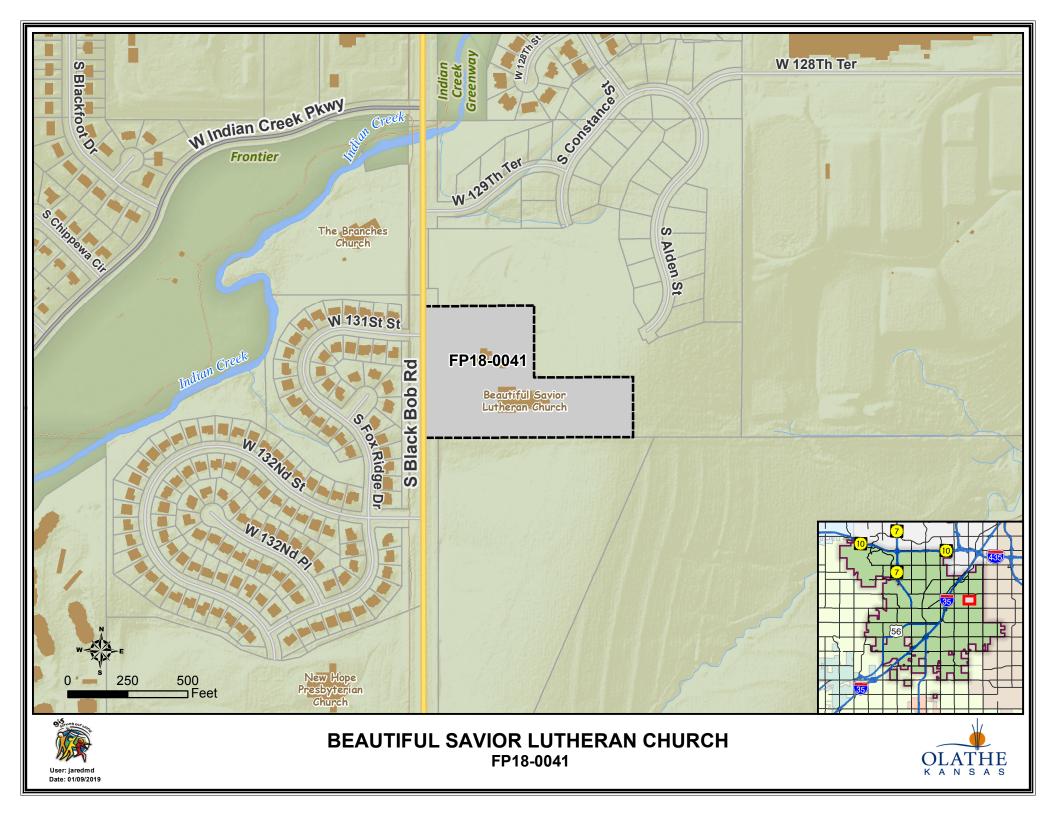
required excise fee shall be submitted to the Planning Division prior to recording the final plat.

Final plats are subject to a traffic signal excise tax of \$0.0037 per square foot of land area in residential zoning districts. Based on the area to be platted, the required **traffic signal excise fee** is **\$388.50**. The required excise fee shall be submitted to the Planning Division prior to recording the final plat.

4. Staff Recommendation:

Staff recommends approval of FP18-0041 with the following stipulations:

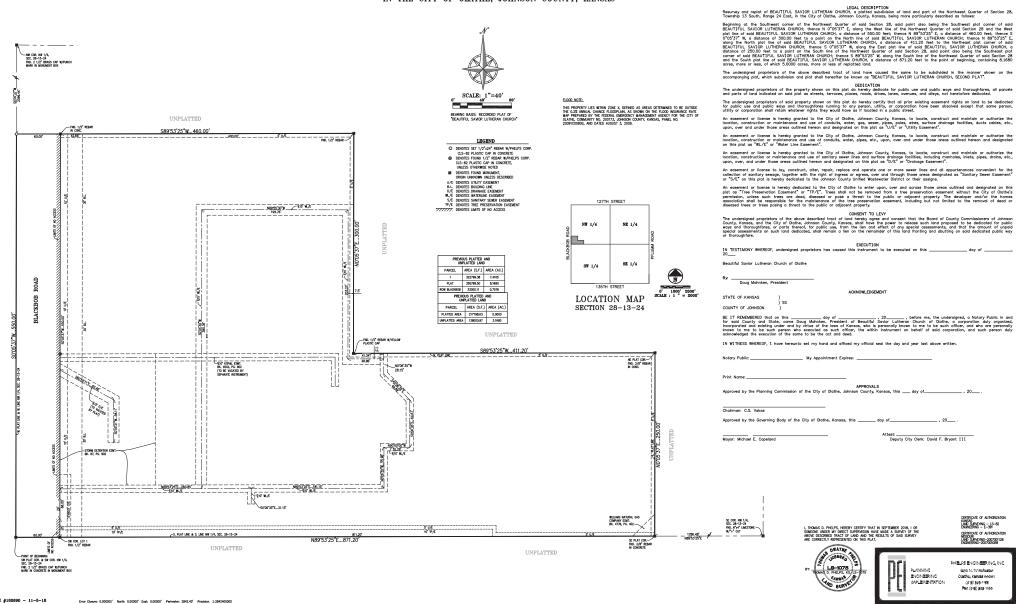
- a) The final plat is subject to a street excise tax of \$22,574.87. The required excise fee shall be submitted to the Planning Division prior to the recording the final plat.
- b) The final plat is subject to a traffic signal excise tax of **\$388.50**. The required excise fee shall be submitted to the Planning Division prior to recording the final plat.
- c) Tree preservation fencing shall be installed around tree preservation easements according to UDO requirements.



FINAL PLAT OF

BEAUTIFUL SAVIOR LUTHERAN CHURCH, SECOND PLAT

RESURVEY AND REPLAT OF BEAUTIFUL SAVIOR LUTHERAN CHURCH AND PART OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 13 SOUTH, RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS





City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application: FP18-0046, Final Plat for Lone Elm Senior Apartments

Location: Along the west side of Lone Elm Road, ¼ mile north of its intersection

with W. 119th Street

Owner/Applicant: William F. McCroy, Jr.; JC Mulligan Development Group, LLC

Engineer: Dan Foster, PLA; Schlagel & Associates, P.A.

Staff Contact: Zachary Moore, Planner II

Site Area: 9.58± acres Proposed Use: Multi-Family Residential

(173 units)

Lots: $\underline{1}$ **Density:** $\underline{18.05 \text{ units/acre}}$

Tracts: $\underline{0}$ Current Zoning: $\underline{R-4}$

1. Comments:

The following application is a final plat for Lone Elm Senior Apartments containing 1 multifamily lot and no common tracts. An 8.83± acre portion of the subject property was rezoned to R-4 (RZ-16-010) in 2017 and the remaining 0.75± acre portion of the site was rezoned to R-4 (RZ18-0010) in August 2018. A revised preliminary site development plan (PR18-0035) for the overall site was also approved in August 2018 for a 173-unit senior living complex. The final plat for Lone Elm Senior Apartments is consistent with the approved preliminary plan.

2. Plat Review:

- a. <u>Lots/Tracts</u> The plat includes a total of 1 multi-family lot and no common tracts. The multifamily lot is approximately 9.16± acres and there is 0.42± acres of right-of-way that will be dedicated with the final plat. The final plat for Lone Elm Senior Apartments is consistent with the City's *Unified Development Ordinance (UDO)*.
- b. <u>Public Utilities</u> The subject property is located within the City of Olathe Sewer and Johnson County WaterOne Service Areas. Utility Easements (U/E), Sanitary Easements (S/E), Drainage Easements (D/E), Waterline Easements (W/E), and Access Easements (A/E) will be dedicated with this final plat.
- c. <u>Streets/Right-of-Way</u> This final plat for the Lone Elm Senior Apartments includes dedication of approximately 0.42± acres of right-of-way for Lone Elm Road along the plat's eastern boundary. The proposed senior living facility will take access from the east, where a private drive will intersect with Lone Elm Road, directly across from the existing W. 116th Street to the east.

d. <u>Landscaping/Tree Preservation</u> – There are some existing trees on the subject property, which will be removed when the senior apartments are constructed. New landscaping will be provided as was depicted on the revised preliminary site development plan. The landscape plan approved with the revised preliminary site development plan complies with the landscaping requirements of the *UDO*.



Aerial view of site - plat area outlined in red



View of site – looking west from Lone Elm Road

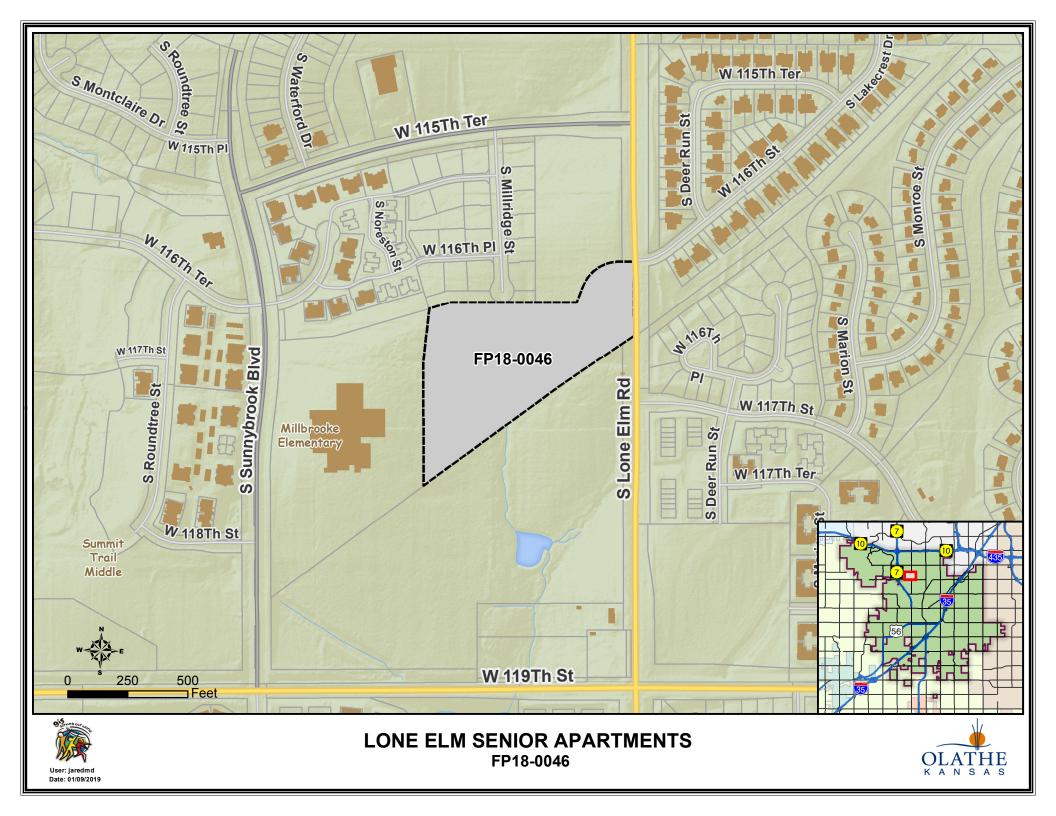
3. Excise Taxes:

Properties that have been previously platted are exempt from paying excise taxes. The area that is included with this replat application was previously platted in 2001 as part of the Sunnybrook, 2nd Plat, therefore, the subject plat application is exempt from excise taxes.

4. Staff Recommendation:

Staff recommends approval of FP18-0046, Lone Elm Senior Apartments, with the following stipulations:

- a) A sidewalk and address plat shall be submitted prior to issuance of building permits.
- b) Prior to recording the final plat, dedication language for the Waterline Easement (W/E) and Access Easement (A/E) shall be included on the plat.
- c) Prior to recording the final plat, language for the stormwater detention/stormwater quality easements shall be revised. These easements shall be permanent stormwater quality/quantity drainage easements.
- d) The following language shall be added to the Plat prior to recording: A 30-foot Public Recreation Easement (PR/E) shall be provided within the gas pipeline easement for a future bike/hike trail. The trail may cross south of the property line, or may stay north of the southern property line entirely, the location of the trail within this easement shall be determined by the City Parks and Recreation Department at the time of installation.



FINAL PLAT OF LONE ELM SENIOR APARTMENTS DESCRIPTION: A replat of part of Lot 2 and part of Lot 3 as platted in SUNNYBROOK, a subdivision in the City of Clathe as recorded in book 114, page 31, located in the Southeast One-Quarter of Section 15, Township 13 South, Range 23 East, Johnson County, Kansas, being more particularly described as follows: A REPLAT OF PART OF LOTS 2 AND 3 "SUNNYBROOK" IN THE SE. 1/4 OF SEC.15-13-23 Commencing at the Northeast common of the said Southeast One-Quarter of Section 15, thereo South CO degrees 15 minutes 40 accords East (patient South 120 degrees 15 minutes 40 accords East) (patient South 120 degrees 15 minutes 40 accords East) (patient South 120 degrees 15 minutes 40 accords East) (patient South 120 degrees 15 minutes 40 accords East) (patient South 120 degrees 15 minutes 40 accords East) (patient South 120 degrees 15 minutes 40 accords East) (patient South 120 degrees 15 minutes 40 accords East) (patient South 120 degrees 15 minutes 40 accords East) (patient South 120 degrees 15 minutes 40 accords East) (patient South 120 degrees 15 minutes 40 accords East) (patient South 120 degrees 15 minutes 40 accords East) (patient East) (IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS being the Southwest corner of VILLAS AT SUNNYBROOK EAST, a subdivision in the City of Olathe as recorded in book 201706 at page 006360; thence North 71 degrees 50 minutes Of seconds East along the South line of said YULAS AT SUNNYWEROOK EAST, a distance of 8.50 feet (pathed 85.64), these North 97 degrees AS immutes 40 seconds East along the said South line and the Easthey destination benef DEDICATIONS: POINT OF BEGINNING R=160.00* The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "LONE ELM SENIOR APARTMENTS". L=188.67 Δ=67*33'42' The undersigned proprietor of add groups; about on this plat does heathy deficials those portions of the streets and modeling about as 1. TOME ELM ROAD! together with all other periods and part for find indicated on the gast and not hereforther decidated, as selects bettermine, model, officers, better, better, street, officers, better, better, street, officers, better, better, street, officers, better, better, street, officers, street, better, street, officers, better, better, street, officers, better, better, street, officers, better, better, and street, better, better, and street, better, better, and street, better, bett An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sever pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on the IDV of Dathe, Kansas, and other governmental entities are not such under such case to such case the substitute of 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 sanitary sewer pipes and structures upon, over and under the areas outlined and designated on this plat as "Sanitary Easement" or "S/E" An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities relative to storm water drainage and sidewalks upon, over, or under the areas outlined and designated on this plat as "Drainage Easement" or "DIE". throughfares running to any person, utility or corporation have been absolved except that same person, utility or corporation shall retain whatever and to be decided for public to located in a public steet. The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and (P)85.94'__ RESTRICTIONS: All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owner, or their authorized representatives COLLEGE BLVD. The undersigned proprietor of the described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe. CL 40' W/E Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfaires, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessment on such land dedicated shall become and remain a lien on the remainder of this land fronting or NW1/4 NE1/4 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 City. The maintenance of the stormwater detention facilities located within the Drainage Easements and all water qualify BMP's within Drainage Easements are to be maintained by the owner CONSENT TO LEVY: The undersigned proprietor of the above described hand also heady agrees and consents that the Board of Courty Commissioners of Johnson Courty, Kenses, and the City of Clattle, Johnson Courty, Kenses, and the or the power to release such intelled appropriet to be detacted for guide usage and throughpass or past therectly of past of must be power of the W 119TH ST SECTION 15-13-23 LOCATION MAP EXECUTION: has caused this instrument to be executed, this _____ day of __ IN TESTIMONY WHEREOE SCALE: 1" = 60" BASIS OF BEARINGS ACKNOWLEDGMENT: OLATHE ELEN BOOK 201305. STATE OF COUNTY OF LEGEND: APPROVALS: FOUND MONUMENT AS NOTED _ 2018, before me, the undersigned, a Notary Public in and for said County and State, came APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this FOUND 1/2" REBAR W/ CLS 82 CAP UNLESS OTHERWISE NOTED ... who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same. SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED EXISTING LOT AND PROPERTY LINES Chairman C.S. VAKAS EXISTING PLAT AND R/W LINES IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written ACCESS EASEMENT BUILDING LINE DRAINAGE EASEMENT RIGHT-OF-WAY S/E Notary Public SANITARY SEWER EASEMENT Mayor, MICHAEL COPELAND David F. Bryant III, MMC, Deputy City Clerk UTILITY EASEMENT WATERLINE FASEMENT My Commission Expires: I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 11-28-2017 THE DETAILS SHOWN ARE TRUE SCHLAGEL & ASSOCIATES, P. A. Engineers • Planners • Surveyors • Landscape Architects

AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Agron T. Reuter - Land Surveyo

KS# I S-1429

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PROJ. NO. 15-233 SHEET NO. 1 OF 1



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application: FP18-0048, Final Plat for Boulder Hills, Third Plat

Location: Along the west side of Black Bob Road, about ¼ mile north of 175th

Street

Owner/Applicant: Travis Schram; K3, LLC

Engineer: Mark Breuer; Schlagel & Associates, P.A.

Staff Contact: Zachary Moore, Planner II

Site Area: 19.50± acres Proposed Use: Single-Family

Residential

Lots: <u>57</u> Density: <u>2.92 units/acre</u>

Tracts: $\underline{3}$ Current Zoning: $\underline{R-1}$

1. Comments:

The following application is a final plat for Boulder Hills, Third Plat containing 57 single-family lots and 3 common tracts. The subject property was rezoned to R-1 in 2007, and had a preliminary plat approved in 2016. There was a previous final plat application for Boulder Hills, Third Plat, which was approved in September 2017. This plat is generally consistent with both the previously approved preliminary and final plats; however, the location of the pool has been slightly modified. The estimated value of the proposed homes in this phase is stated to be between \$275,000 and \$400,000.

2. Plat Review:

a. <u>Lots/Tracts</u> – The plat includes a total of 57 single-family lots and 3 common tracts. The layout of the streets, lots, and common tracts is consistent with the approved preliminary plat. The final plat for Boulder Hills, Third Plat follows the general trend of development for the entire Boulder Hills subdivision.

The proposed lots exceed the minimum lot area of 7,200 square feet as required for R-1 Districts. The average lot size for this subdivision is 11,132 square feet.

Tracts L, M, and N will be owned and maintained by K3, LLC and its successors or assigns for the use of trails, landscaping, and open space. Tract M will also contain stormwater facilities and water quality BMPs.

b. <u>Public Utilities</u> – The subject property is located within the Johnson County Wastewater and WaterOne service areas. Utility Easements (U/E), Drainage Easements (D/E), Landscape and Access Easements (L/E & A/E), and a Stormwater Quality/Quantity Easement (BMP/E) will be dedicated with this final plat.

- c. <u>Streets/Right-of-Way</u> This phase of the Meadows of Valley Ridge will have access from the First and Second Plats of this subdivision from the east and west, respectively. West 171st Terrace will connect in the northeastern portion of the plat to the first phase, and that road will continue south and west, through the Third Plat, until it connects (as W. 172nd Court) to the Second Plat in the southwestern portion of the plat. W. 172nd Place will also connect the Third Plat to the First Plat to the east, in the center of this phase. Three cul-de-sacs will extend south and east from the spine road of this phase; 171st Place, W. 172nd Court, and Tomashaw Street. All streets will meet *Unified Development Ordinance (UDO)* requirements for public right-of-way. All streets included in this plat are dedicated to public use.
- d. <u>Landscaping/Tree Preservation</u> All landscaping and related materials that are planted or constructed within the adjacent street right-of-way shall be maintained by the Property Owners and the Developer, or their authorized representatives thereof. Prior to recording the final plat, a street tree plan shall be submitted, compliant with Section 18.30.130 of the UDO. Additionally, all single-family lots are required to have a minimum of three interior lot trees planted at the time of issuance of a certificate of occupancy.



Aerial view of site – plat area outlined in navy



View of site – looking west from W. 171st Terrace

3. Excise Taxes:

Final plats are subject to a street excise tax of \$0.215 per square foot of land area. The required excise fee shall be submitted to the City Planning Division prior to recording the final plat. Based on the net Plat area (19.50± acres), the total excise tax for streets is \$182,610.31.

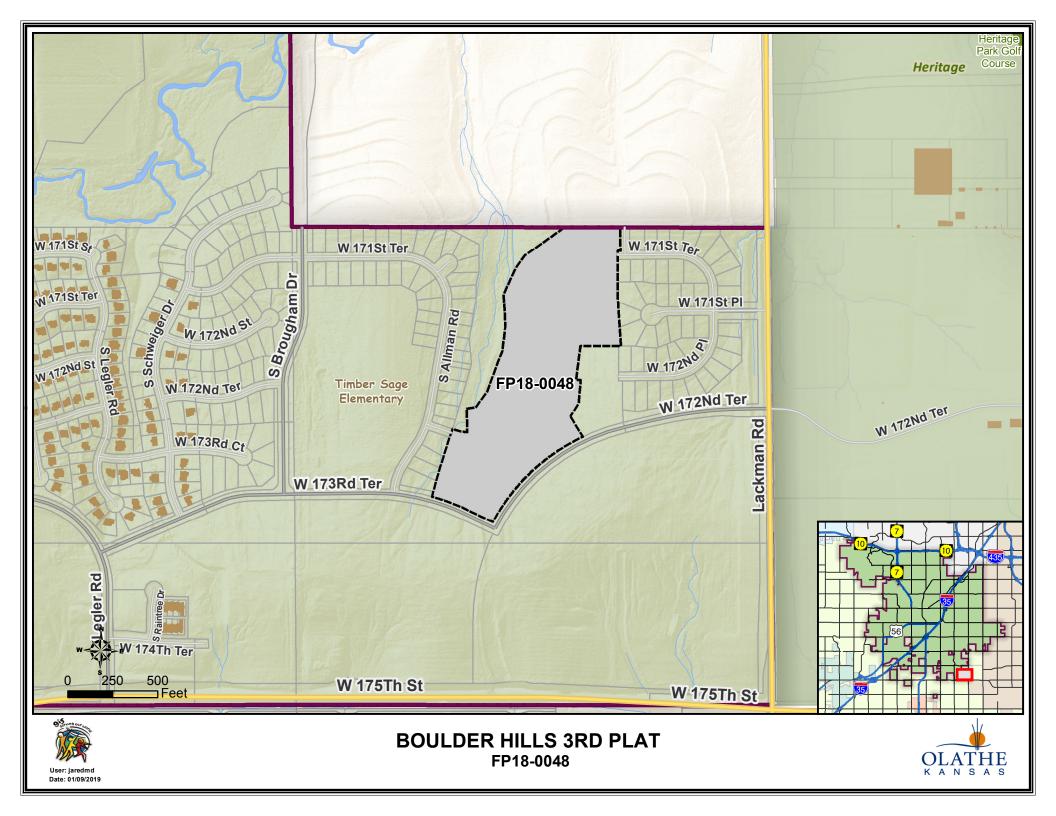
Final plats are subject to a traffic signal excise tax of \$0.0037 per square foot of land for single-family residential zoning. The required excise fee shall be submitted to the City Planning Division prior to recording the final plat. Based on the net Plat area (19.50± acres), the total excise tax for traffic signals is \$3,142.60.

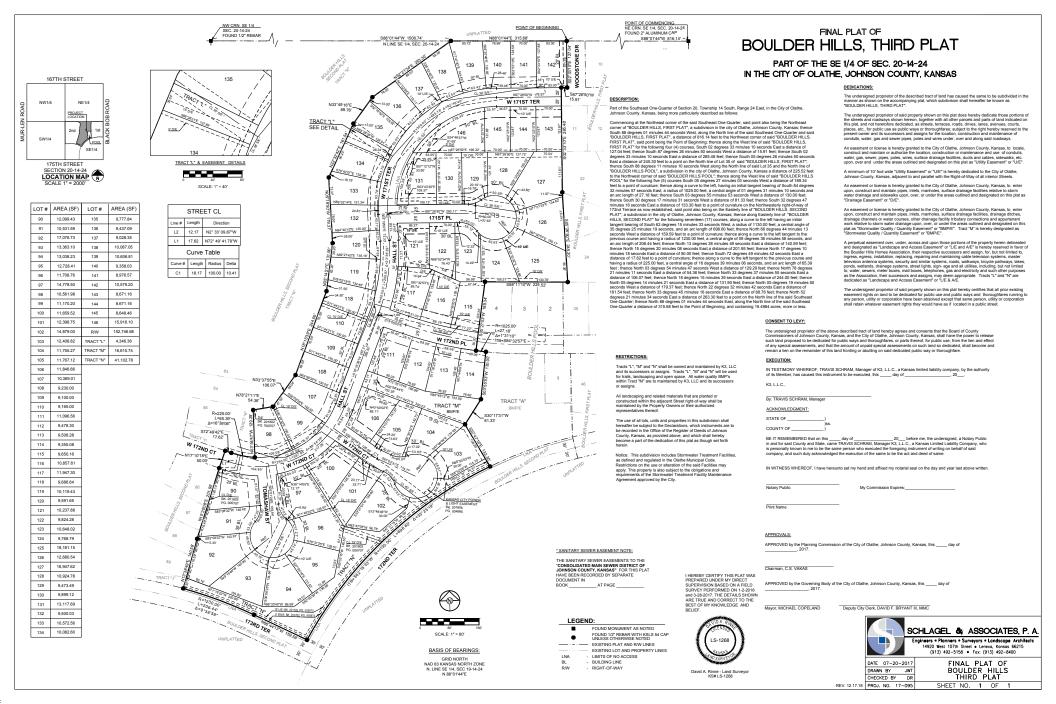
4. Staff Recommendation:

Staff recommends approval of FP18-0048, Boulder Hills, Third Plat, with the following stipulations:

- a) The final plat is subject to a street excise tax of \$182,610.31. The required excise tax shall be submitted to the City Planning Division prior to recording the final plat.
- b) The final plat is subject to a traffic signal excise tax of \$3,142.60. The required excise tax shall be submitted to the City Planning Division prior to recording the final plat.
- c) A sidewalk and address plat shall be submitted prior to issuance of building permits.
- d) Prior to recording the plat, a street tree plan shall be submitted and approved, per *UDO*, *Section 18.30.130*.

- e) All on-site wiring and cables shall be placed underground.
- f) Utility cabinets shall not be placed in the front or side yards, unless first requested by the applicant and authorized by the Chief Planning and Development Officer and must include landscaping to screen the equipment from public view. Any such request shall include an exhibit demonstrating the typical screening to be provided prior to recording the plat.
- g) Fire hydrants are required within 400 feet of all residential units (travel distance). Dead-end water mains with fire hydrants are not permitted unless water supply calculations can be provided that demonstrates an adequate water supply is provided; otherwise the water supply for hydrants is required to be looped to existing mains.







City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application: FP18-0049 Final Plat for St. Paul's Catholic Church

Location: NEC of W. 115th Terr. and Lone Elm Road

Owner/Applicant: Roman Catholic Archdiocese of Kansas City, KS

Engineer: Jeffrey T. Skidmore, Schlagel & Associates

Staff Contact: Dan Fernandez, Planner II

Acres: 20.85± acres Proposed Use: Church/Duplex

Current Zoning: R-2 Lots: 2

Tracts: 0

1. Comments:

This is a request for approval of a final plat for St. Paul's Catholic Church Replat on 20.85± acres, located at the northwest corner of 115th Terrace and Lone Elm Road. The subject property was rezoned from BP and RP-1 to R-2 (RZ16-0009) in November 2016 and included preliminary site development plan for St. Paul's Catholic Church and School. A final plat (FP17-0021) was approved in July 2017.







View from 115th Terrace of newly created R-2 lot

2. Final Plat Review

a. <u>Lots/Tracts</u> –The replat includes 2 lots on 20.85 acres. Lot 1 is the location of the future St. Paul's Catholic Church and school. A replat has been submitted to create Lot 2 which is located on the west side of the property between the Goddard

School and the Covington Court development. The applicant states that Lot 2 will be the site of a new twin villa but staff has also been contacted about locating a community garden at this site which is also permitted in R-2 Districts. All required applications and permits shall be submitted and approved prior to any development taking place on Lot 2.

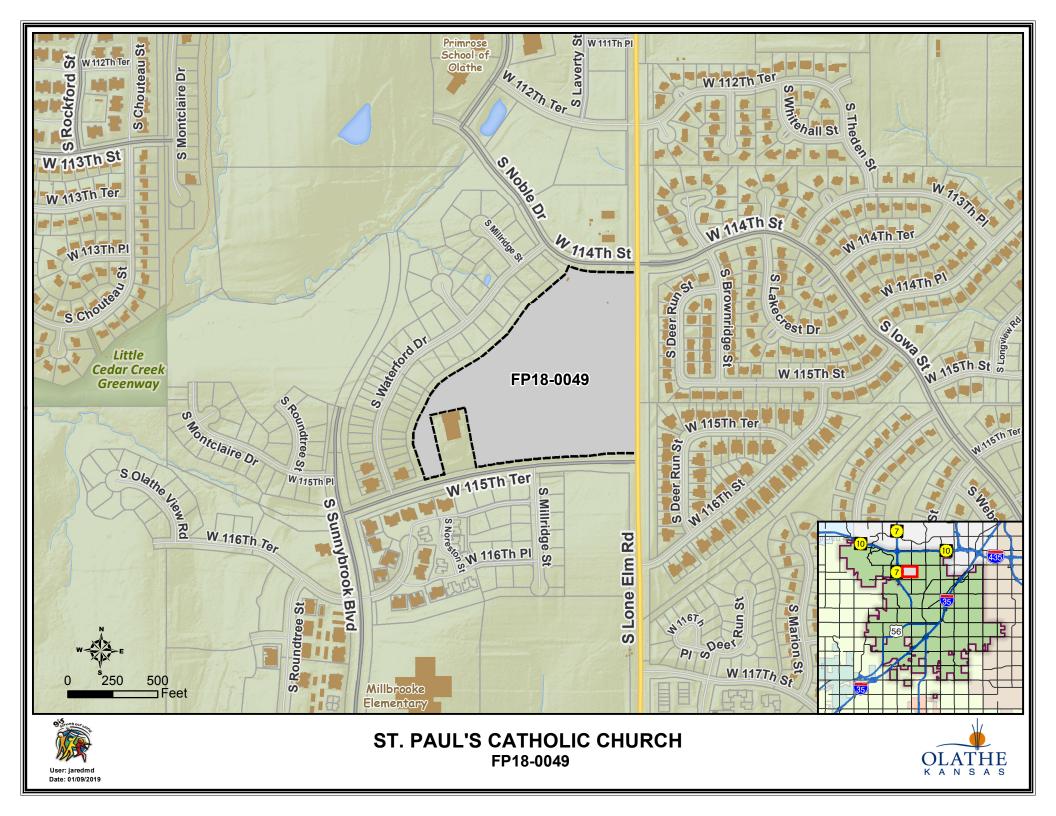
No tracts are being dedicated with this replat, however, easements are being dedicated for stormwater quality and detention.

- b. <u>Utilities/Municipal Services</u> –The property is located in the Water District #1 and City of Olathe sewer service areas. The applicant will need to coordinate with the respective utility providers for required water and sewer connections.
- c. <u>Streets</u> Lot 1 will have access to 115th Terrace and Lone Elm Road. There are no changes to the proposed access points for St. Paul's with this application. Lot 2 will have access to 115th Terrace. Future access drives and parking areas will be determined with future applications.
- d. <u>Street and Signal Excise Taxes</u> The property is already platted and therefore exempt from street and signal excise taxes.

3. Staff Recommendation:

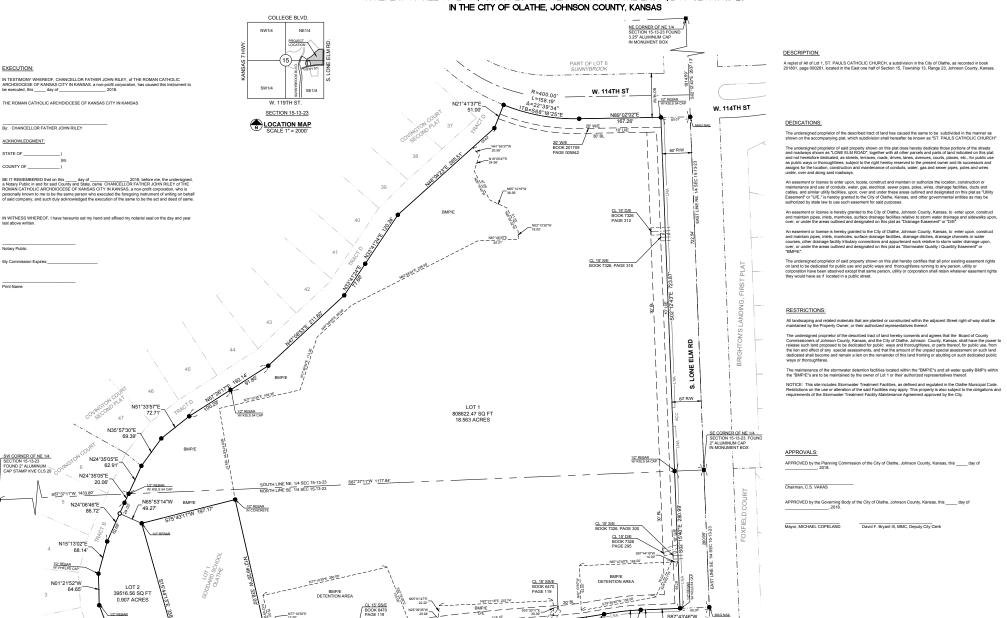
Staff recommends approval of FP18-0049 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.
- b. All required applications and permits shall be submitted and approved prior to any development taking place on Lot 2.
- c. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials.
- d. Prior to issuance of a building permit, a performance and maintenance bond or letter of credit in an amount to be determined by the City Engineer, shall be submitted in accordance with UDO 18.30.120C and UDO 18.30.210 E. to ensure that all erosion control measures and water quality features are installed and maintained and that all of the development's streets and sidewalks remain free of debris during all phases of construction.



ST. PAULS CATHOLIC CHURCH REPLAT

A REPLAT OF ALL OF LOT 1, "ST. PAULS CATHOLIC CHURCH" IN THE EAST 1/2 OF SEC. 15-13-23





STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application: PR18-0055: Revised Preliminary Site Development Plan for

Mahaffie Warehouse, Phase 2

Location: Just south of W. 167th Street and ¼ mile west of S. Mur-Len Road

Owner/Applicant: Steve Petter; Grayson Enterprises

Engineer: Jeff Skidmore, PE; Schlagel & Associates, P.A.

Staff Contact: Zachary Moore, Planner II

Site Area: 5.47± acres Proposed Use: Warehouse

Zoning: MP-2 **Density:** 13.79 units per acre

Building Area: 51,500 square feet Plat: Mahaffie Warehouse

	Plan Olathe Land Use Category	Use	Current Zoning	Site Design Category	Building Design Category
Site	Industrial Area/ Mixed Density Residential Neighborhood	Vacant	MP-2	6	F
North	Industrial Area/ Mixed Density Residential Neighborhood	Warehouse	MP-2	-	-
South	Industrial Area/ Mixed Density Residential Neighborhood	Stormwater Detention Basin	MP-2	-	-
East	Mixed Density Residential Neighborhood	Multi-family Residential	RP-3	-	-
West	Industrial Area	Industrial Area	M-2/County IP-2	-	-

1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for three office/warehouse buildings. The subject property is located along the west side of Mahaffie Street, just south of W. 153rd Court.

Warehouses/manufacturing buildings are an allowed use in the MP-2 (Planned General Industrial) District. This revised preliminary site development plan requires consideration by the Planning Commission because the revisions to the previously approved development plan (PR-15-002) constitutes a "major change" per *UDO*, *Section 18.40.120*. The proposal includes an increase in the total floor area of all nonresidential buildings covered by the plan of more than 5 percent. The previously approved plan included 45,200 square feet of nonresidential buildings, while this iteration of the plans includes 51,500 square feet of nonresidential buildings, for an increase of around 14 percent.

The proposed development consists of 3 industrial buildings totaling 51,500 square feet. The lot adjacent to the north of the subject property is considered Phase 1 of Mahaffie Warehouse, and was approved in 2015. The scale, architecture, and site design of Phase 2 of the Mahaffie Warehouse is consistent with that of Phase 1.

2. History:

The subject property was rezoned from County "A" (Agricultural) to MP-2, Planned General Industrial District in 2006. A preliminary site development plan was approved for the subject property along with the rezoning in November 2006. The preliminary site development plan that was approved in 2006 for the subject property included a total of 92,447 square feet of industrial development. A revised preliminary site development plan was approved in 2015 for the subject property, the property to the southwest, which is now a stormwater detention facility, and the adjacent lot to the north. The property immediately adjacent to the north had a final site development plan approved in 2015 to allow construction of a 21,370 square foot warehouse/manufacturing building.

3. Existing Conditions/ Site Photos:



View of subject property looking southwest from Mahaffie Street



Aerial view of the subject property outlined in navy

4. Neighborhood Meeting/Correspondence:

The applicant held a neighborhood meeting on December 20, 2018. There were no members of the general public that attended the meeting, therefore, there was no discussion.

Staff has not received any correspondence from any citizens in regard to this rezoning request.

5. Zoning Requirements:

The proposed use of manufacturing/warehouse buildings is allowed by right in the MP-2 District. The MP-2 District does allow a number of additional uses and accessory uses. The outdoor storage/staging area that is located to the west of buildings 1 and 2 is also allowed by right within the MP-2 District.

- a. <u>Building Height</u> The maximum height allowed for buildings in the MP-2 District is 12 stories, not to exceed 144 feet. All buildings within this proposal are one story, and reach a maximum height of 22 feet from grade, therefore, all buildings within this proposal are compliant with the maximum height standards of the MP-2 District.
- b. <u>Setbacks</u> The proposed development meets the required setbacks for buildings in the MP-2 District. For buildings in the MP-2 District, setbacks are as follows: Front Yard (minimum) 20 feet from street right-of-way, Side Yards 7 ½ feet, Rear Yard 7 ½ feet from property lines. Parking and paving setbacks are as follows: Front Yard 20 feet, Side Yard 7 ½ feet, and Rear Yard 7 ½ feet. All buildings included within this revised preliminary site development plan are compliant with the setbacks for the MP-2 District.

6. Site Design Standards:

The subject property is located in the future land use designation of Industrial Area according to the *Comprehensive Plan* and the development is subject to **Site Design Category 6** (*UDO 18.15.130*). The following is a summary of the composite site requirements.

- a. <u>Parking Pod Size</u> Parking for developments in Site Design Category 6 must be separated into pods no greater than 320 stalls. The largest parking pod that is provided on site is 33 stalls.
- b. <u>Drainage Features</u> Open drainage and detention areas visible to the public shall be incorporated into the design of the site as an attractive amenity or focal point. The proposed revised preliminary site development plan includes two rain gardens to the east of the parking areas that are proposed to serve buildings 1 and 2. This is consistent with the development of phase 1, which included a rain garden to the east of the parking area, along Mahaffie Street. There is an existing 2.82-acre drainage/detention area off-site, to the southwest of the subject property, as well.

7. Building Design Standards:

The subject property is located in the future land use designation of Industrial Area according to the *Comprehensive Plan* and the development is subject to **Building Design Category F** (UDO, Section 18.15.050)

Building Design Standard	UDO Requirement (Category F) Proposed Design
Primary Façade Expression	All buildings in Category F must incorporate façade expression to add visual interest. One story buildings must incorporate at least one façade expression option.
	All buildings within the revised preliminary site development plan incorporate a minimum 2-foot variation in height as viewed from the street, greater than 20% transparent glass on eastern façades, and greater than 20% Category 1 materials on all façades.

Proposed Building Materials

Primary façades on buildings within **Building Design Category F** are required to have a minimum of 20% Category 1 materials, minimum 60% Category 2 materials, and a maximum 20% Category 3 materials. Secondary façades on buildings within **Building Design Category F** are required to have a minimum 20% Category 1 or 2 materials, and a maximum 80% Category 3 materials.

All proposed buildings included within this revised preliminary site development plan are composed of 100% Category 1 materials on each building's eastern, northern, and southern façades. The only areas on all three buildings that are not composed of Category 1 materials are the overhead doors, which are located on the west side of all buildings. Materials used on each façade include stone veneer, detailed concrete, and clear glass.

8. Parking/Pedestrian Connectivity:

Parking for flex-space (warehouse/office) buildings is required to be provided at a rate of 1 stall per 800 square feet of gross floor area, per *UDO*, *Table 18.30.160-2*. With a total building square footage of 51,500 square feet, a total of 64 parking stalls are required for the entire preliminary site development plan. For this proposal, a total of 85 parking stalls are provided within the area for the revised preliminary site development plan. The parking area for building 1 of this phase will connect with the parking area of the existing building that was developed with the first phase of this development. For buildings 1 and 2, the parking areas are located east of the building, closer to Mahaffie Street, and for building 3, the parking area is located west of the building.

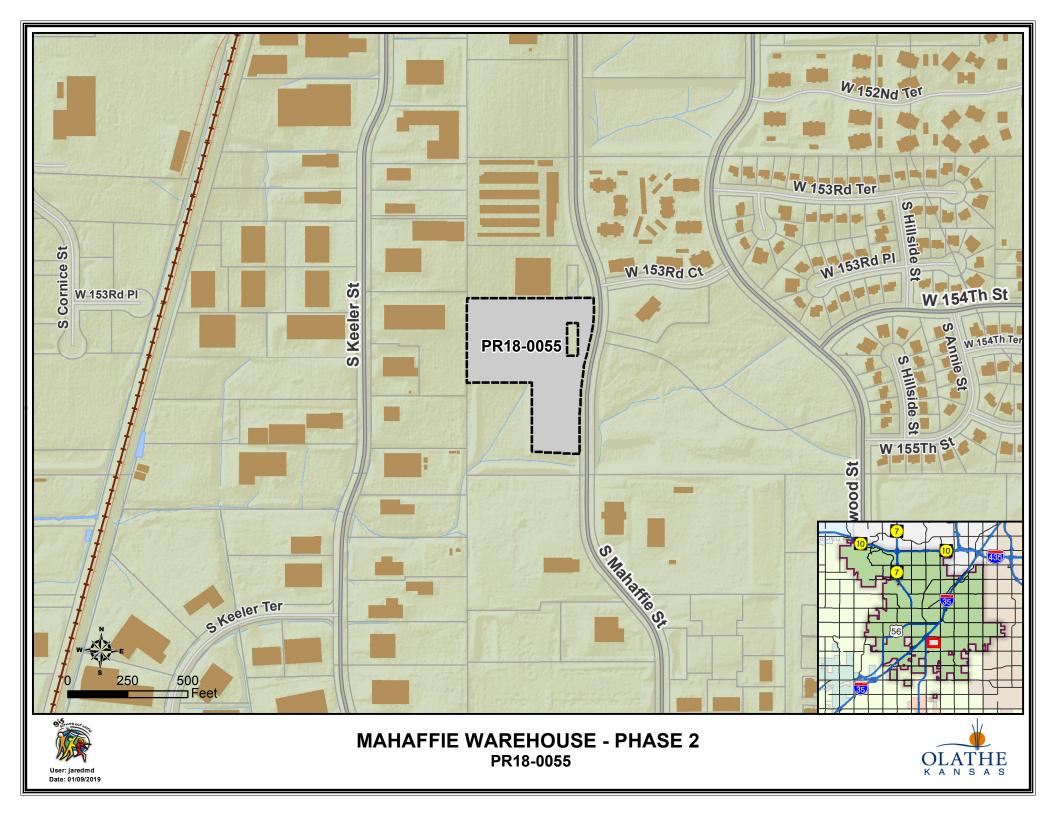
Pedestrian connectivity will be provided to the adjacent property to the north with a sidewalk in front of the buildings. Also, a 5-foot concrete sidewalk will be provided north of building 3 of this phase to connect to the existing sidewalk along the west side of Mahaffie Street.

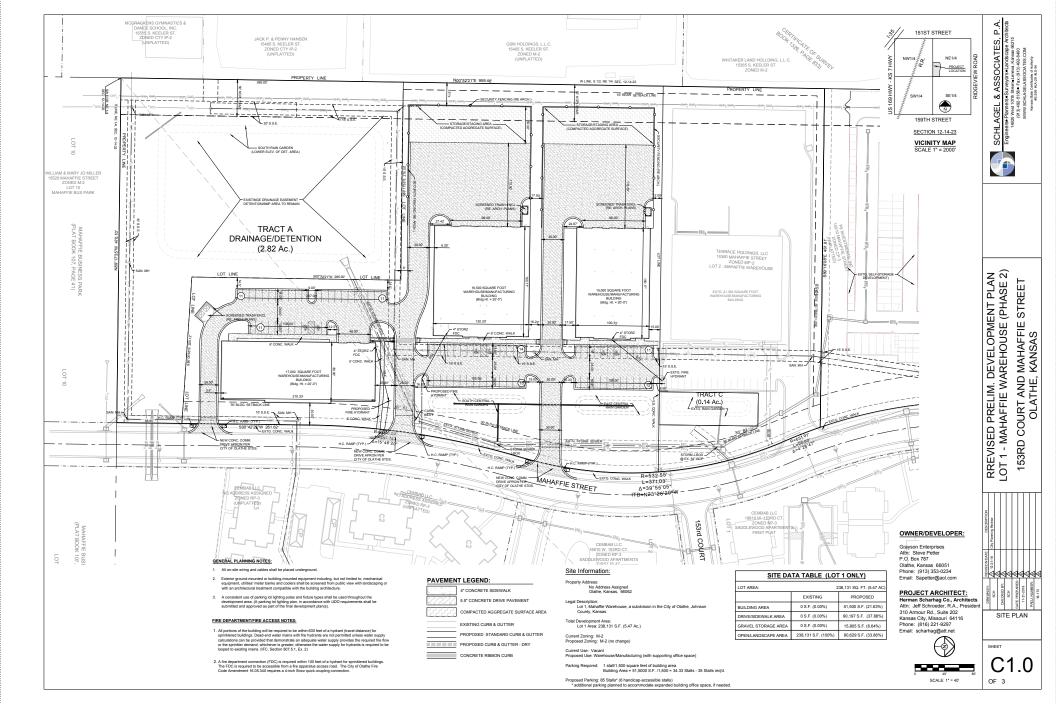
9. Landscaping:

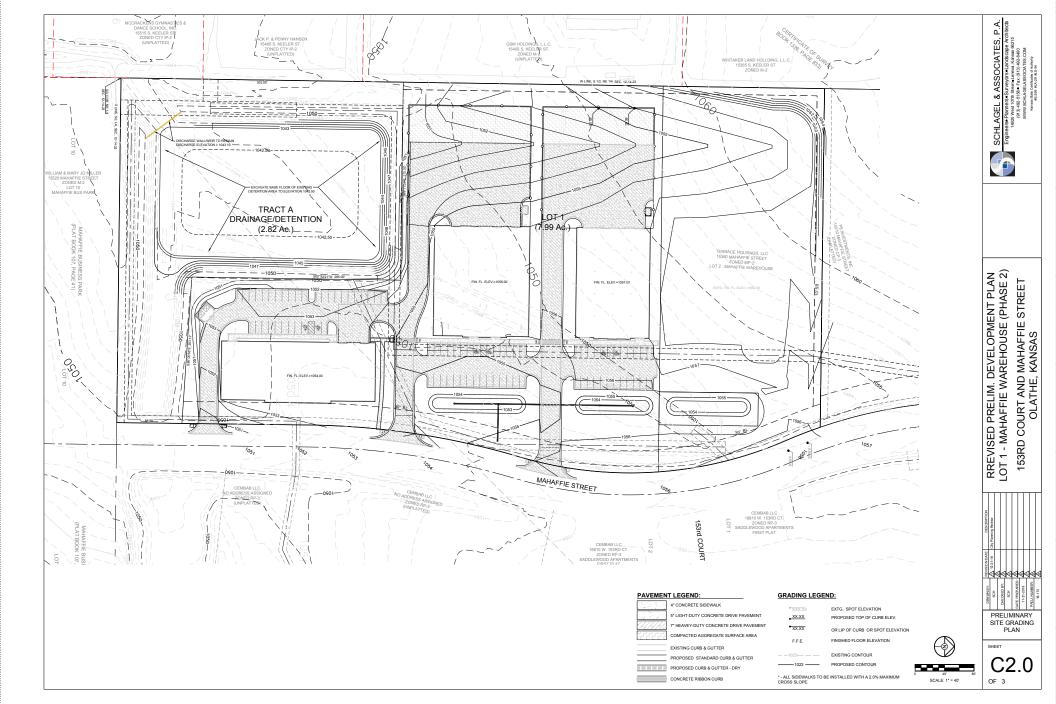
The applicant has provided a preliminary landscape plan with the revised preliminary site development plan. The applicant is providing the required 10-foot wide buffer to the north and west between industrial properties. The required landscaping is being provided along the eastern property line, adjacent to Mahaffie Street. The screening that is being provided for the trash enclosure complies with the UDO requirements. Foundation landscaping is being provided as required per *UDO*, *Section 18.30.130.0*. All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers will be screened from public view with landscaping. All parking areas will be screened a minimum of 3 feet in height from public view.

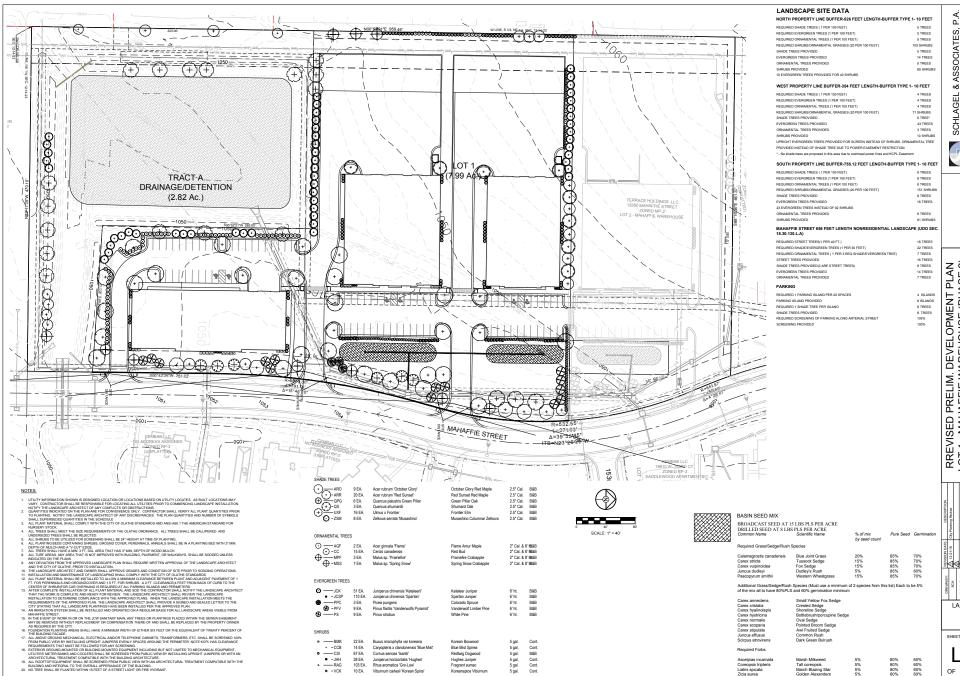
10. Staff Recommendation:

- A. Staff recommends approval of the revised preliminary site development plan (PR18-0055) with the following stipulations:
 - A final site development plan and final plat shall be submitted and approved prior to issuance of building permits.
 - 2. All crosswalks provided on-site shall be of a decorative material, per *UDO*, *Section 18.30.160.D.4*.
 - 3. As required by *UDO*, *Section 18.30.130.1.6*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
 - 4. All outdoor storage areas shall comply with requirements for screening per *UDO*, *Section 18.30.130.I*. Details for screening materials shall be provided at the time of final site development plan submittal, and shall be approved as part of the final site development plan.
 - 5. All roof-top units shall be screened from public view, pursuant to *UDO*, *Section*, 18.15.020.F.









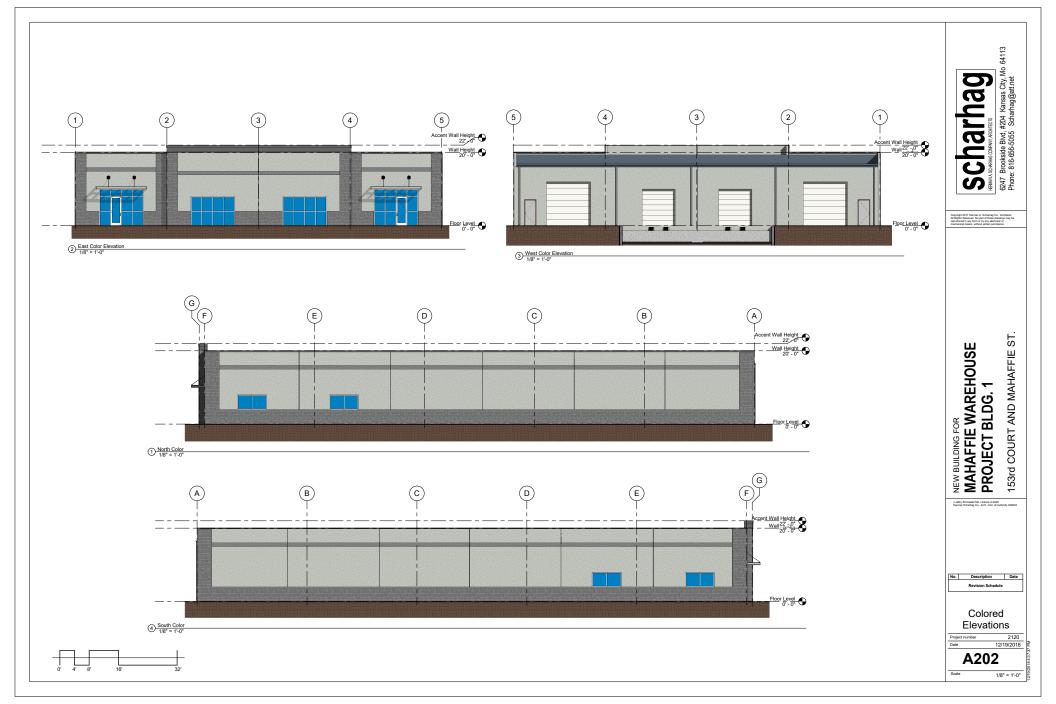


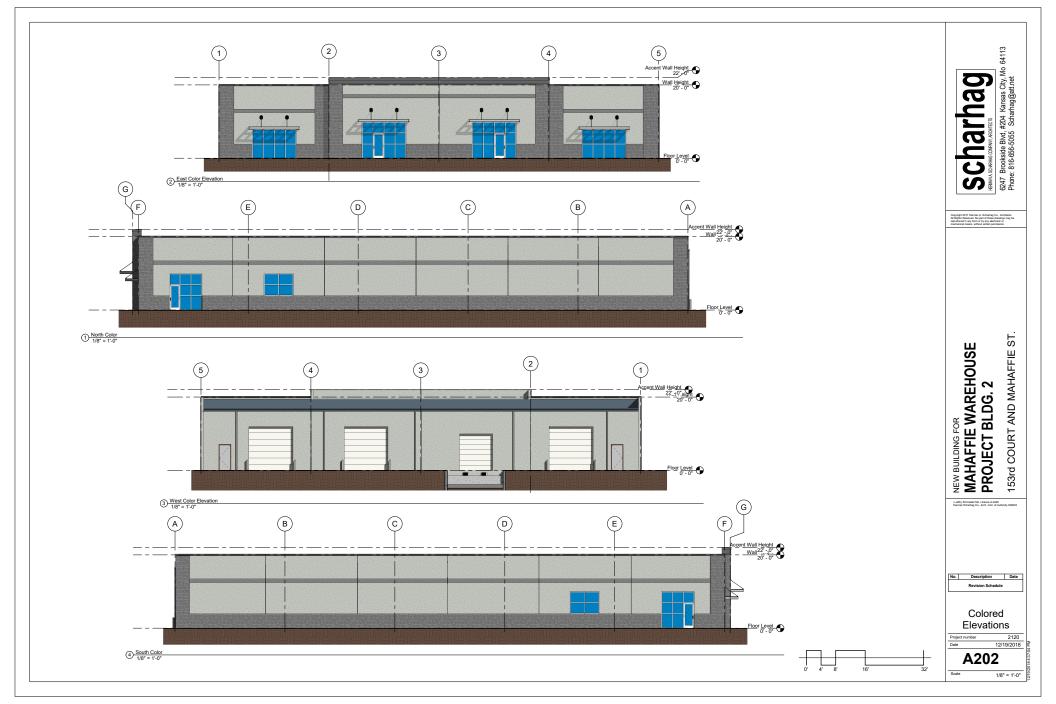
RREVISED PRELIM. DEVELOPMENT PLAN LOT 1 - MAHAFFIE WAREHOUSE (PHASE 2) STREET MAHAFFIE (KANSAS COURT AND NO OLATHE, M 53RD

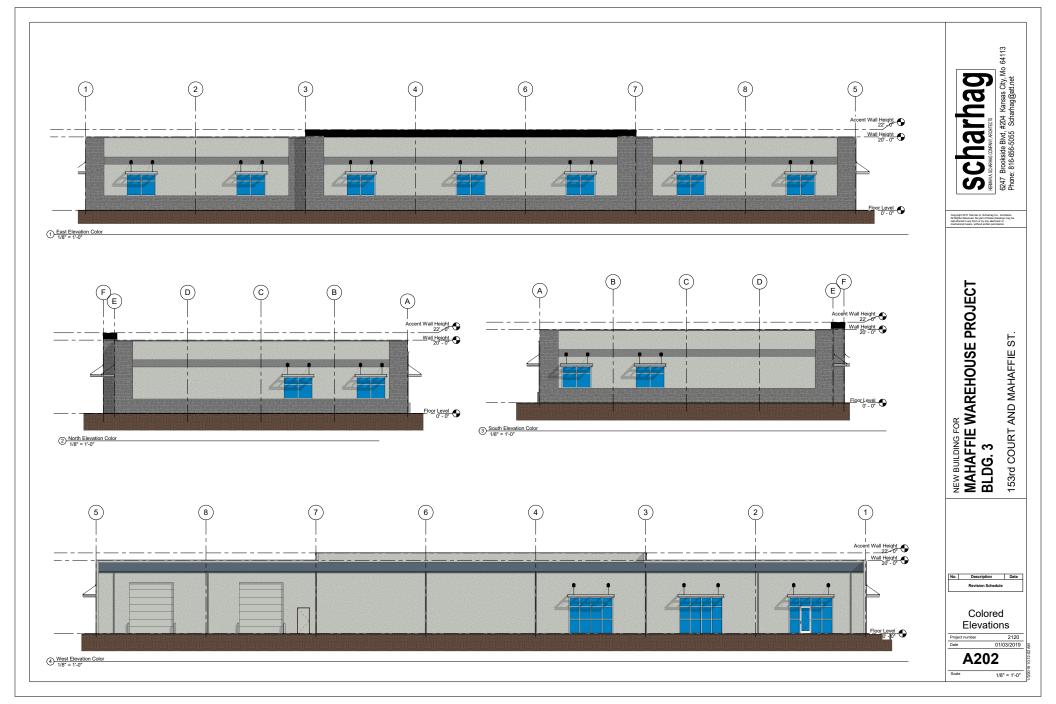
LANDSCAPE PLAN

SHEET

OF 3









SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects



First Class Mail

Case No. PR18-0055

December 10, 2018

RE: Neighborhood Meeting for Proposed Development

Mahaffie Warehouse Phase 2 (located approximately at

the 153rd and Mahaffie, Olathe, KS.)

Meeting Date & Time	Thursday, December 20, 2018 at 6:00pm	
Meeting Place	1368 S. Enterprise OLATHE, KS 66061 (near intersection of Enterprise St. & S. Hamilton Circle)	

Dear Neighbor:

The purpose of this letter is to invite you to attend a neighborhood meeting concerning a proposed project. The project is a revised preliminary plan for the Mahaffie Warehouse Project on approximately 5.5 acres. The development is located at approximately 153rd and Mahaffie Street in Olathe, KS. The neighborhood meeting will be held on Thursday, December 20, 2018 beginning at 6:00pm. The meeting will be held at the 1368 S. Enterprise Street, Olathe, KS 66061. The proposed location for the meeting is Easterly along Enterprise Street from the intersection of South Hamiliton Circle and S. Enterprise Street.

The purpose of the meeting is to establish good communications with area residents/businesses and to present the new preliminary development plan which will be exhibited at the meeting. We will discuss details for the proposed development of this site. You may contact the project engineer at 913-492-5158 or 913-207-4059.

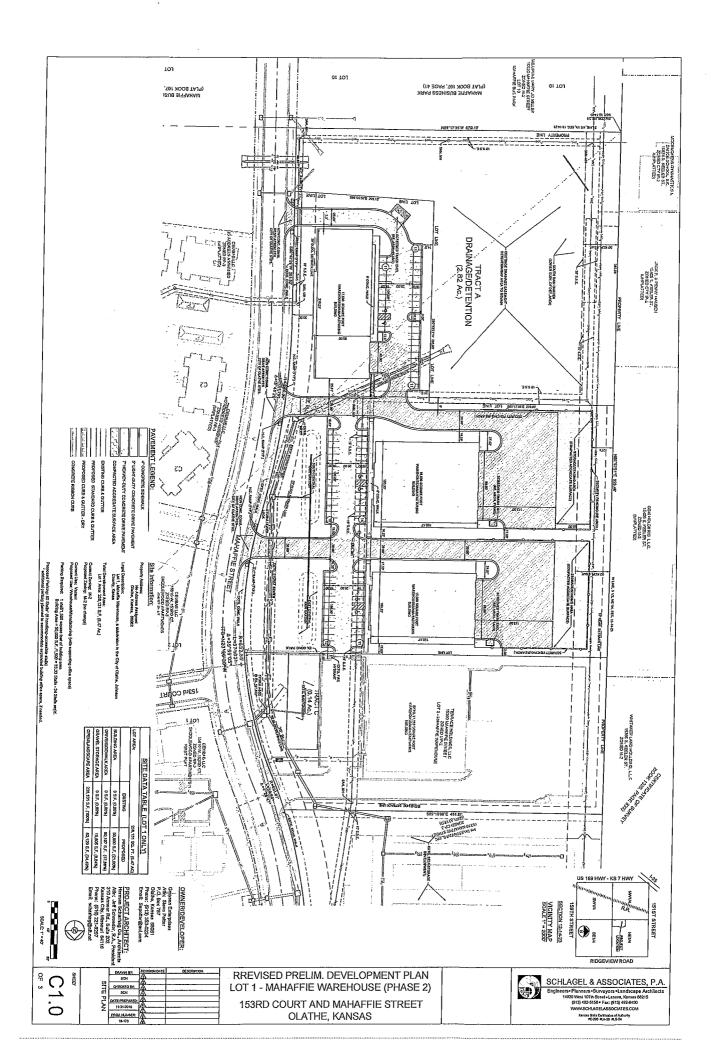
It is impossible to predict inclement weather the night of the meeting, therefore if inclement weather is a factor during the day of the meeting, please call by 5:00 pm to verify the meeting is still occurring. We welcome any questions or comments you may have regarding these new developments and we look forward to seeing you there.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Jeffrey T. Skidmore, PE Sr. Project Engineer

/mdr





STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application: PR18-0056 Revised preliminary site development plan for

Travanse Senior Living

Location: 101 W. 151st Street (SWC of 151st Street and I-35)

Owner: CAVS Olathe Property Owners, L.L.C.

Applicant: John Petersen, Polsinelli, PC

Engineering: Judd Claussen, Phelps Engineering

Staff Contact: Dan Fernandez, Planner II

Site Area: 7.43± acres Proposed Independent Senior

Use: <u>Living</u>

Zoning: RP-4 Plat: Robuke, Lot 1

Building Area: <u>58,400 sq. ft.</u> (new) **Lots:** <u>1</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Employment Area	Assisted Living	RP-4	3	В
North	Employment Area	Hotel/Commercial	CP-2	-	-
South	Employment Area	Olathe Medical Center (OMC)	CP-O	-	-
East	Employment Area	I-35 ROW	N/A	-	-
West	Employment Area	OMC/Offices	C-O/CP-O	-	-

1. Comments:

The application is for a revised preliminary site development plan for Travanse Senior Living located at 101 W. 151st Street which is the southwest corner of 151st Street and I-35. The proposal is for a 4-story, 60-unit independent senior living facility.

The property is the location of the former Holiday Inn and was rezoned (RZ12-0016) from CP-2 to RP-4 in February 2013. A special use permit allowing a nursing home and

personal care facility (SU12-0013) was approved in February 2013 and was approved without a sunset provision. That is, the permits is valid for this site indefinitely. The number of units proposed for this new facility will be reduced to 96 which is fewer than that permitted 126 with the special use permit. The current nursing and care facility will continue to operate and be connected to the proposed senior living facility by a walkway.





Site Aeria

View looking southwest (OMC in background)

2. Zoning Requirements:

- a. <u>Setbacks</u> –The building setback requirements for this district are a 15-foot front yard setback, no side yard setback requirement and 5 feet for the rear yards. All building setbacks are being met.
- b. **Building Height** The maximum height permitted for this district is 50 feet which is the highest point of the proposed building.
- c. <u>Use</u> The proposed use of independent senior living is permitted in the RP-4 District, so no rezoning is required. Revised preliminary site development plans are reviewed and approved by the Planning Commission.

3. Development Requirements:

- a. Access/Streets -The existing development has an access drive to a private access road and an additional connection through the parking lot of two office buildings located to the west of the site. There is an existing access easement located over these parking areas to allow access to the subject site.
- b. Parking The submitted plans shows 136 existing parking spaces for both facilities. For independent senior housing, the *Unified Development Ordinance (UDO)* requires 1 parking space per unit and a parking analysis is required for assisted living centers. The plan states that there are 33 employees for both facilities. The applicant submitted a parking analysis showing that the existing 136 spaces will be sufficient for both uses.

The submitted parking analysis, which has been included in the Planning Commission packet, uses data provided by the Urban Land Institute (ULI) which is a recognized resource in the planning field. Per the analysis, ULI recommends 0.5 spaces per independent senior living unit, .0.35 spaces per memory care unit and 0.35 spaces per assisted living unit. Between the 60 independent living units and the 96 assisted living units, the parking requirement adds up to 64 spaces per the

recommendation of the ULI. The remaining parking (72 spaces) would be delegated for employees and visitors. The analysis and submitted plans also show 95 deferred parking spaces which could be built in the future if necessary.

Staff is recommending approval of the number of parking spaces as shown on the plan. The 136 spaces are sufficient to serve the 60-unit independent senior living facility with the remainder being used for visitors and employees. Staff's recommendation is also based on the amount of deferred parking that is being provided should it be needed.

- c. <u>Lighting</u> A photometric plan in compliance with the *UDO* and cutsheets of proposed lighting shall be submitted with the final site development plan application.
- d. <u>Landscaping/Outdoor Amenity Space</u> A landscape plan was submitted showing landscaping along the north property line as well as landscaping around the site and along the foundation of all elevations. There is existing landscaping that will remain along the remaining property lines, within the parking lot islands and along the foundation of the existing building. Additional landscaping shall be added to the west and south side of the detention basin for screening. Also, a landscape plan in accordance with *Section 18.30.130* of the *UDO* shall be submitted with the final site development plan.

For active open space, the existing development has included walking paths, seating areas and an interior courtyard for the assisted living facility. In addition, the proposed new building is adding more walking paths and seating areas. However, since the new building will be for independent living and in order to promote an active community for seniors, staff is stipulating that additional active open space be provided for the residents. This could include, but is not limited to, a dog park, picnic/grilling areas or play/sport areas.

- e. <u>Public Utilities</u> The property is in the City of Olathe water and sewer service areas.
- f. <u>Stormwater/Detention</u> A stormwater detention basin has been included for stormwater runoff within the northeast portion of the property. Landscaping (shrubs) shall be included with the final site development plan along the west and south sides of the basin which are visible to the public.
- g. <u>Mechanical Equipment</u> All rooftop, ground mounted and building mounted mechanical equipment are required to be screened per the *UDO*. A note has been added to the landscape plan stating that all future and existing mechanical equipment will be screened per *UDO* requirements.

Each individual apartment will have its own air conditioning unit. However, the unit will be located within the structure and the vents/grilles of the units will be flush with the side of the building and not extend out. A note has been added to the elevations stating that the vents/grilles for the ac units will not extend beyond the plane of the building face.

4. Site Design Standards:

The proposed development is subject to **Site Design Category 3** (*UDO 18.15.115*). The following is staff's analysis of the composite site design requirements.

Composite Site Design (Category 3)	Proposed Design	
Outdoor Amenity Space	Plans show outdoor seating areas and walking paths near the proposed senior housing facility. Since the facility is independent living, staff is stipulating additional amenities such as grilling areas, dog parks or play areas be added at final development plan.	
Parking Pod Size	The proposed parking pods are below the maximum requirement of 40 spaces per parking pod.	
Pedestrian Connectivity	Interior sidewalks are included around the building and connect to existing sidewalks throughout the rest of the property and to a sidewalk along the private drive that connects to 151st St.	
Connections to Driveways on Adjacent Properties	The development connects to adjacent properties to the west where there is an existing access easement.	
Drainage Features	A stormwater detention basin is shown at the northeast corner of the site. Landscaping shall be included on the west and south sides of the basin for screening.	

5. Building Design Standards:

The building is subject to **Building Design Category B** (*UDO 18.15.030*). The following is an analysis of the Category B building requirements and proposed design.

Composite Building Design (Category B)	Required Design
Horizontal Articulation	Horizontal articulation tool (ex. wall offset) used a minimum of every 50 feet of linear façade width
Vertical Articulation	Vertical articulation tool (ex. variation in roof form, height) used a minimum of every 50 feet of linear façade width.
Entry Elements	Features such as awnings/canopies, front porches or stoops shall be used on primary facades
Ground Floor Pedestrian Interest	Tools such as transparent glass, awnings/canopies, or planters shall be used at the ground floor for pedestrian interest
Transparent Glass	Minimum requirement of 25% glass on primary facades
Building Materials	The primary facades require a minimum of 70% Category

	1 Materials and maximum 30% Category 2; secondary facades require a minimum 60% Category 1 and maximum 40% Category 2
Transition standard for projects adjacent to R-1 and R-2 Districts	A building or portion of a building within 100 feet of an R-1 or R-2 District may be no more than 35 feet or two stories in height

- a. <u>Horizontal Articulation</u> All elevations have wall offsets of at least 4 feet to meet this requirement.
- b. <u>Vertical Articulation</u> Roof parapets are included along the rooflines of all elevations and provide variation in roof height of at least 4 feet which is required for buildings greater than 2 stories.
- c. <u>Entry Elements</u> Canopies are included on all elevations and over the entrances into the building.
- d. <u>Ground Floor Pedestrian Interest</u> The building features glass, canopies and sunscreens on the ground floor for pedestrian interest.
- e. <u>Transparent Glass</u> Category B design standards require transparent glass on 25% of primary facades which for this project are all elevations. The amount of glass ranges from 10% to 20%. A waiver from this requirement has been submitted and is described in Section 6 of this staff report.
- f. <u>Building Materials</u> The proposed building consists of glass, brick and fiber cement paneling. The following table reflects the amount of Category 1 and 2 materials on all elevations.

Elevations	UDO Requirement (Category 1/2)	Proposed Category 1	Proposed Category 2
North (Primary)	70%/30% (minimum/maximum)	Glass, brick 82%	Fiber Cement 18%
West (Primary)	70%/30% (minimum/maximum)	95%	5%
South (Primary)	70%/30% (minimum/maximum)	81%	19%
East (Primary)	70%/30% (minimum/maximum)	90%	10%

 g. <u>Transition Standard Adjacent to Single-Family Neighborhoods</u> – No portion of the building is within 100 feet of an R-1 or R-2 District.

6. Waiver Requests:

The applicant is requesting two waiver requests: one for the glass requirement on primary facades and the third for the residential finished floor being 18 inches above the sidewalk. Per *Section 18.40.240* of the *UDO*, waivers can be granted if certain criteria are met. The applicant has submitted a waiver request which has been included in the Planning Commission packet.

PR18-0056 January 19, 2019 Page 6

The waiver for the glass requirement is to allow the percentage of glass to range from 10% to 20% on the primary elevations in lieu of the Category B Design Guidelines requirement of 25% on primary elevations.

The second waiver request is for the Site Design Category 3 requirement of the residential finished floor elevation having to be a minimum of 18 inches above the sidewalk.

The applicant is justifying these waiver requests by stating that the development is providing a high-quality design by exceeding the minimum requirement of Category 1 materials and including a variety of architectural features throughout the building. Also, no adjacent parties will be impacted by the waivers and there are no adjacent residential properties to be impacted by the waivers.

7. Staff Analysis

Staff is supportive of the waiver requests because the proposal meets the criteria for waivers found in *Section 18.40.240.E* of the *UDO* as follows:

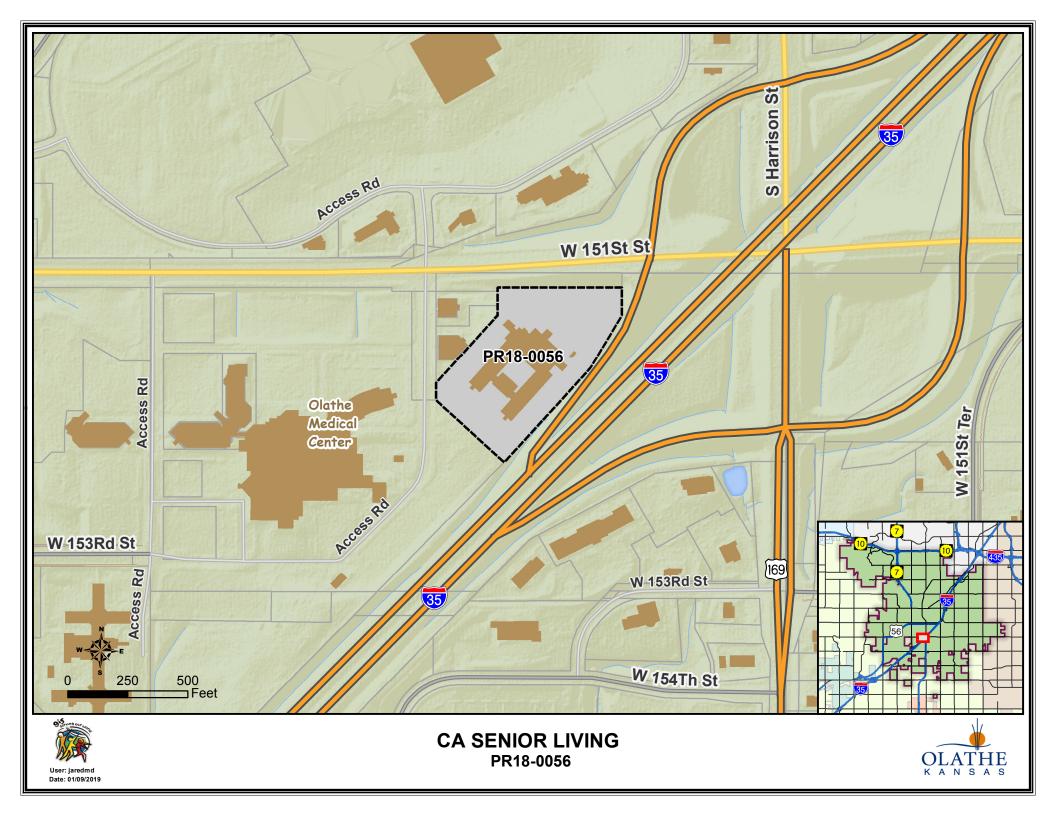
For the glass requirement, the applicant is providing a high-quality design by exceeding the minimum requirement of Category 1 materials on all elevations and has provided additional architectural features to help break up the elevations. The percentage of glass requested is similar to other multi-family developments that have been approved for glass reduction waivers.

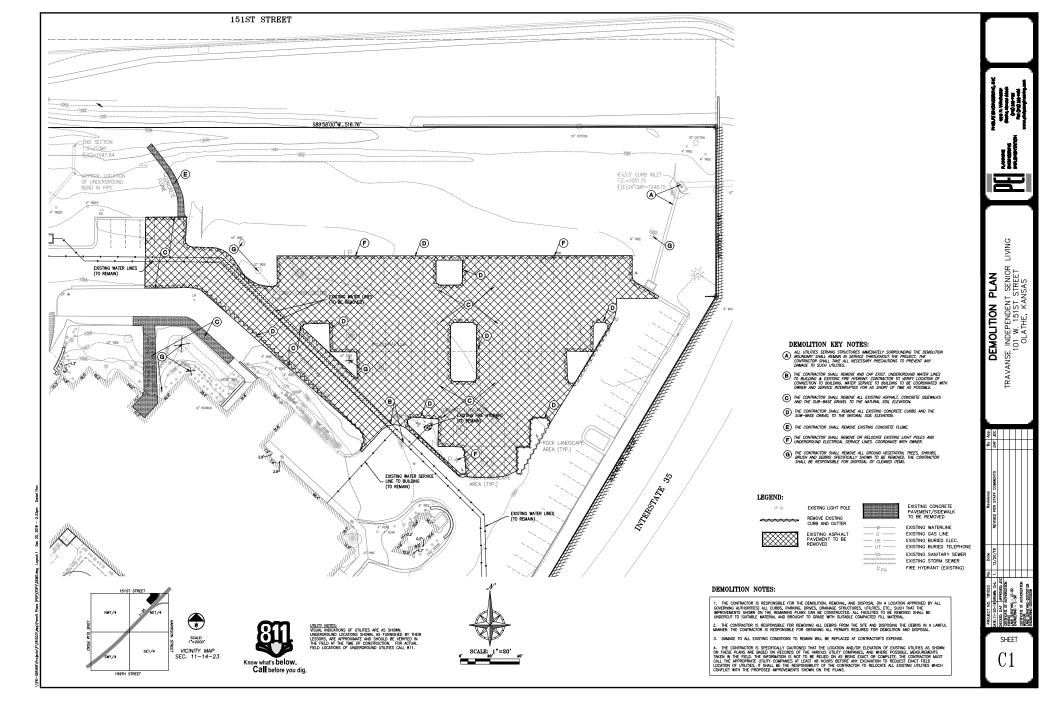
The requirement of the finished floor elevation being at least 18 inches above the sidewalk is for multi-family developments with exterior entrances such as townhomes. This requirement encourages steps to front porches and stoops at the entrances, however, it is not appropriate for a multi-story, senior housing development with interior entrances.

8. Staff Recommendation:

Staff recommends approval of the preliminary site development plan (PR18-0056) with the following stipulations:

- A final site development plan application shall be submitted and approved prior to submitting for building permit.
- b. Additional active open space such as a dog park, picnic/grilling areas and play/sports areas shall be added with the final site development plan.
- c. Additional Landscaping shall be included with the final site development plan along the west and south sides of the basin which are visible to the public.
- d. A waiver shall be granted to permit 10% to 20% glass on the primary elevations.
- e. A waiver shall be granted to permit the residential finished floor elevation to be less than 18 inches as required by Site Design Category 3.
- f. The final site development plan shall include an expanded note stating that all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture in accordance with the *UDO* requirements.





2. SET "IT OUT ON EAST SIDE OF LIGHT POLE BASE AT NORTHEAST CORNER OF PARKING LOT BY RIGHT-OF-WAY RETAINING WALL.
ELEVATION = 1054-20

3. SET "c!" CUT ON EAST SIDE OF LIGHT POLE BASE AT THE SOUTHWEST CORNER OF PARKING LOT BY THE ENTRANCE AND FIRE HYDRAMT.
BLEVAIDON = 1056.05

LEGAL DESCRIPTION:

TRACT 2:

CROSS-EASEMENT FOR PARKING FACULTES, APPURIENANT TO SUBJECT PROPERTY, AS MORE PARTICULARLY DESCRIBED IN THE CROSS-EASEMENT AGREEMENT DATED JULY 21, 1986 AND FILED SEPTEMBER 4, 1987 IN 800K 2000 AT PAGE 468. NET AREA = ±7.4329 ACRES / ±323,777 SQ. FT.

Building and Let Date

bunding and Lot Data	
Lot 1	7.43 Ac
Existing Zoning	RP-4 W/ S.U.P.
Existing Building Square Footage	108,824 S.F.
Proposed Building Square Footage (4-Stories)	58,400 S.F.
Total Building Square Footage	167,224 S.F.
Number of Units (Independent Living)	60
Number of Units (Assisted Care)	68
Number of Units (Memory Care)	28
Total Number of Units	156
Denisty (Units / Ac)	21 Units / Ac

Parking Summary	
Total Number of Parking Spaces Provided	13
Handicap Parking Spaces Provided	
Total Number of Deferred Spaces Provided	9.
Ultimate Number of Parking Spaces Available	23
Total Parking Required by Developer	13
Number of Handicap Parking Spaces Required	
0.5 Parking Spaces per Independent Living Unit (ULI Recommendation)	3
0.35 Parking Spaces per Assisted Living Unit (ULI Recommendation)	2
0.35 Parking Spaces per Memory Care Unit (ULI Recommendation)	10
1.0 Parking Spaces per Employee	3.
0.25 Parking Spaces per Visitor	3:
Contingency	

Composite Standards	Site 1 Building B	Site 2 Building B	Site 3 Building B
Density (maximum)	L8 du/ac	• 22 du/ac	• 29 du/ac
Coverage (minimum)	50%	• 65%	• n/a
Height (maximum) Residences Nonresidential structures and uses		4 stories/ 50 feet 75 feet	4 stor/es/50 feet 75 feet
Front yard (minimum)	20 feet	20 feet 5 feet from collector or local streets	· n/a
Front yard (maximum)	n/a	• n/a	• 15 feet
Side yard <i>(minimum)</i>	15 feet	15 feet, increasing 1 foot per 4 feet of building height in excess of 40 feet	• n/a
Corner side yard (minimum)	20 feet	• 20 feet	• 20 feet
Rear yard (minimum)	25 feet	• 10 feet	• Sifeet
Common open space	10% / 50%	· 15% / 50%	• 5% / 50% (Site 3)

(minimum % / minimum % of total that is active open space

SCALE: 1"=50'



LITILITY NOTES;
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERRIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL

LEGEND

LOT LINE

PROPOSED ASPHALT PAVEMENT

CONCRETE PAVEMENT

CONCRETE SIDEWALK

- BUILDING SETBACK LIN 2" CURR & CUTTER

TRAVANSE INDEPENDENT SENIOR LIVING SITE DESIGN NARRATIVE Per UDO 18.15.120 - Site Design Category 4:

Buffer Area Adjacent to Other Uses

G – Buffer Area Adjacent to Residential Uses

• Not Applicable

A – Outdoor Amenity Space

• The proposed site includes an outdoor exercise loop amenity space

B – Parking Pod Size (max spaces) = 80

• The proposed site includes landscape islands that break up parking pods to meet the maximum pod size of 80 spaces.

 C - Pedestrian Connections
 An existing sidewalk is provided from the site to the southwest and ties into the sidewalk along the private drive. This provides cross connection between the adjacent private development D – Connections to Driveways on Adjacent Properties

• A driveway connection is provided to the adjacent property at the northwest corner of the site

F - Open Drainage and Detention Areas Designed as Amenities

• The proposed dry-bottom basin (bioretention) shall be maintained as extensively landscaped open space or yard area, designed with shallow slopes and a curvilinear, non-geometric shape to avoid an artificial appearance.

Open Space

PARKING SPACES

FIRE LANE SIGN

Know what's below.

Call before you dig.

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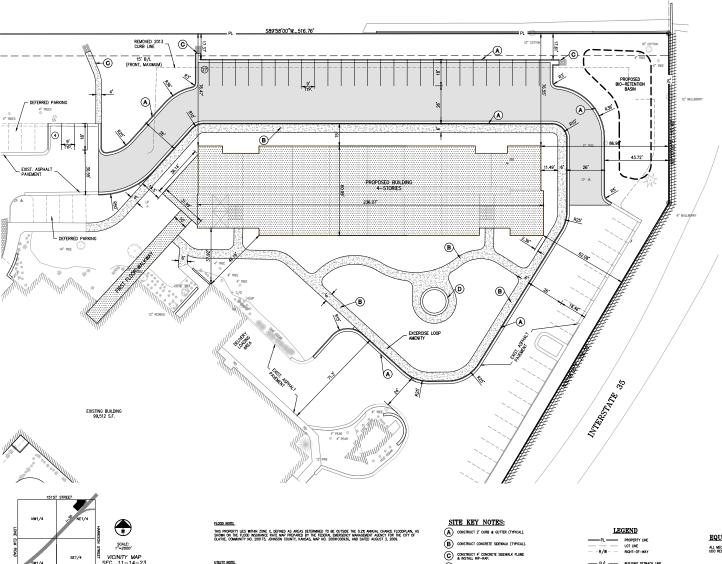
LIVING

TRAVANSE INDEPENDENT SENIOR 101 W. 151ST STREET OLATHE, KANSAS

PLAN

SIE

OVERALL-



SITE PLAN NOTES:

All construction materials and procedures on this project shall conform to the latest revision of the following verning requirements, incorporated benefit by referencial City ordinances & C.S.H.A. Regulations.

The City of Collect Technical Specifications and Manicipal Code.

The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the jab site at all times.

3. The contractor will be responsible for securing all permits, bonds and Insurance required by the contract documents, City of Dathe, Kannas, and all other governing opencies (including local, county, state and federal authorities) having jurisdiction over the earls proposed by these construction documents. The cost for of permits, bands and insurance shall be the contractors responsibility and shall be included in the bid for the work.

5. The dentillition and removal(or relocation) of soliciting proments, carbs, structures, utilities, and of other features receivery to construct the proposed improvements, and the performed by the contractor. All seats moderful removed during construction and but designed off the project list. The contractor that the responsible for oil permits hading and disposing of waste material. The disposal of waste material shall be in occordance with all local, state and lateral regulations.

7. All existing utilities indicated on the drawings are occording to the best information ovalidate to the Engineer, however, of utilities colonally estating many not be shown. The constructor shall be responsible for controlled and utilities comparise for one sect feel location of each utility prior to any construction. All underground utilities that prefetched or the controlled sequence. All utilities, shown and unsteam, drawings through the negligence of the controlled or this expense.

The contractor will be responsible for all damage to existing utilities, powerment, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.

The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.

10. SAFTY NOTICE TO CONTRACTOR: In occordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and properly diright performance of the serio. This regiment will supply continuately and not be infinited to married working hours. Any construction observation by the engineer of the contractor's performance is not intended to include network or the contractor observation observation observations of the contractor's color presents of the contractor's observations observations observations observations observations.

SITE DIMENSION NOTES:

1. BUILDING TES SHOWN ARE TO THE CUTISDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SECOND CONSISTONS AND LAYOUT INFORMATION FOR THE BUILDINGS. 2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES: PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.

HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.

3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNFORM TRAFFIC CONTROL DEVICES".

4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENDICED CROSCE REFLECTIVE.

5. TRAFFIC CONTROL AND PACEMENT MARKINGS SHALL BE PAINED WITH A WHITE SHERIEN WILLIAMS S-W TRAFFIC MARKING SHEES B-2707 OR PAPROVED COULT. THE PACEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MARKIFACTHERS FROOMMEDATIONS. APPLY OR A CLEAR, DRY SHERIEM AND AT A SHEWAT EMPERATURE OF NOT LISS THAN 100F AND THE AMBENT AN TEMPERATURE SHALL NOT BE LESS THAN 400F AND RISING. TWO COATS SHALL BE APPLIED.



SEC. 11-14-23

Know what's below.

Call before you dig.

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

UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND ARE NOT THE RESULT OF AN ACTUAL DIG. PEI DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON. BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1 800 DIG-SAFE FOR UTILITY LOCATES.

- 1. FOUND BERNSTEN ALUMINUM DISK STAMPED BM 680 AT THE SOUTHWEST CORNER OF BRIDGE ON 151ST STREET OVER 1-35 ELEVATION = 1093.52
- 2. SET "IT OUT ON EAST SIDE OF LIGHT POLE BASE AT NORTHEAST CORNER OF PARKING LOT BY RIGHT-OF-WAY RETAINING WALL.
 ELEVATION = 1054-20
- SET "C" CUIT ON EAST SIDE OF LIGHT POLE BASE AT THE SOUTHWEST CORNER OF PARKING LOT BY THE ENTRANCE AND FIRE HYDRAMT.
 BLEVATION = 1056.05
- (D) CONSTRUCT SEAT WALL (RE: LANDSCAPE LAN)

2' CURR & CUTTER



CONCRETE PAVEMENT CONCRETE SIDEWALK PARKING SPACES

FIRE LANE SIGN

EQUIPMENT NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED PER UDO REQUIREMENTS.

FIRE LANE NOTE:

FIRE LANE SHALL BE ESTABLISHED AND PROPERLY MARKED WITH YELLOW STRIPING AND SIGNAGE (NO MORE THAN 100 FEET APART) PER FIRE DEPARTMENT.

LIVING

E INDEPENDENT SENIOR 1 101 W. 151ST STREET OLATHE, KANSAS

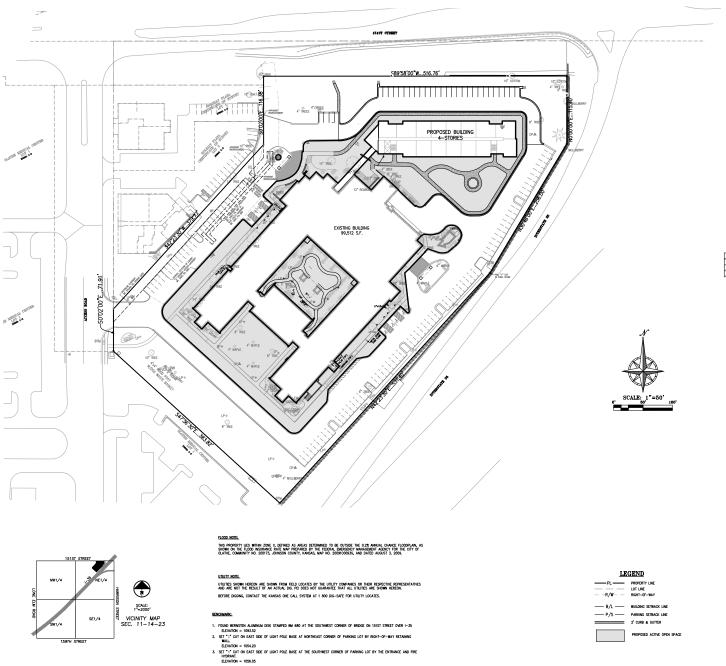
PLAN

SITE

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LEGAL DESCRIPTION:

TRACT 1-

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TRACT 2:

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NET AREA = ±7.4329 ACRES / ±323,777 SQ. FT.

Open Space Calculations

Lot 1	7.43 Ac
Open Space	3.21 Ac. (43.2%)
Active Open Space	1.92 Ac. (25.8%)
Active Open Space/Open Space	59.8%



UTILITY NOTES:
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LESSORS, ARE APPROXIMATE AND SHOULD BE VERRIFED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

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PLAN

SPACE

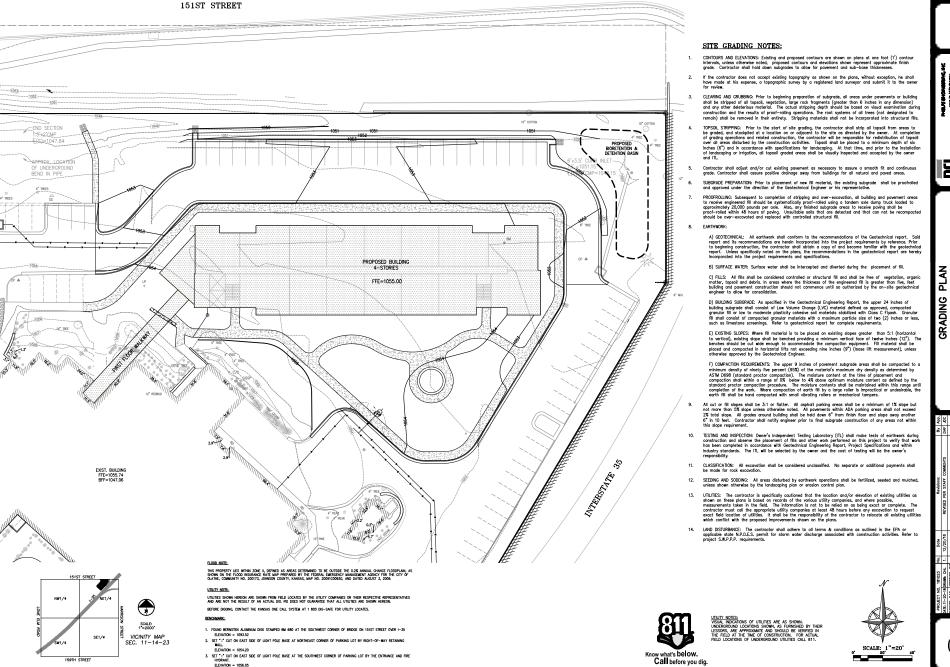
OPEN

PROPOSED ACTIVE

TRAVANSE INDEPENDENT SENIOR LIVING 101 W. 151ST STREET OLATHE, KANSAS

C2B

DATE: 11-20-CONTINUES CANOSINES DISCUSSINES CONTINUES CANOSINES C



SE INDEPENDENT SENIOR LIVING 101 W. 151ST STREET OLATHE, KANSAS

Readon 16 1 May 1

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1. FOUND BERNSTEN ALUMINUM DISK STAMPED BM 680 AT THE SOUTHWEST CORNER OF BRIDGE ON 151ST STREET OVER 1-35

2. SET "(" UT ON EAST SIDE OF LIGHT POLE BASE AT NORTHEAST CORNER OF PARKING LOT BY RIGHT-OF-WAY RETAINING WALL
LEVAITOR = 1054.20

FI EVATION = 1056.05

SET "I" CUT ON EAST SIDE OF LIGHT POLE BASE AT THE SOUTHWEST CORNER OF PARKING LOT BY THE ENTRANCE AND FIRE HYDRANT.

NW1/4

SE1/4

1

SCALE: 1"=2000"

VICINITY MAP

SEC. 11-14-23

UTILITY NOTES:

- - The construction of storm sensers on this project shall conform to the requirements of the City of Diaths, Kansas Technical Specifications and Dissign Criteria.
- If will be the contractors responsibility to field adjust the top of all manholes and bases as necessary to match the grade of the adjacent area. Tags of existing manholes shall be robed or necessary to be flash with proposed powersed elevations, and to be 6-books above finished grand-elevations in one-proved cross. We append or or soldinal compressions will be made to the contractor for making flood adjustment to the
- mostifies one scene. Detection and vertical pipe information and vertical pipe information in shown to the center of the structure. Detection angles shown for storm owner pipes are measured from the center of curb biets and mostifies. The contractor stell original the information collision of the pipes to go to
- The contractor shall be responsible for furnishing and installing all fire and dimension under fines, melens, backflow derices, pile, valence and all other incidentials required for a complete operation fire protection and dimension under gratem. All costs associated will the complete acert appear for the backgroup and be the reproducity of the controllers. All socis shall conform to the regimentation of City of Ottos, Karassa.
- The contractor shall be responsible for familiable and installing all sanitary seems service lives from the buildings to the public lives. The contractor shall refer to the architectural point for specific incutions and elevations of the service lives of the building connection. All work shall conform to the represented of the (i) of clicities, formula and the clickware could be lived lives and the clickware fairly controlled in the conform to the representation of the clickware and the clickware could building statement fairly conformation.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Olothe, Kanasa, and a other governing agencies (including local, county, state and federal authorities) holing jurisdiction over the evet proposed by these construction consents. The core for all permits bonds and insurances state be the contractors responsibly and shall be included in the bif for the work.

- 11. All fit material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide writing confirmation that this requirement has been met and that utilities may proceed in the fit areas. All utilities are to be placed in trench conditions.
- 12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
- 13. Water lines shall be as folious (unless otherwise shown on plans):
- Pipe alters less than 3-inches that are installed before grade and outside building:

 1. Seamless Copper Tabley: Type "X" soft copper, ASTM 888.

 2. Fittings: Wrought copper (95_5 Tin Antimony solder joint), ASME 8 16.22.
- Ductile Iron Mater Pipe, may be used for Pipe sizes 3-inches Through 12-inches that are installed below grade and outside building shall comply with
- the following:

 A. John Star Fig. AM CCS, pressure also 20.

 A. John Star Fig. AM CCS, pressure also 20.

 A Short Star Star Fig. AM CCS, pressure also 20.

 C Great Market Star Code, AMM CCS, Spr. 1.

 C Great Market Star Code, AMM CCS,

 C Great Star Code,

 C Great
- uising stell comply with the Interiory.

 a. High Dennity Polyethylene (HDFE) Water Pipe, ANN CNOS, DR 11.

 b. Fillings: Cenneel Martor Lining, ANNA C104 and ASTM C150, Type 8.

 c. Pipe & Filling Joints: Thermal Butt Fusion Welded Moore-Ground, ASTM D3261
- Minimum franch width shall be 2 feet
- Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with threat blocking as called out in specifications and construction plans. Mater mains and service lines shall be constructed in accordance to Distrie's specifications for commercial service.

- 18. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling, approved prior to backfill will constitute rejection of work.
- All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to a assessment and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements.
- Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & lessed prior to paining.
- 21. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility

UTILITY COMPANIES

WESTAR ENERGIES JIMMY GODBOUT (913) 667-5119 (913) 667-5170-FAX 23505 W. 86TH STREET LENEXA, KS 66227 Jimmy.godbout@westarenergy.com

ATMOS ENERGY (ATTN: TOM PETERSON) 25090 W. 110th TERRACE OLATHE, KS 66061 thomos.peterson@atmosenergy.com (913) 254-6342 (913) 768-4924-FAX

AT&T. (ATTN: JOHN HARPER) 9444 NALL AVENUE OVERLAND PARK, KS 66207 (913) 383-4919 (913) 383-4849-FAX h267a@att.com

COMCAST CABLE CO. (ATTN: BARBARA BROWN) (816) 795-2255 3400 W. DUNCAN ROAD BULE SPRINGS. MO 64015

CITY OF OLATHE (WATER & SEWER) (ATTN: CHAD JONES) 100 E SANTA FE OLATHE, KS 66051 cwjones@olatheks.ora (913) 971-9066 (913) 971-9099-FAX

CITY OF OLATHE (PUBLIC WORKS) (ATTN: MR. BILL DAVIS) 100 E SANTA FE OLATHE, KS 66051 bdavis@olatheks.org (913) 971-9066 (913) 971-9099-FAX



Call before you dig.

10

WATER SERVICE CONNECTION DETAIL

1"=50 SCALE

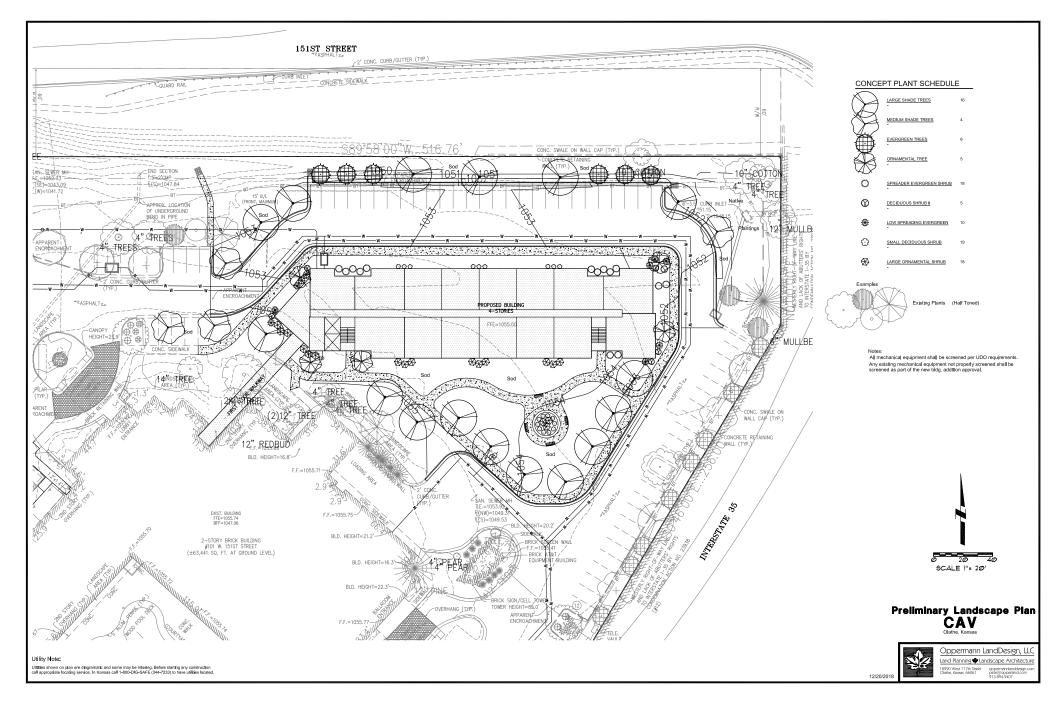
UTILITY NOTES:
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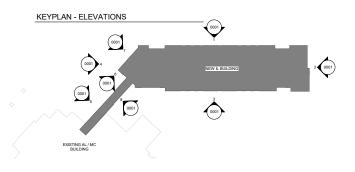
Know what's below.

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BUILDING DESIGN COMPLIANCE

CATEGORY B

TABLE 15-4 GENERAL DESIGN STANDARDS

PRIMARY FAÇADE: ALL ELEVATIONS HORIZONTAL ARTICULATION:

WALL PROJECTION 4" DEEP EVERY 50 FT. (COMPLIES W/ OPTION 1C) VERTICAL ARTICULATION: PARAPET HEIGHT OF 4'-0" EVERY 50 FT.

(COMPLIES W/ OPTION 2A) PEDESTRIAN INTEREST: ARCHITECTURAL DETAILS PROVIDED; 100'-0" OF WOOD SUN SCREENS PROVIDED...

ENTRY CANOPY PROVIDED 16'-0" W X 8'-0" L ENTRY FLEMENTS:

(COMPLIES W. E1)

NON-COMPLIANCE

PEDESTRIAN ORIENTATION OF RESIDENTIAL FINISHED FLOOR ELEVATION ABOVE SIDEWALK 18 INCHES

PRIMARY FAÇADE TRANSPARENT GLASS REQUIREMENT OF 25%



5 NORTH WEST ELEVATION - CONNECTOR



6 | SOUTH WEST ELEVATION - CONNECTOR



7 NORTH WEST ELEVATION - ENTRY



8 SOUTH EAST ELEVATION - CONNECTOR

LOUVER (PTAC AND GRILLE WILL NOT PROTRUDE BEYOND EXTERIOR FACE OF BUILDING, GRILLE TO BE FLUSH WITH WINDOW)

2 EAST ELEVATION

ROOF COPING FIBER CEMENT PANEL SYSTEM

SUN SHADE DEVICE MASONRY SILL

ROOF COPING

FIBER CEMENT PANEL SYSTEM MASONRY

SUN SHADE DEVICE MASONRY SILL

TOTAL SF			2,382	SF		
	REQUIRED		ACTUAL		96	
CATEGORY 1 MATERIAL (GLAZING)	596	SF	480	SF	20%	SF
CATEGORY 1 MATERIAL (MASONRY)	1,667	SF	1,662	SF	70%	SF
CATEGORY 2 MATERIAL (OTHER)	715	SF	240	SF	10%	SF
TOTAL CATEGORY 1 MATERIAL (GLAZING + MASONRY)					90%	SF



4 WEST ELEVATION

TOTAL SF			2,793	SF		
	REQUIRED		ACTUAL		96	
CATEGORY 1 MATERIAL (GLAZING)	698	SF	270	SF	10%	SF
CATEGORY 1 MATERIAL (MASONRY)	1,955	SF	2,388	SF	85%	SF
CATEGORY 2 MATERIAL (OTHER)	838	SF	135	SF	5%	SF

3 SOUTH ELEVATION

1 NORTH ELEVATION NORTH ELEVATION MATERIALS TOTAL SF

CATEGORY 1 MATERIAL (GLAZING)

CATEGORY 1 MATERIAL (MASONRY) CATEGORY 2 MATERIAL (OTHER)

TOTAL CATEGORY 1 MATERIAL (GLAZING + MASONRY)

SOUTH ELEVATION MATERIALS						
TOTAL SF			13,175	SF		
	REQUIRED		ACTUAL		%	
CATEGORY 1 MATERIAL (GLAZING)	3,294	SF	2,430	SF	18%	SF
CATEGORY 1 MATERIAL (MASONRY)	9,223	SF	8,254	SF	63%	SF
CATEGORY 2 MATERIAL (OTHER)	3,953	SF	2,533	SF	19%	SF

13.661 SF ACTUAL 2,736 SF

2,455 SF

20% SF

18% SF

REQUIRED

3,415 SF

4,098 SF

TOTAL CATEGORY 1 MATERIAL (GLAZING + MASONRY)



Date: December 21, 2018

To: Dan Fernandez, City of Olathe

From: Nathan Hladky, P.E., PTOE, ENV SP

Phelps Engineering, Inc.

Re: Parking Memorandum

CA Senior Living PEI # 181023

Introduction

The purpose of this study is analyze the projected parking requirements for a future senior living facility located in the City of Olathe. The proposed development is located at approximately 151st and Access Road, located in the southwest quadrant of the 151st Street and Interstate 35 interchange. **Figure 1** depicts the site location in Olathe.



Figure 1: Site Location

Proposed Site Characteristics

The site currently includes senior adult living apartment units that provides assistance to both patients with memory care needs (28 units) and various levels assisted living needs (68 units). The proposed independent living expansion will add 60 independent living units to the site.

Figure 2 shows the overall site plan for the site, showing the existing structure and the proposed expansion.

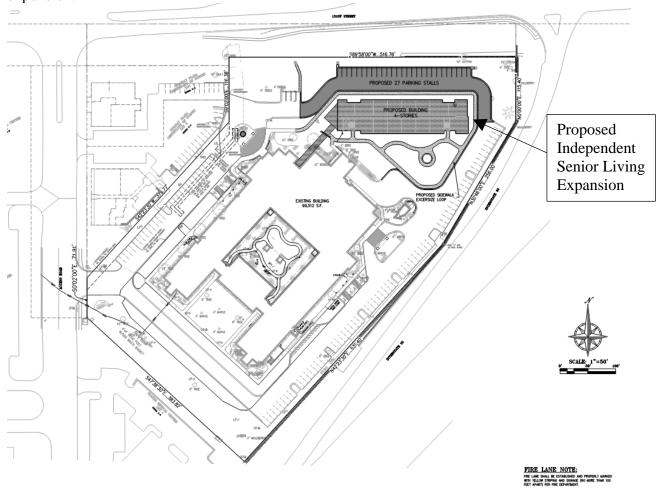


Figure 2: Proposed Site Development Plan

Parking Requirements

The industry standard that recommends the amount of parking to provide based on development type is produced by the Urban Land Institute (ULI). The document is titled *The Dimensions of Parking*, 5th Edition. This resource has been used to predict parking demand and recommend the amount of parking provided to adequately service the site once the independent living units are constructed.

Table 1 depicts the parking spaces provided by the proposed plan and compares them with the parking recommended by ULI and the City of Olathe UDO.

Table 1 – Parking Space Requirements/Provided Summary					
Parking Use	ULI Parking	City of Olathe	Proposed		
	Recommendations	Requirements	Parking		
		(UDO Requirements)			
Independent Living	30 spaces	60 spaces	30 spaces		
Quarters (60 Units)	(0.5 spaces per unit)	(1.0 spaces per unit)	(0.5 spaces per unit)		
Memory Care Living	10 spaces	28 spaces	10 spaces		
(28 Units)	(0.35 spaces per unit)	(1.0 spaces per unit)	(0.35 spaces per unit)		
Assisted Living Care	24 spaces	68 spaces	24 spaces		
(68 Units)	(0.35 spaces per unit)	(1.0 spaces per unit)	(0.35 spaces per unit)		
Total	64 spaces	156 spaces	64 spaces		

Table 1 reflects that the current amount of proposed parking spaces does not meet the City's requirements for senior housing facilities. It is our belief that the City's parking over-estimates the needed parking by seniors, as indicated by several factors. A trend nation-wide is that seniors are downsizing and moving to senior living communities, and generally have one vehicle per family. For senior living, ULI's recommendation is to provide 0.5 spaces per dwelling unit for independent living. For assisted living or congregate care, it is recommended to provide 0.35 spaces per dwelling unit. The 0.35 spaces per dwelling unit for assisted living/memory care is primarily for visitors, as the residents in these types of dwelling units would likely not be driving. Based on ULI recommendations for parking space ratios, the proposed site provides adequate parking.

It should be noted that the previous version of Olathe's Unified Development Ordinances (UDO) had a land-use type for this facility. That version of the UDO had a land-use titled "Hospitals, Nursing or convalescent homes, or congregate care facilities." The definition of congregate care facilities includes all levels of care within the same facility, that includes assisted living, skilled nursing or Alzheimer (memory) care. The parking requirement for that land use designation per that UDO was 1 space per 4 beds, or 0.25 spaces per unit. The current edition of the UDO does not have congregate care facilities listed as an applicable type of land use and has the "Senior living" land uses. Based on that definition, the land use most closely aligns with the recommendations made by ULI, which is 0.5 for senior living and 0.35 for congregate care (Memory Care and Assisted Living).

Deferred Parking

The owner of the site believes that the proposed site plan will provide adequate parking based on their experience with parking demands at other senior living facilities. If the parking demand exceeds the proposed amount of parking spaces, there are several areas that provides opportunity to construct future parking as the demand warrants. If fully constructed, the deferred parking will provide 95 more parking spaces. **Figure 3** shows the location of this deferred parking.

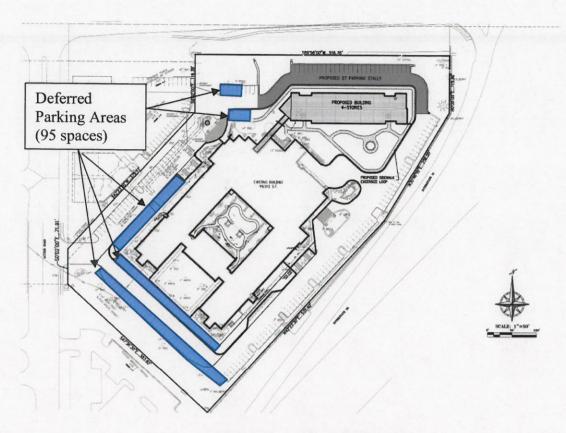


Figure 3: Deferred Parking Areas

If the deferred parking were fully constructed, the proposed site would provide a total of 231 spaces. This would provide 1 space for all types of senior living on the site.

Summary and Conclusions

Based upon the recommendations by ULI, the proposed site plan provides adequate parking for the independent living expansion. If actual parking demands do exceed the proposed amount of provided parking, an additional 95 spaces could be constructed on the site. This would provide 231 spaces, compared to the City UDO requirements of 228 spaces required.



Travanse Senior Living / PR18-0056

REQUEST FOR WAIVERS

In accordance with Olathe UDO Section 18.20.100, please see the following request for waiver:

1. Section 18.15.030 (B) – Tranparent Glass on Primary Façade for Building Design Category B

Requirement: 25% Transparent glass on primary facades.

Request: North Façade = 20% glass

South Façade = 18% glass East Facade = 20% glass West Façade = 10% glass

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

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

RESPONSE: The developer is providing a higher quality design that exceeds the City's requirement for high quality materials, including use of masonry materials, in most cases exceeding the 70% Category 1 material requirement.

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

RESPONSE: There are no adjacent residential properties to be impacted by the requested deviation.

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

RESPONSE: Not applicable.

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

RESPONSE: There are no adjacent residential properties to be impacted by the requested deviation.

- (e) The regulation impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design and building arrangements are not possible. In such instances, findings shall be prepared that:
 - (i) No private rights will be injured or endangered by the waiver.
 - (ii) The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

RESPONSE: Not applicable.

2. Section 18.15.030 (D) – Residential Finished Floor Elevation for Building Design Category B

Requirement: Residential finished floor elevation above sidewalk – minimum of 18 inches.

Request: Portions of the north and east building facades are more than 18 inches above the sidewalk. See attached exhibit.

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

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

RESPONSE: Not applicable.

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

RESPONSE: There are no adjacent residential properties to be impacted by the requested deviation.

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

RESPONSE: Not applicable.

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

RESPONSE: There are no adjacent residential properties to be impacted by the requested deviation.

- (e) The regulation impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design and building arrangements are not possible. In such instances, findings shall be prepared that:
 - (i) No private rights will be injured or endangered by the waiver.
 - (ii) The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

RESPONSE: The subject property has existing parking lot and existing building floor elevations that must be matched when constructing the new independent living facility.



STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application: SU18-0005 Request for a Special Use Permit to allow more than 4

animals (dogs) at one household

Location: 1508 & 1512 E. Frontier Lane

Owner/Applicant: Tracie Alexander/Roy Ingelse

Staff Contact: Zachary Moore, Planner II

Site Area: 1.3± acres Proposed Use: More than 4 animals at one

<u>household</u>

Plat: Stagecoach Meadows Third Plat

	Land Use	Zoning	Comprehensive Plan Designation
Site	Single-family home	<u>R-1</u>	Conventional Neighborhood
North	Single-family home	<u>R-1</u>	Conventional Neighborhood
East	Single-family home	<u>R-1</u>	Conventional Neighborhood
South	Single-family home	<u>R-1</u>	Conventional Neighborhood
West	Single-family home	<u>R-1</u>	Conventional Neighborhood

1. Details of Proposal

This is a request for a special use permit to allow the keeping of up to ten (10) dogs on the property at 1512 E. Frontier Lane at one time. This is the first special use permit request that has been filed to allow the keeping of more than 4 dogs at this site.

A Special Use Permit is required to keep more than four (4) animals per household. The subject property contains one household, and two residential lots, 1508 and 1512 E. Frontier Lane, and totals 17,653 square feet in size. The eastern of the two lots has a single-family home located on it, which was constructed in 1977. Staff recommends denial of this special use permit application based on the analysis on the following pages.



(Aerial view of subject property, property outlined in blue)



(Site view – looking north from Frontier Lane)

2. Public Notification/Neighborhood Meeting:

The applicant notified neighbors within 200 feet of the subject property by certified letter, return receipt as required by the *Unified Development Ordinance*. The property owner notification affidavit and receipts have been submitted to staff showing that this requirement has been fulfilled. The applicant also posted a sign on the property and a notice was published in the paper.

This application was originally scheduled to be considered by the Planning Commission on the July 23, 2018 agenda, but was continued to a date uncertain because the required Neighborhood Meeting Notice letters were not mailed out by the applicant by the mailing deadline for that meeting.

A neighborhood meeting was held on July 23, 2018, and there were 13 people in attendance. Some of the main topics of concern discussed at the meeting included waste from the dogs, if any new buildings were proposed on site, the relationship between the owners and the dogs, if the dogs have bitten anyone, recent repairs of the fence, the ongoing court case, and dogs barking in the neighborhood. (Please see attached minutes.)

3. Staff Analysis:

Special Use Permits are required for particular land uses that may be appropriate in certain areas under that zoning district with additional stipulation and review. Based on staff's review of this Special Use Permit request and information that has been provided to the City's Planning Division from the City's Animal Control Department, staff finds that this Special Use Permit request is not appropriate for this location.

While the permit request is for the keeping of 10 dogs only; staff discovered that the breeding and selling of dogs is currently occurring on site in violation of the Unified Development Ordinance. The intent of the special use permit is to allow the keeping of more than four dogs, not the retail sales of animals. The activity of breeding animals for sale would be classified as an Animal Care Facility, per the *Unified Development Ordinance*, and is not allowed in any residential zoning district.

Animal Control:

Since 2007, the City of Olathe Animal Control Division has seven (7) different reports regarding the dogs that are being kept at 1512 E. Frontier Lane, including four (4) "Over the Limit" (keeping more than 4 animals) and "No City Licenses" citations. A list of all 7 reports can be found in this packet. The first "Over the Limit" citation was written by Animal Control in 2014, and the property owner was made aware of the Special Use Permit at that time.

In August 2017, the property owner was found guilty on five (5) charges, including; "Running at Large," "Disturbs Persons by Chasing," "Injury to Property," "Over the Limit," and "No City Licenses." Per Animal Control, the City judge is waiting on decision of the special use permit before assessing fines for these charges.

Staff received an email from the City of Olathe Animal Control Division on July 17, 2018, which listed the court cases and reports that the Olathe Animal Control Division had on file. This email included that the Olathe Animal Control recommendation is that the Special Use Permit for more than 4 dogs to be kept at 1512 E. Frontier Lane be denied. That email is included within this packet for your consideration.

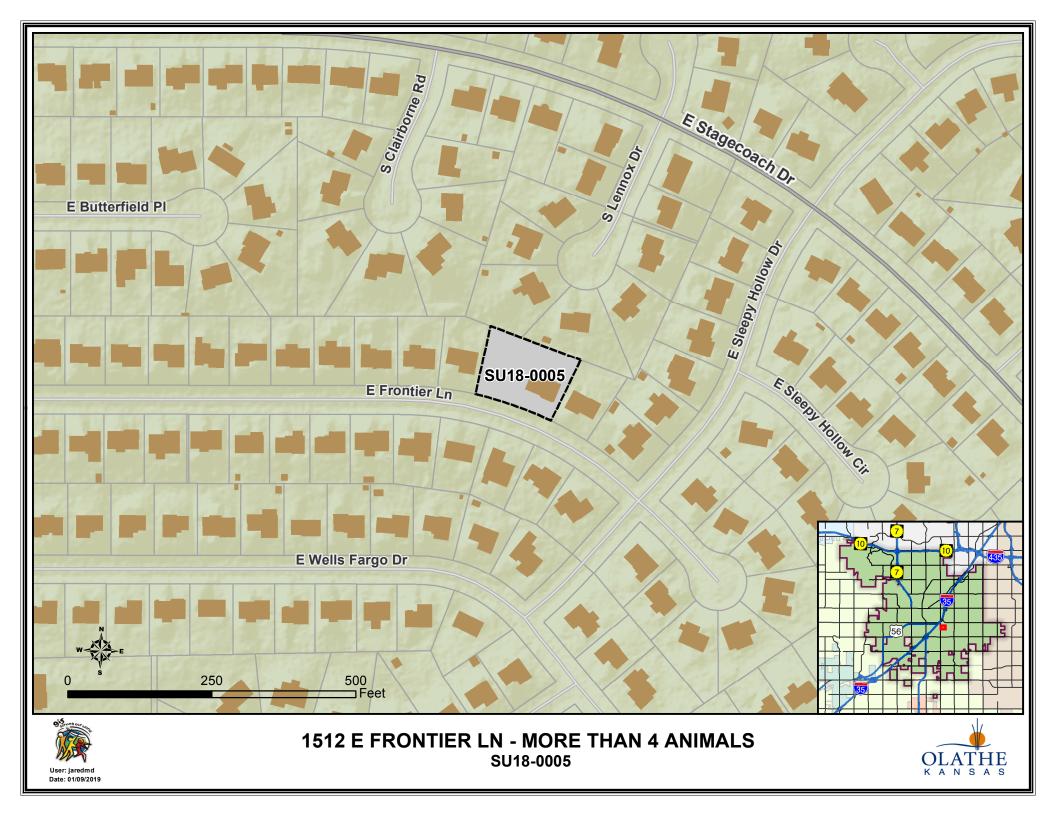
Based on reports received from the City's Animal Control Department and correspondence from neighbors, staff finds that issues of public health and safety related to this application exist and therefore this permit request is not appropriate for this location.

Staff has met with the applicant multiple times over the past year regarding this request and in those meetings, staff has shared our concern with the proposal with them.

4. Staff Recommendation:

As stated previously, staff recommends denial of this special use permit request for the reasons within this report. However, should the Planning Commission recommend approval, Staff is prepared to discuss necessary stipulations to be attached to the recommendation. Whether the Planning Commission recommends approval or denial, this application request is forwarded to the City Council for final review and decision. If the Planning Commission recommends denial, a super majority vote of City Council would be required for approval. In addition, when a time period for the permit is not specified, the time period per the UDO is for five years.

- a. Staff recommends denial of SU18-0005 for the following reasons:
 - i. The activity occurring on site is a commercial use, not permitted in this residential district.
 - ii. The amount of and nature of the outstanding public health and safety violations on the site and citations issued by the City of Olathe.
 - iii. The recommendation of Olathe Animal Control.



Statement PurposE

To Foster dogs and behome them with the right fit between the dogs and perspertive owner.

No new structures will be erected on the Properties

We plan to Still be able to have He same dags (over 4) that weigh had for the past Tewylors. Our Oliverstains 15 Converted into an grea for puppies and our Brang is always opened to the bolkyard-so that dugs com come back inside du luise et their own weel We do what we refer to a "the doggie" Shuffe" Where we switch the dogs around every - 4-6hoves. This way all The day aren't outside at the same time and also get to have equal quality Jime worde the house enjoying bling in The wise and being part of the Family. The State of Konsons Comes and

dues their own willness cheds 1-3 times a year to make Sure we are in total Compliance with them and their rules. - So we do have guidelines that we are forced to follow and athlere We own the vacant lot next due So the doop get plenty of running line (and area) as regulad by the State of Kanso. and all deprise is kept away from the alle that the dogs are being Kept of able to run and play in-De have I vets that we will and an dog are Very vell taken love of and Dur mai Vet in Spry III Veit 592 2770

Uf also have a Secondary Vet in Louisburg Wild cart Vet (913) 837-4444. The doop sleep in he house at right and during their turn (way 4-6 Hrs) in the house - Sleeping on the Couches and dog beds provided. A Jew oven Sleep at the just of our bands. The dog are bother and growned regularly and liver get to enjoy a 17,000 gallor inpoved Pool dury the Summer and also go on Carrido. Ou dogs are all part & our family and treated Very Well. None of then are EVER Rept in Kinnels on dog runs and get the freedon Us par wherever they shows while wiside our rome. They are all

PROPERTY OWNER NOTIFICATION LETTER

Case No. SU- 18-0005 Dear Property Owner: This is to notify you that a public hearing will be held at the Olathe City Hall Council Meeting Room at 100 E. Santa Fe, Olathe, Kansas, to consider a SPECIAL USE PERMIT for KEBPING on the following described tract of land: MORE THAN 4 DOGS Legal Description: LOT 40 9 41 BLOCKZ, SHAGECOACH MEADOWS THIRD PLAT, A SUBDIVISION IN CITY OF CLATHE, JOHNSON CO. KS. General Location: (See general location map attached) A public hearing will be held to consider the special use permit request on the above-described tract at 7:00 PM on January 14 2019. Any interested persons or property owners are invited to attend. Information regarding this special use permit application is available at the Planning Office at City Hall (phone 913-971-8750, City Planning, TTY 913-971-8600), or you may contact the undersigned for additional information regarding this special use permit. A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition with the City Clerk. If valid protest petitions are received from property owners of twenty (20) percent of the land within the notification area, exclusive of the public right-of-way, a threequarters (%) vote of the City Council is required to approve this rezoning request. Copies of the protest petitions are available from the City Planning or from the City Clerk. Respectfully, Po TAGELSE
Applicant (or Owner or Agent) PHONE: 913 424 257

In compliance with the Americans with Disabilities Act, the City of Olathe will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's office at 913-971-8521 a minimum of 48 hours prior to the meeting.

IF you would like to contact City Staff, you may contact Zach Moore (913)971-8646 E.MAL-ZSMOOFE CHATHERS, ORG

Hello Neighbors,

If you hear our dogs barking, feel free to give us a call and we will take care of the problem.

Thank you, Roy

Roy-913 424-2571

Tracie-913 530-6721

SIGN POSTING

AFFIDAVIT

STATE OF KANSAS	Case No. SUP-18-0005
COUNTY OF JOHNSON	
1, Ray Thatelse	, of lawful age, being first duly sworn upon oath, state:
	_(agent, owner, attorney) of the property for which the n twenty (20) days prior to the date of the public hearing n, place a sign upon the property in compliance with the apter 18.12, Section 18.12.090, and that said sign or signs aring.
Further affiant saith naught.	
	Signature of Agent, Owner or Attorney
Subscribed and sworn to before me this 6	2 day of MWWW , 2019.
Notary Public Notary Public	_
My Commission Expires: 9 2 1 22 PAIGE SHEEHAN Notary Public - State of Kansas	
Notary Public - State of Kansas My Appointment Expires 1/21/22	_

500' buffer from property latters were mailed out on 12/14/18. the list of reighbors and notorized affidavit are enclosed 200' buffer from property letters were mailed out on 12/12/18. the list of neighbors hotorized cultidavit, recieipts and returned cards are enclosed Sign posting was set in the Yard 12/22/18 affidavt is en closed.

A SIX foot wooden privacy fence Encampasses the whole perimeter of the house and the 10t next door that We own.

The dogs have access to heat in the winter and our conditioning in the Summer time.

We have behomed ange in the postbut not done any dog fost-ening. We will be keeping approximately 8-10 dogs on the property.

ROY INGELSE TRACIE ALEXANDER	R	
ROY JUGELSE FRACIE ALEXANDER NEIGHBOR HOOD Meeting attendance	7/23	118
GugCheathan		
Danise Sullivan		· · · · · · · · · · · · · · · · · · ·
Paul Sulz		
		!
Nathan Sillett		
MH Lishum		
Lacy Stolaws Ci		
Rul Lind		
Jam for		· · · · · · · · · · · · · · · · · · ·
Joshua & Stephanie Chabon		i
Sylina Warner		
Steve & Sandy Plummer		

...............................

The meeting was held at the Olatho Community Center on Monday July 23 & 6 pm -8pm There approximatelly 13-110# 06 People in attendance. Megadad Macie Alexander took questions from the audience Ofter Ray Ingels introduced and about. June 36 the main Concers whre that there wouldn't be any other Outside buildings added- (which there want be) 2) That there wouldn't be my do g feed waste berg

Washed down the sheet into the neighbord yard at the Corner. 3) What we would do if we could not ongs care good our pets- Cashid Obviously 15 jul a problem) 4) Where we put the waste from their 5) How well we know the dogs am our home 6) If they've but bitter anyone. - NO T) I we have a number in mind as if 8) How old our Current dogs vero a how long were had show a) The perphon next Door (Rich) Showed Up to make Sure EVERYONE KNEW the We had an ongvirg court case be Ob our dog Ballz Cast of Shoved everyone photos of our

dogs and the Jance Where the Board had follow of BEFORE IT WAS FIXED. I hours. later! everyone that we had find the Fince board Willia I hours of it Falling off.) Wel told everyone that wid be hoppy of provide then with our pusonal phone rumbers Justin Case they were to hear a dog bark and thought it was OUT dogs. because we get blamed stop for other dop in the peighbur houd balling. After almost Thours & Oustowns and answers we closed the recting with havrig everyone Sighn an attadance

Zach Moore

From:

James Brackett

Sent:

Tuesday, July 17, 2018 3:23 PM

To:

Zach Moore

Subject:

1512 E Frontier Ln, Tracie Alexander

Zach,

I will start with all the court cases and reports that I have on file.

2007-0012605, Tracie's dog running loose, picked up Animal Control.

2011-0013647, One of Tracie's dogs bit a juvenile on the face causing multiple stitches in the home. The dog had a litter of puppies.

2014-0009833, Tracie was cited for Over the Limit, and No City Licenses. She was advised on the Special Use Permit at this time.

2015-0000239, Police Officers went to Tracie's residence to follow up on a possible dog bite, unable to make contact.

- · 2015-0017058, I cited Tracie for Over the Limit and No City License. Interior of home was very messy, smelled like urine. Backyard was muddy and full of dog feces. This was my first interaction with Tracie and I gave warnings about picking up and cleaning up after the dogs. She was again advised of the Special Use Permit.
- 2017-0011667. Tracie was cited for Over the Limit and No City Licenses for her adult dogs
- 2017-0012301, Several of Tracie's dogs broke through the fence of a neighbor and were in his yard. One of the dogs was acting aggressive. Tracie was cited for the dogs Running at Large, Disturbs Persons by Chasing, Injury to property, Over the limit, and No City Licenses.

Tracie was found guilty on all of these charges from August of 2017. The judge was waiting to assess the fines to see if Tracie would get the permit. Tracie appeared in court once, but asked for more time and then failed to appear in court on 4/19/18 and 5/17/19.

Today, according to our records, she only has 2 dogs with current city licenses. At the court hearings, she was advised to get licenses for any dogs that will be at the residence longer than a month.

Besides the documented reports from above, I know there have been some barking complaints that have not been issued NTAs. Typically we will send letters and give a warning visit before issuing an NTA for barking. I have had complaints and so has ACO Trager.

Thank you for your time and consideration. The position of Animal Control is to not allow a special use permit for the residents of 1512 E Frontier Ln. to have over 4 dogs at their residence.

James Brackett, *Animal Control Officer* (913) 208-1845 | OlatheKS.org Police | City of Olathe, Kansas

Zach Moore

From:

Tom Loyd <tdloyd@yahoo.com>

Sent:

Wednesday, July 18, 2018 4:56 PM

To:

Zach Moore

Subject:

Special Use Permit Request for 1512 E. Frontier Lane

Mr. Moore,

My name is Thomas Loyd and I reside at 1513 E. Frontier Lane.

This e-mail is in response to Roy Ingelse's request for a permit to allow "Dog Fostering" in the residence across the street from my home.

I believe that he is in violation of city ordinances now and I do not believe that he should be allowed to increase the number of dogs legally residing in the property. This is a

residential neighborhood and breeding dogs for business reasons should not permitted.

Thank You for your time,

Tom Loyd

1513 E. Frontier Lane

Olathe, Kansas 66062-2244

Phone: 1(913)782-3612

Zach Moore

From:

Betty Burch <burch2ride@yahoo.com>

Sent:

Wednesday, July 18, 2018 9:13 PM

To:

Zach Moore

Subject:

RE: Certified Letter: Property Owner Notification 1512 E Frontier Lane, Olathe, KS

Dear Mr. Moore:

We are responding to a the certified letter we received regarding the Property Owner Notification Letter from Mr. Roy Ingelse, residence 1512 E Frontier Lane, Olathe KS for a neighborhood meeting being held on Monday, July 23. We will be unable to attend this meeting, therefore we're sending you our deepest concerns in this email regarding this "Dog Fostering" request.

There are some interesting points about this letter and have concerns we'd like to point out:

- 1) The handwriting on the envelope appears to have been prepared by a child (personal observation).
- 2) The letter was not signed with Mr. Ingelse's signature.
- 3) This is his wife's breeding business as it shows on their website with pictures of Mrs. Ingelse and their two young daughters (KCDOODLESANDPOODLES.COM). We wonder why this request isn't being made by her.
- 4) Mr. Ingelse is requesting a Special Use Permit application for "Dog Fostering". They are breeding these dogs in a residential area just as their website clearly states. Word has it they were supposed
 - to be building a place somewhere in Lawrence, KS. This activity has been going on for quite some time now and yet, they are still here and continue to breed.
- 5) The dogs are let out in the front yard to go to the bathroom. We've seen this several times, all the way from as many as nine (9) very large dogs to puppies.
- 6) We have observed the police and Animal Control at this residence several times in the past and have great concern for this continuing activity and the welfare of these dogs and also the young children living at this residence.

We greatly request your utmost consideration to put a stop to this activity once and for all in our neighborhood. "Dog Fostering" is short term care; not years of breeding.

Thank you for your assistance on this matter. Would you please advise us the outcome of this meeting.

Sincerely, Ron & Betty Burch 1612 E Sleepy Hollow Drive Olathe, KS 66062 913-424-2739







PROPERTY OWNER NOTIFICATION

AFFIDAVIT

and the company of th	
STATE OF KANSAS	Case No. SUP- <u>18-006.5</u>
COUNTY OF JOHNSON	
state: 1, Roy Ingelse	, of lawful age being first duly sworn upon oath,
scheduled before the Planning Commissi the notification area (two hundred [200] unincorporated area) of the subject proper	(agent, owner, attorney) for the property for which r than twenty (20) days prior to the date of the public hearing ion, mail certified notice to all persons owning property within feet in the city of Olathe; one thousand [1,000] feet in the erty, in compliance with the <i>Unified Development Ordinance</i> , notices were mailed on the 22 day of December,
Further affiant saith naught.	Signature of Agent, Owner or Attorney
Subscribed and sworn to before me this	2 day of 100000 , 2019 .
Notary Public	
My Commission Expires: 9 21 22	
PAIGE SHEEHAN Notary Public - State of Kansas My Appointment Expires 9 21 20	

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ARCELS WITHIN 200 FEET OF PARCEL DP71800002 0040
roduced February 21, 2018 at 11:01:20 AM
arcel X of 27:
P71800002 0025 (1213 S LENNOX DR)
       (OWNER[S] NAME/ADDRESS)
ROOS, FREDRICK L.
ROOS, VIRGINIA A.
23 S LENNOX DR
LATHE, KS 66062
arcel 2 of 27:
P71700002 0017 (1204 S CLAIRBORNE RD)
       (OWNER[S] NAME/ADDRESS)
OWELL, MARSHA V.
CLAIRBORNE RD
LATHE, KS 66062
arcel 3 of 27:
P71800002 0038 (1612 E SLEEPY HOLLOW DR)
       (OWNER[S] NAME/ADDRESS)
URCH, RON AND
URCH, BETTY REV LIVING TRUST
SLEEPY HOLLOW DR
LATHE, KS 66062
arcel A of 27:
P71800002 0026 (1217 S LENNOX DR)
       (OWNER[S] NAME/ADDRESS)
ROWN, SUSAN ANN LIVING TRUST
03 E ASH ST
REA, CA 92821
arcel 8 of 27:
P71800002 0043 (1500 E FRONTIER LN)
       (OWNER[S] NAME/ADDRESS)
ALLACE, JOHN
ALLACE, RAMONA
FOO E FRONTIER LN
ATHE, KS 66062
arcel % of 27:
P71800007 0014 (1509 E PRONTIER LM)
       (OWNER[S] NAME/ADDRESS)
EDLOCK, STEPHEN
EDY OCK, KRISTEN
99 FRONTIER LN
ATHE, KS 66062
arcel / of 27:
271800007 0016 (1517 E FRONTIER LN)
      (OWNER[S] NAME/ADDRESS)
INTRELL, RONALD F.
MIN HE ERONTIER LN
ATHE, KS 66062
arcel & of 27:
271806007 0012 (1501 E FRONTIER LN)
       (OWNER [S] NAME/ADDRESS)
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NBORN, PAUL A.

SANBORN, KAREN A.
FRONTIER LN
DLATHE, KS 66062

Parcel of 27:
DP71800007 0019 (1

Parcel 0 of 27: DP71800007 0019 (1504 E WELLS FARGO DR) (OWNER[S] NAME/ADDRESS)

JONES, EDWARD P JONES, JODI L

504 E WELLS FARGO DR

DLATHE, KS 66062

Parcel 10 of 27:

1971800002 0027 (1216 S LENNOX DR)

(OWNER[S] NAME/ADDRESS)

MOORE, GLEN D 1216 S LENNOX DR MARKE KS 66062

Parcel 11 of 27: DP71800002 0041 (1508 E FRONTIER LN) (OWNER[S] NAME/ADDRESS)

ALEXANDER, TRACIE M. 1512 E FRONTIER LN DLATHE, KS 66062

Parcel 12 of 27:
)P71700002 0016 (1208 S CLAIRBORNE RD)
(OWNER[S] NAME/ADDRESS)

HERNANDEZ, FRED J.
HERNANDEZ, CHRISTA R.
LATHE, KS 66062

Parcel 18 of 27:

OP71800002 0039 (1516 E FRONTIER LN)

(OWNER[S] NAME/ADDRESS)

HABON, JOSHUA D HABON, STEPHANIE S FRONTIER LN LATHE, KS 66062

arcel 14 of 27:)P71800002 0028 (1212 S LENNOX DR) (OWNER[S] NAME/ADDRESS)

HEATHAM, GREGORY L.
HEATHAM, NANCY L.

LATHE, KS 66062

arcel 18 of 27: P71800002 0029 (1208 S LENNOX DR) (OWNER[S] NAME/ADDRESS)

ARR, STEVE D. TRUSTEE ARR, NANCY E. TRUSTEE

208 & TENNOX DR LATHE KS 66062

arcel 16 of 27. P71800007 0017 (1512 E WELLS FARGO DR)

```
(OWNER[S] NAME/ADDRESS)
GREDELL, STEVEN
GREDELL, LESLIE
MIN E WELLS FARGO DR
DLATHE, KS 66062
Parcel M of 27:
)P71800002 0042 (1504 E FRONTIER LN)
      (OWNER[S] NAME/ADDRESS)
LASKOWSKI, MATTHEW W
JASKOWSKI, KASEY D
1504 E.FRONTIER LN
)LATHE, KS 66062
arcel 16 of 27:
1P71800007 0013 (1505 E FRONTIER LN)
       (OWNER[S] NAME/ADDRESS)
MEAVER, KEVIN
IEAVER, ELIZABETH
BUS E PRONTIER LN
LATHE, KS 66062
arcel 18 of 27:
1P71800007 0018 (1508 E WELLS FARGO DR)
       (OWNER[S] NAME/ADDRESS)
INKLEY, GREGORY W
INKLEY, DE-ANNA J REV TRUST
WELLS FARGO DR
LATHE, KS 66062
arcel 20 of 27:
P71700002 0015 (1212 S CLAIRBORNE RD)
     (OWNER [S] NAME, ADDRESS)
MDBERG, TRENT E
12 S CLAIRBORNE RD
LATHE, KS 66062
arcel 21 of 27:
P71800002 0040 (1512 E FRONTIER LN)
       (OWNER[S] NAME/ADDRESS)
LEXANDER, TRACIE
512 E FRONTIER LN
LATHE, KS 66062
arcel 2/2 of 27:
071800002 0037 (1616 E SLEEPY HOLLOW DR)
   (OWNER[S] NAME/ADDRESS)
ANIER, WALLACE M. III
ANIER, DEBRA E.
SIG EASLEEPY HOLLOW DR
ATHE, KS 66062
ircel 28 of 27:
71800002 0036 (1620 E SLEEPY HOLLOW DR)
      (OWNER[S] NAME/ADDRESS)
IPARI, ROSS
20 E SLEEPY HOLLOW DR
ATHE, KS 66062
```

rcel 24 of 27:

DP71800002 0024 (1209 S LENNOX DR) (OWNER[S] NAME/ADDRESS)

BRUBAKER, HAROLD S. TRUSTEE

BRUBAKER, HAROLD S. TRUST

18902 W 98TH TER LENEXA, KS 66220

Parcel 25 of 27:

DP71800002 0035 (1624 E SLEEPY HOLLOW DR) (OWNER[S] NAME/ADDRESS)

MAY, JOHN PAUL

MAY, JACQUELINE D.

E SLEEPY HOLLOW DR

OLATHE, KS 66062

Parcel 26 of 27:

DP71800002 0034 (1628 E SLEEPY HOLLOW DR)

(OWNER[S] NAME/ADDRESS)

WISNER, MICHELLE

1828 E SLEEPY HOLLOW DR

DLATHE, KS 66062

Parcel 27 of 27:

DP71800007 0014A (1513 E FRONTIER LN)

(OWNER[S] NAME/ADDRESS)

LOYD, THOMAS D.

LOYD, KATHLENE M.

MESS E FRONTIER LN

DLATHE, KS 66062



STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application: Su18-0008 Special use permit for more than 4 animals (dogs)

Location: 813 E. Wabash Street

Owner/Applicant: David and Cynthia Czernik

Staff Contact: Dan Fernandez, Planner II

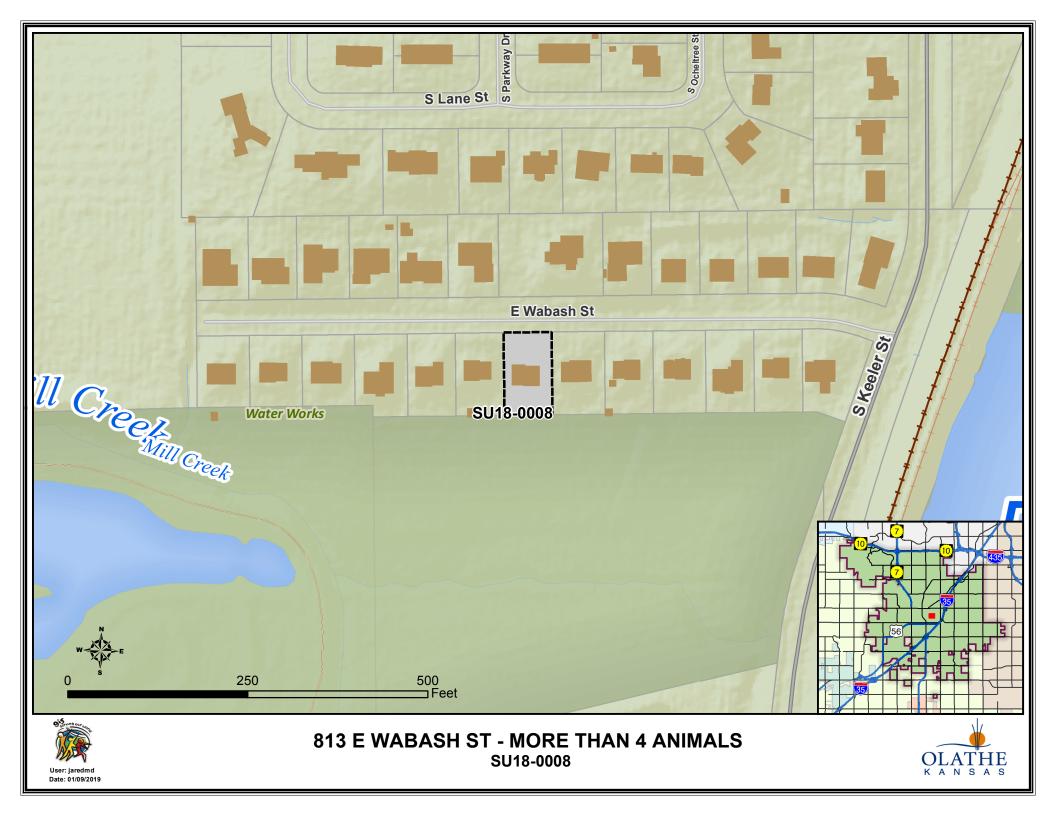
Comments:

The Applicant is requesting a continuance to a future Planning Commission meeting. The applicant has requested extra time to meet the public notification requirements for special use permit applications.

Applications are permitted one continuance per the *Unified Development Ordinance (UDO)* and any additional continuances are at the discretion of the Planning Commission. This is the first continuance request for this application. The applicant will send notification to surrounding property owners and updated signs will be placed on site when a date has been set.

Staff Recommendation:

Staff recommends continuing this application to a future Planning Commission meeting.





STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application: <u>VAC18-0005</u> Vacation of public utility easements for

QuikTrip site

Location: 1234 E. Santa Fe Street

Owner: QuikTrip Corporation

Applicant:Jessica Glavas, QuikTrip Corporation

Staff Contact: Sean Pendley, Senior Planner

1. Comments:

This is a request to vacate public utility easements for the new QuikTrip site at 1234 E. Santa Fe. The site was developed with a new QuikTrip store in 2018 and some of the easements for the previous development were not vacated following construction of the new building and utilities.



Site map with easements to be vacated

There are three easements that need to be vacated; a utility easement and two stormwater drainage easements. The final plat (P-16-012) for QuikTrip Store No. 0182R dedicated the required easements for all new utilities and stormwater drainage. Therefore, the subject easements are no longer required.

2. Public Notice:

The applicant mailed the required public notification letters to surrounding properties within 200 feet per *Unified Development Ordinance (UDO)* requirements. Staff has not received any concerns regarding the proposed vacation of public easements.

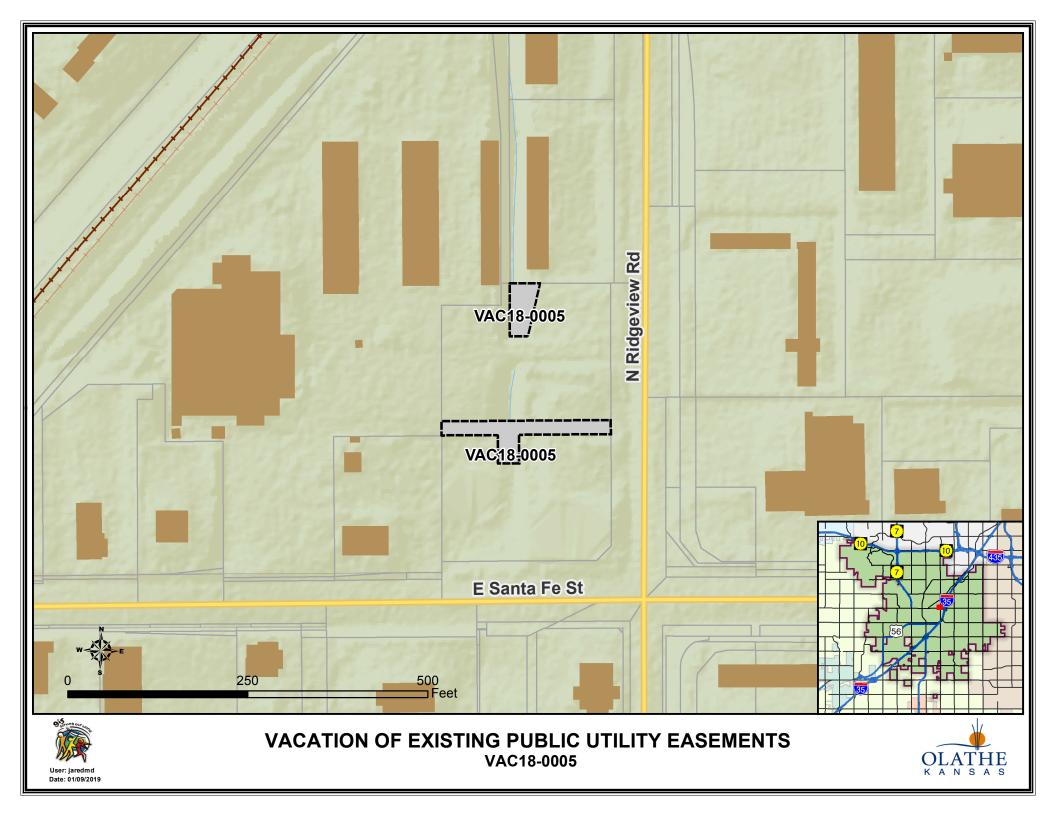
The applicant has also provided the required utility sign-off letters to verify there are no conflicts with private utility providers.

3. Utilities:

The site is located within the City of Olathe water and sewer service area. The Public Works Department has reviewed the exhibits for utility and stormwater easement vacation and recommends approval as shown.

4. Staff Recommendation:

Staff recommends approval of vacation for the utility and stormwater easements (VAC18-0005) as described in the attached exhibits.



EASEMENT VACATION EXHIBT UTILITY EASEMENT TO THE CITY OF OLATHE, KANSAS DESCRIBED IN DOCUMENT NO. 1190741, IN BOOK 1386 AT PAGE 943

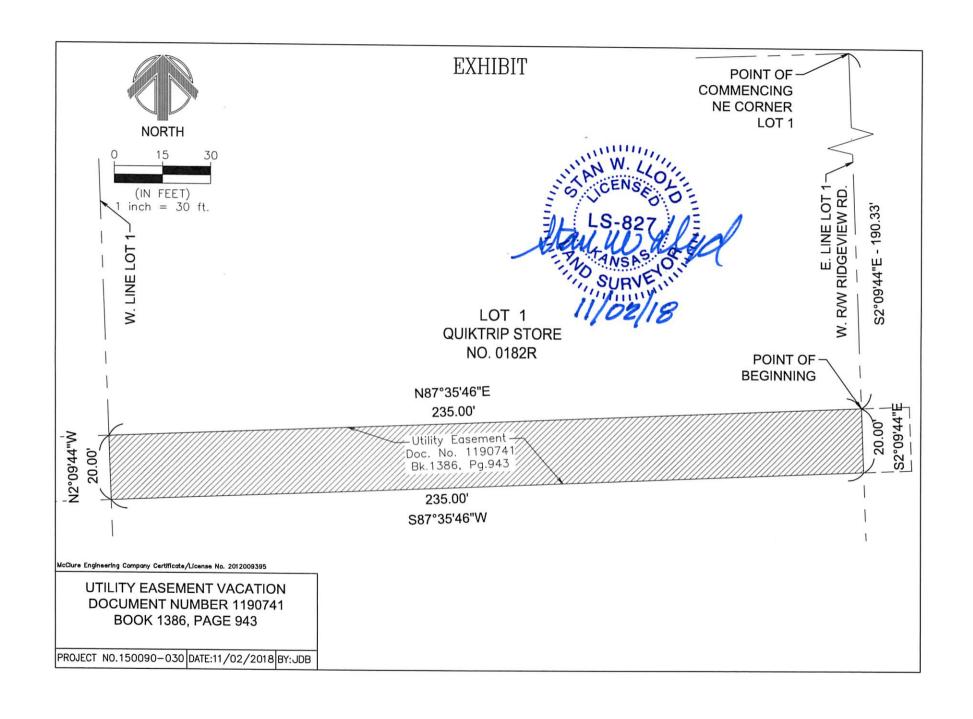
All that part of the Utility Easement described in Document No. 11907417, in Book 1386 at Page 943, lying in Lot 1, QUIKTRIP STORE NO. 0182R, a subdivision in Olathe, Johnson County, Kansas, being more particularly described as follow:

Commencing at the Northeast corner of aforesaid Lot 1, also being a point on the West right-of-way of North Ridgeview Road, as now established; thence S02°09'44"E, along the East line of said Lot 1, also being the West right-of-way of Ridgeview Road, as now established, a distance of 190.33 feet to the Point of Beginning; thence continuing S02°09'44"E, along the East line of said Lot 1 and the West line of said Ridgeview Road, a distance of 20.00 feet; thence S87°35'46"W, a distance of 235.00 feet to a point on the West line of said Lot 1; thence N02°09'44"W, along the West line of said Lot 1, a distance of 20.00 feet; thence N87°35'46"E, a distance of 235.00 feet to the Point of Beginning.

Containing 4,700 square feet, more or less.







EASEMENT VACATION EXHIBT DRAINAGE EASEMENT TO THE CITY OF OLATHE, KANSAS DESCRIBED IN DOCUMENT NO. 1724177, IN BOOK 2627 AT PAGE 638

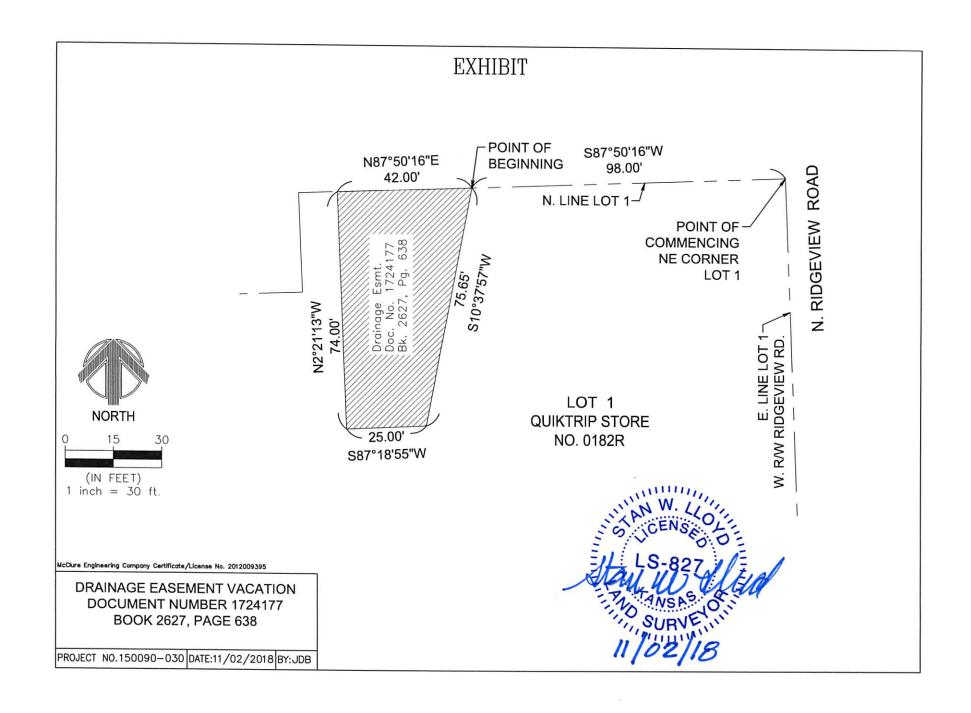
All that part of the Drainage Easement described in Document No. 1724177, in Book 2627 at Page 638, lying in Lot 1, QUIKTRIP STORE NO. 0182R, a subdivision in Olathe, Johnson County, Kansas, being more particularly described as follow:

Commencing at the Northeast corner of aforesaid Lot 1, also being a point on the West right-of-way of North Ridgeview Road, as now established; thence S87°50'16"W, along the North line of said Lot 1, a distance of 98.00 feet to the Point of Beginning; thence S10°37'57"W, a distance of 75.65 feet; thence S87°18'55"W, a distance of 25.00 feet; thence N02°21'13"W, a distance of 74.00 feet to a point on the North line of said Lot 1; thence N87°50'16"E, along the North line of said Lot 1, a distance of 42.00 feet to the Point of Beginning.

Containing 2,474 square feet, more or less.







EASEMENT VACATION EXHIBT STORM WATER DRAINAGE EASEMENT TO THE CITY OF OLATHE, KANSAS DESCRIBED IN DOCUMENT NO. 958339, IN BOOK 919 AT PAGE 508 AND DOCUMENT NO. 963426, IN BOOK 928 AT PAGE 804

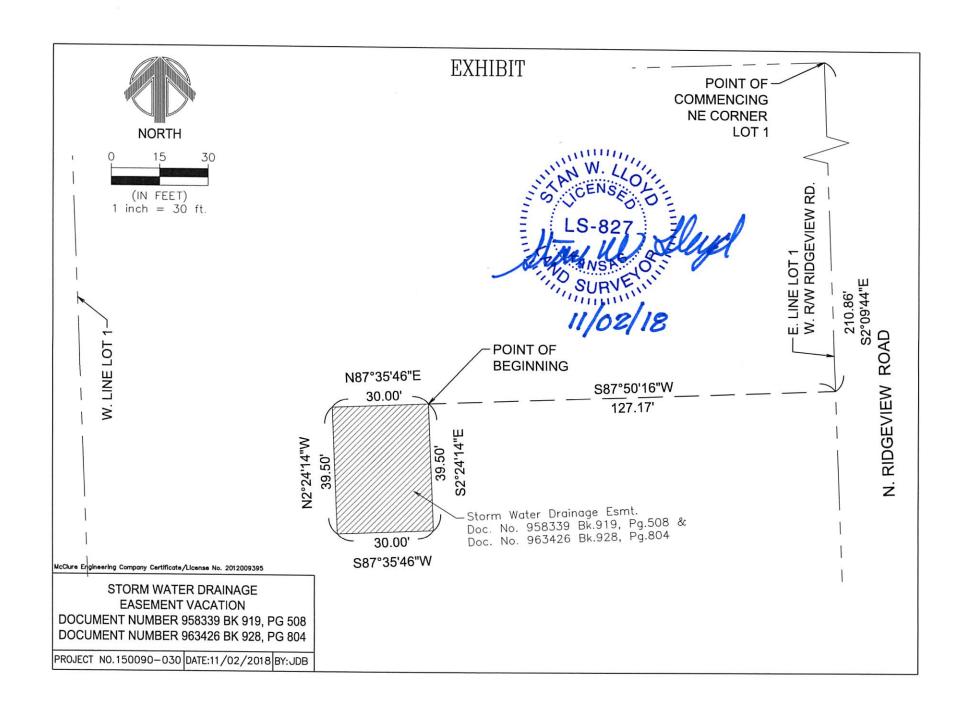
All that part of the Storm Water Drainage Easement described in Document No. 958339, in Book 919 at Page 508 and Document 963426 in Book 928 at Page 804, lying in Lot 1, QUIKTRIP STORE NO. 0182R, a subdivision in Olathe, Johnson County, Kansas, being more particularly described as follow:

Commencing at the Northeast corner of aforesaid Lot 1, also being a point on the West right-of-way of North Ridgeview Road, as now established; thence S02°09'44"E, along the East line of said Lot 1, also being the West right-of-way of Ridgeview Road, as now established, a distance of 210.86 feet; thence S87°50'16"W, a distance of 127.17 feet to the Point of Beginning; thence S02°24'14"E, 39.50 feet; thence S87°35'46"W, a distance of 30.00 feet; thence N02°24'14"W, 39.50 feet; thence N87°35'46"E, a distance of 30.00 feet to the Point of Beginning.

Containing 1,185 square feet, more or less.









STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application	RZ18-0021: Rezoning from CP-3 to PD (Planned District), and preliminary development plan for Mentum, mixed-use development	
Location	Vicinity of northwest corner of 151st Street and Harrison Street	
Owner	David Harrison, Great Olathe Center, LLC	
Applicant	Lynn Woodbury, Woodbury Corporation	
Engineer	Judd Claussen, Phelps Engineering	

Architect Hellmuth, Obata + Kassabaum (HO+K)

Staff Contact Sean Pendley, Senior Planner

Site Area: Proposed Use: $105.54 \pm acres (total)$ Arena/ Entertainment/

Commercial/ Multi-family

Residential

4,000 seats

The Great Mall, Lot 1, 9, Lots/Buildings: 29 Plat:

10, 11, 12 and Tract A

Building Area: Capacity 195,000 sq. ft. (Commercial)

(arena):

227,000 sq. ft. (Arena, Fitness, **Entertainment:**

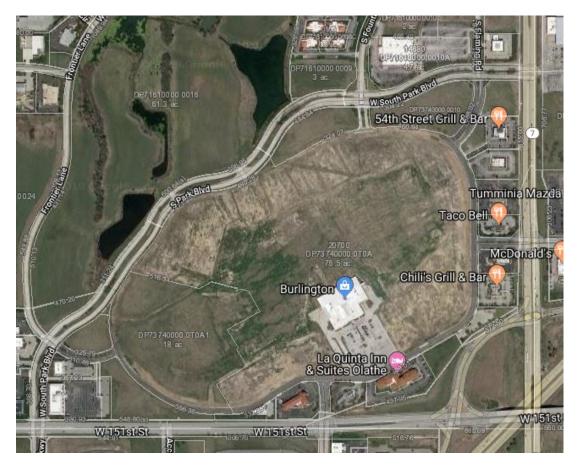
Golf Facility, Rock Climbing)

570 (Apartment Units) **Dwelling Units:**

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Urban Mixed Use Center	Vacant/ Retail	CP-3	3	С
North	Urban Mixed Use Center	Office/ Commercial	C-O/ C-2/ R-3	-	-
South	Urban Mixed Use Center	Hotels/ Office	CP-2/ CP-3	-	-
East	Urban Mixed Use Center	Restaurants/ Vacant	CP-3	-	-
West	Urban Mixed Use Center	Vacant/ Office	R-3/ CP-3	-	-

1. Proposal:

The applicant is requesting a rezoning from CP-3 (Planned Commercial District) to PD (Planned District) and preliminary site development plan for Mentum, a mixed-use development containing a total area of 105.5 acres. The subject property is generally bounded by 151st Street to the south, Harrison Street to the east and South Park Boulevard to the north and west. The site was formerly developed as The Great Mall of the Great Plains. The mall closed in 2016 and the majority of the building was demolished, with the exception of Burlington Coat Factory which still remains.



Aerial map of subject area

The proposed development, Mentum, is envisioned as a regional destination with a variety of entertainment, commercial, office and multifamily residential uses (see attached project summary). The primary entertainment uses consist of an arena with ice hockey rink, fitness center, interactive-golf facility, rock climbing center and theater.

A minor league hockey team is proposed to be the anchor tenant for the arena; however, it will also allow for event space, other sports, and activities. The preliminary plan also includes approximately 190,000 square feet of retail, hotel and restaurant uses and a 40,000 square foot medical office building. In addition, there are seven apartment buildings with a total of 570 units.

The proposed commercial buildings are located along two main drives through the center of the development with on-street parking and pedestrian oriented storefronts. A community plaza is located within the center of the development that is designed to support outdoor

activities with art fairs, concerts and vendors. The proposed apartments are located on the west side of the development and will be connected to the surrounding commercial areas with landscaped walkways. The development will also include several amenities with active open spaces and public artwork.

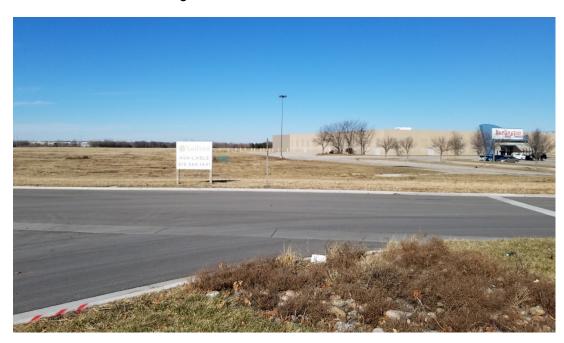
An application was approved in 2018 for the Olathe 151st Street STAR Bond project plan which was required for the proposed STAR bond financing. The Planning Commission and City Council found that the project plan was consistent with the intent and goals of the Comprehensive Plan.

2. History:

A rezoning to CP-3 district (RZ-16-94) and preliminary site development plan for the previous commercial development was approved in 1994. Subsequently, the property was platted The Great Mall in 1996. Separate final site development plans have been approved for the mall and outlots along 151st Street and Harrison Street.

3. Existing Conditions:

The site was previously developed with a one-story commercial mall, associated surface parking and a private loop road. The majority of the mall has been demolished, with the exception of Burlington Coat Factory. Some outlots remain developed with hotels and medical offices along 151st Street and restaurants on Harrison Street. The outer lots are not included in this rezoning for Planned District.



(View from entrance near 151st Street, looking north)



(View from South Park Boulevard, looking northeast)

4. Neighborhood Meeting/ Public Notice:

The applicant held a neighborhood meeting on December 17, 2018. Seven property owners attended the meeting and there were several questions regarding the proposed development and phases of construction. The applicant provided responses to the questions which are reflected in the attached minutes.

The applicant also mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per *Unified Development Ordinance* (*UDO*) requirements.

5. Zoning/ Planned District Requirements:

The current zoning for the property is CP-3 (Planned Community/ Corridor Business District). General commercial, retail, restaurants, hotels, offices, and indoor athletic facilities are permitted within these districts. However, multifamily residential uses, which is part of the proposed zoning request, are not permitted.

The applicant is requesting PD zoning due to the unique integration between different land uses and creative design elements for the overall development area. The development is best suited as a Planned District due to the approach in creating a mixed use destination encompassing harmonious themes and design throughout with the anticipated development pattern. Planned Districts are intended to encourage innovative land planning and design in a way that is not possible under conventional zoning districts. These districts promote quality development by allowing special site conditions, land uses and deviations from certain zoning standards.

a. <u>Land Uses</u> – The permitted uses for a Planned District are established through the rezoning process. While the UDO does specify certain uses that are prohibited within PD Districts, it allows for the greatest amount of flexibility for what uses can be requested. Staff analyzed the uses permitted and compatibility to the development proposal and has created a list of permitted, restricted and prohibited land uses (Exhibit A). The uses determined to be prohibited with the development would not be compatible with the intended concept for the planned district or vision for the area as recommended in *Plan Olathe*. Staff also recommends a limit for fast-food restaurants, not including coffee shops, to be set for a maximum of two drive-through restaurants

Staff has shared this exhibit with the applicant and their only concern is with the limitation for drive-through restaurants and prohibition of motor vehicle services. The applicant is requesting that consideration be given to allow automotive maintenance establishments. However, staff does not support this use due to incompatibility with the development and potential nuisances associated with automotive related services. Automotive maintenance businesses have overhead bay doors and these are often left open which can create issues with noise and detract from quality architectural design.

If the property owner obtains a tenant in the future that falls under one of these restricted or prohibited uses, the owner may seek reconsideration of the use list through the zoning amendment process. This would be presented to the Planning Commission and require approval by City Council.

- b. <u>Density</u> –The allowable density for the development is established within the preliminary development plan. The square footage of proposed buildings are distributed by use type within different segments of the development. Generally, the development includes approximately 227,000 square feet of entertainment uses and 195,000 square feet of retail, restaurant and hotel space. The plan also shows seven multifamily residential buildings totaling 570 apartment units.
- c. <u>Building Height</u> The maximum height for all buildings and structures will be reviewed and approved during final development plan review. Building elevations have been submitted for the arena but details are not yet available for the other entertainment uses, such as the golf facility. Conceptual building elevations have been submitted for commercial buildings which identify one-story retail buildings and office buildings with 2-3 stories. The apartments consist of four-story buildings. The maximum structure heights are expected to be consistent with heights typically permitted in commercial and multi-family residential zoning districts.
- d. <u>Setbacks</u> The building and parking/paving setbacks for PD districts are determined at the time of zoning and the minimum standards are based on impacts to surrounding development, existing conditions of the site and proposed design. The building and parking/paving setbacks are identified on the preliminary development plan. The commercial buildings are located with store fronts close to the private streets with onstreet parking and large sidewalks to emphasize pedestrian access.
- e. <u>Open Space/ Amenities</u> The supplemental design package includes a plan for open space which identifies a total of 24.8 acres of open space which is approximately 23% of the overall development area. The plan also shows a central plaza and courtyard with 6.9 acres of outdoor amenity space which will primarily serves as the common space and commercial pedestrian area for the development.
- f. <u>Site Design</u> The site design standards are established within the adoption of the planned district and preliminary development plan. The applicant has defined the intent and overall vision for the site in more detail within *Mentum Design Standards and Guidelines* (Exhibit B). The proposed development contains elements typically

found within **Site Design Category 3** (*UDO 18.15.115*). The following is a summary of the composite site design standards and proposed development features.

Site Design Standard	Proposed Design Features	
Outdoor Amenity Space	The courtyard in front of the arena will serve as the primary amenity space and additional amenities will be dispersed throughout the site including public art	
Pedestrian Connectivity	An abundance of pedestrian connections will be utilized throughout the site and to adjacent streets. A pedestrian connectivity plan is included in the supplemental design package.	
Landscape Buffers Adjacent to Other Uses	Landscape buffers are provided along public streets and around the perimeter of the development	
Maximum Parking Pod Size	Parking areas are separated by landscape islands and pedestrian pathways and will be evaluated for compliance with final development plans	
Drainage Features	Drainage/detention areas are provided by existing off- site detention basins on the north side of South Park Boulevard.	
Building Placement	Commercial and residential buildings are located fronting pedestrian use areas and promote a pedestrian-oriented streetscape environment	

g. <u>Building Design</u> – The goal of the *Mentum Design Standards and Guidelines* is to ensure a cohesive theme for the development which establishes high quality design objectives without limiting flexibility or creativity. The guidelines include site and architectural design criteria with color building elevations and renderings depicting each portion of the development to illustrate the desired materials and design features that will be incorporated to maintain a harmonious theme. The building design standards are established as part of the planned district and will be upheld for subsequent final development plans.

The applicant has submitted conceptual building elevations for the commercial buildings and apartments. If approved, the proposed buildings will follow the *Mentum Design Standards and Guidelines*. In addition, staff recommends that commercial and residential buildings follow the general design categories that are described below and staff will evaluate each building within the development at the time of final development plan for compliance with these established standards.

Building Design Category C (*UDO 18.15.035*) will be utilized as the base standard for the commercial and office buildings. Increased articulation, focal points and pedestrian interest too Is must be utilized within this area. High-quality building materials are expected and additional detailing elements such as canopies, arcades, balconies and variations in materials are utilized within this category.

Building Design Category B (*UDO 18.15.040*) will be utilized as the base standard for the apartment buildings. Several elements for articulation, focal point and pedestrian interest tools will be utilized throughout the buildings. All sides of the apartments will include architectural features to fulfill the design requirements and the final development plans will meet or exceed the design standards as detailed within the *UDO* and attached design narrative. The *Mentum Design Standards* indicate that the multifamily buildings may include accessory materials, such as EIFS, lap siding and corrugated metal. Staff supports the use of these materials with the exception of corrugated metal.

h. **Arena Structure** – The applicant and design team has worked closely with staff to review the arena design and staff supports the proposed building elevations and perspective drawings for the arena. The building incorporates a high quality design with a variety of materials, parapets and recessed wall planes. The primary building materials consist of precast concrete, architectural metal panels, synthetic wood panels and glazing.

The main entrance for the arena is on the south elevation facing the courtyard. The west elevation provides access to the community rink. The rear of the building faces South Park Boulevard and the service area and loading dock will be screened by a landscape berm and possibly additional screen wall if necessary. The arena may incorporate video boards on the exterior walls in the future. The video boards would be located on the lower portions of the façade and the placement and size of the video screens shall be approved by the City prior to installation.

i. <u>Golf Facility</u> – The proposed plan identifies a golf facility on the northeast corner of the site. There is no final agreement for the user but the applicant has discussed a potential deal with Big Shots Golf. Since there are no details available for the building design or structures, staff recommends a separate preliminary site development plan for this use.

The applicant did obtain some basic information for the facility, including netting and lighting. According to Big Shot Golf, netting pole heights range from 75 feet near the building, to 160 feet in height at the midpoint of the range, to 100' at the back of the range. A detailed design analysis is performed on a site by site basis by an expert in the field of ball trajectory to determine the required heights of the nets and poles to maintain a safe system. The light fixtures are mounted on the netting poles at approximately 40 feet in height. The details for netting poles, lighting and the photometric plans will be provided with the preliminary site development plan for the golf facility.

j. Parking – The supplemental design package includes a parking distribution plan that shows total parking for the different land uses and buildings. The plan shows the total required parking for each building and the proposed number of spaces in each of the parking fields surrounding the buildings. In addition, there is a table with a listing for all buildings and respective parking spaces.

The preliminary development plan includes a total of 4,492 parking spaces for the overall development area. Based on the proposed uses, if calculated individually, the minimum required parking would typically be 5,046 spaces for the total development. However, the applicant is requesting a shared parking allowance for certain uses as part of the mixed use development and idea that visitors will come to the site and patronize more than one activity or business along with internal walkways and

sidewalks to encourage pedestrian access. Based on a 25% - 35% shared parking rate for the arena and surrounding commercial lots, the applicant has identified what they recommend for minimum parking at 4,279 spaces. The *UDO* allows for reductions where convention centers, assembly halls or other similar facilities are built in conjunction with a hotel, office park or shopping centers. In these cases, the Planning Commission or Governing Body may permit up to a 35 percent reduction of each of the uses listed above due to the usage of parking and to ensure the site is not overparked.

In addition, the applicant has submitted a shared parking summary that considered all land uses, peak hours for daily operations and relationship to physical location of parking for different buildings. The summary referred to standard parking demands based on organizations such as the Urban Land Institute (ULI) and Institution for Transportation and Development Policy (ITDP). The results of the analysis indicate the proposed reduction for parking is in the line with the ULI ratios for shared parking studies. Staff is supportive of the general layout and distribution of parking with reductions for shared parking as identified on the proposed plans.

Staff recommends accommodating electrical charging stations in parking areas where feasible and including bicycle racks for areas around the courtyard and plaza. The applicant has included notes for this on the overall site plan. The applicant has also identified potential bus shelters on the overall preliminary site plan and the exact locations will be determined at the time of final development plan. The developer will coordinate with Johnson County Transit to determine the best locations for bus stops and shelters within the development area.

k. <u>Landscaping/Screening</u> – The preliminary landscape plan identifies perimeter landscaping and screening requirements and parking lot/internal drive lane landscaping. Buffering requirements are typically associated with districts in the *UDO* and are established with the rezoning for a planned district. Perimeter landscaping including deciduous ornamental, evergreen trees and shrubs is provided around the site. The Mentum Design Standards and Guidelines also include landscape design criteria.

A 25-foot landscape and screening area is provided along South Park Boulevard and street trees are included around the loop road. Additionally, a continuous shrub hedge will be provided to screen parking and paving areas to a minimum 3-foot height along public and private streets. The private streets within the interior or the development include street trees and landscape islands and the entrances from public streets include landscape tracts.

Internal landscaping will be distributed throughout the site to fulfill the parking lot landscaping requirements. A variety of shade and ornamental trees are distributed throughout pedestrian areas in the development. Ornamental grass, perennials and sod will be utilized within pedestrian and parking areas to add further softening and visual interest. Integrated planters are also proposed at the curb line along the streetscapes to allow for pedestrian circulation and increased separation from vehicular parking areas. Additional building foundation landscaping will be provided within other segments of the development as typically seen in other commercial developments throughout the City. Final development plans will include more details for the type and size of trees per *UDO* landscaping requirements.

- I. <u>Signage</u> The applicant has submitted a comprehensive sign package with the Planned District zoning. The applicant is requesting exceptions for the height and size of monument signs and use of video boards and electronic signage. Exceptions for sign requirements may be approved by the Planning Commission and City Council as part of the rezoning for planned districts. Due to the size and complexity of the sign package, staff is continuing to work with the applicant on the various types of signage and this will be submitted for consideration at the next Planning Commission meeting.
- m. <u>Lighting</u> The *Mentum Design Guidelines* include standards for site lighting. Details for photometric plans and building and parking lot lighting for all buildings shall be submitted with final development plans. Lighting fixtures and design shall follow the *Mentum Design Standards* and lighting levels shall comply with *UDO Section* 18.30.135.
- n. Phasing The site will be developed in two general phases as depicted in the phasing plan. Phase 1 includes the arena, central common space, golf facility and some residential development. In addition, the private roads within the interior of the development, Mentum Drive and Meadow Lane, and parking for the arena and surrounding commercial lots would be developed with the first phase.

The phasing plan shows all other uses as future phases, which include hotels, additional commercial uses and multifamily residential buildings. The applicant has indicated that the future phases may be built in three phases based on market demand. The proposed development shall follow the general phasing plan as approved with the planned district.

6. Development Requirements:

a. <u>Access/ Traffic</u> – The applicant completed a traffic impact study that included a review of 13 intersections – along 151st Street from Lone Elm Road to I-35/US-169/K-7 interchange, and along Harrison/K-7 from Old 56 Highway to I-35/US-169/K-7 interchange.

Access into the site will use the existing access points along 151st Street and along Harrison Street/ K-7 Highway:

- Harrison/K-7 and South Park Boulevard
- Harrison/K-7 and Meadow Lane/Hamilton Circle
- 151st Street and South Park Boulevard
- 151st Street and Access 1/Fountain/OMC access

Along South Park Boulevard, the proposed site plan includes the three existing access points and adds three access points. The three existing accesses are at Frontier Lane, Fountain Drive and Flaming Road. The three new accesses are proposed at:

- The loading dock for the arena
- Access to parking lot west of the arena
- Access to the parking lot east of the arena

The proposed development will create new internal circulation. The existing ring road would remain in place. Meadow Lane will be extended to the west from Harrison/K-7 toward South Park Boulevard. Fountain Drive will be extended south from South Park Boulevard toward Meadow Lane and the existing ring road. Access

1/ Fountain Drive will be extended north from 151st Street to Meadow Lane. These internal streets will have angled on-street parking to create a downtown feel and promote walkability. The applicant has included street section drawings showing the dimensions for streets, parking, sidewalks and landscape areas.

The traffic impact study reviewed each phase of development. Phase 1 included the arena, fitness center, rock climbing facility, volleyball courts, cinema, restaurants, one big box retail, office space, and retail space. Phase 2 included the remainder of the site -- multi-family, additional restaurants, hotels, golf facility, medical office space, office space, and retail space.

For the first phase of development, the TIS recommended several public improvements to support the proposed development:

- 1) A new traffic signal at 151st Street and South Park Boulevard.
- 2) At 151st Street and Fountain Drive/ Access 1, restripe the southbound approach to create one left turn lane, one shared left turn/through lane, and one right turn lane, with corresponding signal modifications.
- 3) At the Harrison/K-7 and Southbound I-35 Off Ramp, construct a second southbound left turn lane so that the ramp has two left turn lanes, two through lanes, and one right turn lane. Signal modifications are required for this geometric change.
- 4) Along South Park Boulevard, construction left turn lanes at proposed access drives.

All of these onsite and offsite public improvements recommended in the TIS for the first phase of the development will be completed prior to issuance of the first Certificate of Occupation.

For the second phase of development, the TIS recommended:

- 1) At Meadow Lane/Hamilton Circle and Harrison/K-7, restripe the eastbound approach to create one left turn lane, one shared left turn/through lane, and one right turn lane, with corresponding signal modifications.
- 2) At 151st St and Southbound I-35 On Ramp, construct a second westbound left turn lane, with corresponding signal modifications and ramp widening.

All of the on-site and off-site public improvements recommended in the TIS for the 2nd phase will be completed prior to first Certificate of Occupancy of the second phase.

Additionally, City staff recommends a 10-foot wide sidewalk along South Park Boulevard between Harrison/K-7 and 151st Street. This will support the City's goal to provide bicycle and pedestrian connections from this site to Downtown, and eventually to Cedar Lake and Lake Olathe.

b. <u>Stormwater/Detention</u> – There are existing regional detention basins on the north side of South Park Boulevard that serve the proposed development area. The location of stormwater quality features have been identified within the plans. A preliminary stormwater management report will be required with final site development plan submittal.

- c. <u>Public Utilities</u> The site is located within the City of Olathe water service area and the sanitary sewer service area. The proposed development will require water and sewer extensions to serve all areas of the site. The applicant has submitted preliminary civil plans for the entire site. Additional details will be required with final site development plans.
- d. <u>Fire Department</u> The Fire Department has general comments for the preliminary development plan. Where fire hydrants are provided adjacent to the road, at least that area of the road (the length of the apparatus) is required to be 26 feet wide. If parking is desired on a fire apparatus access road, the clear road width (drive lane) is required to be 20 feet wide. Vertical clearance of 13.5 feet is required.

Buildings that are over 30 feet tall are required to be provided with an aerial apparatus access road on one side of the building. The road shall be a minimum of 15 feet and maximum 30 feet from the side the building is addressed from. The aerial apparatus access road shall be 26-feet wide road. No overhead utilities are permitted on the aerial apparatus access road or between the building and this road. This comment applies to the hotels, multi-family, and large commercial occupancies (retail, cinema, arena, business offices, etc.).

Turning templates were submitted with the preliminary development plan package. The department will review all plans in more detail with final development plans and building permits.

7. Comprehensive Plan Analysis:

The Comprehensive Plan (*Plan Olathe*) identifies the subject area as a "Urban Mixed Use Center". *Plan Olathe* has goals for redevelopment of this site and includes the following description for the Urban Mixed Use Center:

"Olathe will have one centralized Urban Center/Downtown area, serving as a primary business, government and commercial hub and also a place for art, community spaces, and cultural exhibits. At the core of the urban center will be a revitalized historic downtown. Beyond the downtown area, the urban center will include the redevelopment of the Great Mall of the Great Plains and the surrounding area. This expanded Urban Center will provide the necessary households and supporting employment needed to make the Urban Center successful. The Urban Center will include new entertainment options, restaurants, offices, retail, civic and cultural amenities and connections to the local and regional transit options.

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

1) **Principle ES-3**: "Strengthen and revitalize existing commercial centers."

The redevelopment of the subject property with lifestyle entertainment, hotel, restaurants and other retail uses, in addition to the arena, will improve economic development and benefit adjacent businesses for the long-term vitality of the commercial establishments located in the area around 151st Street and Harrison Street

- 2) **Principle LUCC-6**: "Discourage "leap-frog" or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas."
 - The associated **Policy LUCC 6.1: Targeted Development**: "With the guidance of the Comprehensive Plan's Future Land Use Map, encourage targeted development, redevelopment and infill so as to channel growth where it will contribute to the long-term community vision and improve access to jobs, housing and services."
 - The land uses proposed for this site will build upon the extension of existing
 infrastructure. Construction of an arena, entertainment and other commercial
 uses promotes infill of mostly vacant properties and reinvestment in a
 buildable area while providing new opportunities for economic development
 near a major interchange within Olathe.
- 3) **Principle ES-2**: "Achieve a balanced mix of commercial and residential development to promote fiscal sustainability and ensure tax revenues are sufficient to support public services provided to the citizens of Olathe."
 - The proposed development with a combination of commercial, entertainment, office and multi-family residential uses provides a good mix of land uses that will help support a vibrant development with amenities for residents and increased revenues for business.
- B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The surrounding area consists of restaurants, hotels, hospital, medical offices and vacant residential properties. The subject property is suited for a variety of commercial uses, entertainment, offices, and related business uses to serve the needs of the community and the larger region. Mixed use development is encouraged in this area with a combination of commercial and multi-family residential uses. The residential uses will be higher density development, such as apartments or condominiums, that are located in close proximity to highly connected street systems, sidewalks, bikeways and transit facilities that contribute to the multimodal character.

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

The design of the proposed planned district was modeled with the Urban Mixed Use Center goals for *Plan Olathe*. The applicant has created a site layout and design that incorporates elements typically seen within higher density commercial and multi-family settings. The development with entertainment, commercial and residential uses is consistent with the surrounding development. Furthermore, the site has close access to major transportation connections with 151st Street, I-35 and 169 Highway.

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

The property is suitable for commercial development within the current regulations for the CP-3 District. The existing district does not provide the mix of retail, residential and office use that are expected within the Urban Mixed Use Center as defined within *Plan Olathe*. The special character and higher quality design standards that are intended for the development are not typically found within conventional districts and are better achieved through a planned district designation.

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

The property was zoned CP-3 in 1994 and developed with the mall in 1996. The mall was demolished in 2016, with the exception on one free-standing building, and the rest of the interior mall site has remained undeveloped since that time. The market demand for a development of this magnitude takes time and responds to greater economic forces occurring in the Kansas City area and national scale. The rezoning of the property will better facilitate the vision of the property to develop with its intended purpose.

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

Staff does not anticipate that the development would harm the value or character of any nearby properties. The district is intended to serve as mixed use development. The rezoning and preliminary plan will establish the vision and standards for the property to ensure that a higher quality, cohesive development will be established that is reflective of the surrounding industrial uses while generating a welcoming gateway into the community.

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

The traffic study was generated based on the provided development plan and carefully reviewed by staff for any negative impacts on the capacity and safety of the surrounding road network. The major corridors of 151st Street and 169 Highway generate a greater traffic volume that other areas within the City and future roadway improvements are expected within this area. City Engineering staff have reviewed the TIS and the applicant is responding to recommendations of the study by providing many additional turn lanes and vehicle queuing areas within the development. Parking has been provided greater than the required minimum and an increased tendency towards shared parking distribution is typically seen within mixed-use developments.

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

Staff is not aware of any potential for unlawful levels of air, water or noise pollution with the proposed development. The development shall comply with the City's stormwater requirements and provide best management practices for water quality.

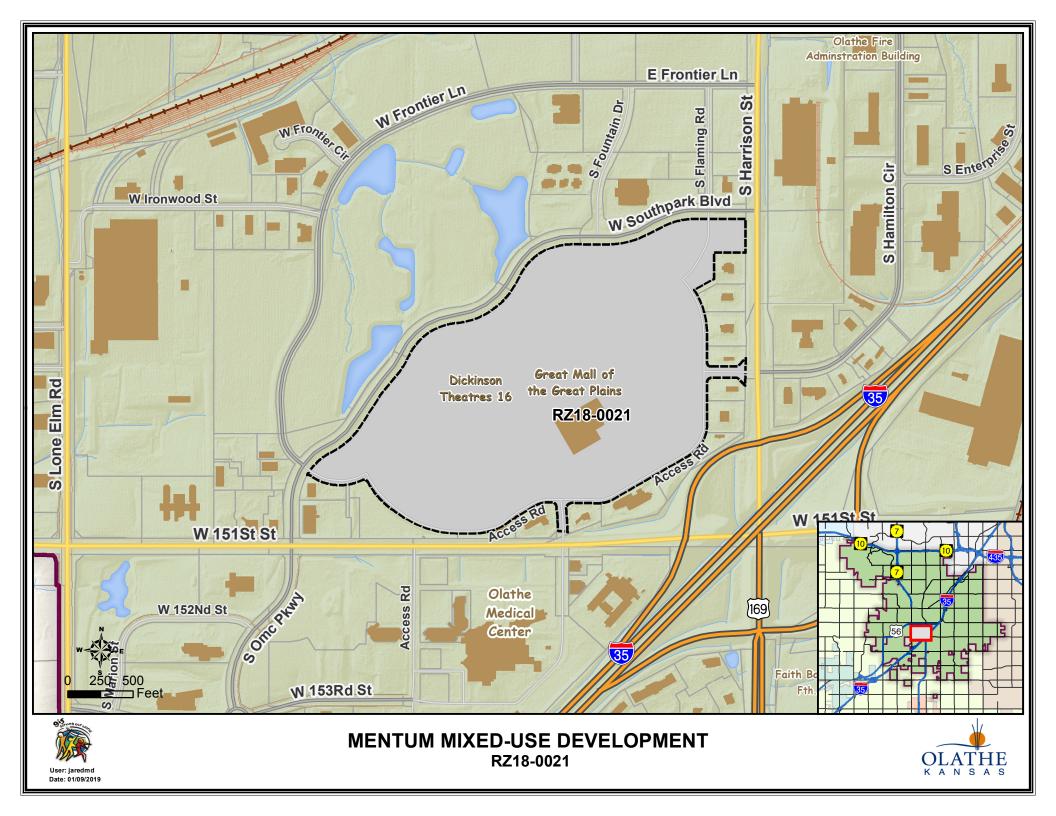
I. The economic impact of the proposed use on the community.

A development of this scope is expected to have a significant impact on Olathe's economy. The variation and increased concentration of uses within a mixed-use development generally provides a greater source of revenue and longevity for the retail center. The proposed development is also expected to attract both local and regional visitors as intended for the area per *PlanOlathe*.

8. Staff Recommendation:

- A. Staff recommends approval of RZ18-0021 for the following reasons:
 - (1) The proposed development complies with the *Comprehensive Plan* for Land Use which calls for an Urban Mixed Use Center with a high-quality concentrated mix of uses. In addition, the proposal adheres to the policies and goals of the *Comprehensive Plan* for Land Use and Economic Sustainability (Principles LUCC-6, ES-2 and ES-3).
 - (2) The requested rezoning to PD district meets the *Unified Development Ordinance* (*UDO*) criteria for considering zoning applications.
- B. Staff recommends approval of RZ18-0021 with the following stipulations to be included in the ordinance:
 - (1) The Planned District includes permitted, restricted and prohibited uses as established in Exhibit A. Any modifications to permitted uses must be requested and approved through the zoning amendment process.
 - (2) All street improvements shall be provided in accordance with the traffic impact study and as required by the City Engineer.
 - (3) All public improvements for each phase of development shall be completed prior to issuance of first Certificate of Occupancy for the respective phase.
 - (4) A revised traffic study shall be submitted for any proposed changes in land use, as required by the City Engineer.
 - (5) A ten (10) foot wide sidewalk shall be constructed along South Park Boulevard between Harrison Street/K-7 and 151st Street with respective phase of development.
 - (6) Parking is established as shown on the preliminary development plan and reductions for shared parking are granted for certain uses as proposed on the parking distribution plan. Any changes to parking shall require separate review and approval per *Unified Development Ordinance (UDO)* requirements.
 - (7) Public art shall be provided pursuant to City of Olathe Municipal Code, and the artwork shall be installed in visible locations throughout the development. The location for proposed artwork will be identified on appropriate final site development plans.
 - (8) Open space, building setbacks, parking and paving setbacks, and phasing of development are established as shown on the preliminary development plan and as described in the Supplemental Design Package for Mentum Development.

- (9) The proposed golf facility, including poles for netting and lighting, shall require approval of a separate preliminary site development plan.
- (10) A comprehensive sign package, including any exceptions to *UDO* requirements, shall be approved with the rezoning for Planned District.
- (11) The arena building design and materials shall follow the building elevations dated January 2, 2019.
- (12) The proposed commercial, office and multi-family residential buildings shall follow the *Mentum Design Standards and Guidelines* and include desired materials and design features to maintain a harmonious theme throughout the development.
- C. Staff recommends approval of the preliminary development plan with the following stipulations:
 - (1) Final site development plans shall be approved prior to issuance of building permits for respective buildings.
 - (2) The building design and height for all structures will be reviewed and approved during final development plan review.
 - (3) Landscaping, screening and buffering shall be provided as shown on the preliminary development plan package. Screening details shall be included within final site development plans and maintained to provide 100% screening through the use of shrubs, berms, or walls for parking/paving areas facing public streets per *UDO* 18.30.130.
 - (4) Site lighting shall comply with the *Mentum Design Standards and Guidelines* and *UDO 18.30.135*. Details for Photometric plans lighting, poles and fixtures shall be submitted with final site development plans.
 - (5) Pedestrian areas shall be provided according to the *Mentum Design Standards* and *Guidelines* and pedestrian crossings shall consist of stamped, colored concrete or similar decorative materials
 - (6) Details for trash enclosures or compactors and screening for loading areas shall be submitted and approved with final site development plans per *UDO* 18.30.130.
 - (7) All rooftop mechanical equipment shall be screened from public view. All exterior ground or building mounted equipment, including but not limited to mechanical equipment and utility meter banks shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture in compliance with UDO 18.30.130.
 - (8) The parking lots shall accommodate electrical charging stations where feasible and bicycle racks shall be provided in the multi-family areas and near the commercial courtyard or plaza.
 - (9) The developer shall coordinate with Johnson County Transit to determine appropriate locations for bus stops and shelters within the development area.



Mentum Project Summary

As a vibrant and rapidly-growing community, Olathe continues to attract local, regional and national attention. A pro-growth attitude, fostered by local stakeholders, is pushing the boundaries of development to actively redefine the City's future and generate significant economic momentum. Opportunities for public and private investment abound. With these opportunities come challenges to overcome, namely the re-imagination of the former Great Mall of the Great Plains at 151st & Harrison Street.

Mentum is a one of a kind entrainment, dining, retail, office, and residential destination located in Olathe, Kansas along the I-35 corridor. Easy site accessibility presents opportunities for connection within a greater regional context. Central to the Mentum development is a community plaza and smaller open spaces that serve many flexible uses; from outdoor concerts, and performances to farmers markets, art fairs and a canvas for public art integration. With the use of complimentary, high quality materials and intentional design decisions will make the community plaza a pedestrian first environment that provides a destination where people come early and stay late. Fronting the plaza will be an ice arena, fitness center, a food/beer hall concept, office over retail, theater and upscale retail shops. The arena will be home to a community ice rink and a professional rink that can be converted for concerts and other entertainment uses. Other key uses will include a golf-entertainment destination, mid to large retail and office uses. The development plan works to maximize compatible uses and provide flexibility for market conditions and provide a foundation for long-term success.

To maintain Olathe's competitive edge over its regional neighbors, Mentum will play a vital role in attracting employees, visitors, residents and the next generation companies that will support these populations. The variety and high-quality appeal of the program, amenities and physical environment will be attractive to all ages and generations, promoting activity and vibrancy, day-and-night.

The Mentum development serves as the framework for numerous short-term and long-term development decisions and is, therefore, strong enough to capture the imagination with bold ideas, while remaining flexible enough to adjust to unforeseen opportunities and accommodate challenges that will inevitably arise during the entitlement and implementation stages. This plan embodies and defines the critical planning, design and relationships that are foundational to long-term implementation.

Olathe boasts high-quality residential neighborhoods, excellent schools and a robust commercial-office market. Coupled with the City's suburban location and ease of access to national transportation networks, there is an untapped demand for an exciting and walkable mixed-use entertainment destination.

Mentum's scale will require the project to be phased. Phase I will include the majority of the infrastructure improvements, the arena and the associated parking, over half of the multi-family residential units, the golf entertainment use and select restaurant and retail uses. Phase II is anticipated to complete the remainder of the commercial, retail and residential uses. The final Phase will realize the remainder of the development, including the office and hotels. As with any development the market will impact the final uses and the overall implementation, however it is anticipated that all improvements will be completed within 6-10 years.

Mentum Shared Parking Summary

As a regional destination, Mentum provides a vibrant mix of uses. With this comes the demand for parking. Mentum has planned for appropriate distribution and adjacency of uses to share parking by utilizing parking stall reductions as allowed by the Olathe UDO. The plan was constructed with the understanding of how uses can share parking based upon peak demand while still operating efficiently. For instance, the office uses which have daytime peak loads were placed adjacent to the theater, hotel and golf entrainment, which have evening peak loads. These efficiencies provide for the highest and best use of the land while still providing adequate parking supply for the entire development.

Common land uses considered by City ordinance include shopping centers (retail), hotels, office, conference centers and other similar uses. Mentum includes land uses applicable to shared parking, in addition to an arena, fitness facility, office and residential components.

Shared parking and its efficiency (relating to a reduction) is based on factors such as:

- Time of Weekday operation
- Weekend and Staff operations
- Relationship of physical location
- Available Ridesharing and Transit

Land uses at Mentum which propose parking reduction by ordinance include retail, hospitality, and office land uses, as well as the arena. All are considered applicable uses when utilizing shared parking and reduction methodology by City ordinance, as well as organizations in the industry such as Urban Land Institute (ULI), International Council of Shopping Centers (ICSC), and Institution for Transportation & Development Policy (ITDP).

In the case of Mentum specifically, parking count reduction was not applied to residential land use (given proximity to the "core" of the redevelopment) or to golf entertainment and the volleyball sport-focused land uses. Remaining land uses for the project consider a 35% reduction. This reduction is in line with City ordinance and ULI studies [Case Study 5.9 - Analysis of Mixed Uses and Shared Parking Case Studies, 113]. This ULI study of an entertainment-focused center calculated a 38% reduction from parking requirements after site observations. ULI considered weekday, weekend, Holiday, and evening peak use for both customers and staff in its calculations. Similar to the proposed arena in Mentum, the ULI study considered an upscale 6,400-seat cinema as a primary trip generator. Other studies completed by ULI and ITDP estimate 20-40% reductions for comparable developments and land uses. Circle Centre in Indianapolis, Indiana utilized a 53% reduction in required parking by considering shared parking factors according to ITDP.

Shared parking for Mentum is in line with factors listed above. From both time of operation, as well as weekday vs weekend standpoints, opportunities exist to share parking between the arena, retail, hospitality and office land uses. Additionally, land uses are all relatively close to one another that would permit walking. Ridesharing is available in the greater Kansas City metropolitan area (Lyft, Uber, 1010 Taxi) so further reduction in use of standard parking stalls will occur as well.

The shared parking counts and reductions within the Mentum Supplemental Design Package have applied a 25% reduction on the arena and a 35% reduction on all other applicable uses.

Mentum Neighborhood Meeting Minutes

Olathe Community Center, Community Room C December 17, 2018, 6:30pm

The Design Team presented the Mentum Master Plan with information pertaining to the mix of uses and overall design concept. Ownership and the design team were represented by the following individuals:

Woodbury Corporation

Lynn Woodbury Josh Woodbury Luke Woodbury Jason Wedlick

HOK

Lynn Carlton Mark O'Hara Jeremy Tinkler Zachary O'Keefe Steven Holt Taryn Borelli

McCownGordon

Scott Richards

Phelps Engineering

Doug Ubben

<u>Olsson</u>

Tom Fulton

After the presentation, the design team opened to room for questions.

How many phases do you anticipate this development being?

• The project is anticipated to be completed in three phases

What would be in phases 2 and 3?

- Phase I: The arena, the majority of the infrastructure improvements, approximately half of the buildings including other entertainment buildings and approximately half the residential units.
- Phase II: Most of the remaining retail, restaurants, office uses and the residential, perhaps some hotel.
- Phase III: All remaining uses.

Are there hotels in Phase II and III?

• Depends on the market demand.

 Currently 2 hotels on the property but as Mentum develops, an additional 3,000 jobs created by the \$300 investment, plus 1,500 new jobs at Garmin over the next few years and overall expansion of Olathe, additional hotel demand is anticipated.

Will the initial phase start this spring?

 Right now, we are going through the public planning process; planning commission and city council process.

Does Woodbury have other developments like this?

- Woodbury headquarters is in Salt Lake City, Utah
- The family's flagship property in Orem, Utah. It was originally a mall and the family has owned it
 for more than 40 years. As market shift have occurred, Woodbury has adapted. Recently, retail
 square footage has been removed and residential units and office have been added.

Attendee expressed his excitement for Mentum

 Woodbury has met with Olathe Medical and Garmin and has shared the development plans, which were met with positivity.

Is there big interest in restaurants? Who wants to come in?

- A lot of demand for restaurants centered on anchor uses and other social uses.
- Restaurants get people out of their homes and are a social driver.

100 acre development, but there is 200 acre available. Does the site plan show the final development?

- Yes, full development for the property is show in the plans.
- Woodbury inquired about purchasing additional property.
- Other land is utilized for wetland and storm water detention use.
- Once the arena is built, it will be the center of youth hockey in the area, and will be booked 7 am-9 pm, 6 days a week
- A lot of activity generated from youth hockey, which will generate other uses.
- We will open up a portion of the retail in Phase I. Can't open up all the retail in Phase 1 due to the existing Burling Coat Factory.
- The Burlington Coat Factory lease is up in three years. Woodbury is in negotiations to 'right-size' their square footage and keep them as a tenant. The current store is the largest of all their stores. The phasing of the improvements will span two phases.
- There is a demand for retail. This development will help fill the needs and offer unique shopping experiences.

Is the city going to be involved with the acquisition of the adjacent restaurant property on S. Harrison Street? How will that be developed?

 Adjacent property is owned by one out-of-state owner who has expressed that he will start to re-invest in his properties once development starts

Are STAR Bonds only for the arena, or is it for the entire construction?

• STAR Bonds are for qualified public improvements: the arena, road network, and infrastructure improvements.

Where is Burlington on the site? When does its lease expire?

- Lease expires in 3 years
- Burlington wants to stay on-site
- Currently has 90,000 sq.ft. largest store they have in the country
- We can right-size it so it's smaller and it can stay on-site

Is the property already acquired or is it in the process?

- VanTrust is the current owner and Woodbury is under contract for the purchase of the property.
- The project is currently in the planning process with the City.
- Woodbury is hopeful to close on project and start construction in Spring 2019.

How long will it take to build Mentum?

All phases are expected to be complete within 6-10 years.

What kind of off-site infrastructure or additional improvements are required? Is the city requiring any additional off-site improvements?

- There are some minor improvements around the site for improved circulation.
- Re-using the existing infrastructure, where possible.
- Mix of uses will spread the traffic peaks
- Traffic signal intersection of 151st and West South Park Boulevard.

Are the proposed residential buildings going to be market rate? Luxury?

• The residential in Phase I will be market rate

Will there be any underground parking for housing?

• No, but there will be surface parking and covered parking for the residential use.

Are there going to be other uses for the arena besides hockey and concerts?

 Arena will be flexible for different uses but the primary use will be hockey and concert type event.

Is the golf complex committed?

• Big Shot Golf is in negotiations with Woodbury. Big Shots Golf is a competitor with Top golf and is excited to showcase new technologies in the golf entertainment industry.

Hockey isn't big here like it is in Utah or Minnesota. Have you looked at the competition?

• Woodbury' research has discovered that only three ice sheets are available in the Kansa City region. Cities such as St. Louis have more than 26. This equates to a big demand.

- Lamar Hunt Jr. and James Arkell, of the Loretto Group, looked at developing a small hockey arena in south Johnson County but had some disagreements with the developer. So they contacted Woodbury with their ideas, which led to the plans for Mentum.
- Before, there were 4-5 youth hockey organizations in KC all competing for time on the 3 ice sheets. The Loretto Group consolidated all these organizations into an overall structure. This organization is a 'leg up' on the local competition.
- The youth hockey community ion needs more ice sheets

Johnson County has a higher income population than the development area's surrounding population.

Yes, but research shows that Olathe is strong and will support the arena and Mentum.

What is the status on the STAR Bond?

• The Olathe City Council will approve the plan, then it goes to the State of Kansas to be approved by the end of the year.

At the conclusion of the questions, the Mentum Master Plan video was shared with the audience.

The meeting convened at approximately 7:50pm.



Mentum Development - Neighborhood Meeting

Olathe Community Center

17 December 2018, 6:30 pm

Name

Email Address/Address

Tom Inderhees	TINDERHEES@ Travanseliving. C
TOOKS TUMMINIA	TODOT 20 C YALLO. COM
ERME TUMMWA	ETVMMINIAI CIRC.M. COM
David Nedunilan	Dredunilanognail. com
Jackie Maloney	Jackie@reallawkc.com
Elizabeth K. Leek	
Shawn Farugi	stavagi 2 spe glob & me

Mentum Development – Neighborhood Meeting

Olathe Community Center

17 December 2018, 6:30 pm

N	a	m	e

Email Address/Address

JIG PATER	LQG199 GM @ LAQUINTA. Com
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EXHIBIT A



Use list for Mentum Development (RZ18-0021)

Planning Commission Meeting January 14, 2019

The following list constitutes those uses specifically permitted, restricted, or prohibited within the proposed Planned District zoning for RZ18-0021.

Permitted Uses

1. Uses permitted within this district are those uses found in the Unified Development Ordinance (UDO) Section 18.20.500 unless otherwise restricted or prohibited.

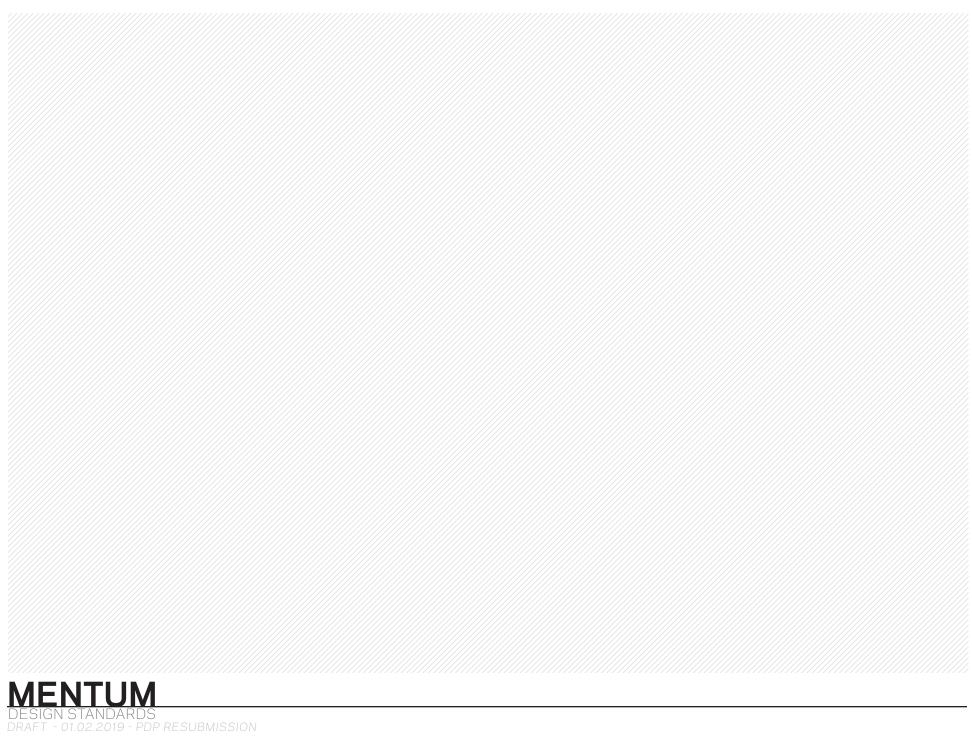
Restricted Uses

1. Fast-food restaurants with drive through windows, limited to a maximum of two restaurants, not including drive-through coffee shops.

Prohibited Uses

- 2. All uses found only in the AG (Agricultural), M-1, M-2, and M-3 (Industrial) Districts.
- 3. All uses specifically prohibited for PD zoning as referenced in UDO Section 18.20.500.
- 4. Pawnshops
- 5. Payday Loan Business or Title Loan Business
- 6. Tattoo Parlor/Tattoo Studio and/or Body Piercing
- 7. Vehicle Painting and Body Shops
- 8. Cemetery
- 9. Hospitals
- 10. Any use category which allows for the renting, leasing, sales, repair or work of any kind for motor vehicles including but not limited to automobiles, boats, RVs, trailers, motorcycles, etc.
- 11. Wood working shops
- 12. Laboratories- research and testing
- 13. Car washes

MENTUM DESIGN STANDARDS & GUIDELINES











PROJECT INTRODUCTION

- // Create a vibrant mixed-use development centered around a new multi-purpose arena.
- // Ensure visibility from highway and key entrances for retail, arena and hotel development.
- // Capitalize on the location near the Olathe Medical Center connecting adjacent medical uses.
- Il Locate residential away from highway noise and near open space, natural features and pedestrian corridors.
- // Focus place-making opportunities near entrances to the arena and close to entertainment and restaurants.

THE MASTER PLAN

As a vibrant and rapidly-growing community, Olathe continues to attract local, regional and national attention. A pro-growth attitude, fostered by local stakeholders, is pushing the boundaries of development to actively redefine the City's future and generate significant economic momentum. Opportunities for public and private investment abound. With these opportunities come challenges to overcome, namely the re-imagination of the former Great Mall of the Great Plains at 151st & Harrison Street.

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Olathe boasts high-quality residential neighborhoods, excellent schools and a robust commercial-office market. Coupled with the City's suburban location and ease of access to national transportation networks, there is an untapped demand for an exciting and walkable mixed-use entertainment destination.

OVERVIEW INTRODUCTION



The Mentum Design Standards and Guidelines are organized according to four main categories: Site Design Criteria & Goals, Architectural Design Criteria & Goals, Architectural Building Elevations, and Signage Design Criteria. For each category topic there are general guiding principles which are used to inform more specific intent statements, standards, and guidelines. The goal of these standards and guidelines is to ensure a cohesive development project which establishes an objective level of site and building quality and aesthetic, without limiting flexibility or creativity. These should be seen as a starting point for the design process and acts as the thread that ties the development together. Below is a brief description of the role for of the parameters for each category.

Guiding Principles

The Guiding Principles are utilized to express the thematic or overarching design goals and objectives for the continued evolution of the Mentum development. These principles inform the intent statements and create the framework for the more specific subareas.

Intent Statements

Intent Statements are used to establish the goals or objectives for each design standards and design guidelines are in guestion, the intent statement shall provide additional direction and shall inform the applicability of the design.

Design Standards

The Design Standards are intended to be prescriptive in nature to prohibit the unwanted and provide direction to the desired. Specific direction is provided to achieve the intent statements and denote issues that are considered imperative to the cohesiveness of the development. Standards use the term "shall" to indicate that compliance is mandatory.

Design Guidelines

Design Guidelines provide suggested category. In circumstances where design approaches to achieve the set goals and objectives. Guidelines use the terms "should" or "may" to denote that they may be considered as an alternative to meet the intent statements

OVERVIEW INTRODUCTION

Applicability

All new construction, site impacts, signage projects, and new or expanded outdoor use areas within the Site and including all parcels and infrastructure work described in the Preliminary Development Plan are subject to compliance with these Standards and Guidelines are to be reviewed by the Developer and authorities having jurisdiction. All roads and streets within this project are understood to be private however are subject to similar requirements set forth by the City of Olathe.

Relationship to Other Development Regulations

These Design Standards and Guidelines, as Rules and Regulations adopted by the City of Olathe, for this development, are supplementary to other regulations that may apply to this Site, including without limitation zoning, development standards, and other supplemental regulations specific to buildings. If any Design Standards and Guidelines within this document conflict with regulations set forth by the City of Olathe, the more restrictive provision shall apply unless otherwise noted in these Design Standards and Guidelines.

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The Design Guidelines define the multistep process for a Design/Build project at Mentum. These guidelines serve to promote and enhance an innovative yet consistent building style for the Mentum development. This document is a valuable tool in preserving the character of the project. Guidelines are provided for the use of project managers, property developers, and consultants, engineers or contractors hired by the User.

SITE DESIGN CRITERIA

- // Recognize that the Development will be built in phases and evolve over the course of time.
- // Create and maintain a standard of care, quality, and finish that will sustain value.
- // Promote a cohesive, and consistent development pattern, while allowing for unique identity of programmatic elements to provide diversity and uniqueness to the overall development.
- // Assist city staff, developer, planners, designers and users/ owners in making consistent decisions that reinforce the vision of the development

MENTUM

SITE DESIGN CRITERIA

Design starts here. Site Design establishes the arrangement of programmatic elements and the spaces of which are created in between. A core set of site design guidelines have been established to inform the planning of the program and the implementation framework for the site. These guidelines should be achieved through the site design criteria, manifesting into a high-quality development which creates a unique sense of place, and is sensitive to the site context, while promoting social, economic, and environmental sustainability.

These Site Design Criteria have been established for Mentum Development and are supplementary to other rules and regulations implemented by the City of Olathe that may apply to the site. If any Site Design Criteria or guidelines in this Design Standards conflict with the City of Olathe's Unified Development Ordinance the more restrictive provision shall apply unless explicitly stated otherwise.



Robust and diverse pedestrian species provide opportunities for multi-faceted entertainment rooted in social, economic, and environmental sustainability.

Guiding Principles:

- Provide a high quality public realm that encourages social interaction and pedestrian oriented movement between programmatic elements.
- Connect transportation and land use elements by utilizing creative public realm design solutions and open space systems as the armature for the Development.
- Utilize sustainable site design strategies within the development, as practical.
- Prioritize pedestrian walkability and sustainable transportation opportunities.
- Reinforce pedestrian wayfinding and connectivity along Mentum Drive and Meadow Lane.
- Activate retail and commercial uses to improve the pedestrian experience at the street level of each building
- Publicly accessible open spaces and plazas are key focal points and organizing features within the development.

INTRODUCTION



Plant variety and massing help to create visual interest and continuity throughout design. Landscape areas accent hardscape areas and focus attention to natural processes.

Intent Statements:

- To thoughtfully select plant material that creates continuity between open spaces and urban plaza areas providing a number of environmental benefits including, improved storm water quality, and habitat enhancement.
- To respect sustainable practices by utilizing locally sourced plant materials,
 when possible, that are resilient to a wide variety of environmental conditions.
- To utilize low water use irrigation system, technologies, and applications throughout the project to manage and conserve water use.
- To select trees and other plant material that are drought tolerant, and suitable to urban like conditions near roadways and other highly trafficked areas.

Design Standards:

- All plant material and frequency shall conform with requirements set forth by the City of Olathe Unified development Ordinance.
- Plant material shall conform to the American Standard for Nursery Stock and shall be of specimen quality.
- Plant material shall be delivered to the site and installed in a healthy condition without significant damage or need of pruning.
- Soils tests shall be performed to identify necessary soil amendments to ensure healthy plant growth.
- Landscape areas shall be tested for soil percolation and provide remediation as required by test results.
- Mulch shall be provided in all plant beds and shall be applied as a double-

- shredded, dyed dark-brown hardwood mulch. Rock mulch may also be used.
- All areas utilizing turf shall be sodded and not seeded, unless otherwise approved by developer.
- All landscape areas visible from public areas or building entries shall be irrigated with a combination of high efficiency spray and drip fixtures and will be operated with a smart controller.
- Rain and soil moisture sensors shall be installed with each system
- Single stem trees shall be for all street trees
- A variety of plant species shall be sure to create visual interest and disease and pest resistance.
- Plants shall be selected from the following Landscape Palette.

PLANT MATERIAL & IRRIGATION



Similar species reinforce edge with the use of color and texture.

Design Standards:

- Street Trees should be spaced as evenly as possible to achieve a consistent and aesthetically pleasing vertical break between street edge and pedestrian zone.
- Deciduous Trees shall be a minimum of 2.5 inch caliper measured at 6 inches above finished grade, at planting.



Street Tree Plant Schedule:

Botanical Name	Common Name	Size
Acer rubrum var.	Red Maple	2-1/2" Cal.
Acer saccharum var.	Sugar Maple	2-1/2" Cal.
Ginkgo biloba	Ginkgo (male, seedless)	2-1/2" Cal.
Gleditsia triacanthos inermis var.	Honeylocust (thornless, seedless)	2-1/2" Cal.
Liquidambar styraciflua	Sweetgum	2-1/2" Cal.
Platanus x acerifolia	London Planetree	2-1/2" Cal.
Quercus bicolor	Swamp White Oak	2-1/2" Cal.
Quercus robur	English Oak	2-1/2" Cal.
Ulmus parvifolia	Lacebark Elm	2-1/2" Cal.

STREET TREES / DECIDUOUS TREES

Design Standards:

- Ornamental trees utilized shall employ a variety of colors and seasonal interest and focused around plaza and building entries.
- Ornamental trees may be utilized in clusters of 2 to 3 and may also be used as single plantings
- Ornamental Trees shall be a minimum of 2 inch caliper measured at 6 inches above finished grade, at planting.

Ornamental Tree Plant Schedule:

Botanical Name	Common Name	Size
Acer griseum	Paperbark Maple	2" Cal.
Amelanchier x grandiflora	Autumn Brilliance Serviceberry	2" Cal.
Cercis canadensis	Redbud	2" Cal.
Cornus florida	Flowering Dogwood	2" Cal.
Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.
Magnolia virginiana	Sweetbay Magnolia	2" Cal.
Pyrus calleryana 'Glen's Form'	Chanticleer Pear	2" Cal.



ORNAMENTAL TREES



Design Standards:

- 1/3 of all tree plantings, excluding street trees, must be evergreen tree varieties, and shall be placed in areas the does not inhibit pedestrian safety and vehicular site lines.
- Evergreen Trees shall be planted in clusters and used intermittently to provide year round color.
- Evergreen Trees, when being used for screening purposes, shall be coordinated and placed without restriction to the element being screened, accounting for required setbacks and mature tree growth.
- All service areas including trash and loading docks shall be screened.
- Evergreen Trees shall be a minimum of 6 feet to 8 feet tall, at planting.

Evergreen Tree Schedule:

Botanical Name	Common Name	Size
Juniperus chinensis 'Keteleeri'	Ketelleri Upright Juniper	6-8' ht.
Picea abies	Norway Spruce	6-8' ht.
Picea pungens 'Bacheri'	Bacheri Blue Spruce	6-8' ht.
Pinus flexilis "Vanderwolf's Pyramid"	Vanderwolf's Pine	6-8' ht.
Pinus strobus	Eastern White Pine	6-8' ht.

Design Standards:

- Deciduous and evergreen shrubs shall be planted in areas conducive to successful plant growth. (soils conditions, sun, and layering effects with adjacent plantings)
- Shrubs shall be planted in clusters to create mass and scale while also shaping space to create enclosure or dramatic effect for a focal point.
- Evergreen and Deciduous Shrubs shall be a minimum of 5 gallon container and 24 inches in height.



Botanical Name	Common Name	Size
Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal, 24" ht.
Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal, 24" ht.
llex glabra 'Shamrock'	Shamrock Inkberry Holly	5 gal, 24" ht.
Pinus mugo pumilio	Mugo Pine	5 gal, 24" ht.

Deciduous Shrub Schedule:

Botanical Name	Common Name	Size
Azalea poukhanense	Korean Azalea	5 gal, 24" ht.
Buddleia 'Blue Chip Jr.'	Blue Chip Butterfly Bush	5 gal, 24" ht.
Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	5 gal, 24" ht.
Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	5 gal, 24" ht.
Itea virginica 'Spirch' Little Henry	Virginia Sweetspire	5 gal, 24" ht.
Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	5 gal, 24" ht.
Rosea 'Knockout'	Knockout Rose	5 gal, 24" ht.
Spiraea japonica 'Little Princess'	Little Princess Spirea	5 gal, 24" ht.
Viburnum carlesii	Korean Spice Viburnum	5 gal, 24" ht.





SHRUBS

DESIGN STANDARDS DRAFT - 01.02.2019 - PDP RESUBMISSION



Design Standards:

- Ornamental Grasses shall be planted in areas conducive to successful plant growth. (soils conditions, sun, and layering effects with adjacent plantings)
- Grasses shall be planted in clusters to create mass and scale while also shaping space to create enclosure or dramatic effect for a focal point.
- Ornamental Grasses shall be a minimum of 5 gallon container and 24 inches in height.



Ornamental Grass Schedule:

Botanical Name	Common Name	Size
Calamagrostis x acutiflora	Karl Foerster Feather	5 gal, 24" ht.
'Karl Foerster'	Reed Grass	
Miscanthus sinensis 'Adagio'	Adagio Dwarf Maiden Grass	5 gal, 24" ht.
Miscanthus 'Purpurascens'	Autumn Flame Grass	5 gal, 24" ht.
Panicum virgatum 'Heavy Metal'	Heavy Metal Blue	5 gal, 24" ht.
	Switchgrass	
Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	5 gal, 24" ht.
Sporobolus heterolepis	Prairie Dropseed	5 gal, 24" ht.
Schizachyrium scoparium	Little Bluestem	5 gal, 24" ht.
Sorghastrum nutans	Indian Grass	5 gal, 24" ht.

ORNAMENTAL GRASSES

Design Standards:

- Groundcovers utilized shall employ a variety of colors and seasonal interest and focused around plaza and building entries.
- Groundcovers must be clustered to obtain desired planting effect.
- Groundcovers shall be provided in flat containers and appropriately sized.



Groundcover Plant Schedule:

Botanical Name	Common Name	Spacing
Euonymus fort coloratus	Purple Wintercreeper	24" oc.
Hedera helix 'Baltica'	English Ivy	24" oc.
Liriope muscari 'Big Blue'	Big Blue Liriope	24" oc.
Liriope spicata 'Silver Dragon'	Silver Dragon Liriope	24" oc.
Parthenocissus quinquefolia	Virginia Creeper	24" oc.
Rhus aromatica 'Gro-Low'	Fragrant Sumac	24" oc.
Sedum spurium 'Tricolor'	Tricolor Stonecrop	24" oc.
Sedum sunsparkler 'Cherry Tart'	Cherry Tart Sunsparkler	24" oc.
Vinca minor 'Bowles'	Dwarf Blue Periwinkle	24" oc.



VINES / GROUNDCOVERS













PEDESTRIAN ORIENTED PROGRAM



Woonerf streetscape utilizes an otherwise vehicular oriented road as a social amenity focused around prioritizing pedestrian movement over vehicular movement.



Plazas, streetscapes, and courtyards should include additional pedestrian oriented zones that inspire gathering and social interaction. Zones may be defined by materials, vertical elements and seating types.

Intent Statements:

- To provide high quality, publicly accessible exterior spaces that enhance the overall aesthetic and design character of the development while enriching the pedestrian space.
- To reinforce the importance and priority of the pedestrian with the implementation of traffic calming strategies that encourage pedestrian movement across the development.
- To allow for public plaza spaces, streetscapes, and courtyards adjacent to buildings to accommodate special exterior amenities such as public art, and cafes to act as an extension of the interior environment.
- To provide a variety of pedestrian spaces that foster group gatherings, recreation, and other passive opportunities.
- To provide architectural and streetscape elements that further define smaller pedestrian activity spaces.
- To interconnect building and exterior uses with pedestrian walkways.
- To provide places to rest and enhance walkway experience.

MENTUM

GENERAL UNDERSTANDING

PEDESTRIAN ORIENTED PROGRAM

Design Standards:

- Plazas, streetscapes, and courtyards shall provide for safe refuge and easy accessibility across multi-modal crossings and delineated by changes in pavement material, site lighting, plant material, vehicular barriers and corner bump-outs and shall be used as a means of traffic calming in pedestrian centric zones.
- Special paving material in plazas and courtyards shall be integrated into streetscape design to provide seamless visual continuity between spaces.
- Visual cues, public art, and other prominent gateway elements, like iconic signage shall be used to direct traffic and provide orientation to the pedestrian. These should be located away from building facades and near public plazas and street edges.
- Turf areas shall be placed in areas for large gathering and shall be flexible to a wide range of programming opportunities.
- walkways abutting or within publicly accessible plazas shall be a minimum of 6 feet wide
- Trees and other planting materials

- utilized near street edge shall provide clear visual connection between pedestrian and vehicle.
- Shrubs, grasses, and groundcovers located at the street edge shall not exceed 36 inches in height at full maturity.

Design Guidelines:

- Exterior spaces should be responsive to the sun and shade patterns, and view orientations within the development.
- Each development parcel should strive to find ways to increase open space and connectivity throughout the development.
- Where possible, building access, public or private, shall face onto plaza spaces to encourage gathering opportunities.
- Public plazas and private courtyard areas should incorporate elements such as low walls, fences, canopy

- structures, rooftop terraces, rollup doors and building overhangs to create unique interior-exterior relationships comfortable for outdoor enjoyment.
- Public plazas and streetscapes shall be enhanced with site amenities such as tables and chairs, benches, bicycle racks, public art, and other unique site furnishings made from durable materials.
- Plazas and other pedestrian use areas should reinforce and be shaped by ground floor uses and building entrances directly adjacent.

PUBLIC PLAZAS, STREETSCAPES, & COURTYARDS



Site elements shall be complimentary to each other, utilizing a variety of materials and textures to create visual continuity throughout the development.



Site elements shall encourage gathering and other pedestrian activities to occur with a uniqueness like none other in Olathe.

Guiding Principles:

- To provide high quality, publicly accessible exterior spaces that enhance the overall aesthetic and design character of the development while enriching the pedestrian space.
- To reinforce the importance and priority of the pedestrian with the implementation of traffic calming strategies that encourage pedestrian movement across the development.
- To allow for public plaza spaces, streetscapes, and courtyards adjacent to buildings to accommodate special exterior amenities such as public art, and cafes to act as an extension of the interior environment.
- To provide a variety of pedestrian spaces that foster group gatherings, recreation, and other passive opportunities.
- To further define smaller, more intimate exterior spaces using architectural and streetscape elements.

GENERAL UNDERSTANDING

Intent Statements:

- To utilize architectural and landscape materials to screen undesirable elements, such as utilities, and service
 areas and create vertical edges to desirable elements such as patios, courtyards, and plazas.
- To locate utility and building service areas away from pedestrian traffic areas and main building entries.

Design Standards:

- To utilize architectural and landscape materials to screen undesirable elements, such as utilities, and service areas and create vertical edges to desirable elements such as patios, courtyards, and plazas.
- To locate utility and building service areas away from pedestrian traffic areas and main building entries.
- Landscape screening shall incorporate evergreen plant material or deciduous plant material with dense branching habits to provide effective screening during winter months.
- Plant installation size and spacing shall be sufficient to provide 75%

- screening of the intended element or area within two years of installation. Screening of site service and building service shall be achieved with the use of decorative stone screen wall or opaque, contemporary metal louvered fence.
- All architectural screening elements shall be consistent and compliment adjacent architectural style
- Service area screening shall consist of a balanced mixture of stone and metal
- All screened areas shall be lockable and heights shall be complimentary to which element they are screening.
- Combined tenant trash areas are encouraged to maximize development and consolidate screened areas away from primary pedestrian path areas.
- All Metal shall be high quality, gauge and suitable for exterior use. Metals such as shop painted aluminum and steel, galvanized steel, stainless steel, and enamel painted steel may be used for screen elements and shall be well detailed.
- Weathered steel screen elements will be acceptable but only in landscape



Architectural screenwall utilizes mixture of materials and is complimentary to adjacent architecture.



A mixture of natural and made-materials create elegant screening elements utilizing a variety of color and texture.

SCREENING

Design Standards(Continued)

areas that minimize rust and other discoloration of groundplane surface.

- Raw galvanized and corrugated metals are discouraged.
- Decorative block materials shall be utilized in a contemporary manor and colors
- Thin brick veneer is prohibited as a screenwall material
- Concrete Masonry Units are acceptable however require a textured exposed finish.
- CMU Color shall be gray tones complimentary to architecture.
 However, brown and red tones may be permitted if circumstances allow.
- Architectural screenwalls shall be evoke a clean and modern look with the simple use or materials and textures to create unique character.



Chainlink fencing is prohibited as a screening material and shall not be utilized in the Mentum Development.



Vertical wood slat fencing is prohibited as a screening material and shall not be utilized in the Mentum Development.



Vinyl and other plastic products are prohibited as a screening material and shall not be utilized in the Mentum Development



Landscape material is an acceptable screening material when used in conjunction with architectural elements.



Horizontal wood slat fencing is acceptable as a screening element when used in combination with painted metal.



Plant diversity is integral to the success of 'natural' elements and shall be utilized as a focal point within the development.



High quality, well maintained landscapes shall be a unique feature of the development.

Design Intent:

- Water quality to be provided via engineered structures and existing off-site features.
- Water quantity will be provided by offsite features.
- Regionally appropriate plant materials will be utilized throughout the development.

Design Standards:

- All projects shall meet drainage and storm water quality requirements set forth or adopted by the City of Olathe.
- Provide grading solutions to direct storm water to appropriate engineered structures.
- Plant materials to act as a unifying element throughout development and supplement storm water management.

STORM WATER AMENITIES

Design Intent:

- To enhance the pedestrian environment and areas within the amenity zone through appropriate street furniture use.
- To select a palette of unique and cohesive street furniture that unify and reinforce the overall character and identity of the public realm throughout **Design Guidelines**: the project through repetition of products, materials, and colors.
- To select and locate street furniture that encourages pedestrian activity and community gathering in the public realm and streetscape areas.
- To provide adequate pedestrian and bike facilities that encourage nonvehicular modes of transportation to and around the site.
- Appropriate use of site furnishings as public art is encouraged.

Design Standards:

Street Furniture shall be high quality and include a consistent palette of benches, trash receptacles, bicycle racks, games, tables & chairs, movable planters, bollards, tree grates, and

- seat walls to provide pedestrian comfort.
- Street furniture shall create district unity and streetscapes and within publicly accessible openspaces. Furniture shall be a similar aesthetic style, and colors to follow in this section.

- The placement of street furniture should be adequate in number, provide consistency and be coordinated with the overall organization, context and placement of all buildings and site elements.
- Trash receptacles that allow for a separate recycling container should be used to promote sustainability.
- Where possible natural materials should used as street furniture to add diversity to pedestrian gathering opportunities.
- Street furniture should be natural tones, complimentary to adjacent materials
- Accent colors for materials and furnishings to be approved by owner and design team.









STREET FURNITURE

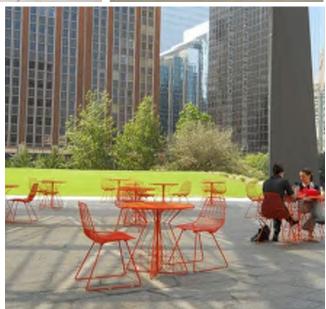












STREET FURNITURE















MENTUM

STREET FURNITURE











STREET FURNITURE

Design Intent:

- To create visual and physical deterrent from unwanted threats near pedestrian plaza and streetscapes
- To enhance pedestrian realm and ease of access across vehicular zones.
- To establish the character of the heart of the development through vertical and lit security elements

Design Standards:

- Where possible, the use of natural materials like large stones shall be used to create physical barrier between pedestrian and vehicle.
- Bollards shall be used to delineate parking areas from pedestrian circulation areas.
- Site security measure shall meet impact requirements as required by necessary threat analysis for each type and location of public space.
- Where possible a mixture of site security elements shall be utilized to minimize visual monotony and shall fit a similar aesthetic, look and feel of other site elements outlined in this document.







<u>MENTUM</u>

SITE SECURITY











Design Intent:

- To create visual interest in pedestrian areas and along streetscapes.
- To encourage the creative application of pavement materials, textures, and colors.
- To establish the character of the development or special zone.

Design Standards:

- Special paving materials shall be used to highlight pedestrian areas associated with sidewalks, special plaza areas, building entries, and sidewalk cafes.
- Red and brown color pavers are prohibited within the development.
- Pavers shall be a mixture of gray and black tones where used.
- The use of stamped and colored concrete shall be limited within the development but may be appropriate in some locations.
- The use of sand blasted and acid etched concrete is acceptable and shall be utilized as an accent to another material.

SIDEWALKS / PAVING MATERIALS



Site lighting can be used to delineate pathways for pedestrian traffic as well as accents to specific site features and landscape materials.

Guiding Principles:

- Well-integrated lighting to provide aesthetic appeal and safety, promoting safe, comfortable pedestrian activity at night.
- Lighting shall integrate and conform with City Standards/code minimums with regard to general street illumination to complement pedestrian-oriented and mixed-use nature of the development.
- Sustainability shall be integral to the overall lighting design strategy, utilizing highly energy efficient LED fixtures.
- Illumination of building and landscape material provides additional night interest to foster district identity and retail presence.
- Enhanced street lighting, if designed properly will reduce glare and limit contrast can enhance pedestrian security and safety.



Design Intent:

- Outdoor lighting should be utilized to illuminate pedestrian pathways, streets, building entrances, service areas, signage, landscape and other elements where appropriate.
- Provide light levels that meet code required minimums and minimize light pollution to adjacent properties.

Design Standards:

- All light fixtures shall meet a design aesthetic and energy efficiency requirement similar to the information and images provided in this section.
- All light fixtures shall provide cut-off or shielding to minimize light pollution directly into the sky or adjacent to residential areas.
- Building mounted light fixtures shall not project above parapet or roof line and must be shielded to direct light downward. Building mounted light fixtures shall match design aesthetic and color of other site light fixtures approved by Developer.
- Ground-mounted uplights are not permitted to illuminate building

- elements.
- Security lighting shall be restricted to loading ares, storage, and other associated service areas only.
- All wiring, transformers, and related equipment shall be provided below grade, and when conditions do not allow adequately screened with the use of planting material or screenwall.
- The use of neon lighting, mercury vapor, and high pressure sodium lighting will be prohibited within the Development.
- Moving lighting on signs shall not be permitted within development.
- Locations for illuminated signage shall be oriented to the public right-ofway or private streets and shall avoid facing residential areas and open spaces when possible.
- All exterior lighting shall have a minimum Color Rendering Index of 80.
- All exterior lighting should have a minimum color temperature of 3000K.
- Contrast ratios shall not exceed 15:1.
- Decorative string lights or other decorative lighting to be used as accent lighting only.

Design Guidelines:

- All light fixtures should be designed and installed in scale and context with the architecture of the building.
- All light sources should be complimentary to one-another to not take away from aesthetic of the feature or element in which is being lit.
- All projects are encouraged to use light in an artful manner and should be used to create unique pedestrian experiences.

GENERAL UNDERSTANDING

Intent Statements:

- To provide a safe and secure environment for parking lots, pedestrian drop-off areas, and private or open spaces accessible to the public.
- Enhance pedestrian security of street
 and parking areas while minimizing
 negative impacts on vehicular traffic
 and surrounding private properties.
- To distinguish the parking lot lighting system from the street lighting system in order to identify the 'street' from the parking lot and its circulation system.
- To provide lighting design consistency within the development.
- To establish high quality in lighting design and lighting fixtures.
- To limit light trespass and glare onto adjacent properties and onto adjoining streets and open spaces.

Design Standards:

- Building lighting should be used to enhance important architectural elements and building entries.
- Maximum light pole height shall be between 30-35 feet.
- Light poles shall be placed close to the area intended to be illuminated.
- All exterior lighting shall be designed to provide consistent coloration and uniform light distribution without hot or dark spots and shall utilize cutoff or downward focused fixtures to minimize glare on adjacent properties
- All private exterior lighting shall be low wattage LED fixtures and shall comply with ASHRAE 90.1-2016.
- Fixtures shall be aesthetically pleasing with a modern, sleek aesthetic and shall be part of a larger lighting family to ensure consistency between fixture types.







STREET LIGHTING / PARKING LOT LIGHTING





Pedestrian scale fixtures are utilized to create and identify a place within the development.



Catenary lighting can be utilized to accent an a pedestrian space and create enclosure at a human-scale during night time events.



Intent Statements:

- To supplement other pedestrian area amenities and to create an environment comfortable and conducive to a similar size and scale of other lighting elements.
- To identify a specific location within the development and create a sense of place within the lager development.

Design Standards:

- Pedestrian light fixtures shall be placed in areas that enhance the public realm.
- Maximum light pole height shall be 16 feet
- Fixtures shall be aesthetically pleasing with a modern, sleek aesthetic and shall be a part of a larger lighting family to ensure consistency between fixture types.
- The use of catenary fixtures are encouraged to supplement smaller pedestrian spaces, patios, and sitting areas.

PEDESTRIAN / ACCENT LIGHTING

SITE LIGHTING



Low-level lighting provides unobtrusive lighting opportunities that provides focus on hardscape and landscape pathways.



A diversity in lighting opportunities promotes night-time activity within a space.



Light integrated into furniture and public art shall be used as a thematic element that enhances the space in which it is located.



Accent lighting can be utilized to create outdoor rooms in an otherwise large open space or plaza.



Light filters in strategic locations provide for additional night time interest and opportunities for development identity.

PEDESTRIAN / ACCENT LIGHTING

SITE LIGHTING

Design Intent:

 Golf entertainment facility lighting to provide a safe well-lit environment.

Design Standards:

- Design team will work with owner, facility provider, and city staff to ensure a safe public environment.
- Parking areas to meet the standard of the development
- Light fixtures used to illuminate the landing area on the facility are typically mounted at ±40' height.
- Light fixtures used to illuminate the landing area on select netting poles are typically mounted at ±53' height.

Design Guidelines:

- Light fixtures and pole colors to be consistent with other site lighting elements.
- No requirement for light levels beyond zero at property edges.

PUBLIC ART







Intent Statements:

- To create a unique sense of place by utilizing public art to add to the overall aesthetic and character of the public realm.
- To integrate public art into the design of infrastructure elements, building facades, and other key public plaza and park spaces to enrich the public realm experience.
- To Identify the development as a memorable destination, distinct from anywhere else in the region.
- To Activate streetscapes and other public gathering spaces as distinctive environments that people want to inhabit.
- To Connect visitors of the development in engaging and meaningful ways and providing valuable and interactive experiences.

Design Standards:

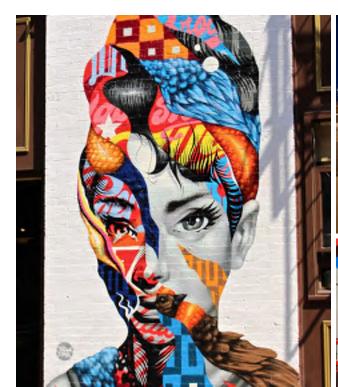
- Public art pieces shall be curated and coordinated with City of Olathe Public Art Committee and will undergo the typical approval process as set forth by City.
- Public art shall be provided as identified in Chapter 2 of the City of Olathe Unified Development Code.
- When possible, local artists shall be used to enrich engagement in the local economy.
- Public art shall be placed in locations that identify the preferred pedestrian path and in public gathering spaces.

Design Guidelines:

- Art located along street edge should be human scale. Locations near to, or located in a large plaza space may be monumental in nature and may help define space, terminate a vista or serve as a focal point in a space.
- Public art should be constructed of durable materials that will withstand heat, sun, and freeze-thaw conditions.
- Public art should be used on blank building facades and other areas to enliven and enrich visitor experience.
- Art should be approachable and may feature humor, pedestrian interaction, seating and other opportunities for children's play.

MENTUM

PUBLIC ART









PLAZA / STREETSCAPE INSTALLATIONS

ARCHITECTURAL DESIGN CRITERIA



BUILDING CHARACTER











All tenants will have the opportunity to design and install their own storefronts as a way to express their individual identity provided they observe the minimum guidelines noted below:

- Storefronts should provide flexibility so individual expressions of a tenant's identity and may not rely exclusively on typical corporate prototype designs.
- Complete integration of storefront, interior, signage and lighting design.
- Maintain design and material quality to meet or exceed the quality of the base building architecture.
- Maintain a design and material quality to meet or exceed the quality of the tenants other "best" stores.
- Support and enhance a good pedestrian experience on the primary sidewalks.
- Exterior merchandising may include elements that enhance a tenants brand such as planters, furniture, sidewalk signage and display merchandise that is carried within the store. "Clearance sales racks" are not permitted.

BUILDING ENVELOPE

		Category 1	Category 2	
MASONRY				
Brick	Solid	A	A	
	Modular	A	A	
	Panel/Veneer		Δ	
	Imprint/Overlay			
Stone	Modular	A	A	
	Veneer	A	A	
	Synthetic	A	A	
Stucco	Genuine	Δ	A	
	Synthetic		Δ	
Concrete	Plain Finish		A	
	Detailed	A	A	
CMU	Flush/Plain			
	Split Faced		A	
	Burnished	A	A	
Cement Fiber Board			Δ	
METALS				
Architectural Metal			A	
Corrugated Metal				
Standard Metal Lap Siding				
Aluminum Siding				

	Category 1	Category 2
GLASS		
Glass	A	A
Architectural Panels	A	A
Architectural Block		Δ
Mirror Glass		Δ
Opaque Glass		A
OTHER		
Wood		A
EFIS (detail only)		Δ
Vinyl Siding		
Plastic (columns, details, etc.)		
Tile		A

 \triangle = Approved materials

 \triangle = Approved materials at special request of Owner

MENTUM

FACADE EXPRESSION				
Horizontal and Vertical Articulation of Primary Facade	Required			
Focal Point Elements of Primary Facade	Required			
Additional Primary Facade Expression	Required			
Transparent Glass on Primary Facade	20%			
PEDESTRIAN ORIENTATION				
Ground Floor Pedestrian Interest	Required			
Front Facing Entry Element on Primary Facade	Required			
EXTERIOR BUILDING MATERIALS - (Category 1/ Category 2)				
Building Materials on Primary Facades	70% / 30%			
Building Materials on Secondary Facades	60% / 40%			
Mix of Building Materials on Primary Facades	Required			
OVERHEAD DOORS				
Locate Overhead Doors on Only Secondary Facades	Required			

^{*}Note: Deviations from required facade expression and/or material percentages may be incorporated within Mentum development at owners discretion.





DESIGN STANDARDS

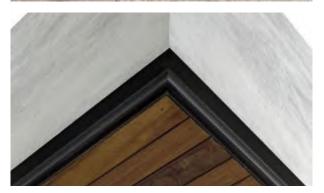
BUILDING MATERIALS

The materials selected for the facades, interior and signage should be of the highest quality, and assembled in a craftsman like manner. Below are the properties expected for the storefront materials.

- Durable: Materials shall be resistant to abuse at the pedestrian level, or where customers will have direct contact with the facade. All exterior materials must stand up to environmental and human contact. Material color should fade minimally over time.
- **Finished**: Visible surfaces should be free of exposed fasteners unless integral to facade design. Sharp edges should be smoothed.
- Detailed: Material connections should be detailed to align and to minimize gaps.
- Maintainable: Materials that are easily subject to wear should be easily replaced or repaired; and should be replaced or repaired at the fist sign of wear.
- Transparent: Glazing should maximize transparency. Heavily tented, or mirrored, glazing will not be allowed.















Natural & Adhered Stone

Limestone, Slate, and other natural stone materials may be a primary facade cladding. Stone may be unpolished, sand-blasted, flamed, honed, split-faced or carved. Select adhered stone will be prohibited.

- Edge details should prevent visible unfinished edges. Transitions between stone and adjoining materials should be defined with metal reveals.
- Highly polished/reflective stone claddings are discouraged.
- Natural stone should be protected against staining and discoloration with sealers appropriate to the material.
- Warm, reddish toned stones are discouraged.
- All stone should be a rectangular cut.
 Random or course rubble coursing are prohibited.
- Aggregate may not be visible in the face or sides of adhered stone masonry.
- Adhered stone masonry shall be dry stacked rather than fully grouted.

NATURAL & ADHERED STONE

BUILDING MATERIALS

Precast & Concrete

Precast Wall Panels may be used as a primary facade material in large buildings such as the Arena, Fitness, Theater, ect.

- Small scale architectural projects can only utilize precast wall panels with owners approval.
- Precast concrete shall have an appropriate level of detail through the use of jointing, or form liners.
- Precast concrete may be left natural if finish is smooth and even in color.







PRECAST & CONCRETE







Masonry

Blond, Buff, and Neutral palette brick may be used as a primary facade material in medium and small scale buildings.

- Thin brick veneer is prohibited.
- Concrete Masonry Units may not be left exposed on the exterior facade.
- Masonry walls should not exceed 400 SF uninterrupted.
- Texture and relief is encouraged.
- Red and brown brick are prohibited.
- Brick should be a blend of similar color tones rather than one uniform color.



BUILDING MATERIALS

Metal

All metal should be of high quality, gauge, and finish suitable for exterior wear purposes. Metals such as shop painted aluminum and steel, stainless steel, bronze, or enamel coated steel may be used for trim, hardware, or wall panels when well detailed.

- Fabrication must be with heavy gauge material or thinner material laminated to solid backing. Oil-canning of thin metals is prohibited.
- Sealants on natural metals are required to prevent tarnishing.
- Weathered Steel will be allowed when approved by ownership.
- Raw galvanized and corrugated metals are discouraged.
- Metal may not be the primary facade material.

















Wood

Painted or stained wood may be used as a secondary facade material. Walls, soffits, signage, are all acceptable applications.

- Wood shall be of a durable hardwood species with a stain to prevent silvering. Maintenance must be upheld to prevent the wood from losing its original color.
- Painted wood shall have a shop-quality finish.
- Acceptable materials are durable, smooth exterior grade woods.
- Excessive knots, checking, cupping are prohibited.
- Use of simulated wood facade panels are discouraged unless approved by owner.

BUILDING MATERIALS

Glazing Systems

Storefront systems are encouraged to have dark frames with clear glazing to compliment the developments light material pallet.

- Vinyl window systems are prohibited.
- Operable glazing is preferred.
- Heavily tinted or mirrored glazing is prohibited.
- Windows should not be subdivided with grills.









GLAZING SYSTEMS

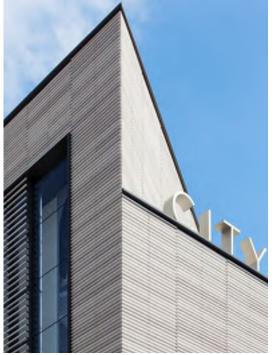
















ENTRIES & DOORS

Placement of doors and their design must establish a clear point of entry. Creative uses for entries should be explored as a connection to the street and an expression of tenant's individual identity.

- Tenants are encourage to use transparent entrances to blur the division between interior and exterior space.
- Multiple doors, or operable doors, are encouraged for retail and restaurant functions.
- Doors must swing out within the tenant's designated lease area. No entrances should impede the flow of pedestrian traffic.
- If a recessed entry is utilized. The flooring should match the exterior streetscape material.
- Roll-down security gates or doors will not be permitted.
- Underside of entry soffits must be finished by tenant.
- Canopies and awnings are encouraged at primary entrance.
- Exterior lighting should clearly identify the primary entrance.







CANOPIES & AWNINGS









Awnings or canopies should represent a tenant's identity, and conform with the following requirements.

- Canopies should be installed a minimum of 9' above the sidewalk, and should not exceed the heights of the building's cornice.
- No columns may be placed outside of the tenants designated leasing area.
- Vinyl, plastic, translucent acrylic, fabric, or canvas awnings are prohibited.
- Approved canopy/awning materials are metal, wood, and etched glass.
- Integral lighting and signage are encouraged. However, internally lit canopies are prohibited.

MULTI-FAMILY DESIGN

Multi-family buildings shall be designed to fit with the overall feel and character established within the Mentum design guidelines and shall comply with the Olathe UDO. Below are ways which the multi-family design shall vary:

- First floor ceiling height shall be a minimum 10'-0".
- Storefront systems are encouraged at all main building entries and painted steel doors shall be allowed at exit stair locations.
- Vinyl windows with minimal grill patterns shall be in allowed in multi-family units.
- Exterior residential doors shall contain glazing and shall be inswing painted steel or vinyl doors or sliding glass doors.
- Additional allowed exterior materials shall be stucco, EIFS, lap siding, synthetic wood, corrugated metal (ownership approved), tile, stone patterns including ashler, random, and rubble, dry stacked or full grout approved. Building material percentages shall comply with UDO Building Design Category B.
- Allowed roofing materials: asphalt composition shingles, standing seam accents, and TPO at concealed flat roof locations. Sloped roofs are discourage.
- Awning can be used at all levels of building with canvas awning allowed above the 2nd floor.
- When trash compactor rooms are located within a multi-family building, steel slat overhead coiling doors shall be allowed.
- Powder coated aluminum and wrought iron fencing shall be allowed at all site and balcony fence locations.
- In addition to other defined means of sign illumination, ground mounted lighting shall be allowed to illuminate ground mounted monument signage. Landscape lighting and building accent uplights are encouraged.
- Multiple outdoor activity spaces are encouraged. All site structures shall reflect the architectural themes of the residential buildings.
- Due to adjacency to additional parking, ratios shall be minimum 1.4 per unit.







LIGHTING

Quality of light is critical to the atmosphere and safety of the district, as well as the success of the retail. Night lighting will prolong street activity after hours and increase pedestrian safety. Therefore, landlord reserves the right to control the district lighting after hours.

- All exterior lighting must be LED.
- Wiring for all illumination devices must be concealed. Exposed conduit or raceways will not be accepted.
- Up-lighting of signage will not be permitted.
- Sign lighting which chases, flashes, or has exposed bulbs are prohibited.
- Back lit (halo-lit) signage is acceptable.
- Neon tube or specialty lighting must clearly support tenants identity and be approved by landlord.
- Lit open and closed signs are prohibited.
- The use of string lights is reserved by the landlord outside the tenants demised premises.



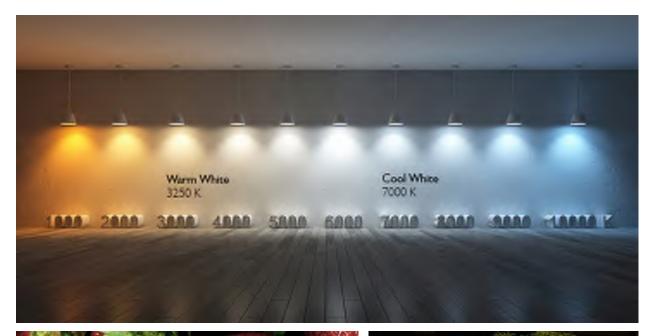








LIGHTING



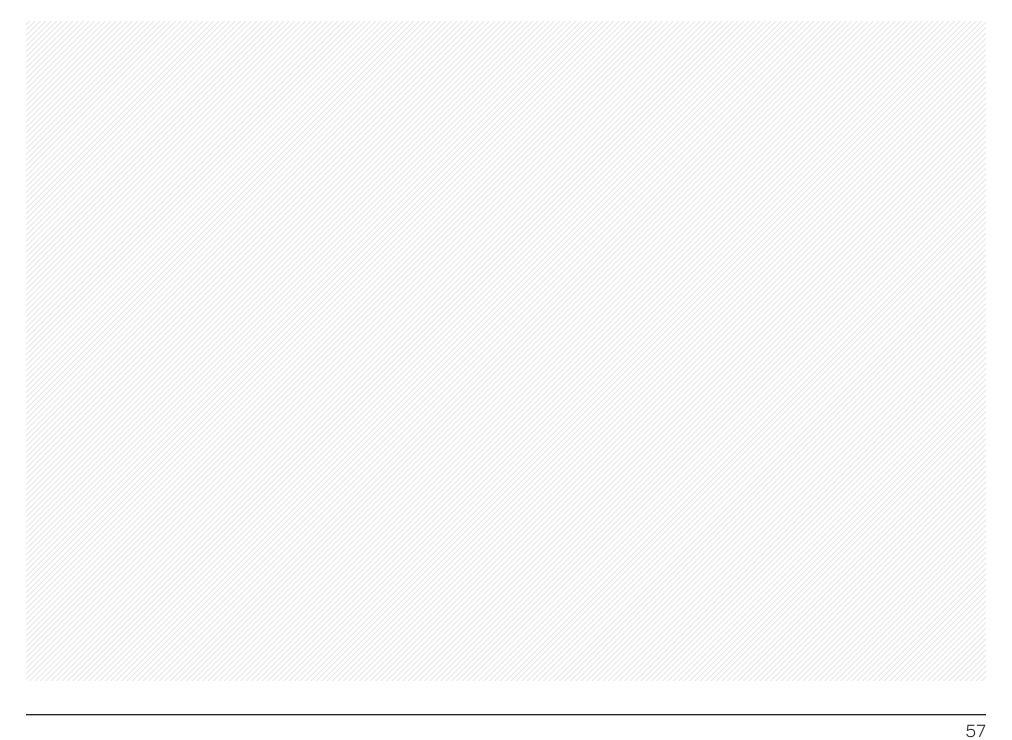
CRI 95



- All lighting must be LED
- All exterior and interior lighting should have a minimum Color Rendering Index of 80.
- All exterior and interior lighting should have a minimum color temperature of 3000K.
- Light levels should not be less than 60 foot candles (600-lux), or more than 100 foot cables (1000-lux) for storefronts.
- Contrast Ratios shall not exceed 15:1
- Dimmers and timers should be used to control all interior lighting. Landlord reserves the right to control the amount of illumination from front display windows within the first (5) feet behind the lease line after business hours in order to maintain a safe inviting 'after hours' district.

MENTUM

SPECIFIC LIGHTING CRITERIA



ARCHITECTURAL BUILDING ELEVATIONS



















All Elevations are conceptual and subject to change. Refer to attached 30x42 sheets for additional information and scaled drawings.

ARENA CONCEPT ONE









MENTUM

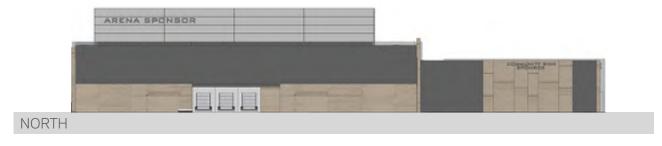
KEY

- **1** GLAZING
- 2 PRECAST
- 3 METAL PANEL I
- 4 METAL PANEL II
- 5 SYNTHETIC WOOD

ARENA CONCEPT TWO









KEY

- 1 GLAZING
- 2 PRECAST
- 3 METAL PANEL I
- 4 METAL PANEL II
- 5 SYNTHETIC WOOD

LARGE RETAIL ELEVATION



KEY

- 1 PRECAST
- 2 TEXTURED PRECAST
- 3 METAL PANEL I
- 4 METAL PANEL II
- 5 MASONRY
- 6 SPLIT FACE MASONRY
- 7 GLAZING
- 8 WOOD



MENTUM

OFFICE OVER RETAIL ELEVATION



KEY

- 1 STONE
- 2 METAL PANEL
- 3 GLAZING
- 4 WOOD
- 5 MASONRY
- 6 CONCRETE





OFFICE ELEVATIONS







MENTUM

MULTI-TENANT RETAIL ELEVATION



KEY

- 1 MASONRY
- 2 METAL PANEL
- 3 WOOD
- 4 GLAZING
- 5 ART

FRONT



BACK



RESTAURANT ELEVATION



RIGHT

MENTUM

- 1 STONE
- 2 METAL PANEL
- **3** GLAZING
- 4 GREENWALL

MULTI-FAMILY ELEVATION



FRONT ELEVATION CONCEPT

KEY

- 1 BRICK
- 2 STUCCO I
- 3 STUCCO II
- 4 SYNTHETIC MASONRY
- 5 LAP SIDING I
- 6 LAP SIDING II



REAR ELEVATION CONCEPT



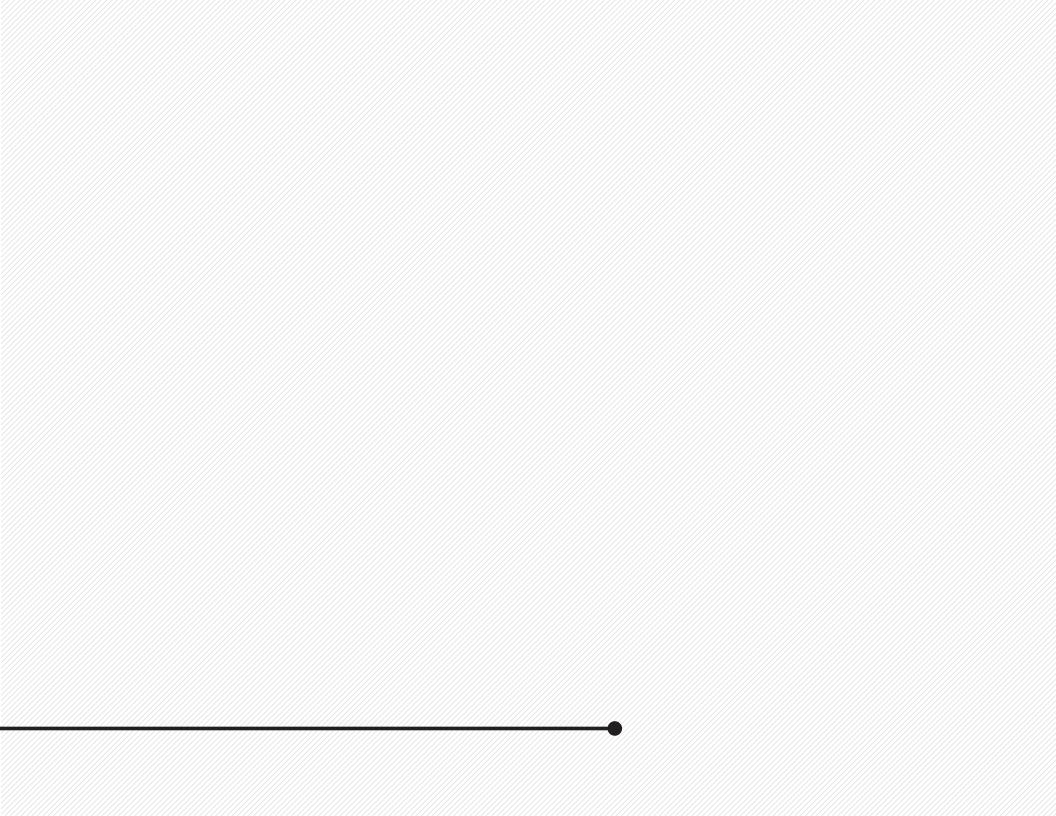
SIDE ELEVATION CONCEPT

NOTE: ALL ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE. REFER TO 30X42 SHEET FOR SCALED DRAWINGS/ADDITIONAL INFO.

SIGNAGE DESIGN CRITERIA

MENTUM





MENTUM SUPPLEMENTAL DESIGN PACKAGE

ILLUSTRATIVE MASTER PLAN // 02
LAND USE PLAN // 03
PARKING REQUIREMENTS // 04
SHARED PARKING DIAGRAM // 05
PARKING DISTRIBUTION PLAN // 06
PHASING PLAN // 07
BIKE CONTEXT // 08
PEDESTRIAN CONNECTIVITY PLAN // 09
OPEN SPACE DIAGRAM // 10







ARENA: 4,000 SEATS FITNESS: 50,000 SF ROCK CLIMBING: 20,000 SF GOLF: 40,000 SF CINEMA: 30,000 SF VOLLEYBALL (V): 5,000 SF

ENTERTAINMENT

(2) MID BOX (MB): 30,000 SF TOTAL BIG BOX (BB): 40,000 SF (4) SIT DOWN RESTAURANTS (R): 20,000 SF (3) QUICK SERVE RESTAURANTS (R): 15,000 SF MULTI-TENANT RETAIL (MTR): 30,000 SF TOTAL (3) RETAIL BELOW OFFICE: 60,000 SF

(3) OFFICE ABOVE RETAIL: 100,000 SF TOTAL MEDICAL OFFICE (MOB): 40,000 SF TOTAL

(2) HOTEL: 250 ROOMS TOTAL







DEVELOPMENT DATA AND PARKING REQUIREMENTS

	Program Component	Size/ Capacity	Units	Parking Ratio	Required Parking (Spaces)	Parking Area (SF) Assume 350 SF/Space	Parking Area (ac.)	Required Parking w/ Mixed Use Reduction (35%)
	Ice Arena	4,400	seats	1/3 seats	1,467	513,333	11.78	1100 *
	Fitness Facility	50,000	SF	7/1000 SF	350	122,500	2.81	350
	Rock Climbing	20,000	SF	7/1000 SF	140	49,000	1.12	140
	Movie Theater	900	seats	1/3	300	105,000	2.41	300
	Volleyball	48	players	1/1.5 players	32	11200	0.26	32
	Golf	56	bays	3.57/ bay	200	70,000	1.61	200
_	Mid-Size Box 1	15,000	SF	4.5/1000	68	23,625	0.54	44
	Mid-Size Box 1	15,000	SF	4.5/1000	68	23,625	0.54	44
	Big Box	40,000	SF	4.5/1000	180	63,000	1.45	117
Retail	Restaurants (Sit Down)	20,000	SF	10/1000	200	70,000	1.61	130
å	Restaurants (Quick Serv.)	15,000	SF	7.5/1000	113	39,375	0.90	73
	Retail Below Office	60,000	SF	4.5/1000	270	94,500	2.17	176
	Multi-tenant retail	30,000	SF	4.5/1000	135	47,250	1.08	88
Hospitality	Hotel 1	125	rooms	1 per each 2 employees on largest shift and	135	47,250	1.08	88
	Hotel 2	125	rooms	1 per each guest room or 2 guest beds	135	47,250	1.08	88
Office	Office Above Retail	100,000	SF	5/1000	500	175,000	4.02	325
	Medical Office 1	40,000	SF	5/1000	200	70,000	1.61	130
MFR	Multi-Family	570	Units	per Studio A	855	299,250	6.87	855
	Total				5,046	1,871,158	42.96	4,279
	4.5/1000	l						
Restaurant (quick-serve) 7.5/1000 Reataurant (full-service, sit down) 10/1000								
neata	drant (run-service, sit down)	10/1000						
* Olas	he Zoning Ordinance 18.30.	160 Where	onvention	centers conferen	oce centers acc	embly halls hallen	oms or other si	milar facilities are
built ii (35) p	n conjunction with a hotel, or ercent parking space reduction	office park or s ion for each o	hopping c f the uses	enter, the Planning listed above when	g Commission o built in conjun	or Governing Body ction with the uses	may permit up listed above, o	to a thirty-five due to overlapping

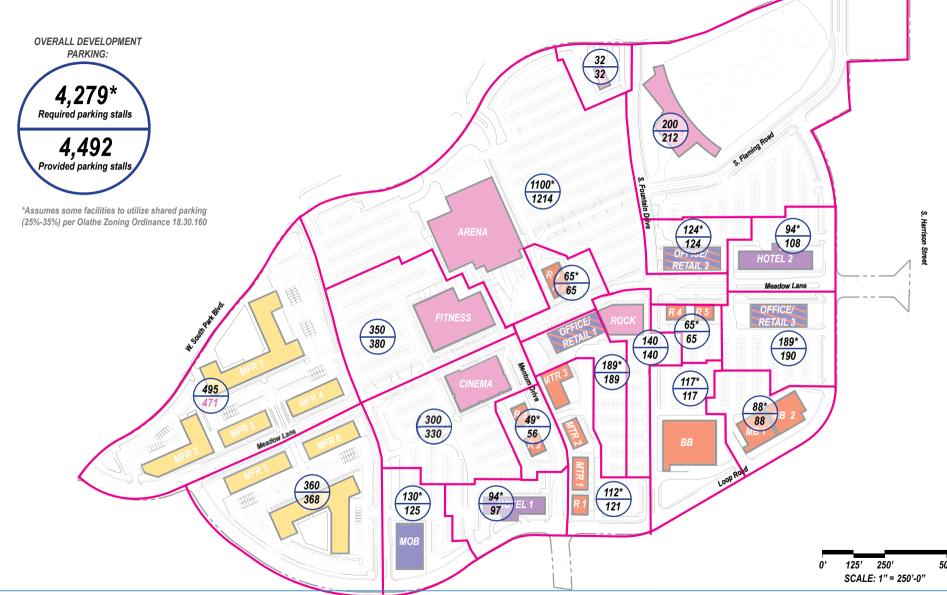
request shall outline the justification in reducing the number of parking spaces. In addition, a change in use to a use other than listed above shall conform to City parking standards.

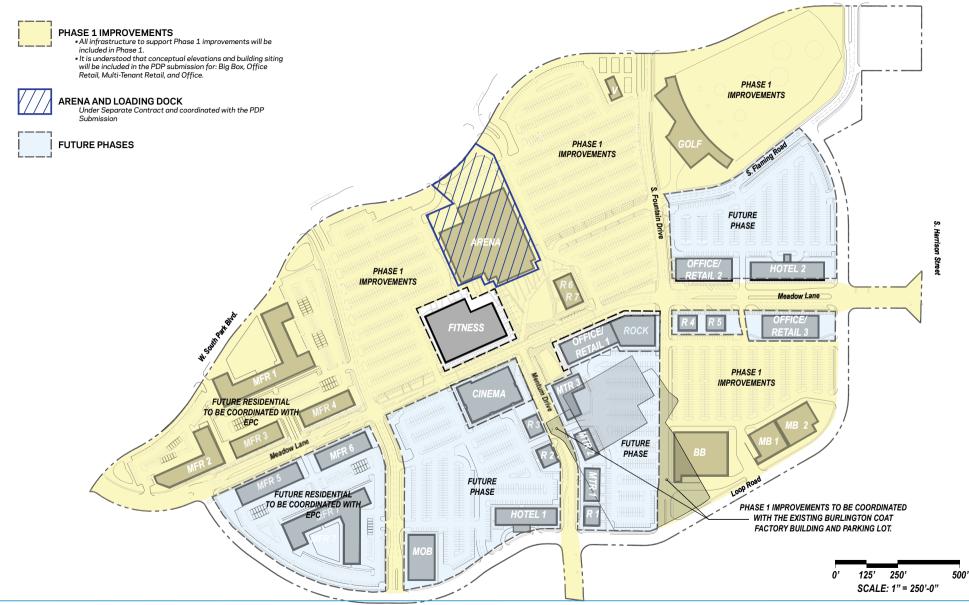
** 25% Reduction Assumed for Arena Only

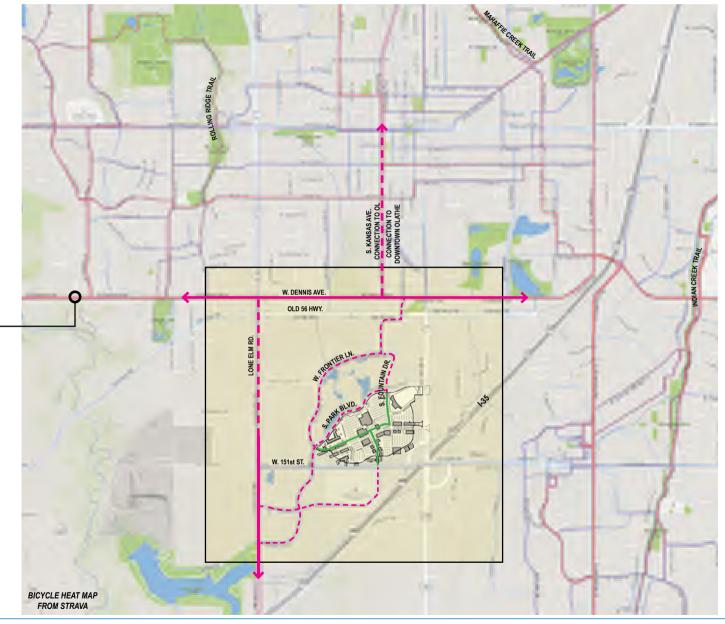












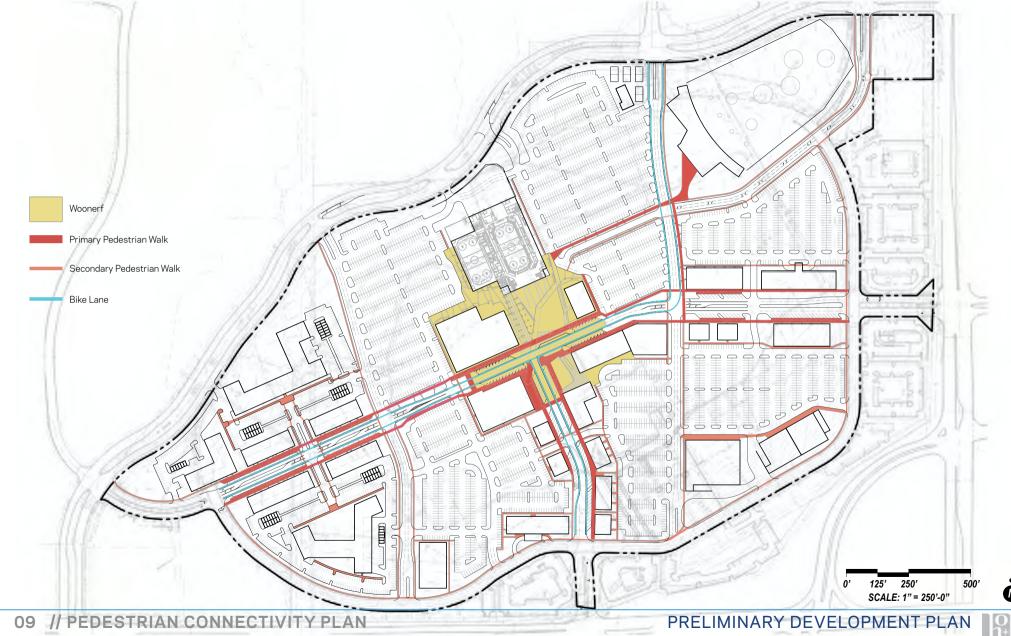


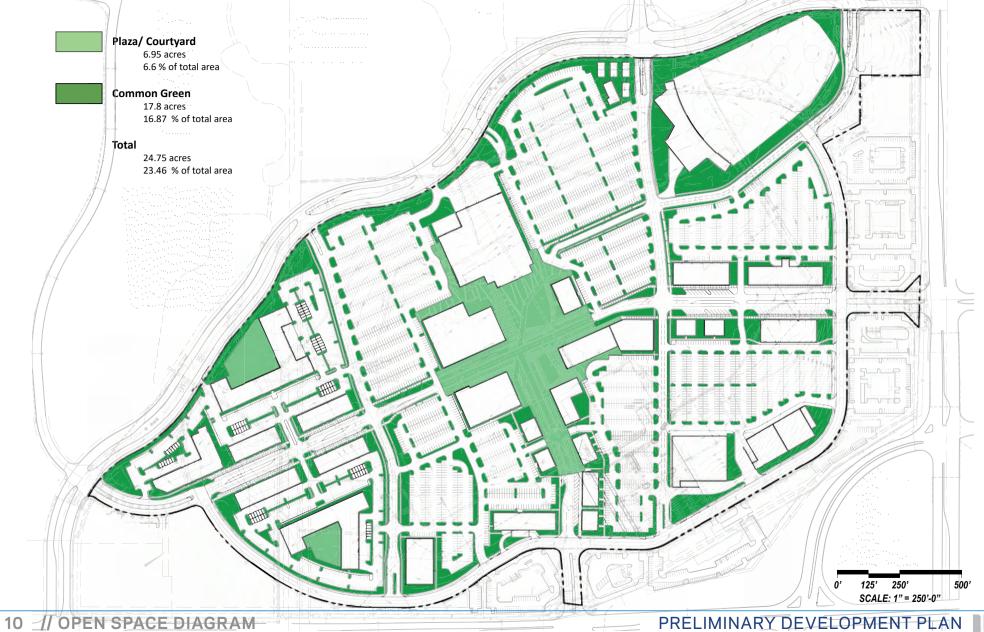
Existing and Proposed Bicycle Facilities

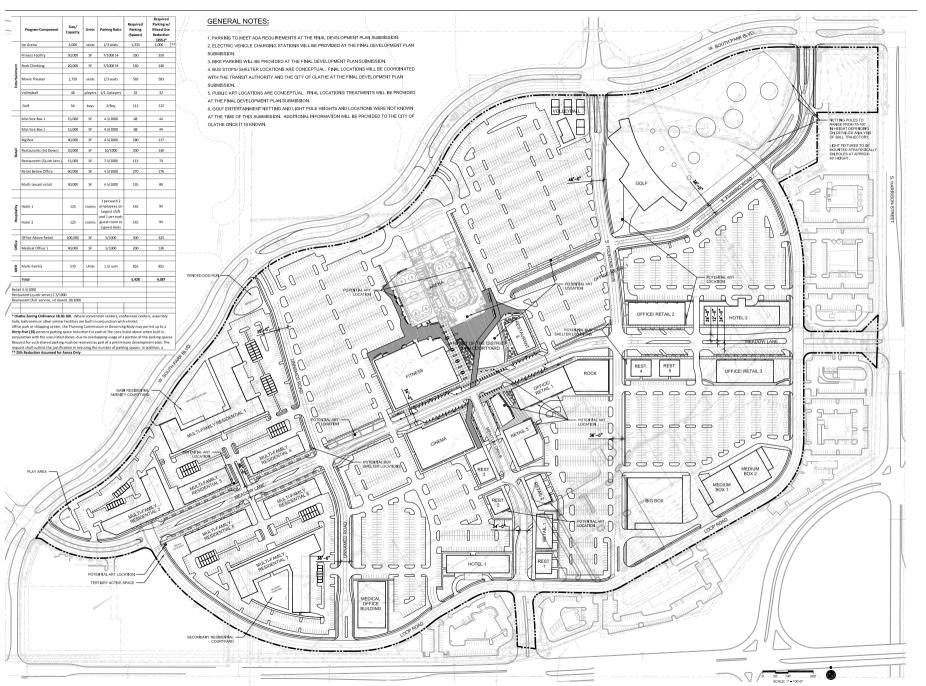
On Street Bike Lane
Bike Friendly Street
Proposed Bike Route

Darker Red Indicates More Usage by Cyclists

Site Immediate Context Area









Mentum Development

Prepared For Woodbury Corporation 2733 East Parleys Way, Suite 300 Sait Lake City, UT 84109

EPC Real Estate Group

8001 Metcalf Ave. Suite 300 Overland Park, KS 66204

Contract No: 18,70089.00



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Overall Site Plan

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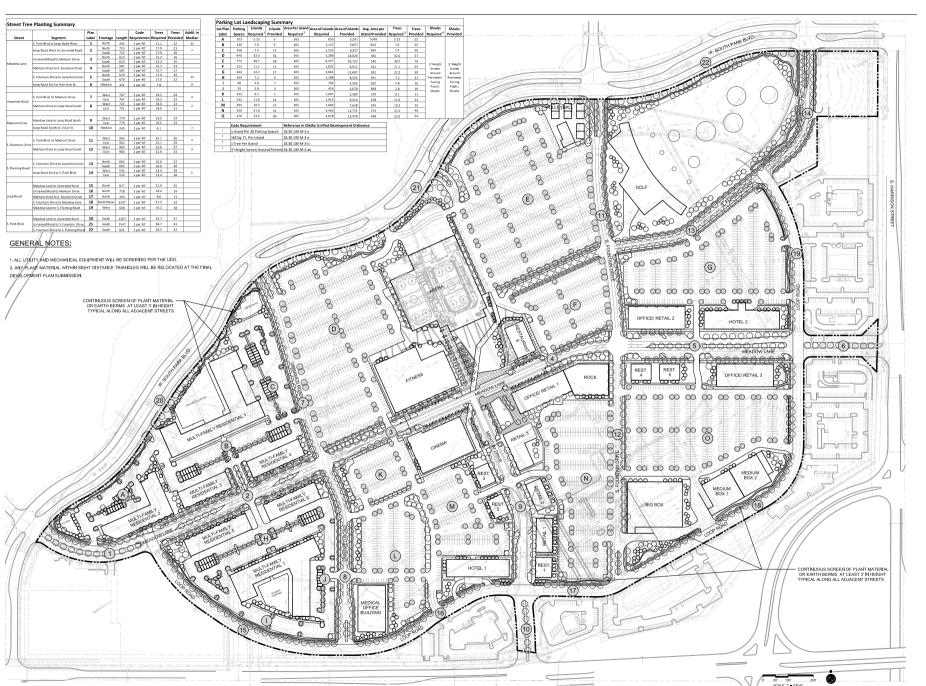
L-100



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Street The
Illustrative Site Plan

Object the first Namber

L-101





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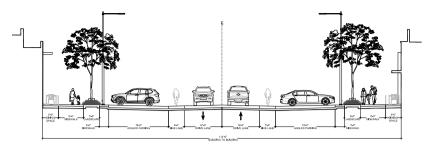
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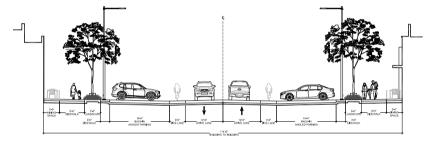
Landscape Plan

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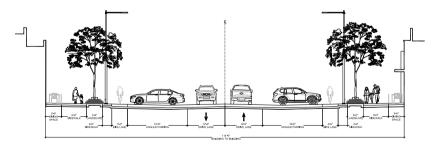
L-102



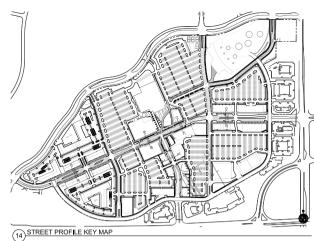
MENTUM DRIVE STREET PROFILE A-A'
SCALE: 1/8" = 1'-0"



2) MENTUM DRIVE STREET PROFILE A-A' - ALTERNATE OPTION 1



(3) MENTUM DRIVE STREET PROFILE A-A' - ALTERNATE OPTION 2
SCALE: 18° = 1'-0'



GENERAL NOTES:

1. OPTIONAL BIKE LANE ALIGNMENTS SHOWN FOR CONCEPT ONLY. FINAL BIKE LANE ALIGNMENTS AND DETAILS TO BE COORDINATED WITH CITY OF CLATHE AND WILL BE PROVIDED AT THE FINAL

2. BACK-IN ANGLED PARKING IS SHOWN AS A CONCEPT OPTION ONLY. FINAL LAYOUT AND ALIGNMENT TO BE DETERMINED WITH CITY OF QUATHE AND SHOWN AT THE FINAL DEVELOPMENT PLAN SUBMISSION.



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Streetscape Sections

Original showing is 52 x 30. Do not scale contents of this drawing.

L-200













0'	50'	100	100' 150'		200'		
EXTERIOR MATERIA	ALS						
CATEGORY					ı	II	III
GLAZING			9,640 SF	15.6%	~		
ARCHITECTURAL PRE	CAST CONCRETE		12,050 SF	32.4%	~		
ARCHITECTURAL MET	AL PANEL 01 (DARK	()	10,280 SF	16.6%		~	
ARCHITECTURAL MET	AL PANEL 02 (LIGH	T)	12,200 SF	19.7%		~	
SYNTHETIC WOOD PA	NEL		8,380 SF	13.7%		~	
ARCHITECTURAL SCR	EEN WALL		1,250 SF	2.0%		~	

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No.	Description		Date
	PDP	01	02/2019

Project No: 18.70089.00

PDP ARENA EXTERIOR ELEVATIONS







PDP ARENA EXTERIOR RENDERINGS

Project Mentum Development Olathe, KS 66061

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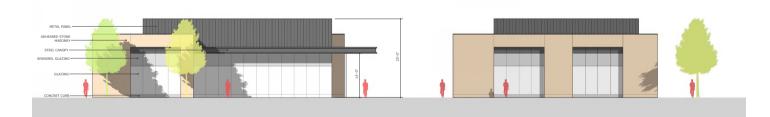


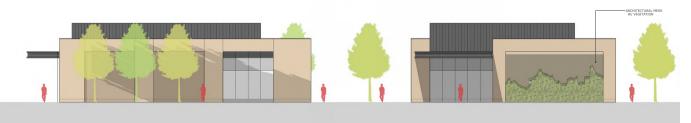


MULTI-TENANT RETAIL CONCEPT

1/8" = 1'-0"

CATEGORY 1 MATERIALS: 72% CATEGORY 2 MATERIALS: 28%





RESTAURANT CONCEPT

1/6" = 1'-0"

CATEGORY 1 MATERIALS: 75% CATEGORY 2 MATERIALS: 25%

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Outs of First Issue: 11/13/2018 Project No: 18.70089.00 Sheet Title

CONCEPT ELEVATIONS

A001



A OFFICE OVER RETAIL CONCEPT 1

1 3/32" - 1'-0"

CATEGORY 1 MATERIALS: 87% CATEGORY 2 MATERIALS: 13%



A OFFICE OVER RETAIL CONCEPT 2

3/32* = 1'-0*

CATEGORY 1 MATERIALS: 90% CATEGORY 2 MATERIALS: 10%



OFFICE OVER RETAIL CONCEPT 3
3/32" = 1'-0"

CATEGORY 1 MATERIALS: 82% CATEGORY 2 MATERIALS: 18%

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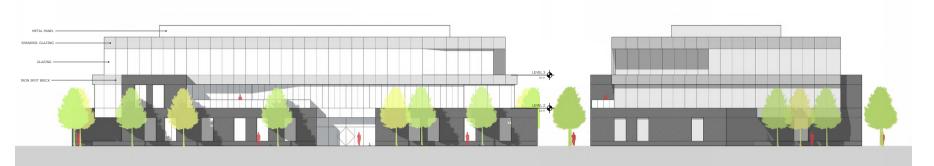
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Date of First Issue: 11/13/2018 Project No: 18.70089.00 Sheet Title

CONCEPT ELEVATIONS

A002



A OFFICE CONCEPT 1

1 3/32* = 1'-0"

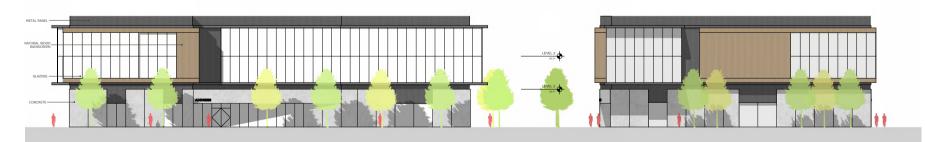
CATEGORY 1 MATERIALS: 92% CATEGORY 2 MATERIALS: 8%



OFFICE CONCEPT 2

2 3/32° = 1'-0°

CATEGORY 1 MATERIALS: 77% CATEGORY 2 MATERIALS: 23%



A OFFICE CONCEPT 3
3/32" = 1'-0"

CATEGORY 1 MATERIALS: 71% CATEGORY 2 MATERIALS: 29% Mentum Development
Olathe, KS 66061

Prepared For Woodbury Corporation 2733 East Parleys Way, Suite 300 Salt Lake City, UT 84109

EPC Real Estate Group

8001 Metcalf Ave. Suite 300 Overland Park, KS 66204



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Studio A Architecture LLC Residential Architecture 123 Southwest Boulevard Kanasa City, MO 64108



No. Description
PDP Pre-Application Meeting
PDP Comment Response

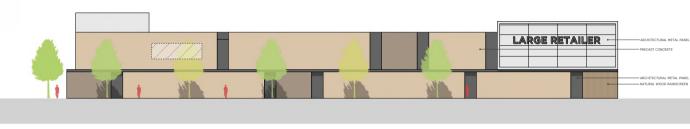
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CONCEPT ELEVATIONS

Sheet Number
A003

*ALL ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE. MATERIAL PERCENTAGES TAKEN FROM ELEVATIONS.





A LARGE RETAIL CONCEPT 1

3/32° = 1'-0°

CATEGORY 1 MATERIALS: 63% CATEGORY 2 MATERIALS: 37%



A LARGE RETAIL CONCEPT 2

3/32* = 1'-0"

CATEGORY 1 MATERIALS: 72% CATEGORY 2 MATERIALS: 28%

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CONCEPT ELEVATIONS

A004





1"-1-0"

2ND FLR. T/SUBFLR 1ST FLR PL LN STUCCO STUCCO Stucco 1 Stucco 2 Brick Veneer Synthetic Wood Lap Siding Precast Veneer

Typical Front Elevation

1"-1-0"

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Preliminary Development Plan



1"-1-0" SYNTHETIC WOOD VENEER

BRICK VENEER-GRAY

Typical Back Elevation

1"-1-0"

STUCCO

STUCCO

GARAGE DOOR

2ND FLR PL LN

LLPLLN

LL T/SLAB

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Preliminary Development Plan

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